

# An Inventory of Potentially Developable HLB Parcels in Girdwood

---

Presented to the Assembly Enterprise and Utilities Oversight Committee

April 20, 2023

By Heritage Land Bank

**ANCHORAGE, ALASKA**  
**AR No. 2023-40, As Amended**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE**  
2 **ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC**  
3 **OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL**  
4 **WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING**  
5 **ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.**

40 **Section 3.** For the purpose of increasing attainable residential housing in Girdwood, the  
41 Administration is requested to direct HLB and the Real Estate Department to compile a list  
42 from the HLB inventory of uncommitted parcels that are suitable for residential or  
43 commercial development, to include information about existing utilities, plats, studies,  
44 known or estimated development costs to prepare the land for constructing dwellings, and  
45 any other considerations required to determine the feasibility for development.

46 **Additionally, direct HLB, in conjunction with appropriate municipal departments, to**  
47 **explore financial mechanisms, such as tax improvement districts and tax**  
48 **abatement, to support the development of attainable housing.** This task shall be a  
49 first step towards the objective to dispose HLB land under AMC section 25.40.025 to a  
50 qualified Girdwood nonprofit organization, **either alone or in partnership with another**  
1 **entity,** with due consideration to and coordination with the Girdwood Board of  
2 Supervisors. A report of this compilation is to be transmitted to the Assembly via an  
3 Assembly Information Memorandum and presented at an Assembly Enterprise and  
4 Utilities Oversight Committee no later than April 20, 2023.

# Potentially Developable HLB Parcels in Girdwood

<b>HLB Number</b>	<b>Parcel ID</b>	<b>Legal Description</b>	<b>Plat</b>	<b>Area (Acres)</b>
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

# Objective and Criteria

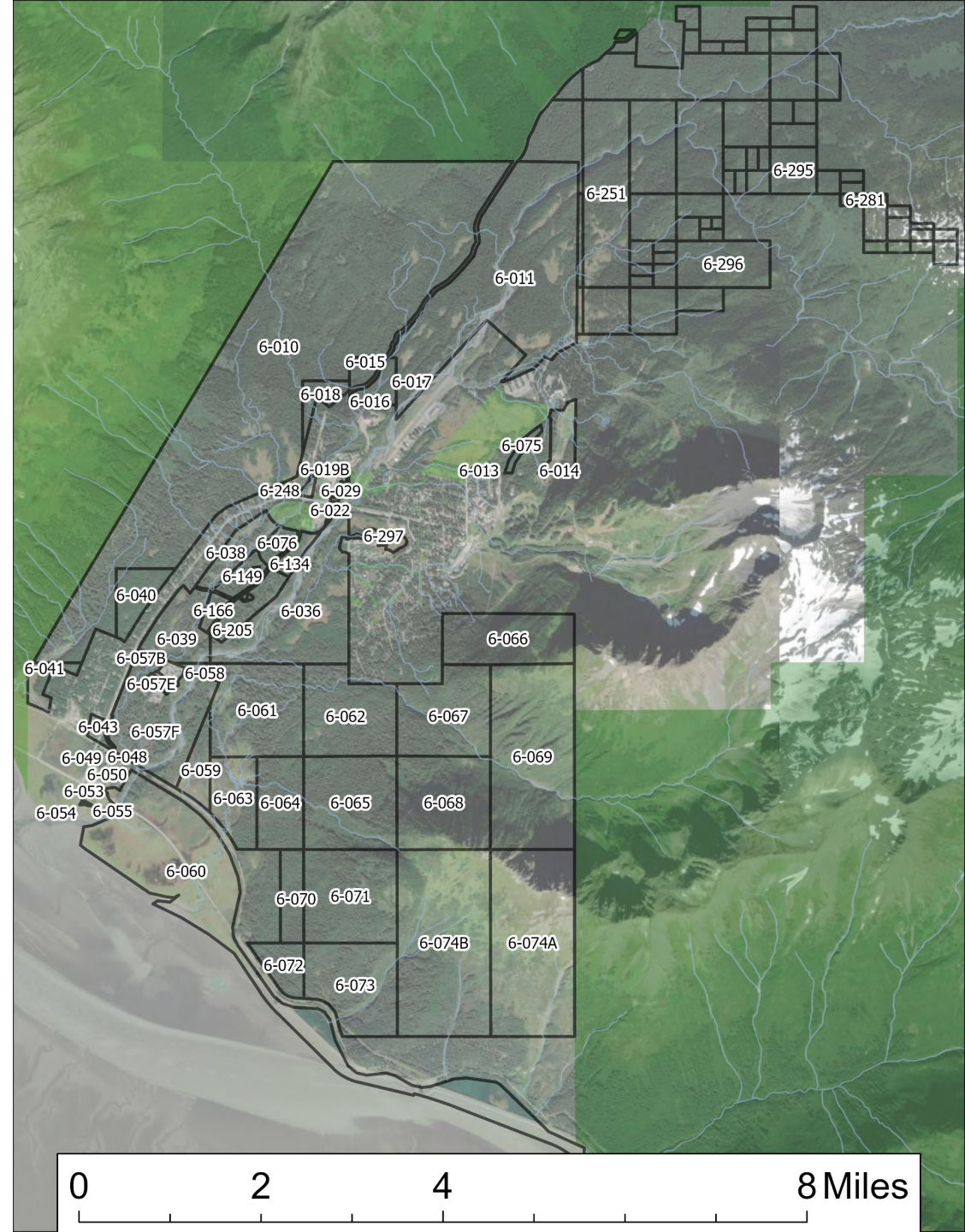
---

- Objective: To compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood
- What does “feasible for development” mean?
  1. Parcels are **uncommitted**: not leased or having a designated purpose
  2. **Infrastructure** is located within one-half mile: water mains, sewer mains, electrical lines and streets
  3. Parcels are mostly **uplands**: not in intertidal areas or majority Class A wetlands
  4. Parcels are relatively flat or have **minimal slope**
  5. **Zoning** is appropriate for residential or commercial development
  6. Other **environmental considerations** including special flood hazard areas that are not prohibitive
  7. **Plat notes** that do not restrict development: setbacks, easements, restrictions, development or other requirements

# HLB Land in Girdwood

---

- 58 HLB-owned parcels
- 6350+ Acres
  - Wetlands: 600+/- acres
  - Avalanche Hazard: 400 +/- acres
  - Special Flood Hazard Areas: 700 +/- acres
- Zoning Designations:
  - Industrial: 20+ acres
  - Commercial: 25+ acres
  - Resort Use: 80+ acres
  - Residential: 385+ acres
  - Other: 5700+ acres



# Accumulating Data

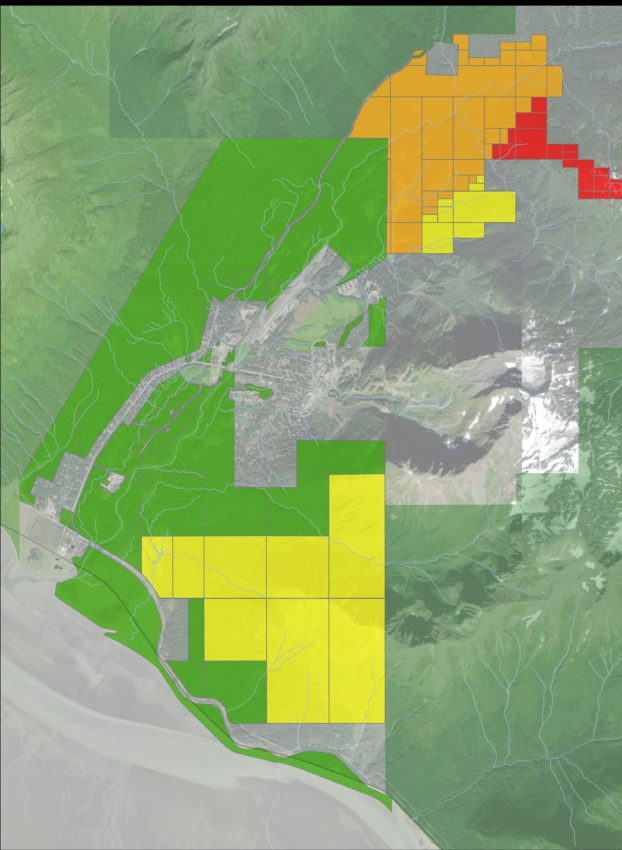
---

- Worked with the Geographic Data and Information Center (GDIC)
- Spatial Analysis to calculate and compile data on all HLB parcels in Girdwood
- Attributes included:

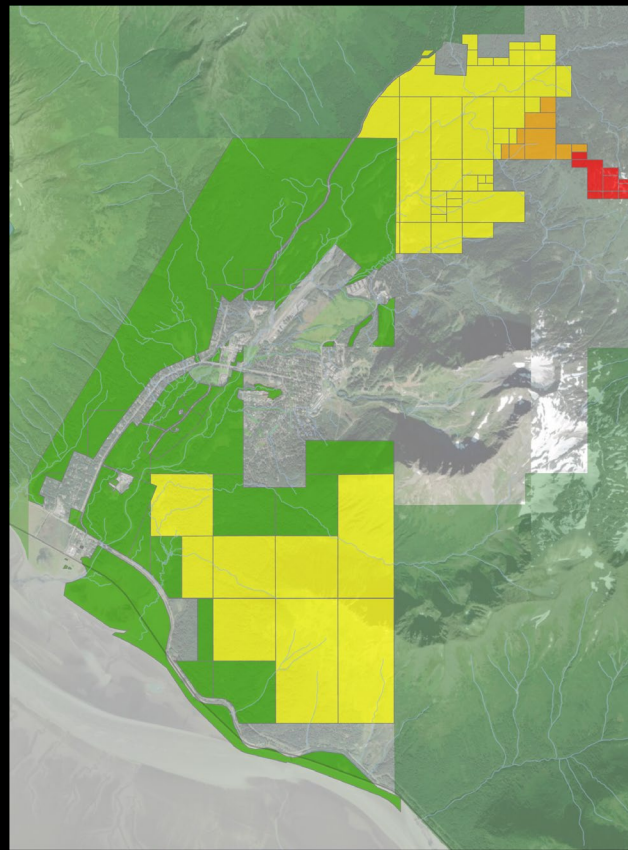
- Plats and Plans
- Area and Slope
- Zoning Designations
- Wetland Areas
- Flood Hazard Areas
- Avalanche Hazard Zones
- Distance to Infrastructure: Roads, Sewer, Water, Electricity
- Estimated cost of off-site infrastructure

# Infrastructure Proximity

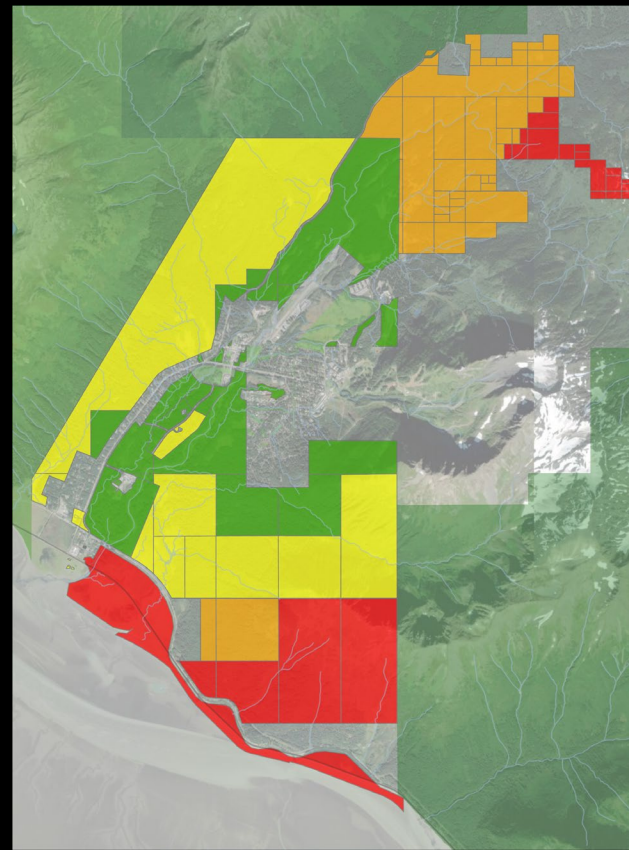
---



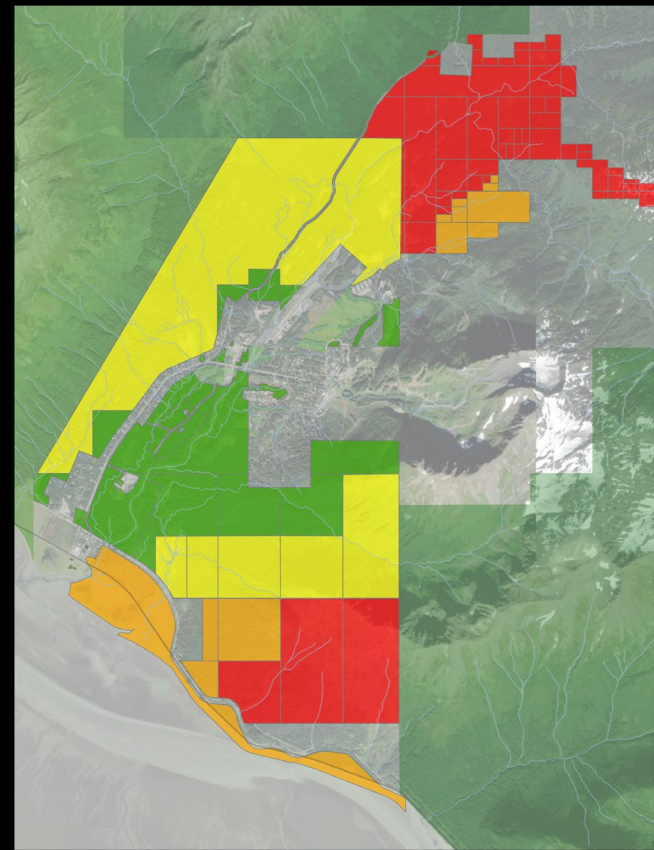
Electrical Lines



Roads



Water Main



Sewer Main

# Narrowing the List

---

58 parcels

Uncommitted?

Infrastructure Proximity?

Uplands?

Slope?

Zoning?

Flood Areas and Avalanche Zones?

Plat notes?

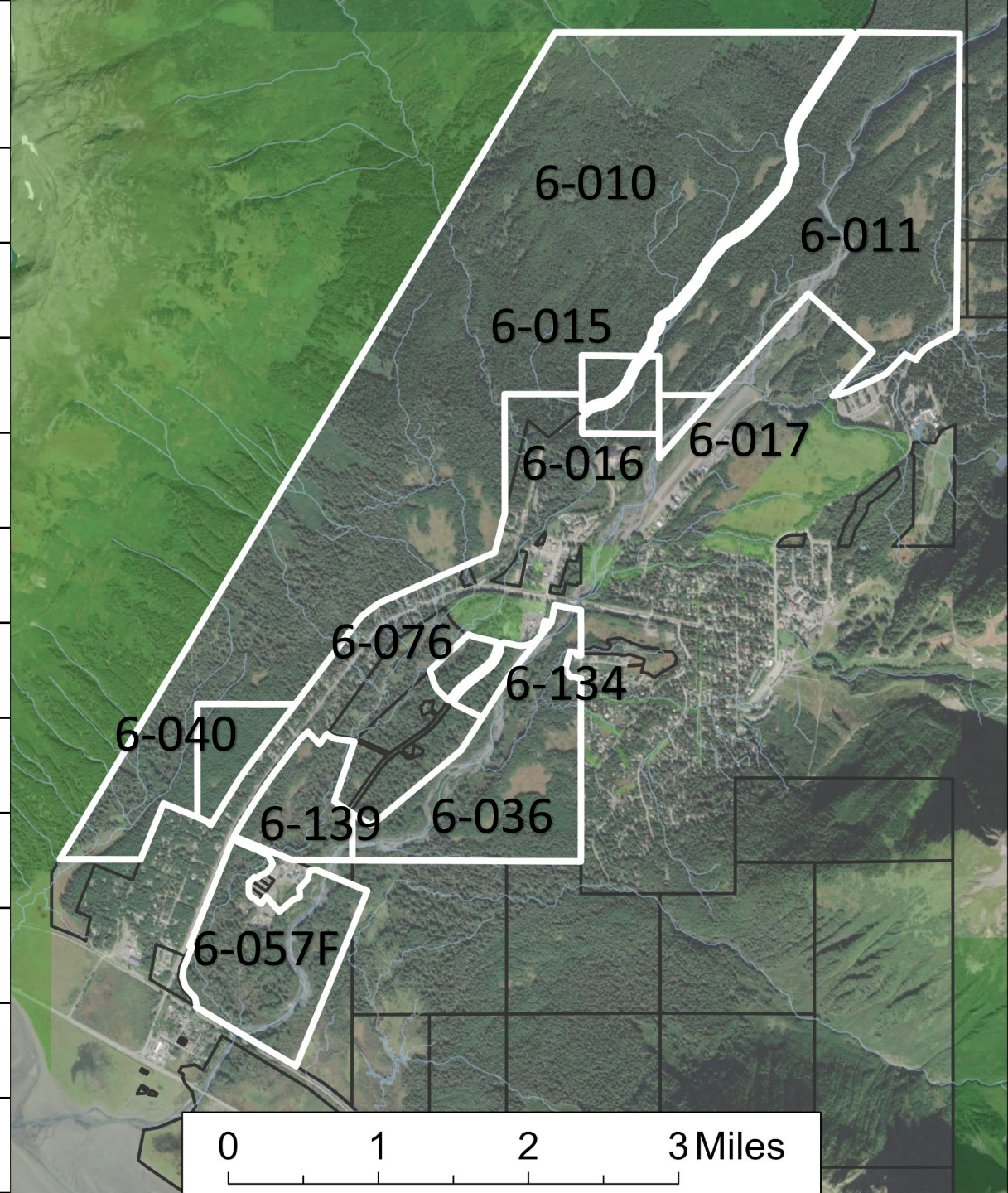
Also taking into consideration:

- Institutional knowledge
- Site specific characteristics
- Methodology limitations

11 Parcels most feasible for development



HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15



# Other Considerations

---

- Past project success and failures
- Applicable area and master plans
- Pre-development costs: surveying and engineering, wetland delineation and permitting, possible rezoning and replatting
- Methods are limited and most likely give a much lower estimate than what would actually be necessary
- This report's intention is to establish a preliminary baseline of development capability
- This report is not intended to provide preferred properties for development or suggest that development is likely
- HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.



# Financial Mechanisms

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality