



The History of Holtan Hills

- ◆ 1995 Girdwood Area Plan Approved Stating that “New populations growth in Girdwood will create a demand for additional housing.”
- ◆ April 11, 2006 Crow Creek Neighborhood Plan Adopted that recognized “Girdwood’s housing demand will grow...” and recommendations for the “creation of a management body, or affiliation with an existing entity equivalent to the housing authorities used in other resort communities”
- ◆ March 2007 Crow Creek Neighborhood Plan Adopted Study Final Report Prepared for Heritage Land Bank (HLB)
- ◆ June 2009 AR No. 2009-118 HLB 2009 Work Program and 2010-2014 Five-Year Management Plan included Holtan Hills
- ◆ In 2009, the HLB submitted a subdivision plat application creating 30 lots and 5 tracts. It was approved however the subdivision was never recorded. These lots varied in size from 17,000 - 27,000 SF.
- ◆ October 2015 AR No. 2015-257 HLB 2015 Annual Work Program and 2016-2020 Five-Year Management Plan stated in 2012 a preliminary plat had been developed for Holtan Hills and Holtan Hills was slated for Possible Disposal of HLB Parcels for 2016-2020
- ◆ In 2010 the Girdwood Water Improvement Transmission Line was constructed through the Holtan Hills project. This water line installation effectuated the 2006 Crow Creek Area Plan.
- ◆ April 6, 2021 Request for Proposal (RFP) to Develop HLB Parcels Put Forth
- ◆ June 29, 2021 By Unanimous Vote, Successful RFP Submission Notified to CY Investments, LLC
- ◆ April 29, 2022 Development Agreement Signed
- ◆ November 2, 2022 Platting Board Unanimously Approved Preliminary Tract Plat
- ◆ February 7, 2023 Disposal of Lands Ordinance Indefinitely Postponed
- ◆ January 24, 2024 New Disposal of Lands Ordinance Approved
- ◆ May 7, 2024 Land Transferred from HLB to CY Investments, LLC
- ◆ August 12, 2025 Assembly Ordinance Offsite Funding Authorized Transferred to HLB Operating Fund

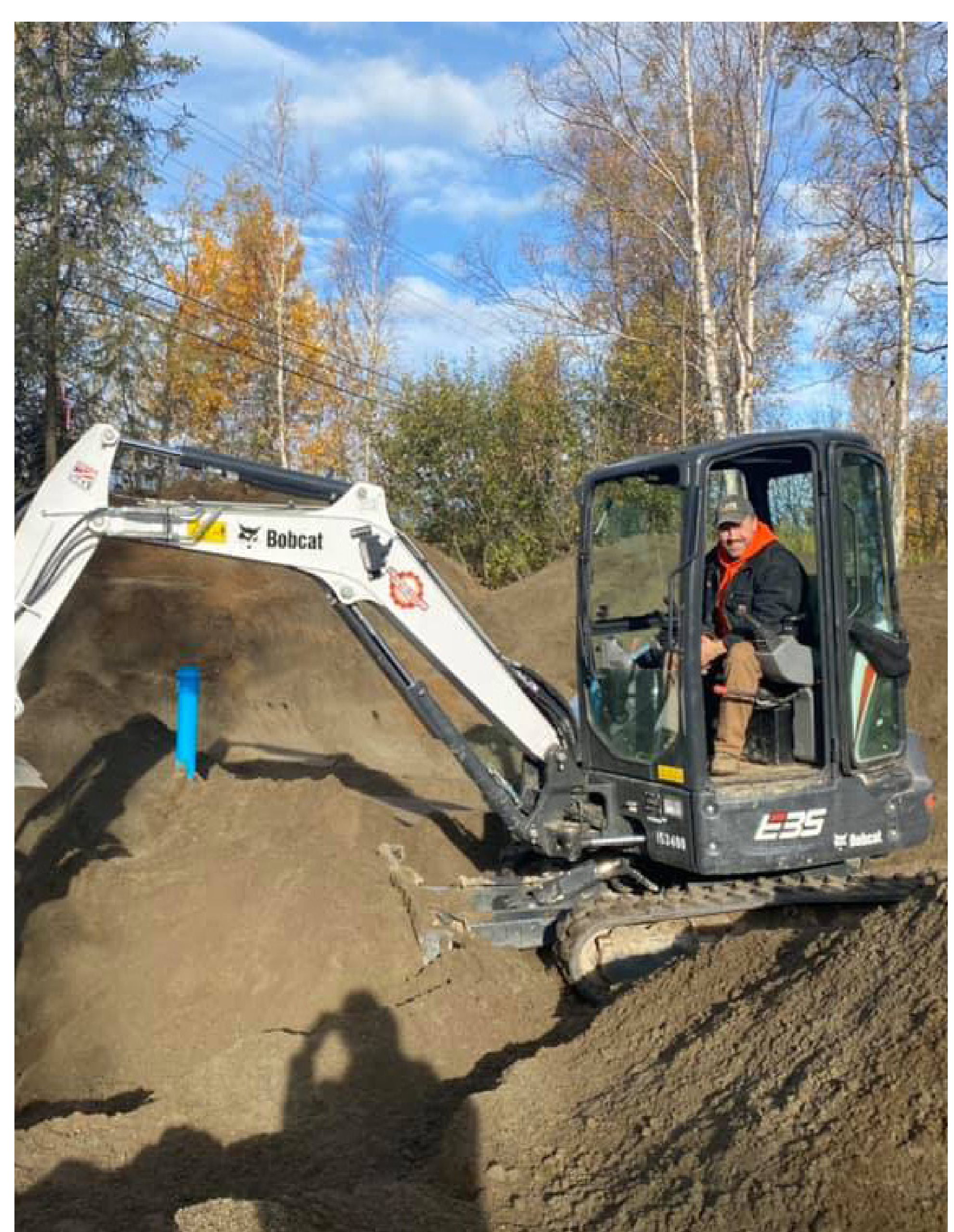
Holtan HILLS

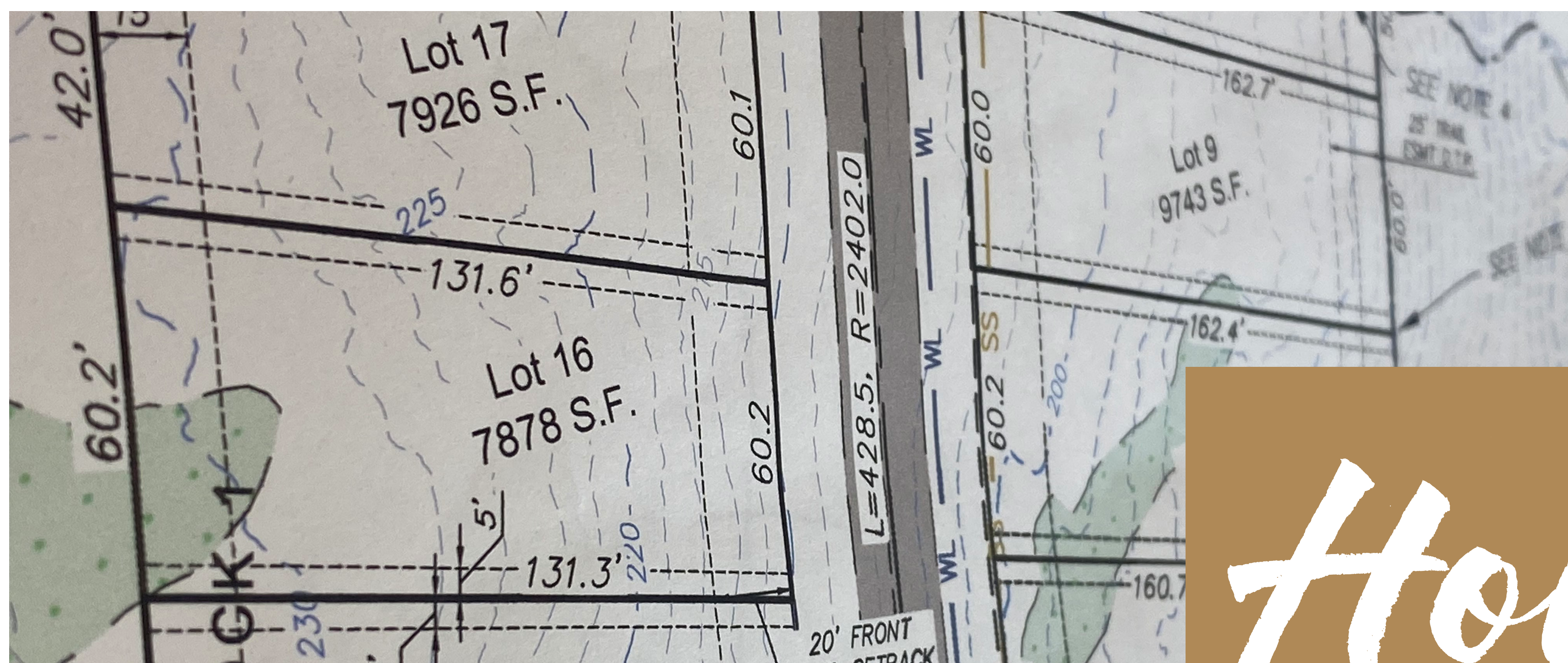


Off-Sites Versus On-Sites

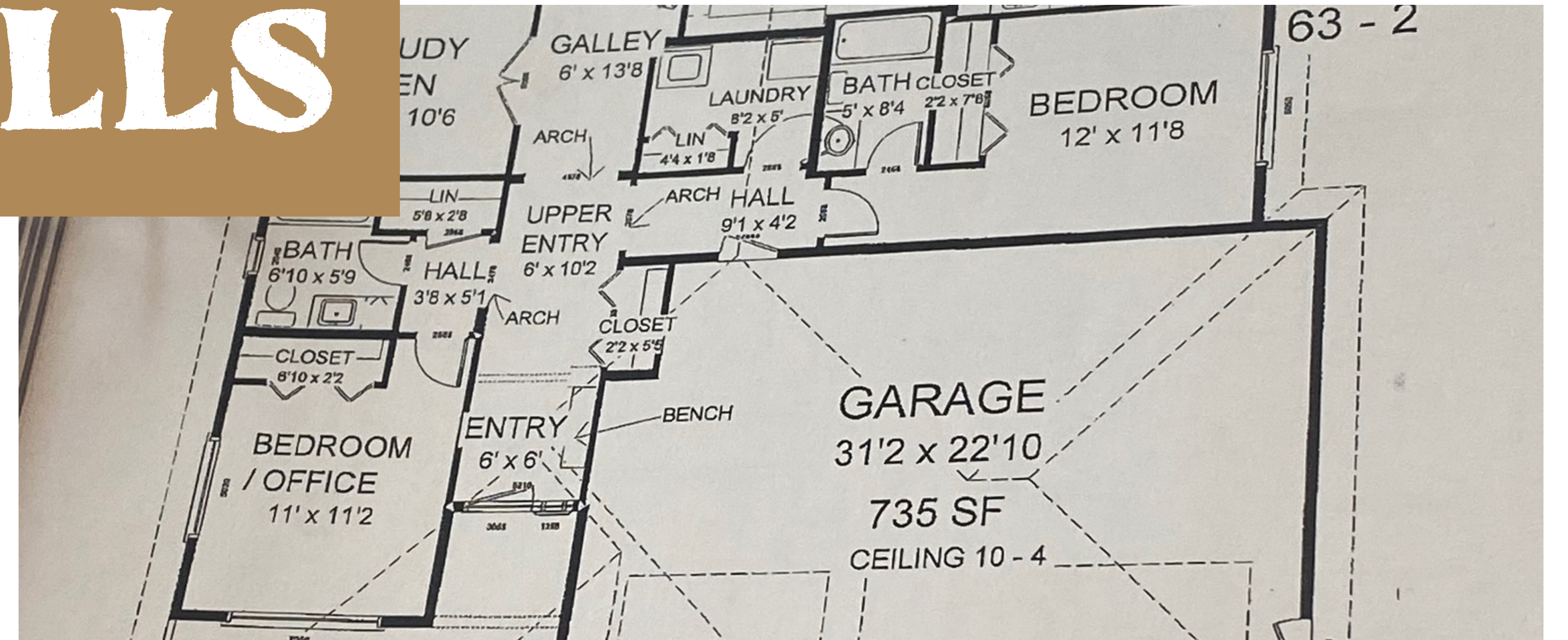
Failure to invest in infrastructure slows housing development. When the state does not pay for essentials like water, sewer and electrical systems, developers either abandon projects, build outside urban areas or pass these costs to buyers and renters. As a result, housing prices rise because infrastructure costs are not shared broadly.

- Beth Fukumoto,
If We Build the Infrastructure, The Housing Will Come,
September 9, 2025 on Honolulu Civil Beat Website





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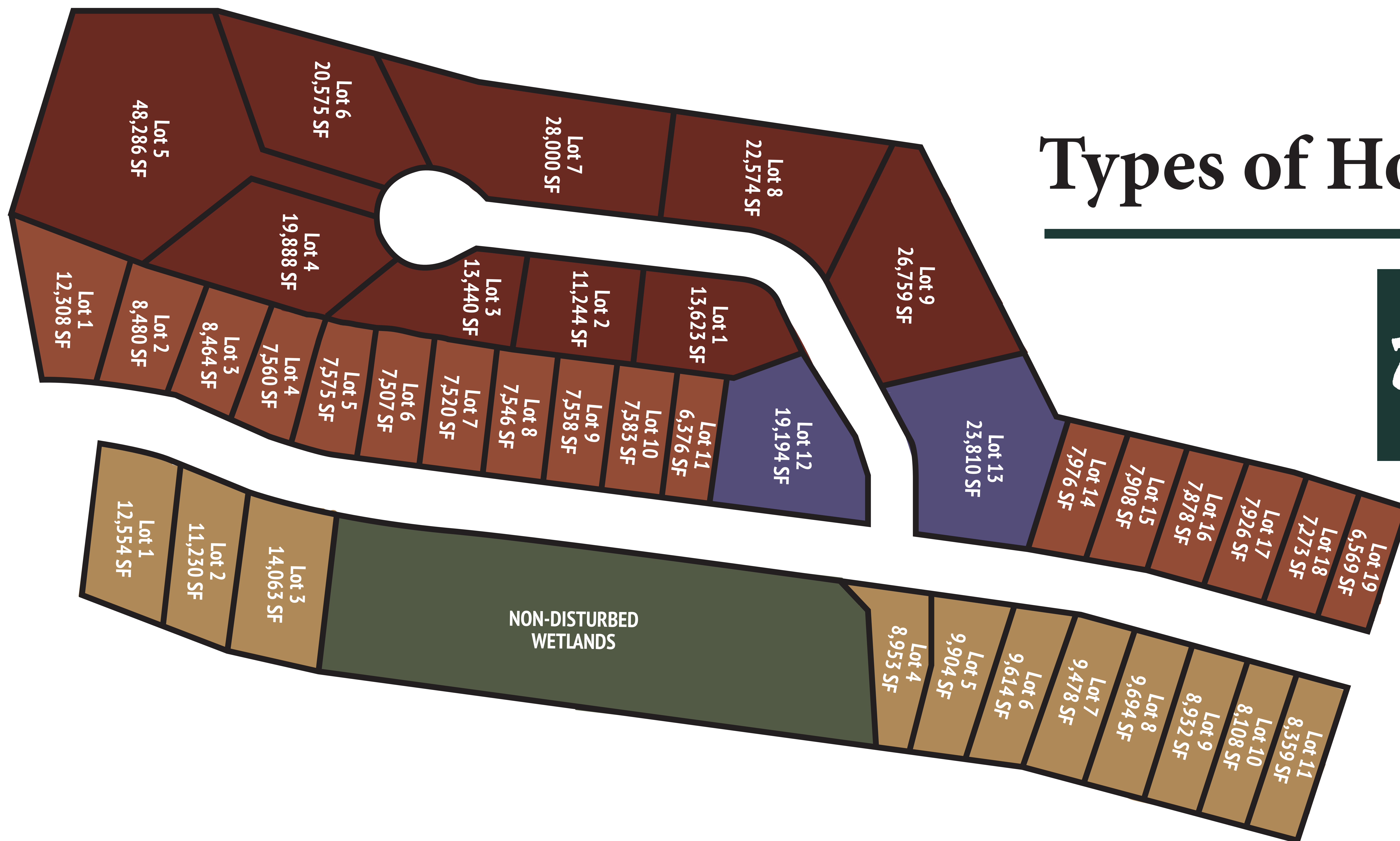


Differences Between a Developer and a Builder

CY Investments, LLC is the developer of Holtan Hills under the Title Twenty-One requirements for a Conditional Use with a Planned Unit Development (CU/PUD). CY Investments financial responsibilities include all costs for horizontal improvements for roads, water/sewer connections to each lot, drainage, trails, gas and electric and landscaping as well as the cost for the entitlement process. The developer has created a variety of homesites that follow the existing water line previously installed in 2010 by AWWU. It is the developer's responsibility to secure the entitlements and approval of the Planning and Zoning Commission. This community meeting is part of the requirements.

CY Investments does not build homes or do any vertical construction. Builders in Holtan Hills must follow the design and landscaping criteria established by the Holtan Hills Homeowners Association. Preference will be given to general contractors with a residential endorsement which require additional education to insure the quality of vertical construction. All builders must be licensed, bonded and insured.

Types of Homesites



- ◆ The lot sizes vary in size and width. In Blocks 1 and 2 along the main road, the majority of the lots (16) are 60-70 wide, and can accommodate a wide variety of style and layout. 6 lots are between 50 and 60 feet wide, and 6 lots are between 70 and 100 feet. In the upper area Block 3, there are 9 lots to be served by City Sewer and on site wells. Those lots range in 170 feet to 230 feet in width.
- ◆ Building Setbacks. The site plan includes building pads with 5' side yard setbacks. All front yard setbacks will be 20', and rear yard setbacks will be 15'.
- ◆ Lot coverage. A maximum lot coverage of 50%, with potential exclusions for multi-family.
- ◆ Lots 1-11, and 14 to 19, Block 1 and Lots 1-11, Block 2 and Lots 1-9, Block 3 can be developed as Single Family (Detached) and Duplex style homes.
- ◆ Lots 13 and 12, Block 1 are designated as multi family lots.
- ◆ Uses and building types. The proposed lots can be utilized as Single Family (Detached), Duplex and Townhouse style homes. These styles are also referred to as multi-family constructed in single-family style. There is also the potential for Apartment Style buildings on the larger lots. The building style and colors will be consistent with the existing "Mountain Modern" style of development in Girdwood.



Homeowners Association Management

The HOA will be responsible for open space maintenance as well as the community landscaping that will be installed. At such time 75% of all lots are sold, the HOA will be turned over to a board of directors elected by the homeowners. The HOA will oversee the 50% owner occupancy requirement for the single family and multi-family property as stipulated in the A.O. Sub-associations will be created for condominiums and multi-family units. These units will fall under the Master Association, and will include responsibilities and regulations specific to the individual multifamily buildings and lots. All builders will be required to comply with the design criteria specified in the HOA documents. An architectural design review committee will be created to review proposed building design. The lot owner will be responsible for any wetland disturbance and filling and other required permitting.





Design Standards for Holtan Hills

According to the National Association of HomeBuilders, there are four exterior designs that currently typify America's housing. They are Modern, Contemporary, Traditional and Transitional. All four of these examples of exterior designs are already existing in Girdwood and we would encourage that trend. There is a strong preference for Traditional and Contemporary and most buyers prefer steel or concrete as a framing material, not wood. However, wood remains the dominant and least expensive for construction. Holtan Hills, however, will encourage a 'Mountain Modern' exterior encompassing at least three exterior textures on the front elevation.



Modern

Bold, Boxy,
Flat Roofs



Contemporary

Clean Lines, Sloped
Roofs, Expansive
Windows



Traditional

Rooted in
Historic Styles



Transitional

Contemporary
Design with
Traditional Cues

Where are the Buyers for Holtan Hills?

The housing ladder represents the combined inventory of all types of housing units in a community — from ADUs and apartments to condos, townhomes, and single-family residences. Adding new homes at any level creates space for residents to move up or down the ladder as their needs change. As people transition into new housing, the homes they leave behind become available for others, creating a chain reaction of opportunity. This cycle builds more overall capacity in the market and helps meet the needs of families at every stage of life. Because Holtan Hills is a mixed density community, it is able to add units from a wide range of levels and housing types.

