

Spenard Chamber of Commerce

August 8, 2012

Heritage Land Bank
4700 Elmore Road
Anchorage, AK 99507



Regarding: Sale of HLB Parcel #4-039 Lot 2
Airport Gateway Subdivision

The effort to develop the old National Guard Armory is good news to Spenard businesses. The vacant armory is an unattractive presence at the southern gateway to Spenard.

We are encouraged by the various options required for development of the property. There is great potential to integrate the Aviation Museum into the south Spenard hotel district as well as to increase the capacity for hotels and conferences and to better connect the area with trails separated from the road. These work towards increasing the business environment for the good of Anchorage.

We hope you evaluate proposals by the spirit of the intent of the eight options. Some have feared this location would become another airport parking lot that would detract from the business environment. There is little support for that.

We understand that Tanadgusix Corporation (TDX), owners of the Coast International Inn, have a vision to develop a 10 year masterplan that includes an office building, rebuilding their hotel and developing the national guard armory as part of a conference complex with an aviation theme. That would increase the exposure of the Aviation Museum and create a real landmark facility. This is the kind of development that would help the business environment.

We look forward to equally creative proposals from other bidders.

The Spenard Chamber of Commerce's mission is to "cultivate Spenard's status as Anchorage's vibrant shopping, dining, and entertainment district with an abundant variety of successful independent businesses in a safe and fun environment."

Thanks for your efforts to support a world class development that meets these goals.

Sincerely,

Barbara Smart
Chair