

## **Girdwood South Townsite Subcommittee Meeting #4 – 3.25.08**

### *Notes from Discussion*

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#### **What we've heard**

##### **Agreement on:**

- Maintain existing community / civic uses
- Keep Girdwood “feel” – views, trees, open space
- Space for new civic uses
- Help create stronger, better integrated New Girdwood Townsite
- Make Alyeska Hwy into connector, not a barrier

##### **Some (but not total) support for:**

- Create “main street”
- Reserve space for future local serving commercial
- Include some housing – within price range of middle income people

#### **Questions / Issues**

- Little Bears – we have a location for it; double-check to make sure it's ok in parkland/PLI zoned area. Could add bathrooms to give it a useful park function or shift it slightly to the east if necessary to keep out of park
- Specify targets for % civic / % commercial?
  - Bill/HLB – no, we do not have targets; sale of some pieces will be driven by market demand for either civic uses or retail uses.
  - Exception: HLB would like to reserve land for a clinic
  - Committee member: we shouldn't perpetuate an “entitlement mentality” in Girdwood – the burden is somewhat on civic users to come forward with their needs and a plan to meet them
  - Committee member: we need revenue-generating uses (like retail and office space) to pay for needed infrastructure
- Need to show adequate amount of parking in plan; not too much, not too little.
- Need to modify Girdwood Chapter of Title 21 (Ch. 9) to reduce minimum parking standards, consistent with comparable changes in the Anchorage bowl portion of Title 21
- Location of 200' setback should be accurate as possible
  - What about parking in setback – is this an allowable use?

#### **Reasons for This Plan**

##### **Immediate causes:**

- New road needs to be built starting in 2008
- Relocate Little Bears – is this necessary? (yes)
- Update older plans in response to growth and change in the Valley

##### **Related concerns:**

- Keeping civic uses in “middle of the bowl” and allowing a main street to develop
- Focus on local-serving commercial; better to locate this kind of use in New Girdwood Townsite than other locations, e.g., on Seward Highway
- Some existing land designated commercial residential has gone to residential
- On-site parking requirements in New Girdwood will limit options for future commercial development; small commercial lots also are limiting

- For south side - could try a “fragment lot” model, that gives more flexibility in lot layout (like improved parking standards, this requires a change in Chapter 9)
- Commercial at resort likely to be more expensive, focused on visitors
- Reserve space for rec. center: pool, gym, tennis, etc.

### **Grocery Store Discussion**

- If you want to have civic stuff, you to have a commercial engine for it
- Can tie grocery store development to paying for cost of infrastructure
- Grocery is not best use of space – some people prefer trails, open space
- Is it really practical to think grocery store would want to locate here? Would highway location be more attractive?
- Perhaps grocery store need not as great now as it was 10 years ago when it was drawn into the *Girdwood Commercial Areas and Transportation Plan* (drive to Anchorage is much easier)
- Grocery trip into Anchorage is “therapy” for some people to get out of the valley
- Many people want grocery store, either new or expanded, and don’t want or can’t drive to Anchorage. Not everyone has a car; “everyday I see lots of local employees coming out of Mercantile with bag full of expensive groceries”.
- Want one, not two grocery stores if Safeway/Merc expands or goes away, then we want a grocery store to stay

### **Connector Road to Alyeska Highway**

- Aim for minimum impact, e.g., constructed from “grasscrete” and kept green
- 2<sup>nd</sup> access could potentially be gated, not used at all times

### **Housing Comments**

- Like residential uses located above retail
- We don’t want any more condos
- Don’t want to keep adding more and more housing – resort and Crow Creek are already aiming to add a lot of retail
- Affordable is difficult to do – how would this work?
- Need more land for housing – there are almost no vacant lots in Girdwood
- Plan should be silent on housing
- This residential is shown in a good place, a good fit for town center
- Want housing near town center for walkability
- Want three things with housing: 1. good near town center, even if might not happen for a while, housing creates synergy with other town center uses; 2. modest-priced housing – many people won’t be able to afford resort housing; 3. small amount (closer to 30 than 100 units)
- Take some of Crow Creek off the table in exchange for this?
- Permitting for Forest Fair

### **Issues To Be Discussed and Resolved at Community Workshop:**

- Grocery Store – do we want to reserve space for this?
- “Main Street” – what are the reasons for it and is it a good idea for Girdwood?
- Little Bears – need to finalize this location
- Housing – should there be some, where, how much, what kind?