

Municipality of Anchorage Heritage Land Bank

GHCC Questions about HLBAC Resolution 2019-07

1. What kinds of uses will available for the property if the disposal is approved as recommended?

*Any use approved by the Municipality of Anchorage Planning and Zoning Commission in adherence to applicable municipal code and other relevant authorities are available to the purchaser of this parcel, to include the Anchorage 2040 Land Use Plan, the Government Hill Neighborhood Plan, and other applicable approved plans. Pertinent maps included as Appendices A1 & A2.*

2. What is the zoning for the property and what will be the zoning for the parcel?

*The current zoning of the property, as well as the properties to the east and west, is **R-3 SL**. Documents pertinent to the "SL," or Special Limitations are attached. Ordinance 97-101 (Appendix B) attached certain limitations to the property:*

1. *Landscaping buffer -- This limitation was removed via Ordinance 2007-92 (Appendix C)*
2. *Single Family/Multiple Family Distribution -- Single Family requirements may be satisfied by the Northpointe Bluff Subdivision Blocks 1-3, allowing this property to pursue development of only Multiple Family units if desired.*

*Trail dedication or amendment of ARRC lease was required in a platting action of Hollywood Vista Subdivision (Case S-11587). The lease was amended, satisfying this limitation (Appendix D).*

*HLB has no intention to pursue a rezone of the subject property. A future owner may follow the codified procedure should they wish to do so.*

3. What is the current appraised value of the property? Can/will the MOA ever accept bids below appraisal?

*An October 4, 2019 Fair Market Value Appraisal by Black-Smith, Bethard & Carlson, LLC was \$399,000. An excerpt is included as Appendix E.*

*Title 25 of Anchorage Municipal Code provides the following mechanism for disposal of HLB property for less than fair market value:*

*In order to assist development that will provide public benefits and notwithstanding any other provision of this section, Heritage Land Bank land may be disposed of by lease, sale or other disposition, for the purpose of facilitating a specific project. The project shall provide public benefits. In addition to and consistent with the applicable requirements of titles 21, 23 and 24 of this Code, the disposition shall include additional requirements and*

*conditions to insure the proper development and completion of the project in the public interest. Disposals pursuant to this subsection shall be through requests for proposals or through invitations to bid. The disposition of property pursuant to this subsection may be for less than fair market value or less than fair market rental rate. However, the Heritage Land Bank shall, for informational purposes only:*

- 1. Provide a descriptive summary of the public benefits expected from the project; and*
  - 2. Obtain an appraisal of the value of the property, determined by a certified real estate appraiser, if it were disposed of without the development requirements imposed pursuant to this subsection. Assembly approval of a disposition under this subsection shall include a finding that the disposition provides public benefits.*
  - 3. A summary listing and description of estimated economic and non-economic benefits and costs associated with the project. This summary should be succinct, concise, and quantified where appropriate, and should not exceed two pages in length.*
4. We understand the parcel was previously declared contaminated. Are there any restrictions on the use of the land that will remain in effect as part of the proposed disposal?

*No contaminants exist on the property that exceed State of Alaska Department of Environmental Conservation (DEC) **human health cumulative risk criteria for residential land use**. This is the most stringent cleanup criteria category. A Cleanup Complete Determination was issued by on October 12, 2016 and all monitoring wells at the site have been decommissioned.*

*No Institutional Controls were placed on the property through this determination. The standard conditions placed on any site previously in the Contaminated Sites Database apply. The Cleanup Complete Determination letter follows in Appendix F.*

5. As part of the proposed disposal, has consideration been given to concerns about vapor intrusion into residences or other buildings (such as restrictions/banning of basements and/or special venting for crawl spaces)?

*Because the property has received a Cleanup Complete Determination from DEC, no environmental restrictions are proposed for this disposal by competitive bid. It is expected that any potential developer will perform their due diligence and adhere to Municipal building code.*

6. What are the plans for vehicular ingress/egress to/from the property? At the current time, access appears very limited access with the blocked gate along Bluff Road.

*In consultation with the Municipal Surveyor, Planning, Private Development, Traffic and other municipal departments, HLB staff have determined that legal access is adequate for a driveway into a multi-family development. Physical access is blocked at this time by fencing owned by*

*Joint Base Elmendorf-Richardson, and the HLB Executive Director is engaging with the appropriate parties to correct any misplacement of JBER infrastructure.*

7. What is the plan for legal access to the Alaska Railroad (AKRR) property abutting the side of the parcel to be disposed? That property appears the MOA website as PARCEL: 003-041-95-000, US SURVEY 3026, TR 2 EASTERNMOST PORTION.

*ARRC has not expressed any concern regarding access to their property. While not feasible for use as motorized access, there does exist a 10' right-of-way reserved in US Survey 3026 that provides legal and physical access to ARRC property. They also own adjoining properties that could provide more feasible future access.*

8. Have steps been taken, or should steps be taken for that AKRR property to be sold at the same time due to access/right of way issues, etc.

*The Alaska Railroad Corporation was provided notice of the proposed resolution and did not provide comment. Any sale of ARRC property requires approval of the Legislature, and we are not aware of any intent on their part to obtain such approval. A purchaser may choose to pursue a long-term lease of ARRC property (up to 95 years).*

9. The MOA website appears to show Bluff Road as being owned by a company by a Chicago Company, Bluff Road LLC. Is a right of way/easement to the HLB property required? Is there a possibility that Bluff Road LLC would need to provide a long-term easement to the new owner of the HLB property, or that the purchaser of the HLB property would need to pay the Bluff Road LLC for right of way access to the HLB property?

*The perpetual easement provided by Bluff Road LLC is for public access with no qualifiers as to the beneficiaries. This is equivalent to public right-of-way, per the Municipal Surveyor and Right-of-Way Department. No additional acquisition would be required by any future owner, based on that opinion.*

10. In 2007, the Planning & Zoning Commission called for a trail easement from the East Bluff Greenbelt Park to the rest of Government Hill. The "Areawide Trails Plan" and the Government Hill Neighborhood Plan approved by the call for a trail encircling Government Hill. Further, the MOA Department of Parks and Recreation has recommended that a trail easement be placed through the HLB property. In light of these matters, will HLB disposal include a trail easement through the parcel to allow access to the East Bluff Greenbelt Park?

*HLB intends to issue an easement for a 10' public access trail to run along the south and east boundaries. This will connect the 10' Right-of-way that exists north of the property with the ARR Lease 6332 lease area extension that was executed in 2007. This will provide public access around the property boundary.*

*MOA Parks & Recreation fully supports this solution. It allows public access in a way that is financially manageable for that department. Maps of the proposed area are included as*

*Appendices G1 & G2, and a statement of support for the proposed access permit from MOA Parks & Recreation is Appendix H.*

11. What GHCC be permitted to have a role in creating/reviewing the RFP that will be issued to potential developers?

*HLB Parcel 4-043D has been recommended for sale through competitive bid via HLBAC Resolution 2019-07 (Appendix I). No RFP will be issued from the Municipality.*

12. What is the planned timetable for when will a draft RFP be developed and available for review by the GHCC?

*HLB Parcel 4-043D has been recommended for sale through competitive bid. No RFP will be issued from the Municipality.*

13. Who will be included on the technical review committee that scores the developers' proposals submitted in response to the RFP? Can GHCC have representation on that committee?

*HLB Parcel 4-043D has been recommended for sale through competitive bid. No RFP will be issued from the Municipality.*

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*Appendices*

*A. Use Maps*

*A1 - Anchorage 2040 Land Use Plan Map (excerpt)*

*A2 - Government Hill Neighborhood Plan Land Use Map*

*B. Ordinance 97-101 established R3-SL zoning*

*C. Ordinance 2007-92 removed buffer landscaping from special limitations*

*D. ARRC Lease 6332 Amendment (excerpt)*

*E. Fair Market Appraisal (excerpt)*

*F. AK Department of Environmental Conservation Cleanup Complete Determination Letter*

*G. Maps*

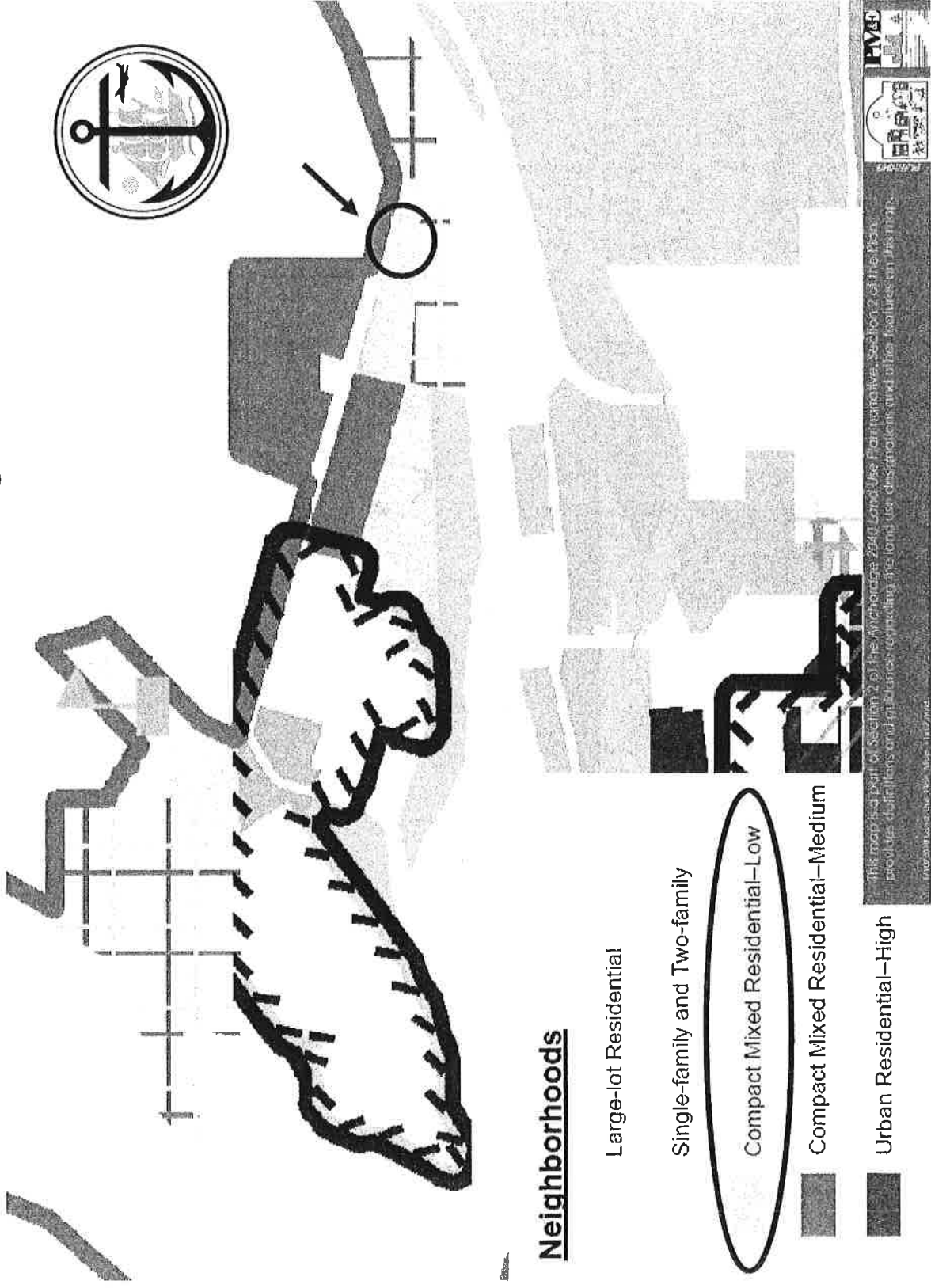
*G1 - Proposed Access Permit Area (Large scale)*

*G2 - Proposed Access Permit Area (Small scale)*

*H. Statement of Support for Proposed Access Permit from MOA Parks & Recreation*

*I. HLBAC Resolution 2019-07*

# HLB Parcel 4-043D as Shown in Anchorage 2040 Land Use Plan





# GHNP Land Use Plan Map

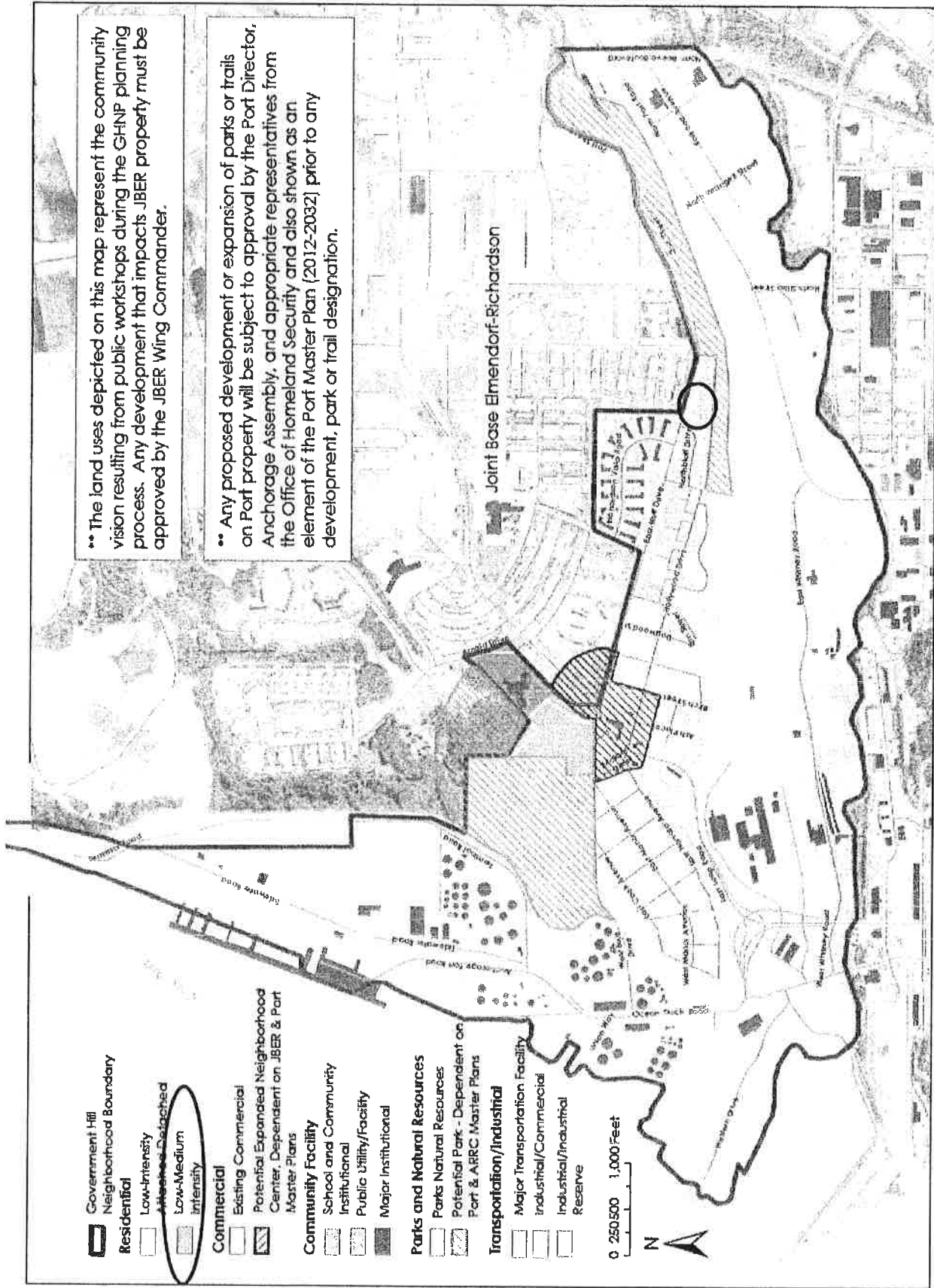
- Government Hill Neighborhood Boundary
- Residential**
  - Low-Intensity
  - Attached/Detached
  - Low-Medium Intensity
- Commercial**
  - Existing Commercial
  - Potential Expanded Neighborhood Center, Dependent on JBER & Port Master Plans
- Community Facility**
  - School and Community Institutional
  - Public Utility/Facility
  - Major Institutional
- Parks and Natural Resources**
  - Parks Natural Resources
  - Potential Park - Dependent on Port & ARRC Master Plans
- Transportation/Industrial**
  - Major Transportation Facility
  - Industrial/Commercial
  - Industrial/Industrial Reserve



\*\* The land uses depicted on this map represent the community vision resulting from public workshops during the GHNP planning process. Any development that impacts JBER property must be approved by the JBER Wing Commander.

\*\* Any proposed development or expansion of parks or trails on Port property will be subject to approval by the Port Director, Anchorage Assembly, and appropriate representatives from the Office of Homeland Security and also shown as an element of the Port Master Plan (2012-2032) prior to any development, park or trail designation.

Joint Base Elmendorf-Richardson



Appendix A2

# Appendix B

CLERK'S OFFICE  
AMENDED AND APPROVED  
Date: 8-26-97

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Department of Community  
Planning and Development  
For reading: 8/26

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Anchorage, Alaska  
AO 97-101 (as amended)

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING FROM R-4 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) TO R-3 SL  
(MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR  
TRACTS 1 AND 2, U. S. SURVEY 3026, SECTION 8, T13N, R3W, SEWARD  
MERIDIAN, AK., ALSO KNOWN AS HOLLYWOOD VISTA, CONTAINING  
APPROXIMATELY 15.28 ACRES; GENERALLY LOCATED TO THE SOUTH OF EAST  
BLUFF ROAD, BETWEEN ELM STREET AND KUMQUAT PLACE.

(Government Hill Community Council) (Planning and Zoning Commission Case 96-040)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described  
property as R-3 SL (Multiple-family residential district) zone with special limitations:

Tracts 1 and 2, U. S. Survey 3026, Section 8, T13N, R3W, Seward Meridian,  
AK., containing approximately 15.28 acres, as shown on Exhibit A attached  
(Planning and Zoning Commission Case 96-040).

Section 2. The zoning map described in Section 1 shall be subject to the following  
listed special limitation design standards:

1. Buffer landscaping in accordance with AMC 21.45.125 shall be provided  
along the adjoining south-facing bluff.
2. There may be a mix of single family and multiple family development, but  
no less than 60 percent of the site area shall be single family detached housing  
development. Each single family dwelling shall have a minimum size of  
1,200 SF and a 2-car garage.

Section 3. The zoning map described in Section 1 shall be subject to the following  
special limitations:

1. Master Development Site Plan Review: Prior to a public hearing site plan  
review by the Planning and Zoning Commission, the Heritage Land Bank  
and the Hollywood Vista Advisory Task Force, if in existence or if the task  
force is not in existence another similar community group to be created for

1                    the purpose by the Mayor, shall review a master development site plan,  
2                    and provide recommendations to the Planning and Zoning Commission.

3                    2.        Density: Single Family Development shall be no more than 6 dwelling  
4                    units per acre maximum.

5        Section 4. The special limitations set forth in this ordinance shall prevail over any  
6        inconsistent provision of Title 21 of the Anchorage Municipal Code, unless specifically  
7        provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not  
8        specifically affected by a special limitation set forth in this ordinance shall apply in the  
9        same manner as if the district classification applied by the ordinance was not subject to  
10       special limitations.

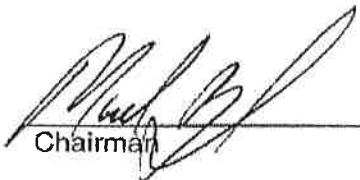
11       Section 5. The Director of the Department of Community Planning and Development  
12       shall change the zoning map accordingly.


13       Section 6. The ordinance referenced in Section 1 above shall become effective on  
14       such date as the Director of the Department of Community Planning and Development  
15       determines that the special limitations set forth in Sections 2 and 3 above have the  
16       written consent of the owners of the property within the area described in Section 1  
17       above. The Director of the Department of Community Planning and Development shall  
18       make such a determination only if he/she receives evidence of the required consent  
19       within 120 days after the date on which this ordinance is passed and approved.

20                    PASSED AND APPROVED by the Anchorage Assembly this 26th  
21       day of August, 1997.

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ATTEST:

  
Chairman

  
Municipal Clerk



# Appendix C

Submitted by: ALLAN TESCHE, ASSEMBLY  
MEMBER

Prepared by: Office of Economic &  
Community Development

For reading: June 26, 2007

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 7-17-07

ANCHORAGE, ALASKA  
AO No. 2007-92

1  
2 AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 97-101 (AS AMENDED)  
3 REGARDING HOLLYWOOD VISTA TO DELETE A SPECIAL LIMITATION  
4 REQUIREMENT FOR BUFFER LANDSCAPING ALONG THE SOUTH FACING  
5 BLUFF OF TRACTS 1 & 2, U.S. SURVEY 3026, SECTION 8, T13N, R3W, SEWARD  
6 MERIDIAN.

7  
8 WHEREAS, the intended site plan for the property substantially changed from the site plan  
9 originally contemplated by AO 97-101, and

10  
11 WHEREAS, buffer landscaping is no longer desirable along the south-facing bluff with the  
12 new site plan, and

13  
14 WHEREAS, the new site plan was reviewed and approved by the Planning and Zoning  
15 Commission on June 11, 2007 in accordance with knowledge of the provisions of AO 97-  
16 101, as well as information regarding the amendment set forth in this ordinance; and **now**  
17 **therefore,**

18  
19 ~~WHEREAS, in light of the above noted circumstances, this ordinance does not require~~  
20 ~~formal review or recommendation of the Planning and Zoning Commission as otherwise~~  
21 ~~required by chapter 21.20; now therefore,~~

22  
23 THE ANCHORAGE ASSEMBLY ORDAINS:

24  
25 **Section 1.** Anchorage Ordinance (AO) 97-101 (as amended), approved August 26,  
26 1997, attached hereto and incorporated by reference herein, is amended to read as follows:

27  
28 \*\*\* \*\*

29 **Section 2.** The zoning map described in Section 1 shall be subject to  
30 the following listed special limitation design standards:

31  
32 [1. BUFFER LANDSCAPING IN ACCORDANCE WITH  
33 AMC 21.45.125 SHALL BE PROVIDED ALONG  
34 ADJOINING THE SOUTH-FACING BLUFF.]

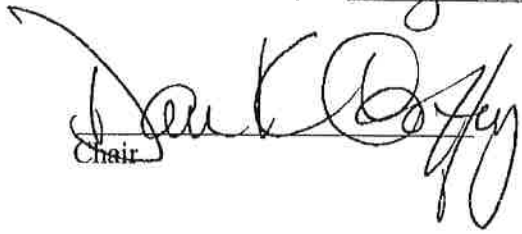
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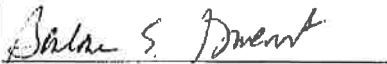
**Section 2. In light of the above noted circumstances, this ordinance does not require formal review or recommendation of the Planning and Zoning Commission as otherwise required by chapter 21.20.**

**Section [2] 3.** This ordinance shall become effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 17<sup>th</sup> day of July, 2007

  
Chair

ATTEST:

  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 404 -2007

Meeting Date: June 26, 2007

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7 **From:** Mayor

8  
9 **Subject:** AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 97-101 (AS  
10 AMENDED) REGARDING HOLLYWOOD VISTA TO DELETE A SPECIAL  
11 LIMITATION REQUIREMENT FOR BUFFER LANDSCAPING ALONG THE  
12 SOUTH FACING BLUFF OF TRACTS 1 & 2, U.S. SURVEY 3026, SECTION 8,  
13 T13N, R3W, SEWARD MERIDIAN.  
14

15 In 1997, the deteriorated buildings that were Hollywood Vista Apartments were demolished.  
16 Residents involved at the time wanted to ensure good development happened in the future so at  
17 the time of the rezone, several Special Limitations (SL) were added to the rezoning ordinance  
18 AO 97-101. One of those SL's referred to buffer landscaping.  
19

20 The intended site plan for the Hollywood Vista property substantially changed from the site plan  
21 originally contemplated by AO 97-101 and buffer landscaping is no longer desirable along the  
22 south-facing bluff of Government Hill. The Government Hill Community Council approved a  
23 resolution supporting the removal of the Special Limitation at their May 2007 community  
24 council meeting.  
25

26 On June 11<sup>th</sup>, 2007, the new site plan, including a landscaping plan, but not a buffer requirement  
27 was reviewed and approved by the Planning and Zoning Commission in accordance with  
28 knowledge of the provisions of AO 97-101, as well as information regarding the amendment set  
29 forth in this ordinance.  
30  
31

32 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ATTACHED ORDINANCE.**  
33

34 Prepared by: Schawna Thoma, Office of Economic & Community Development

35 Concur: Mary Jane Michael, Exec. Director, Office of Economic & Community Development

36 Respectfully submitted: Mark Begich, Mayor

Return to: Jaguar Dev.  
526 1/2 M Street  
Anchorage, AK  
99501

Appendix D

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**2007-063813-0**

Recording Dist: 301 - Anchorage  
10/9/2007 9:58 AM Pages: 1 of 11



Supplement No. 1 to  
ARRC Contract No. 6332

CC

### S U P P L E M E N T

**THIS SUPPLEMENT** is made on the day executed by the last signatory hereto, by and between the **ALASKA RAILROAD CORPORATION** ("Lessor"), a public corporation created pursuant to AS 42.40, whose mailing address is P.O. Box 107500, Anchorage, Alaska 99510-7500, and the **MUNICIPALITY OF ANCHORAGE**, a home rule municipality ("Lessee"), whose mailing address is P.O. Box 196650, Anchorage, Alaska 99519-6650.

### **RECITALS**

- A. The Lessor is the Lessor of real property located in the Anchorage Recording District, Third Judicial District, State of Alaska under that certain lease originally dated September 6, 1990 and amended and restated on October 22, 1997, Contract No. 6332 (herein called the "Lease"), as more particularly described in the Memorandum of Lease which is recorded at Book 03249, Page 887, in the records of said recording district.
- B. Lessee is the lessee under the lease, or the successor in interest to such lessee.
- C. By mutual agreement, the parties wish to amend the Lease to add additional land to the existing lease area.

### **AGREEMENT**

**NOW, THEREFORE**, in consideration of the foregoing and other good and valuable consideration, the parties agree that the Lease be hereby amended as follows:

1. The first unnumbered subparagraph of Paragraph 1.01 of the Lease is hereby deleted in its entirety and the following shall be inserted in place thereof:

1.01 Leased Premises. Lessor, for and in consideration of the rents, covenants and conditions hereinafter specified to be paid, performed and observed by Lessee, hereby leases to Lessee, and Lessee hereby leases from Lessor, the vacant, unimproved (except as noted in paragraph 1.03 below) land situated in the Anchorage

Recording District, Third Judicial District, State of Alaska, more particularly described on Schedule 1 (Revised 09-18-2007) attached to and for all purposes made a part of this Lease, together with all rights, easements, privileges, both subterranean and vertical, and appurtenances attaching or belonging to the described land, but subject to the reservation contained in paragraph 1.02 hereof (herein called the "Leased Premises").

2. Schedule 1 as originally attached to the Lease is deleted and the attached Schedule 1 (Revised 09-18-2007) is inserted in the place and stead thereof.

3. This Supplement shall become effective when executed by both parties.

**EXCEPT AS AMENDED** by the foregoing, the Lease as it may have been previously amended by supplements shall continue in full force and effect.

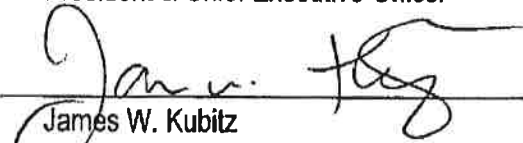
**IN WITNESS WHEREOF**, the parties hereto have executed this Supplement as of the dates written below.

**ALASKA RAILROAD CORPORATION**

Dated: 10/9/07

By:   
Patrick K. Gamble  
President & Chief Executive Officer

Dated: 10/9/07

By:   
James W. Kubitz  
Vice President Real Estate & Facilities

**MUNICIPALITY OF ANCHORAGE**

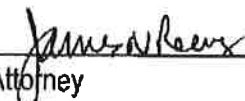
Dated: 10/8/07

By:   
Title: MUNICIPAL MANAGER

Attest:

Approved as to form:

~~\_\_\_\_\_  
Municipal Clerk~~

  
Municipal Attorney

~~Dated: \_\_\_\_\_~~

Dated: 10/8/07



Municipality of Anchorage  
Supplement No. 1 to  
Lease Contract No. 6332

**SCHEDULE 1**  
**(Revised 09-18-2007)**  
**LEGAL DESCRIPTION**

A parcel of land located within the Alaska Railroad Anchorage Reserve situated in the Anchorage Recording District, Third Judicial District, State of Alaska and further described as follows:

East Bluff Parcel:

A parcel of land lying within the Alaska Railroad Terminal Reserve at Anchorage, Alaska located within Sections 7 and 8, Township 13 North, Range 3 West, Seward Meridian, Alaska and further described as follows:

Beginning at Corner C-3 of U. S. Survey 3026 and the True Point of Beginning. Thence N 87° 51' 30" E, 1,702.40 feet along the south boundary of Hollywood Vista to a point on the south right-of-way of Tamarack Street; thence S 15° 36' 00" W, 157.49 feet to a point on the east right-of-way of Ivy Street; thence S 87° 52' 00" W, 1,709.74 feet; thence N 83° 45' 07" W, 772.70 feet; thence N 73° 30' 48" W, 668.34 feet; thence N 66° 01' 31" W, 196.40 feet to a point on the south right-of-way of Loop Road; thence N 64° 56' 55" E, 102.09 feet along the southeasterly right-of-way of Loop Road; thence N 50° 00' 00" E, 206.83 feet along the southeasterly right-of-way of Loop Road; thence S 15° 36' 00" W, 95.45 feet; thence S 74° 24' 00" E, 750.00 feet; thence N 15° 36' 00" E, 30.00 feet; thence S 74° 24' 00" E, 114.20 feet; thence N 85° 36' 00" E, 357.40 feet to Corner C-3 of U.S. Survey 3296; thence S 61° 59' 30" E, 244.72 feet to Corner C-3 of U.S. Survey 3026 and the True Point of Beginning, as shown on the drawing attached, containing approximately 12.6 acres, more or less.

Greenbelt East Extension Parcel:

A parcel of land located in U.S. Survey 1170 and in the southwest ¼ of Section 8, Township 13 North, Range 3 West, Seward Meridian, Alaska, and further described as follows:



5 of 11

2007-063813-0

Beginning at Corner 1, Tract 2 of U.S. Survey 3026, and being the True Point of Beginning: Thence S 86° 04' 59" E, 753.38 feet along and coincident with U.S. Survey 1170 and U.S. Survey 3026; thence S 22° 47' 13" W, 72.97 feet; thence N 86° 50' 40" W, 679.00 feet; thence S 25° 04' 15" W, 167.19 feet; thence S 88° 35' 48" W, 39.83 feet to a point coincident with ARRC Lease Contract No. 6332; thence N 15° 36' 00" E, 242.42 feet to the True Point of Beginning. Said parcel contains 1.46 acres, more or less.

MOA Park Parcel:

Parcels 1 and 2 of Government Hill Urban Renewal within the Alaska Railroad Terminal Reserve at Anchorage, Alaska, according to a survey dated January 1960 by E.G. Fenn and further described as follows:

Beginning at Corner C-10 of U.S. Survey 3061; thence S 60° 36' W, 120.00 feet to Corner C-11 of U.S. Survey 3061; thence S 15° 36' W, 42.43 feet to Corner C-12 of U.S. Survey 3061; thence N 29° 24' W, 181.89 feet to Corner C-13 of U.S. Survey 3061; thence N 74° 24' W, 10.49 feet to Corner C-2 of U.S. Surveys 3061 and 3296; thence S 15° 32' W, 233.50 feet to Corner C-3 of U.S. Survey 3296; thence S 61° 59' 30" E, 244.72 feet to Corner C-3of U.S. Survey 3026; thence N 60° 36' E, 141.21 feet to Corner C-4 of U.S. Survey 3026; thence N 15° 36' E, 57.57 feet to Corner C-5 of U.S. Survey 3026; thence N 60° 36' E, 105.00 feet; thence N 29° 24' W, 150.0 feet to the easterly right-of-way of Elm Street; thence S 60° 36' W, 75.00 feet along the easterly right-of-way of Elm Street; thence N 74° 24' W, 30.00 feet to Corner C-10 of U.S. Survey 3061 and the True Point of Beginning, as show on the drawing attached, containing approximately 1.9 acres, more or less.

West Bluff Parcel:

Commencing a the center ¼ corner of Section 7, Township 13 N, Range 3 West, Seward Meridian, Alaska; thence S 29° 43' 00" W, 101.81 feet to a point on the south right-of-way of West Bluff Road and the True Point of Beginning. Thence S 29° 43' 00" W, 547.39 feet; thence N 10° 10' 10" W, 70.00 feet; thence S 64° 31' 00" W, 194.20 feet; thence S 78° 45' 00" W, 64.60 feet; thence N 81° 56' 00" W, 118.80 feet; thence S 47° 29' 00" W, 128.30 feet; thence S 23° 37' 00" W, 124.40 feet; thence S 07° 20' 00" E, 109.30 feet; thence S 19° 55' 00"



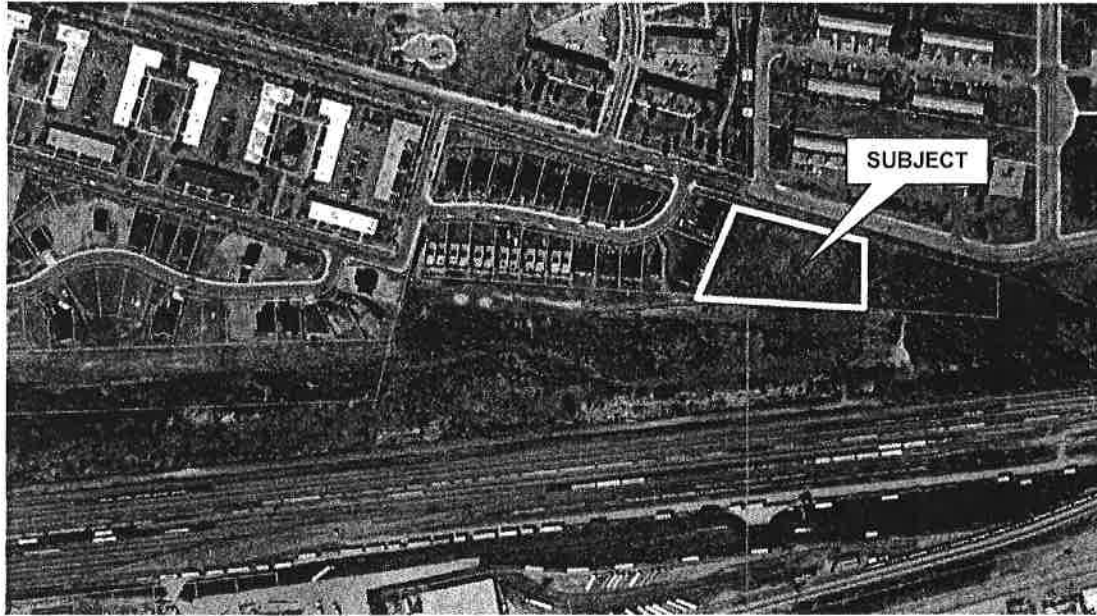




# Appendix E

## APPRAISAL REPORT

**HLB Parcel 4-043D (Vacant Land)**  
Tract 2B, Hollywood Vista Subdivision (Plat No. 2006-139)  
Located on Government Hill in Anchorage, Alaska



SAP Contract 440000224

**FOR**  
Municipality of Anchorage  
Real Estate Department / Heritage Land Bank  
P.O. Box 196650  
Anchorage, Alaska 99519-6650  
Attn: Ms. Tawny Klebesadel, Office Manager

**Date of Report**  
October 4, 2019

**Date of Valuation**  
October 4, 2019

**Date of Inspection**  
October 4, 2019

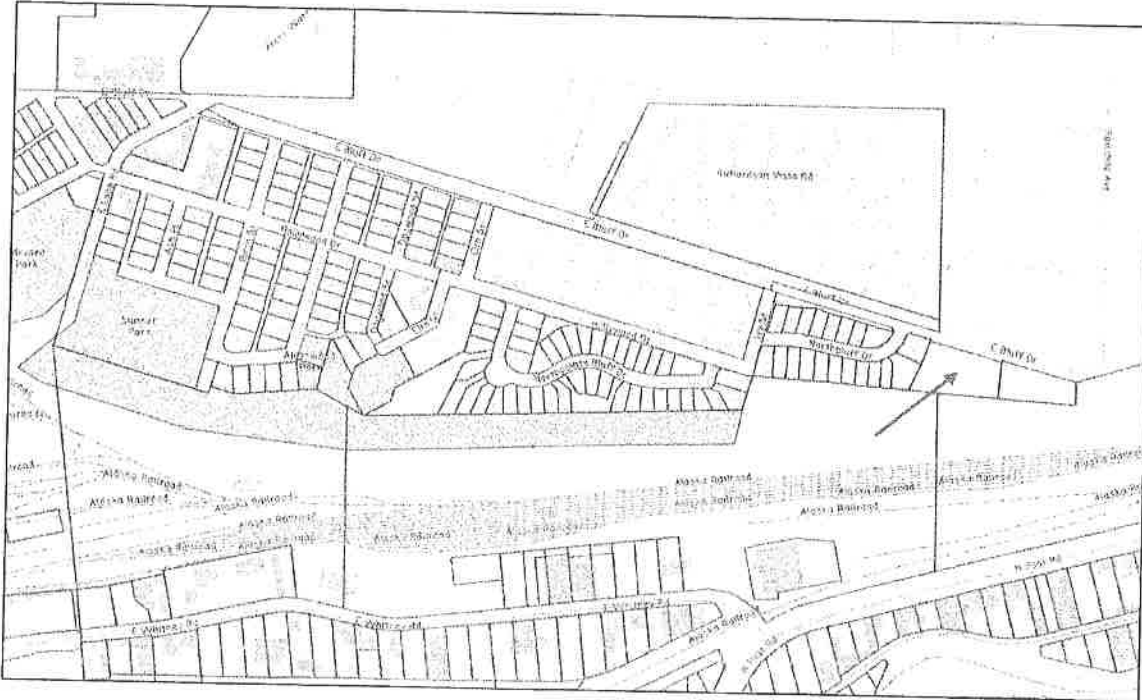
**B-SBC FILE No.**  
19-089

**BY**  
Brian Bethard, MAI  
General Real Estate Appraiser (Cert. #281)

Michael Forsland, Appraiser

**BLACK-SMITH, BETHARD & CARLSON, LLC**  
1199 E. Dimond Blvd., Ste. 200  
Anchorage, Alaska 99515

## EXECUTIVE SUMMARY



### Property Appraised

The subject property is vacant and totals 69,659 SF ( $\pm 1.599$  acres). It is located along E Bluff Drive, situated between the Alaska Railroad and JBER, in Government Hill, Anchorage, Alaska.

The parcel is legally described as Tract 2B, Hollywood Vista Subdivision (Plat No. 2006-139). The Municipality of Anchorage (MOA) tax identification number is 003-041-97.

### Property Rights Appraised

Market value of the Fee Simple Interest

### Highest and Best Use "As Vacant"

Multi-family residential

### Date of Report

October 4, 2019

### Date of Inspection and Valuation

October 4, 2019

### Market Value Estimate

**Market Value:** as of October 4, 2019 (date of inspection) **\$399,000**



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

## Appendix F

## Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

555 Cordova Street  
Anchorage, AK 99501  
Phone: 907-269-3059  
Fax: 907-269-7687  
www.dec.alaska.gov

File: 2100.38.420

Return Receipt Requested  
Article No.: 7015 1660 0000 0542 9701

October 12, 2016

Ms. Tammy Oswald  
Heritage Land Bank  
P.O. Box 196650  
632 West 6<sup>th</sup> Avenue, Suite 640  
Anchorage, AK 99519-6650

Re: Decision Document: MOA – HLB Hollywood Vista  
Cleanup Complete Determination  
Hazard ID: 3904

Dear Ms. Oswald:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the MOA – Hollywood Vista site, located in Anchorage, Alaska. Based on the information provided to date, it has been determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required unless new information becomes available that indicates residual contaminants may pose an unacceptable risk.

This Cleanup Complete determination is based on the administrative record for the MOA – HLB Hollywood Vista site, which is located in the ADEC office in Anchorage, Alaska. This decision letter summarizes the site history, cleanup actions and levels, and standard site closure conditions that apply.

**Site Name and Location:**

MOA – Hollywood Vista  
Tract 2, U.S. Survey 3026, Hollywood Vista  
Anchorage, AK

**Name and Mailing Address of Contact Party:**

Ms. Tammy Oswald  
Heritage Land Bank  
P.O. Box 196650  
Anchorage, AK 99519-6650

**DEC Site Identifiers:**

File No: 2100.38.420  
Hazard ID: 3904

**Regulatory Authority for Determination:**

18 AAC 75

## Site Description and Background

In July 2002, a Phase I Environmental Site Assessment (ESA) was completed on the subject property which identified potential environmental concerns both on and off the subject property. The Phase I ESA identified two former subsurface fuel pipelines that run along East Bluff Road to the north of the site as potential sources of contamination. A second potential off-site source resulted in surface seeps containing chlorinated hydrocarbons to the southwest of the site. There were also concerns from on-site use of aboveground and/or underground storage tanks used for storage of heating fuel for residential structures that were present from 1961 to 1996.

In January of 2003 a limited Phase II ESA was conducted to investigate potential environmental concerns that may affect the proposed site development. The Phase II ESA consisted of advancing eight soil borings and installing four monitoring wells.

## Contaminants of Concern

During the course of the investigations at this site, soil and groundwater samples were analyzed for gasoline range organics (GRO), diesel range organics (DRO), volatile organic compounds (VOCs), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on these analyses, the following contaminants of concern were identified in soil.

- Diesel Range Organics (DRO)

## Cleanup Levels

Soil cleanup levels for this site are established in 18 AAC 75.341, Tables B1 and B2 for the migration to groundwater pathway.

<u>Contaminant</u>	<u>Site Cleanup Level</u>
• DRO	250 mg/kg

Groundwater cleanup levels for this site are established in 18 AAC 75.345, Table C

<u>Contaminant</u>	<u>Site Cleanup Level</u>
• DRO	1.5 mg/L

## Characterization and Cleanup Activities

In January 2003 eight soil borings were advanced and four monitoring wells were completed on the site. Two soil samples were collected from each boring. GRO, DRO, and BTEX were not detected in the samples above ADEC migration to groundwater cleanup levels. Sample B3S6 contained 0.152 mg/kg methylene chloride, however the methylene chloride detected in the sample is considered to be a result of laboratory contamination as no sources of methylene chloride were present at the site. Methylene chloride is used by analytical laboratories in the extraction of DRO/RRO.

Analytical groundwater samples were collected from the four permanent monitoring wells. In addition, two screening-level groundwater samples collected from soil borings were analyzed by the laboratory. GRO, DRO and BTEX were not detected in the four permanent monitoring wells. The screening-level groundwater sample from boring B7 contained 57.4 mg/L DRO which exceeds ADEC groundwater cleanup levels. This is attributed to the presence of soil contamination in the smear zone from an up-

gradient source that biased the results high. Hydrocarbons were not detected in the soil samples from boring 7.

Sufficient site characterization has been completed and the Contaminated Sites Program has determined through the review of site specific analytical data that as of 2016, DRO remaining in soil has achieved steady-state equilibrium and is not resulting in the contamination of groundwater at the site.

In June 2015 the ADEC project manager inspected the site but could not locate any of the monitoring wells. In July of 2015 employees of the Anchorage Water and Wastewater Utility (AWWU) inspected the site with a metal detector. The AWWU confirmed that all of the monitoring wells have been destroyed and/or no longer exist at the site.

### Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative non-carcinogenic risk standard at a hazard index of one across all exposure pathways.

Cumulative risk at this site was calculated assuming a residential land use and using the most recently detected concentrations of contaminants in all of the soil samples collected in 2002.

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations meet the human health cumulative risk criteria for residential land use.

### Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De-Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 2.

Table 2 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Contamination is not present in surface soil (0 to 2 feet below ground surface).
Sub-Surface Soil Contact	Pathway Incomplete	Contamination is not present in the sub-surface soil (2-15 feet below ground surface).
Inhalation – Outdoor Air	Pathway Incomplete	Contaminant concentrations in soil are below inhalation cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Volatile contaminants capable of causing risk via this pathway are not present at the site.
Groundwater Ingestion	De-Minimis Exposure	Although contamination was detected in soil at the groundwater smear zone, contamination was not detected in groundwater samples collected at the site

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October 12, 2016

Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in the vicinity of the site.
Wild and Farmed Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	Ecological receptors are not likely to come into contact with contamination remaining at the site.

**Notes to Table 2:** "De-Minimis Exposure" means that in ADEC's judgment receptors are unlikely to be adversely affected by the minimal volume or concentration of remaining contamination. "Pathway Incomplete" means that in ADEC's judgment contamination has no potential to contact receptors. "Exposure Controlled" means there is an institutional control in place limiting land or groundwater use and there may be a physical barrier in place that prevents contact with residual contamination.

### ADEC Decision

Soil and groundwater contamination at the site have been cleaned up to concentrations below the approved cleanup levels suitable for residential land use. This site will receive a "Cleanup Complete" designation on the Contaminated Sites Database, subject to the following standard conditions.

### Standard Conditions

1. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325(i). A "site" [as defined by 18 AAC 75.990(115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership.
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

This determination is in accordance with 18 AAC 75.380 and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that contaminants at this site may pose an unacceptable risk to human health, safety, or welfare or to the environment.

### Appeal

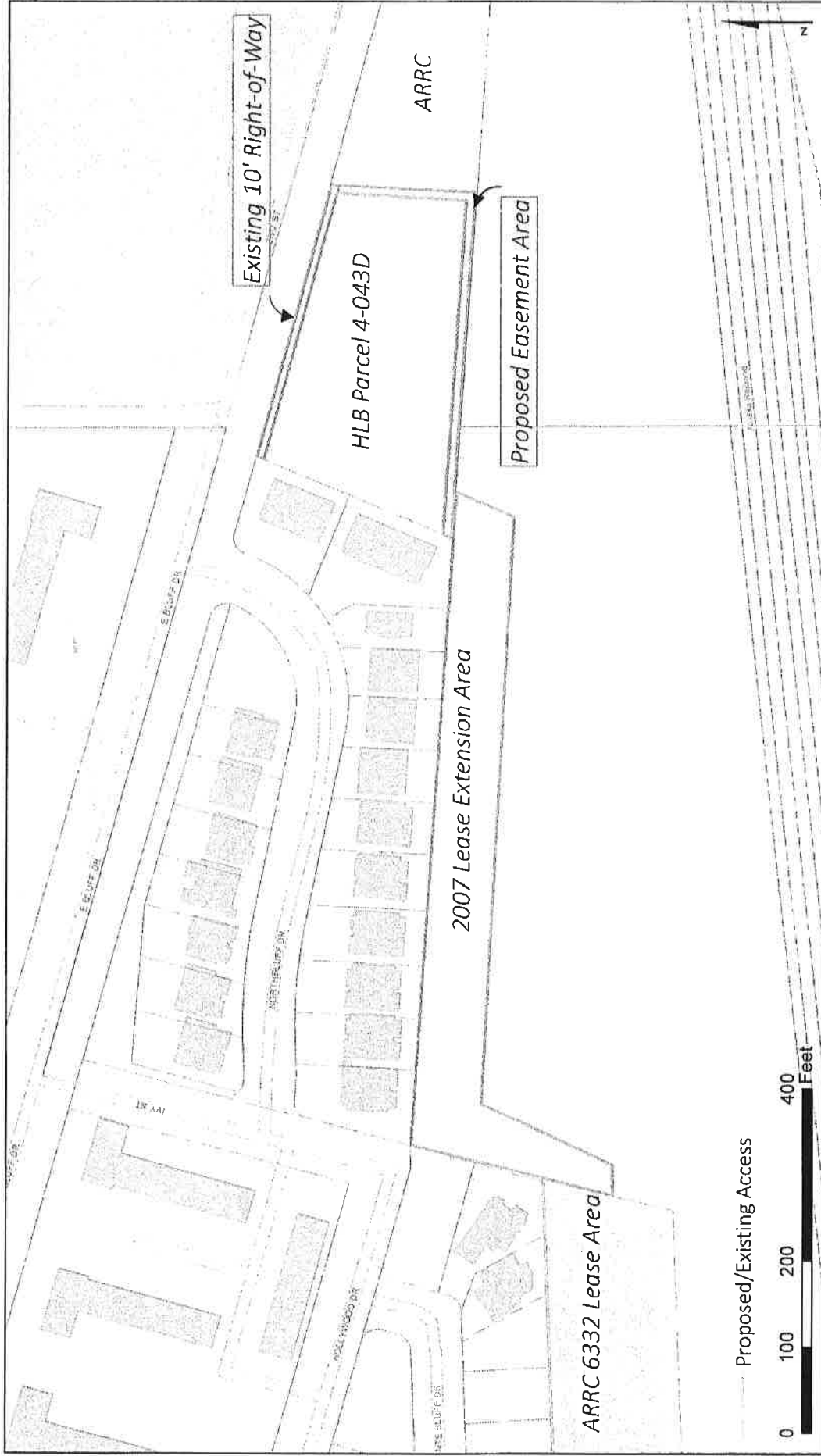
Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 15 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have questions about this closure decision, please feel free to contact me at (907) 269-3059, or email at [darren.mulkey@alaska.gov](mailto:darren.mulkey@alaska.gov)

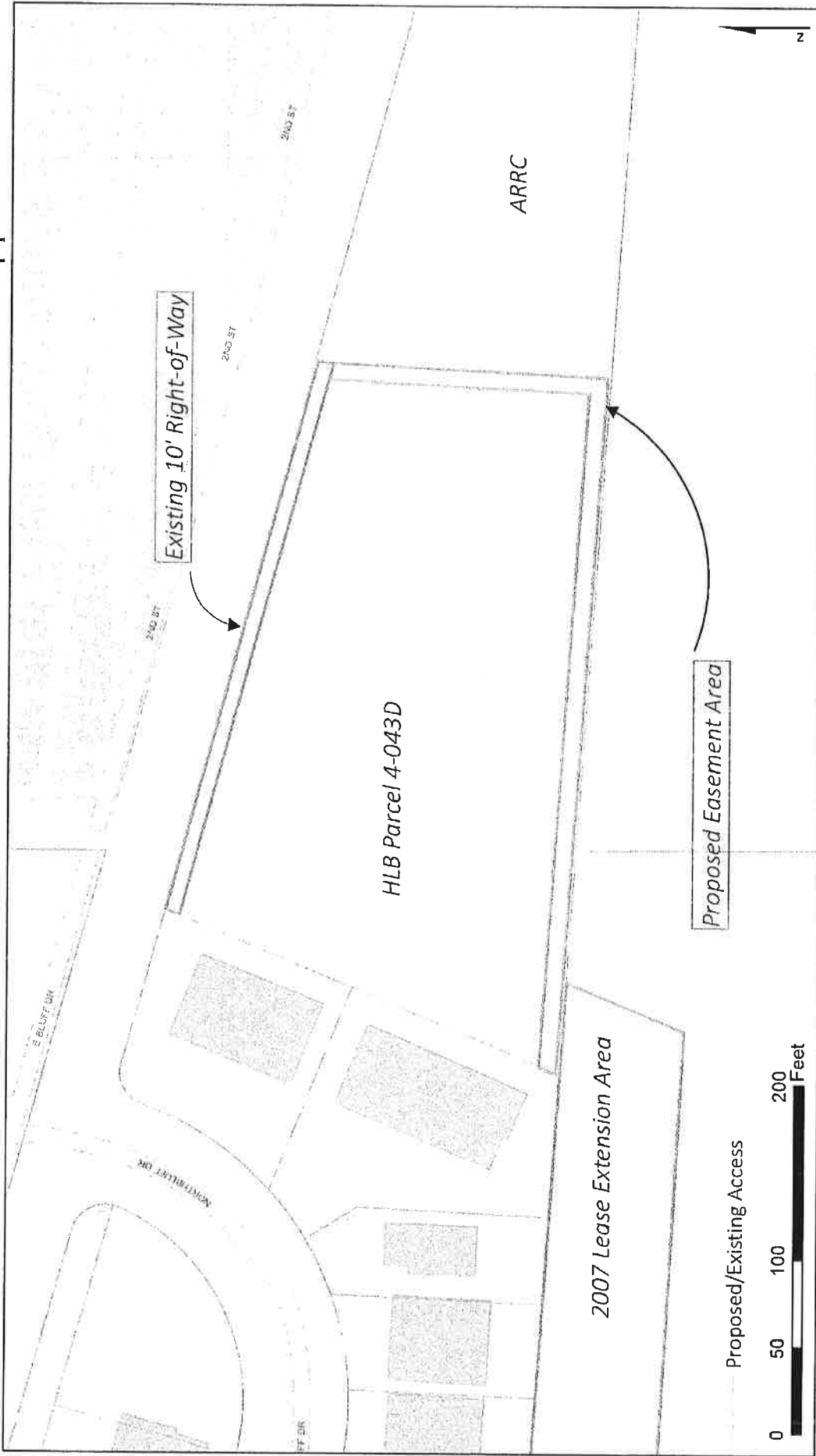
Sincerely,



Darren Mulkey  
Project Manager



# Heritage Land Bank Parcel 4-043D Proposed Access Easement Area 10' Access at South and East Boundaries



# Heritage Land Bank Parcel 4-043D Proposed Access Easement Area 10' Access at South and East Boundaries



# Appendix H



MUNICIPALITY OF  
ANCHORAGE

## Municipality of Anchorage, Alaska Parks & Recreation Department

632 W. 6<sup>th</sup> Avenue, Suite 630  
P.O. Box 196650  
Anchorage, AK 99519  
Tel 907-343-4355

URL [www.muni.org/departments/parks](http://www.muni.org/departments/parks)



PARKS & RECREATION

### MEMORANDUM

Date: November 20, 2019

To: Shelley Rowton, Heritage Land Bank

Cc: Josh Durand, Director of Parks and Recreation

From: Steve Rafuse, Parks Superintendent

Subject: HLB Parcel 4-043D

The memorandum outlines the Parks and Recreation Department's position regarding the Heritage Land Bank's (HLB) proposal to dispose of parcel 4-043D. The Parks and Recreation Department supports the Heritage Land Bank's proposal to include a public access trail easement to be included as part of a future sale of HLB Parcel 4-043D.

The 2014 Government Hill Neighborhood Plan identifies a network of existing and planned trails which as envisioned will connect greenspaces and provide a ring around the community. To help realize this vision, the Parks and Recreation Department has begun work on a Parks and Trails Plan for the Government Hill neighborhood. Through this process, residents and community leaders have continued to advocate for trail development within the greenbelt to help further this vision.

The Parks and Recreation Department believes that the proposed sale and inclusion of a public access easement will help further the community's goal of developing a more extensive trail network.

# Appendix I

## HERITAGE LAND BANK ADVISORY COMMISSION HLBAC Resolution 2019-07

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE DISPOSAL BY COMPETITIVE BID OF HLB PARCEL 4-043D, LEGALLY DESCRIBED AS TRACT 2B HOLLYWOOD VISTA SUBDIVISION (PLAT 2006-139), AND AMEND THE 2019 HERITAGE LAND BANK ANNUAL WORK PROGRAM AND 2020-2024 FIVE-YEAR MANAGEMENT PLAN.

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WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC § 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases and easements; and

WHEREAS, HLB Parcel 4-043D, located along 2<sup>nd</sup> Street, near Northbluff Drive, legally described as Tract 2B Hollywood Vista Subdivision (Plat 2006-139) (PID 003-041-97) is an R-3-SL (Mixed Residential – Special Limitations) zoned 1.59-acre parcel that has no current or future planned municipal uses; and

WHEREAS, the *Government Hill Neighborhood Plan (February 2013)* Land Use Plan Map identifies Tract 2B as Low-Medium Intensity Residential; and

WHEREAS, the disposal has the potential to increase available residential housing in the community; and

WHEREAS, HLB shall place a reversionary clause on any resulting purchase and sale agreement and conveyance instrument that any successful bidder shall develop the property within five (5) years, if development does not occur, the property will revert back to the HLB Inventory; and

WHEREAS, the *Heritage Land Bank 2019 Annual Work Program & 2020 – 2024 Five-Year Management Plan* did not anticipate this disposal, and pursuant to AMC 25.40.020B, this action requires an amendment; and

WHEREAS, HLB posted the property, conducted public notice and an agency review by all potentially interested municipal agencies, the Assembly, the Federation of Community Councils and the Government Hill Community Council to establish no objections to the disposal by competitive bid; and

**WHEREAS**, the HLBAC finds the disposal is in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore,

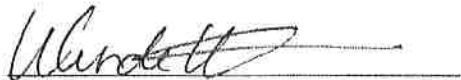
BE IT RESOLVED, THAT THE HLBAC RECOMMENDS ASSEMBLY APPROVAL OF THE DISPOSAL BY COMPETITIVE BID OF HLB PARCEL 4-043D, LEGALLY DESCRIBED AS TRACT 2B HOLLYWOOD VISTA SUBDIVISION (PLAT 2006-139), AND AMEND THE 2019 HERITAGE LAND BANK ANNUAL WORK PROGRAM AND 2020-2024 FIVE-YEAR MANAGEMENT PLAN.

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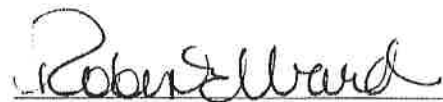
PASSED and APPROVED on this, the 10th day of October, 2019.

Approved:

Attest:



Wende Wilber, Chair  
Heritage Land Bank Advisory Commission



Robin E. Ward, Executive Director  
Real Estate Department /HLB

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