

- *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



TABLE OF CONTENTS

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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.

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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

PLACEMAKING PARK AND ARTS DISTRICT

BUILD FROM EXISTING ASSETS

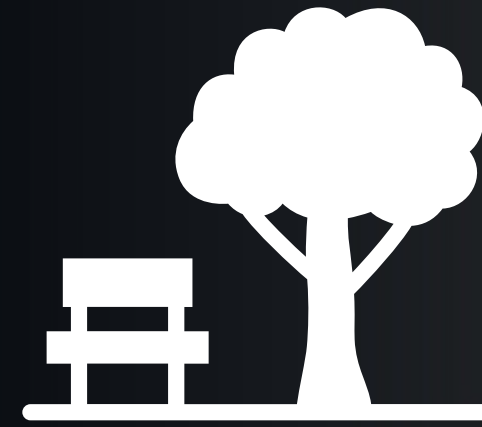
INCORPORATES PROPOSAL COMPONENTS OF RFI RESPONSE

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

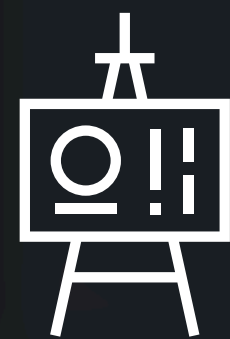
TIMELINE

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:

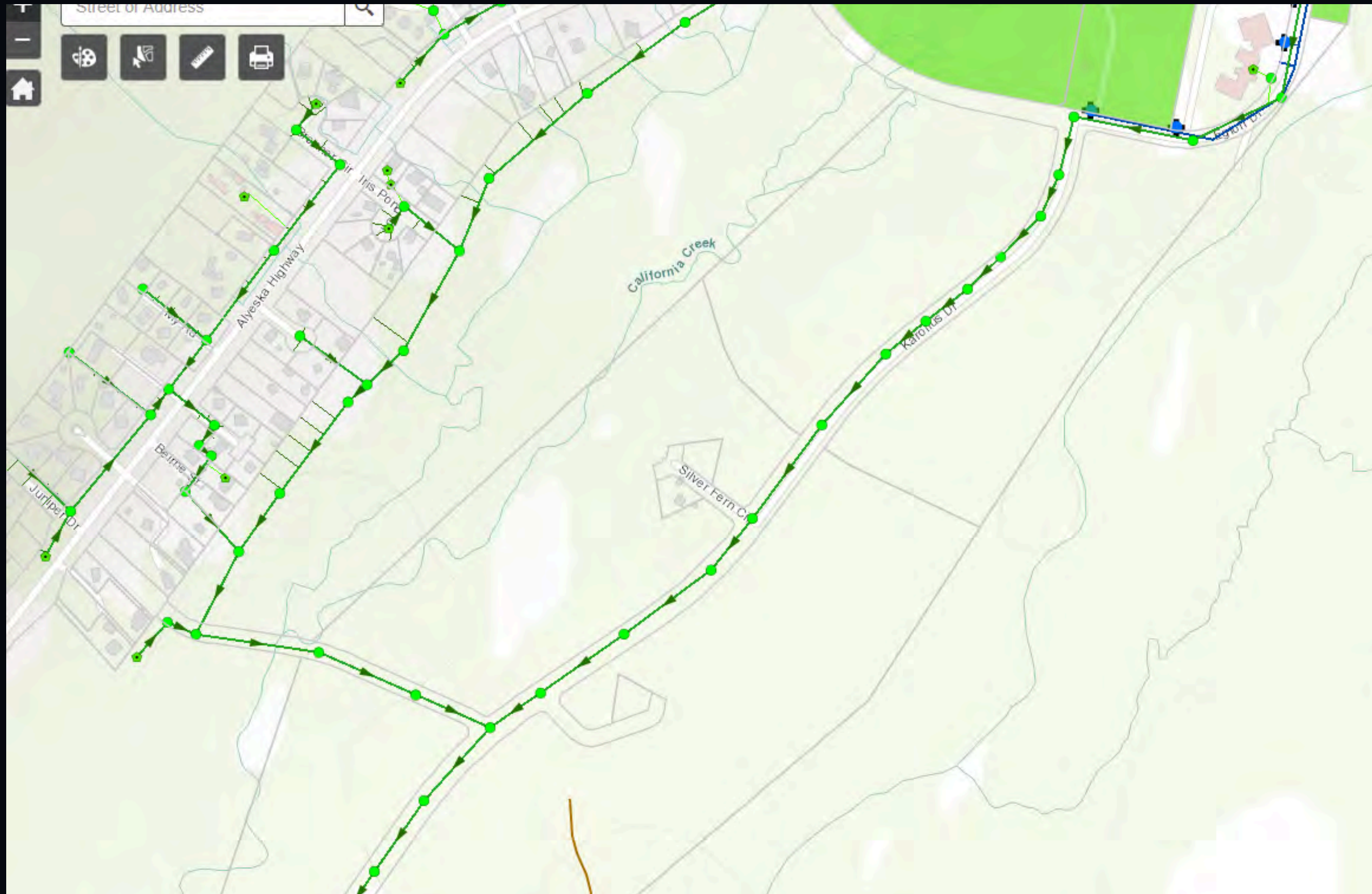


PHOTO: EXISTING UTILITY LINES
WATER LINE EXTENSION: 700 LF
SEWER LINE EXTENSION: 600 LF

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

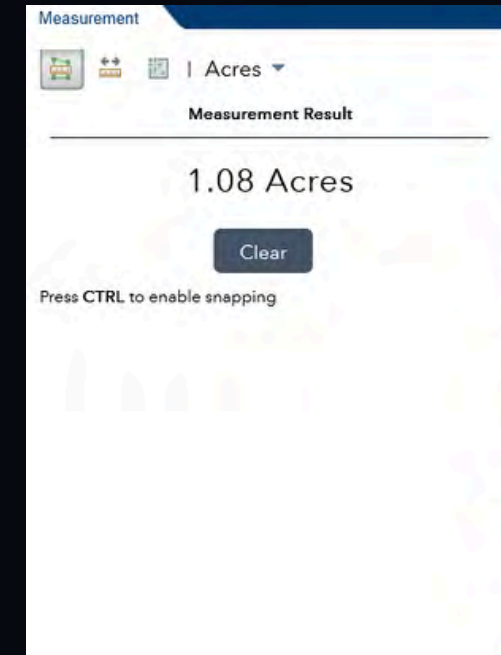
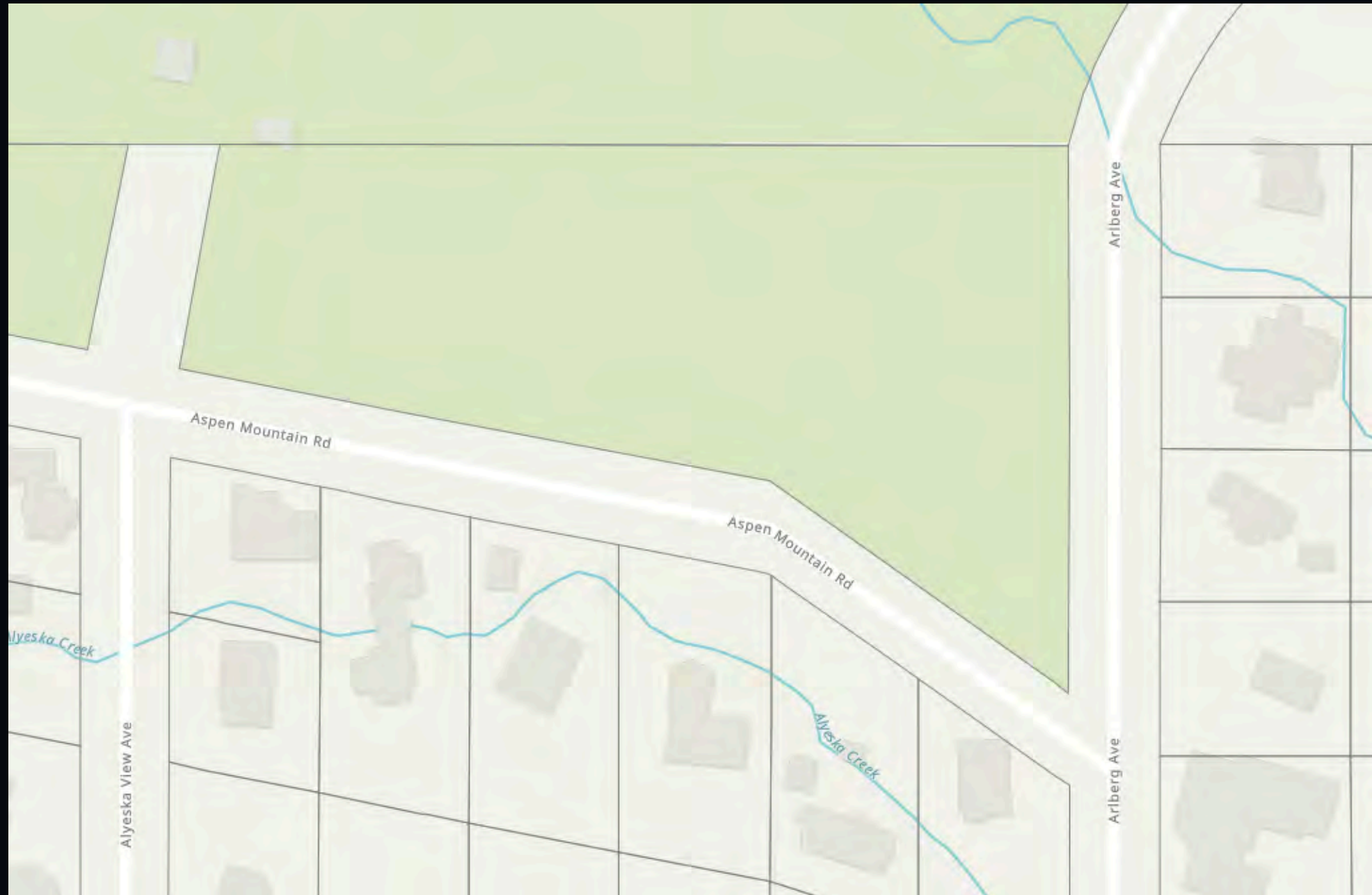


SEED FUNDING FOR FUTURE
GIRDWOOD SKATEPARK
IMPROVEMENTS, ETC.

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:
Girdwood Arts Council		
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
Total Arts Center Budget	\$ 1,250,000.00	
Girdwood Arts and Recreation District		
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.
Total Arts Budget	\$ 2,724,000.00	
Total Girdwood Arts and Recreation District Project	\$ 3,974,000.00	
Girdwood RV Park		
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
Total RV Park Request	\$ 1,308,000.00	
Other Anticipated Parks and Rec Needs Estimated:		
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
Suggested Request toward Girdwood Valley Service Area	\$ 1,750,000.00	
Total Request to Girdwood Valley Service Area	\$ 3,058,000.00	RV Park plus Captial Seed Funds for Projects
Summary of Totals:		
Total Arts and Recreation District Request	\$ 3,974,000.00	
Total Girdwood Parks and Recreation / GVSA Capital Requ	\$ 3,058,000.00	
Total Girdwood Arts & Recreation - Project Anchorage Budj	\$ 7,032,000.00	

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.

THANK YOU

ART & RECREATION AS
ECONOMIC DRIVERS

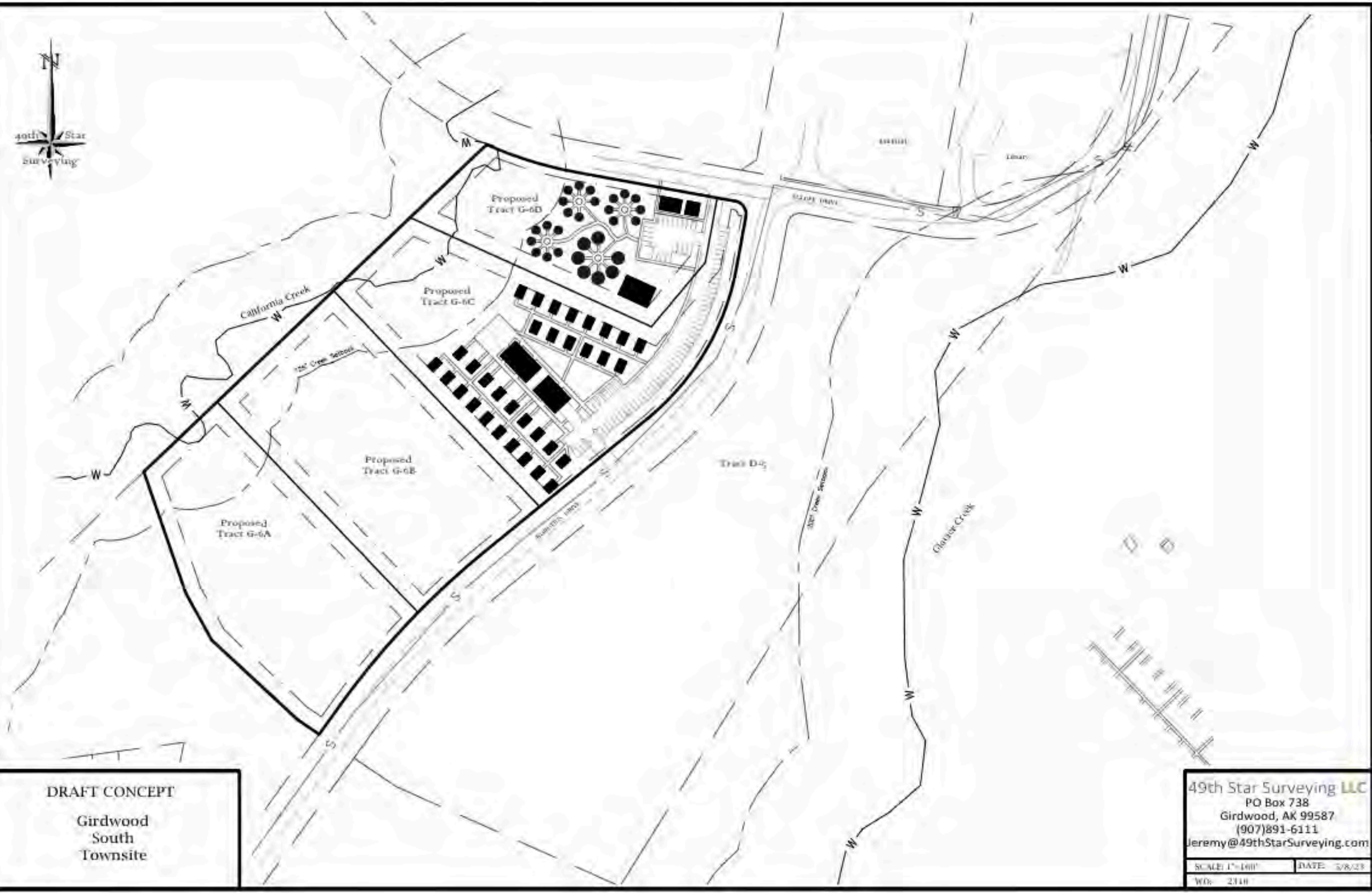
Additional Exhibits:

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

SCALE: 1"=100'
DATE: 3/8/23
WD: 2110

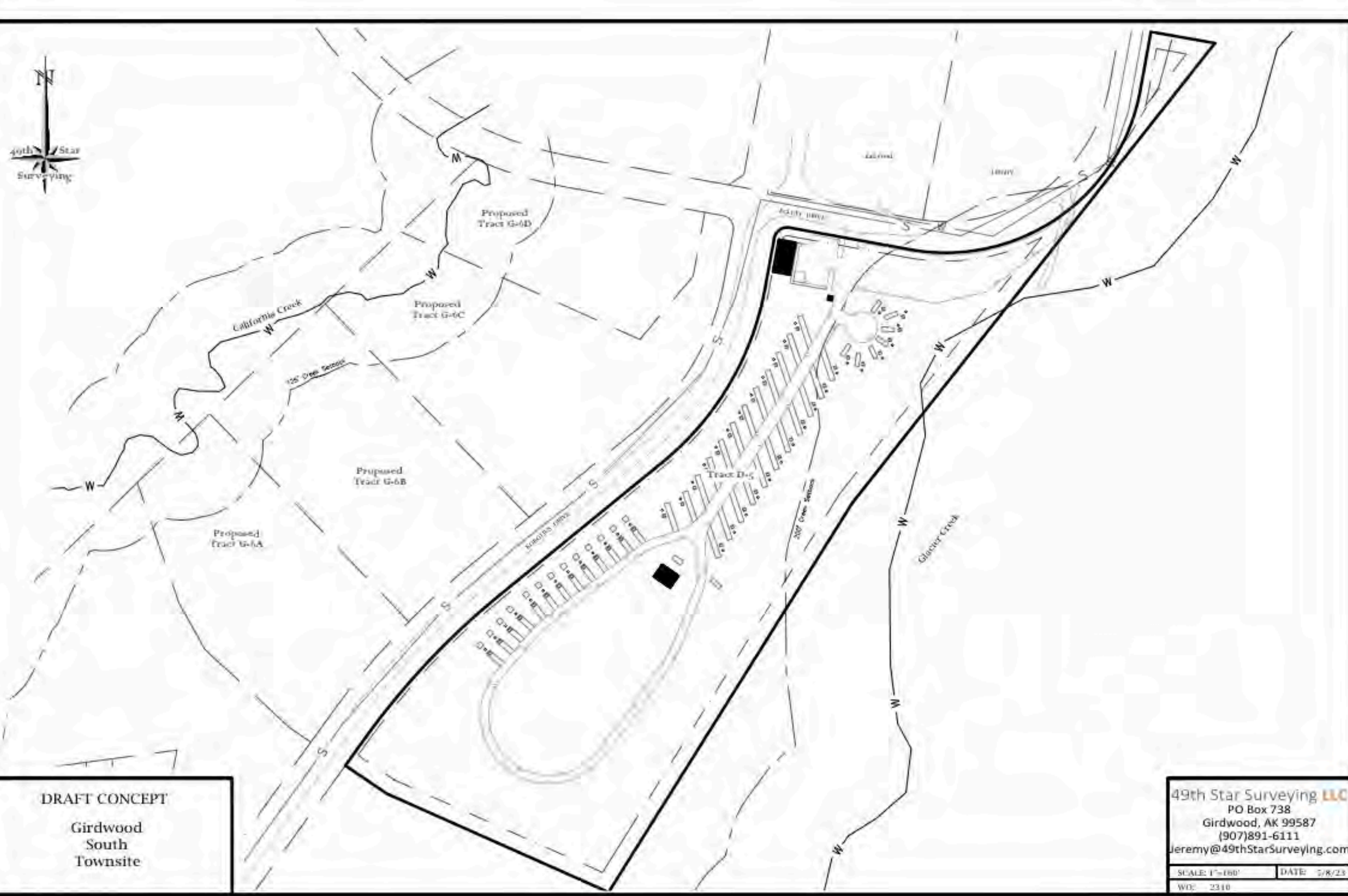
6-076
Conceptual



6-076 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"=120' DATE: 5/8/23
WG: 2310



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



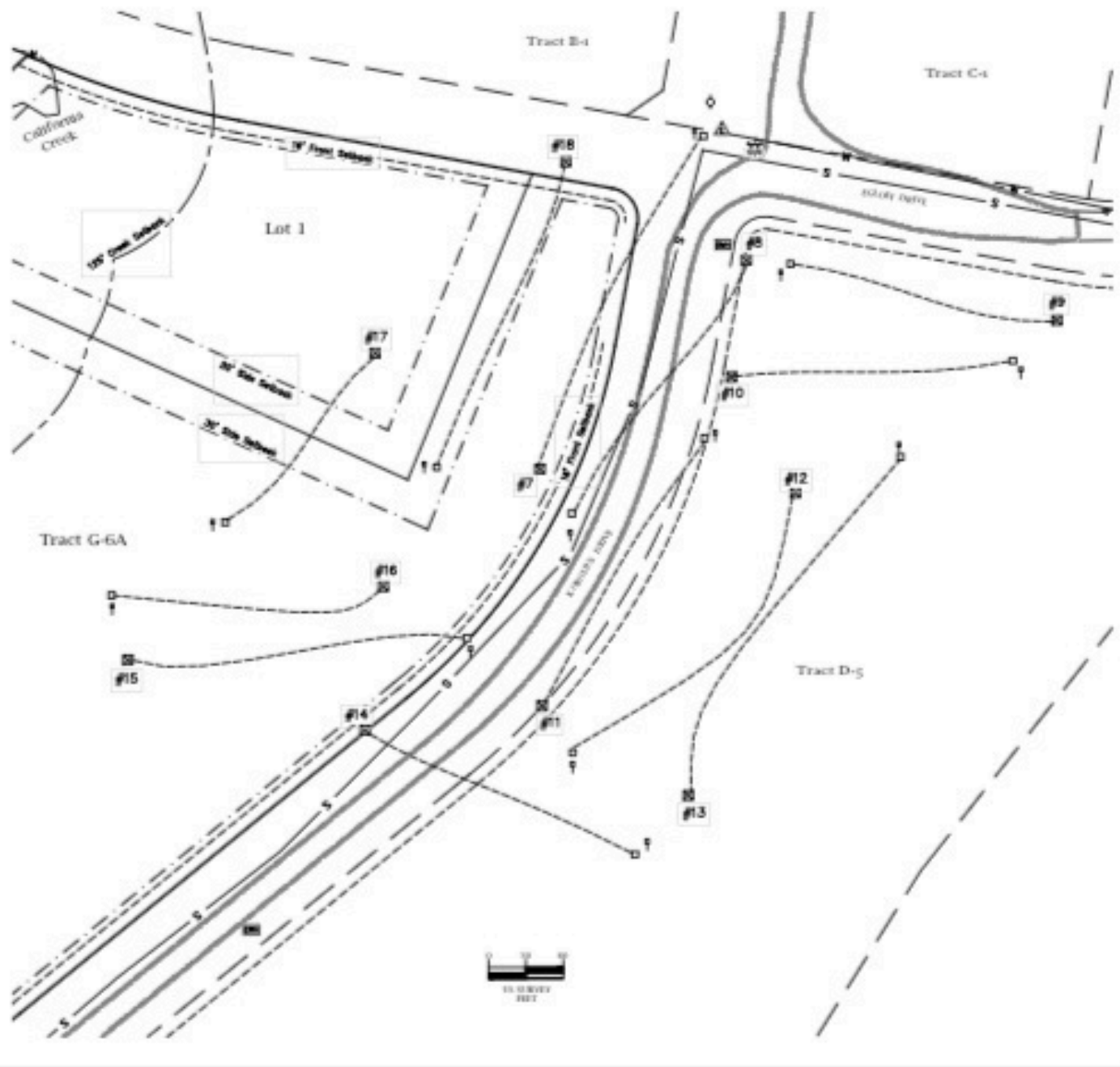
6-134 RV Park Conceptual Image Overlay

DRAFT CONCEPT

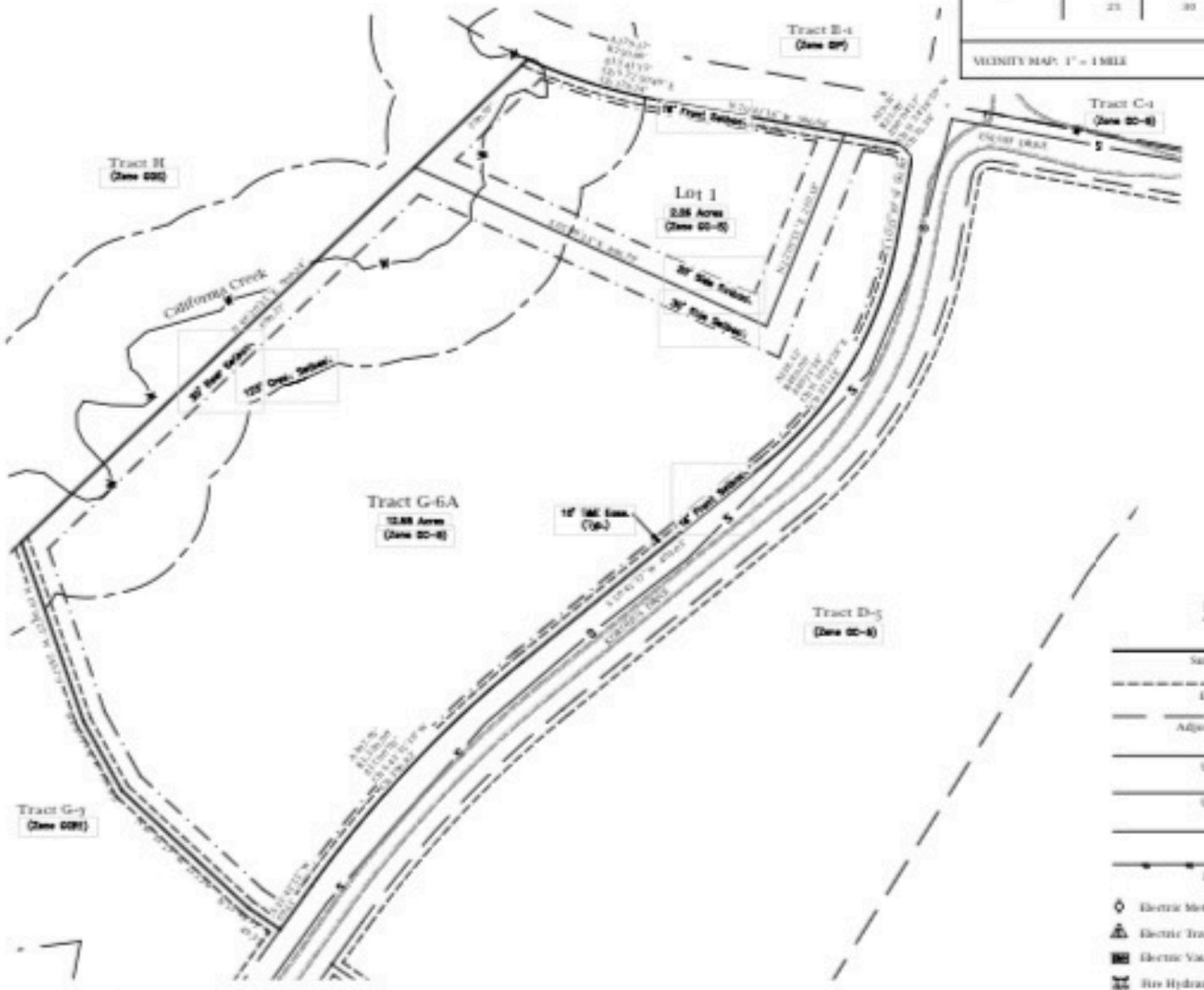
Girdwood
South
Townsite

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		Fishbe Golf Tee Box and Sign
	Edge Gravel		Fishbe Golf Basket
	Edge Asphalt		

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____.

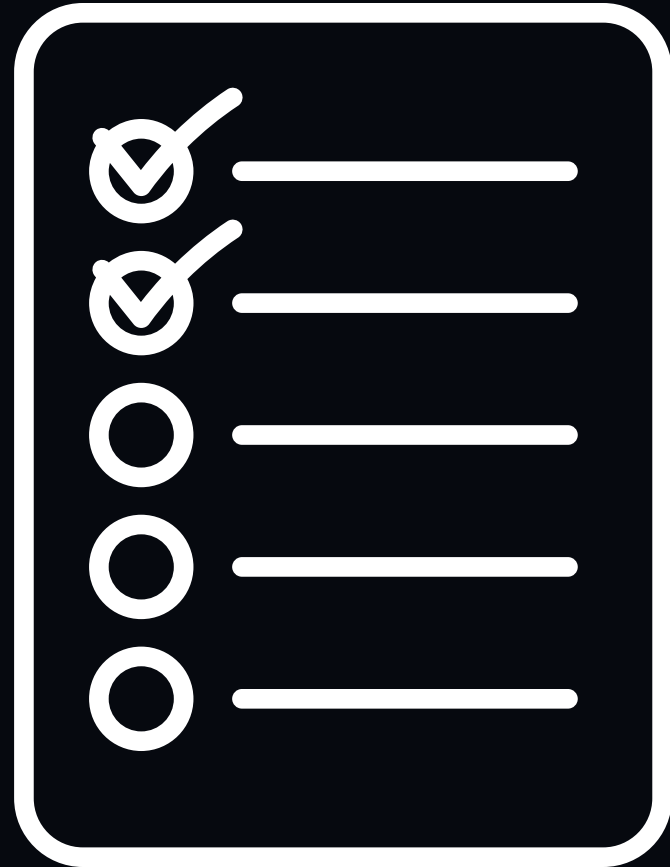
For: _____
 Notary Public for Alaska
 My Commission Expires _____

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" = 50'	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



December 2024 Report Girdwood Trails Committee

Thank you! Wow, we are thrilled to acknowledge donations that have come to Girdwood Trails Girdwood Inc Account:
Girdwood Nordic Ski Club \$1000 unrestricted donation
Terri Adkins Hillcorp Donor Advised Fund \$500 unrestricted donation

Updates and other business:

Girdwood Valley Trails Management Plan. Current version is posted on the GTC page. Management Plan can be updated now that Master Plan is complete.

Girdwood Trails Master Plan. Adopted version is posted on the GTC page.

Girdwood Comprehensive Plan. Planning and Zoning hearing was July 15. Item has been introduced at the Assembly and is currently scheduled for hearing Dec 17. More information available on Imagine!Girdwood website:

imaginegirdwood.org

Repairs/Future Improvements: The trail bridge from Townsquare to Crow Creek Road has been leveled. Restricted donation received for work on this project. Plan is to rebuild the bridge in 2025.

Suspension Bridge: Design continues with our contractors towards a complete design set. Goal is to bid the project for construction in 2025.

We will need to discuss a Capital fundraising plan with GTC for the Suspension bridge and Hand tram interpretive center. We'll be looking for volunteers to help organize a plan and pull off fundraising events over the fall/winter/spring to help raise additional funds for this project.

Financial report: \$69,535 held in Girdwood Inc Account (8/30/24).

Grants Status report:

State of Alaska, Capital Budget: Thank you to Alaska Trails for including the suspension bridge to replace the Hand Tram in their requests for funding of the State of Alaska. State has awarded \$1.2M for this project as part of Alaska Long Trail Funding. Construction goal is 2024/2025.

Rasmuson Tier II Grant: GVSA has been awarded funding for this project.

Alaska Community Foundation Trail Care Grant: GVSA was awarded \$2032. Purchasing trail tools with the funds.

KMTA 2024 Grant cycle: No grant cycle in early 2024. Pending info on next grant cycle

Recreational Trails Program Grant (RTP): GVSA submitted RTP grant application for work on Middle INHT Oct 31. Responding to questions from FWHA and awaiting SHPO determination on the trail.

Dugan Family donation for trails signs on Middle Iditarod Trail and bench at the 5K parking are nearing completion. Remaining is the trail sign that will be produced and placed.

Dugan Family donation for reconstruction of 2 bridges on the Middle Iditarod Trail. We've started collecting materials and to work on this project.

Trail Map Project: Summer map project complete, anticipate some small edits to clarify e-bike use. First winter map meeting was held Nov 25.

Trails Commercial Use Permits: 2024 permits are being issued by Girdwood Parks and Recreation. Any business operating commercially on Girdwood public land and trails should have a permit issued locally. Contact for requesting permits is girdwoodpermits@anchorageak.gov 907-343-8373. Report operators without permits to Kyle Kelley: kyle.kelley@anchorageak.gov 907-343-8374.

More information available at: www.muni.org/gbos.

Girdwood Inc.

Restricted Funds:Girdwood Trails Committee Ending Balance: \$73,102.00

Date	Ref No.	Payee	Memo	Class	Increase	Decrease	Stat	Balance
	Type	Account		Location			Auto	
11/04/2024		Girdwood Nordic Ski Club			\$1,000.00			\$73,102.00
	Deposit	Global Federal Girdwood Inc						
11/04/2024		Alaska Community Foundation			\$500.00			\$72,102.00
	Deposit	Global Federal Girdwood Inc						
10/16/2024		Alyeska Resort			\$2,067.00			\$71,602.00
	Deposit	Global Federal Girdwood Inc						
05/11/2024	0068	Kyle Kelley				\$869.00		\$69,535.00
	Check	Global Federal Girdwood Inc						
05/11/2024	0066	Kyle Kelley				\$2,430.36		\$70,404.00
	Check	Global Federal Girdwood Inc						
04/10/2024	0053	Kyle Kelley				\$1,895.45		\$72,834.36
	Check	Global Federal Girdwood Inc						
04/10/2024		Alaska Community Foundation			\$2,032.00			\$74,729.81
	Deposit	Global Federal Girdwood Inc						
12/30/2023		Sherry Dugan			\$4,000.00			\$72,697.81
	Deposit	Global Federal Girdwood Inc						
12/08/2023		Alaska's Arborist, Inc			\$500.00			\$68,697.81
	Deposit	Global Federal Girdwood Inc						
12/06/2023		Girdwood Forest Fair Inc.			\$1,000.00			\$68,197.81
	Deposit	Global Federal Girdwood Inc						
12/06/2023		Kenai Mt. Turnagain ANH			\$14,536.00			\$67,197.81
	Deposit	Global Federal Girdwood Inc						