

CROW CREEK PLAN HEADS TO ASSEMBLY

The first amendment to the Girdwood Area Plan in a decade goes to the Planning and Zoning Commission December 5 and then on to the Anchorage Assembly later in the month.

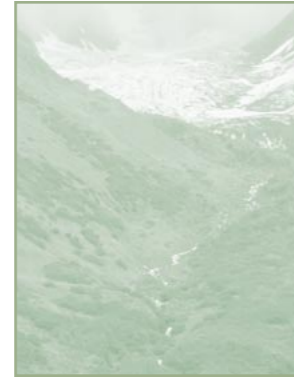
The Crow Creek Neighborhood Land Use Plan will guide decisions on 1,000 acres of municipally owned land on either side of Crow Creek Road for the next 20 to 30 years. The Heritage Land Bank will use it to decide which land to sell for housing and which land to retain for public open space and recreation use. Phase One construction is expected in 5 to 7 years.

Project boundaries are Glacier Creek on the east, U.S. Forest Service boundary on the north and the top of the ridge on the west. The southern boundary is near the vicinity of California Creek and the elementary school.

Robin Ward, the land bank director, presented the final phase of the plan to the Girdwood Board of Supervisors in October. The Real Estate Development Concept/ Terrain Suitability Study shows the possible build-out areas for both the Crow Creek Neighborhood and Winner Creek, and includes two new roads, a Crow Creek-Arlberg connector and a Crow Creek Hightower connector.

Some of the issues addressed in the plan include:

- Plans for single and multi-family housing:
 - locations of new housing
 - targets controlling the amount of permitted housing units
 - strategies to ensure a portion of the new housing is affordable
 - development standards to supplement revised Title 21, Chapter 9
- Phasing plan for housing, utilities, road improvements, trails
- Strategy for coordinating delivery of needed infrastructure
- Plan for open space and recreation
- Guidelines for HLB development process



New plan for Crow Creek supports up to 710 new housing units

The other half of the land use plan is the strategy of locating development in concentrated nodes, and requiring relatively high-density housing. Experiences in mountain resort communities around the U.S. show that higher density housing - both single-family, small lot and multifamily housing - can be attractive, enjoyable and an asset to the community if it is well designed and well built.

This approach requires higher quality housing than is often found in Alaska, particularly for attached and higher density single-family housing. To ensure the project meets market demands, the Land Use Plan includes standards and guidelines that require attractive, high-quality development, as well as establishing abundant open space and an extensive trail system.

The chart below shows the development nodes. Areas identified for development are located in the portion of the site with the best physical capability for development.

Area	Acres	Single Family and Units	Attached Units	Total Housing Units/Lots	Dwelling Units Per Acre
South Fan/West Highlands	52	80	51 min - 160 max	131-240	Up to 4.6 dua
North Fan	40	60	32 min - 100 max	92-1160	Up to 3.5 dua
Three Ridges	83	80	6 min - 20 max	86-100	Up to 1.2 dua
Lower Matrix	28	40		40	1.3 dua
River Terrace/Upper Matrix	38	40	26 min - 80 max	66-120	Up to 3.2 dua
Lower Forest	40	50		50	1.2 dua
Development Areas - subtotal	281	350	115 min - 360 max	465-710	
Areas to be retained as open space	718			0	0

The numbers in this chart have been changed from the original draft to reflect community input to move more of the multi family up valley and to give a minimum and maximum number to work with. The maximum is less than the original draft and much less than the GAP.

Judge rejects CPG challenge

A federal judge handed Chugach Powder Guides a sweet victory when he rejected a suit filed by several environmental organizations.

U.S. District Judge Ralph Beistline upheld the public process that led to a U.S. Forest Service decision to issue five-year permits for nine areas and one-year permits for four other exploratory areas between Girdwood and Seward. Chugach Powder Guides had been operating the past decade under one-year permits.

Chugach Powder Guides President Chris Owens said the five-year permits and additional acreage will help him operate a viable, long-term operation.

“From our perspective, this (appeal process) has been a scary thing to go through,” Owens told the Anchorage Daily News. “It’s not just some folks from Moose Pass but some of the biggest environmental organizations in the country.”

Bestine ruled that the area is a national forest that allows multi-use, including “heli-skiing, an activity that is growing in popularity and that some find both exhilarating and aesthetically pleasing.”

Chugach Powder Guides now operates in three different Alaska locations. Last year the organization took a couple of groups and a film crew to its new terrain in Seward. The dramatic terrain and fjords dropping straight to the ocean left “everyone wide eyed,” Owens reports. “Kaj Zachrisson and Marc Abma joined us with Warren Miller to record the exploratory effort.”

CALL ON US IF YOU NEED A SPEAKER

Girdwood 2020 has a dynamic new video about the Glacier-Winner Creek potential and a group of board members ready to speak to any group in town. If you are interested, call Gary Bucy at 561-2240.



Just in time for the holidays, a poster featuring this classic photo of the Roundhouse taken in 1962 by well-known Anchorage photographer Steve McCutcheon. Proceeds from the sale of the posters will help complete the Roundhouse reconstruction.

Mission Statement

Girdwood 2020 comprises a group of citizens who want Girdwood to grow and prosper as a unique internationally recognized mountain resort community through environmental responsible economic development. The overriding vision is to develop and sustain a world-class, four-season destination that protects and markets our most valuable asset - **our valley's unique setting.**



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Builders estimate the new regulations will add up to \$30 per square foot to new construction in Girdwood

STRICT NEW LAND USE REGS PASS ASSEMBLY

The Anchorage Municipal Assembly passed into law Chapter 9 of Title 21 in October. Chapter 9 contains 107 pages of new Girdwood Land Use Regulations, creates 28 separate zoning districts and covers all municipal lands in Girdwood, including open space.

The regulations include new setback requirements, new clearing and vegetation requirements and new architectural requirements for multi-family and commercial buildings. It does provide a grandfather clause for current structures as most would be deemed non-conforming under the new regulations.

Initial estimates from builders and developers who have scrutinized the multi-family and commercial portions of the plan show a \$20-to-\$30 per square foot additional construction cost for their projects under the new plan.

Land designated Girdwood commercial recreation, Girdwood development reserve and recreation reserve, and undeveloped lands in resort districts must undergo extensive master planning before development is allowed. This allows a developer to make a proposal to the municipality on such projects as the new Glacier Winner Creek ski area and the base infrastructure needed to make such a project feasible.

The main body of Title 21 covering the entire Anchorage Bowl is slated to become law in the fall of 2006. That means there is time to fine-tune parts of Chapter 9 based on actual experience over the next six months.

Many provisions of the Girdwood regulations refer to the new Title 21, which has not yet been adopted. For that reason, the Girdwood 2020 board had advocated to both the Anchorage Assembly and the Planning and Zoning Commission that the Girdwood regulations should not take effect prior to the adoption of Title 21 for all of Anchorage.

A copy of the Girdwood Land Use Regulations, Chapter 21-09 is available at the Planning and Zoning Commission, 4700 Bragaw Street, or on-line at www.muni.org/planning/prj_T21_Girdwood.cfm.

A NIGHT OF FUN AND FRIVOLITY

It's no joke that Girdwood 2020's 6th annual dinner and membership meeting will be held on All Fools' Day.

April 1, 2006

Columbia Ballroom
Alyeska Prince Hotel
Silent and live auction

Tickets \$75/person

To reserve your tickets, contact
Lynne' Doran doran@acsalaska.net
or call 783-0090.



NEW BOARD MEMBERS

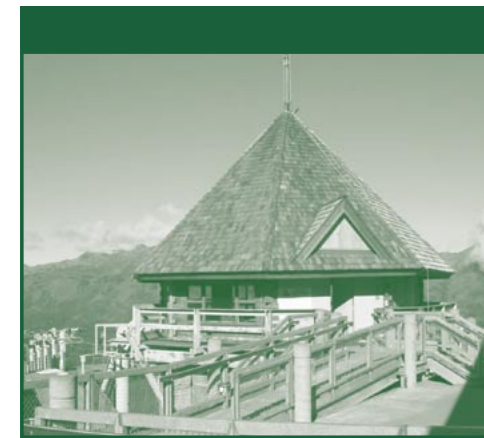
Both Girdwood 2020 and Girdwood, Inc. have two new board members.

Girdwood residents Mark Saugstad and David Stratton joined the 2020 board. Saugstad has skied Alyeska for 45 years and is in the Masters Racing Program. He is project superintendent with Unit Co., a general contractor headquartered in Anchorage. A nine-year resident of Girdwood, Stratton owns the local Lincoln Financial Group agency and is active in the insurance and financial services industry.

Girdwood, Inc. added Kathy Recken and Ron Burson to its board. Recken is principal of the Girdwood school and Burson is a retired commercial pilot who is vice chair of the Girdwood Land Use Committee.

GIRDWOOD 2020 BOARD OF DIRECTORS

John Rense, Co-Chair	George McCoy
Diana Stone Livingston, Co-Chair	Carl Propes
Jim Barnett, Secretary	Mark Saugstad
Diane Powers, Treasurer	Dave Stratton
Per Bjorn-Roli	Chris von Imhof
Gary Bucy	Rudi von Imhof
Bob Bulmer	Dave Wilson
Larry Cash	Tommy Moe,
Dick Day	Honorary Member
Larry Daniels	
Jeff Demain	
Linda Hulteen	
Lana Johnson	
Lynn Johnson	



ROUNDHOUSE NOW SPORTS A NEW ROOF

Work has ended this season on the restoration of the historic Roundhouse.

Now sporting a new roof, foundation and support columns, the exterior work is nearly complete. Once additional funds are available, a new deck will be constructed, the windows repaired and the outside refinished.

The \$1.3 million restoration is the largest project of Girdwood, Inc., a nonprofit Girdwood 2020 organized for “educational and charitable” purposes in the Girdwood area. Girdwood, Inc. provides services to other area groups and is assisting with more than a half dozen community projects.

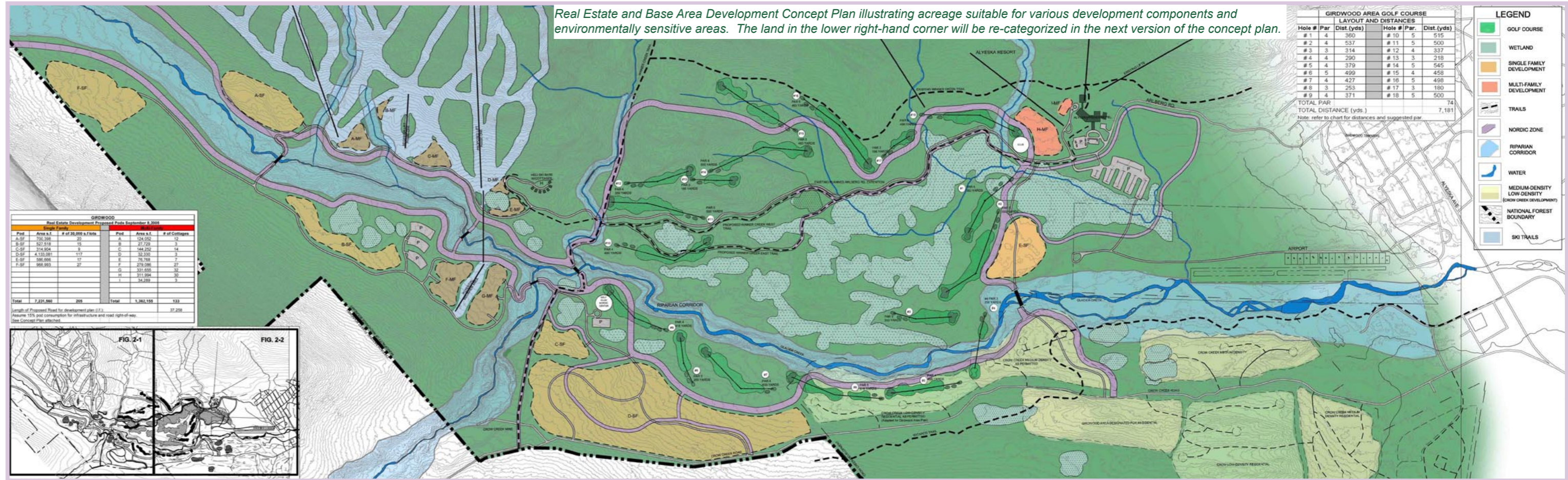
The Roundhouse was built in 1960 as the upper terminus of Chair 1, a 5,700-foot, double chairlift that rose 2,000 vertical feet, and placed on the National Historic Register in 2003. Girdwood, Inc. plans to turn the second floor into a museum/interpretive study that will exhibit historical materials depicting the early history of the Girdwood Valley and the growth of Girdwood and Alyeska as a ski community. The bottom floor will house the ski patrol.

Girdwood, Inc. is working to bring AlrichPears, the project’s interpretative consultant, to Girdwood in December or January to meet with the community for a better understanding of what Girdwood wants in the new museum.

Girdwood, Inc. also signed a Memorandum of Understanding with the U.S. Forest Service to provide interpretative services and programs at the new museum during the visitor season.

Major funding for the restoration comes from four significant donations to date, including \$350,000 from the local estate of Eddie Gendzwill, \$197,221 from the National Park Service Save America Treasures program, \$100,000 from the Atwood Foundation, \$70,000 from the Turnagain Arm Kenai National Heritage Corridor Foundation and \$30,000 from the U.S. Forest Service. Alyeska Resort contributed \$350,000, including a 55-year lease on the property, project management and free transportation to the work site.

Girdwood, Inc. hopes to finish the project next fall.



PLANNING CONTINUES ON GLACIER-WINNER CREEK DEVELOPMENT

The Glacier-Winner Creek development is beginning to take shape as the project moves towards a completed master plan stage as early as August 2006.

The SE Group recently completed the terrain suitability study that identifies potential sites for base facility development, real estate development, ski lift alignments, road/access corridors, golf course and Nordic trails. (See map above). This is the first step in developing the master plan. The SE Group is a multi-disciplinary consulting firm founded by Alyeska’s early manager, Jim Branch. It now has offices in California, Washington, Vermont, Colorado and Utah.

Real estate consulting firm Peterson Economics is working on a targeted marketing analysis to evaluate the potential demand for residential properties in a Girdwood with expanded resort opportunities. The study by the Washington-based firm should be complete by the end of the year.

A golf routing study by internationally recognized golf architect Bob Cupp also should be finished by year’s end.

DOWL Engineers of Anchorage is providing engineering review and input on infrastructure demands, sizing of utilities and a general estimate for infrastructure development.

You are invited to spend a day golfing at our second Girdwood 2020 Golf Tournament, 8:00 a.m. Friday, September 15, 2006 at O'Malley's on the Green.

Golf tourney such a hit we're doing it again

Gather your friends for a day of fun and food at the Anchorage Golf Course. Registration includes 18 holes of golf and prizes, plus continental breakfast and lunch at O'Malley's on the Green.

Girdwood 2020 has a new golf brochure available called “Golf and Girdwood ... it's a natural.” Copies are available for free by writing to Girdwood 2020, P.O. Box 1102, Girdwood, AK 99587 or visiting our website at www.girdwood2020.org.

The Turnagain Arm Health Center has a new logo as it moves forward with its grant application for a new health center in Girdwood.

It's been a busy year for the Turnagain Arm Health Center.

Four fundraisers brought the group \$30,000 closer to their goal of becoming a federal Community Health Center. The Denali Commission is working with them on a site and building plan for the new clinic.

To promote health and fitness in the community, the group hosted the Fun Run and assisted with the Bird to Gird family bike ride.