

## UNIVERSITY OF ALASKA DEVELOPMENT PLAN

The University of Alaska is a land grant university that received land from the federal government under Acts of Congress in 1915 and 1929. The purpose of these grants was to provide land and resources for educational and research activities, and to generate income to help support the University.

The primary role of UA Land Management is to convert the University's grant land assets to investible income to support the University's educational mission and to prudently manage land dedicated for educational purposes consistent with campus goals and objectives. In addition, UA Land Management is responsible for managing, developing and disposing of non-trust land assets. These lands include purchased and donated properties. University real estate and resource development projects create jobs, increase the tax base of local communities, make land available for private ownership and generate millions of dollars each year for the benefit of the University.

The net revenues from the sale, lease, development, and other income generated from trust lands are deposited into the University's Land-Grant Endowment Trust Fund (LGTF). This fund, the University's permanent endowment, is managed by the University of Alaska Foundation Trustees. The fund is managed under "total return" endowment practices. After inflation proofing, distributions from the LGTF are used to fund University programs (primarily the UA Scholars Program). The UA Scholars Program awards an \$11,000 scholarship to the top 10 percent of the graduates from every Alaska high school each year. This program is the cornerstone of the University's effort to educate and retain in the state Alaska's brightest graduating high school seniors. The program has been very successful and currently has over 1,800 participants, many of whom would have gone out of state or been unable to afford higher education.

The University's development projects are subject to all local, state, and federal government regulations including the Alaska Forest Practices Act, ADEC water & wastewater regulations, wetlands regulations, Coastal Management Plans, and local zoning, platting ordinances and public hearing requirements. In addition, UA Land Management commonly holds local public workshops to address development issues such as local impacts, densities, lot sizes, road maintenance, covenants, building setbacks, trail systems and architectural standards.

To ensure public involvement in the University's Development Plans, UA Land Management is seeking public comment regarding the attached proposed development project. It is the sole responsibility of any interested party to ensure that they have received any amendments to this Development Plan. Copies of the Development Plan and any amendments thereto, are available on the UA Land Management website at <http://www.ualand.com>.

## TANANA RIVER PARCEL

### NORTH POLE, ALASKA T1S, R1E, SEC. 33, FAIRBANKS MERIDIAN

The University of Alaska intends to develop land located approximately 10 miles southeast of Fairbanks and north of the Tanana River for gravel, sand, rock and other material (“Material”) extraction purposes. The Tanana River Parcel is well suited for Material extraction, given its close proximity to other material extraction operations and other compatible industrial, military and commercial uses. Development of this approximately 585-acre parcel is limited by the existence of a flood control levee (approximately 92 acres) and a drainage channel (approximately 26 acres) that are located on the property.

Upon approval of this plan to develop the Tanana River Parcel for Material extraction purposes, the University will consider fair market value offers from qualified contractors to purchase Material from the parcel in accordance with the terms and conditions of the Tanana River Disposal Plan. A copy of the Disposal Plan is available upon written request or on the UA Land Management website at <http://www.ualand.com>.

Parties interested in commenting on this Tanana River Parcel Development Plan must submit written comments to the University of Alaska at the following address, by no later than 5:00 PM on Tuesday, June 30, 2009 to be considered:

University of Alaska  
Land Management  
1815 Bragaw Street, Suite 101  
Anchorage, Alaska 99508-3438

### LEGAL DESCRIPTION AND PARCEL NUMBER

<u>PARCEL #</u>	<u>AREA</u>	<u>LEGAL</u>	<u>ACRES</u>
FA.TN.0001	North Pole	<u>Section 33</u> : Lots 1, 2 and 3 N2, N2S2, SE4SE4	585 (approximate)

# Tanana River Parcel Vicinity

FA.TN.0001

R 1W | R 1E

R 1E | R 2E



T2S | T1S



1 Mile

**UA LAND MANAGEMENT**  
May 2009  
Photo Source : FNSB  
Photo Date : 2007

Meridian Township Range  
F 1S 1E  
Fairbanks D-2 (USGS)



# Tanana River Parcel

FA.TN.0001



T2S | T1S



1,000

Feet

**UA LAND MANAGEMENT**  
May 2009  
Photo Source : Aero-Metric, Inc.  
Photo Date : 8/18/07

Meridian Township Range  
F 1S 1E  
Fairbanks D-2 (USGS)