



Site Conditions and Summary of Previous Studies

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Existing Site Conditions

HLB Parcel 2-156 (“Legacy Pointe tract B2”) is a 9.6 acre parcel, currently zoned as PLI (Public Lands and Institutions), which is suitable for use as a cemetery. Access to the property is via Golden View Drive, which runs along the length of the eastern property line. Vacant land surrounds all other sides of the parcel.



Photo: Winter and spring at Parcel 2-156

The parcel slopes downhill from Golden View Drive (between 1% to 18% slope, or maximum grade of 10.2°), with the steepest areas along the southern border of the property. The property features scenic vistas from many points overlooking Potter Marsh, Cook Inlet, and the Anchorage skyline.

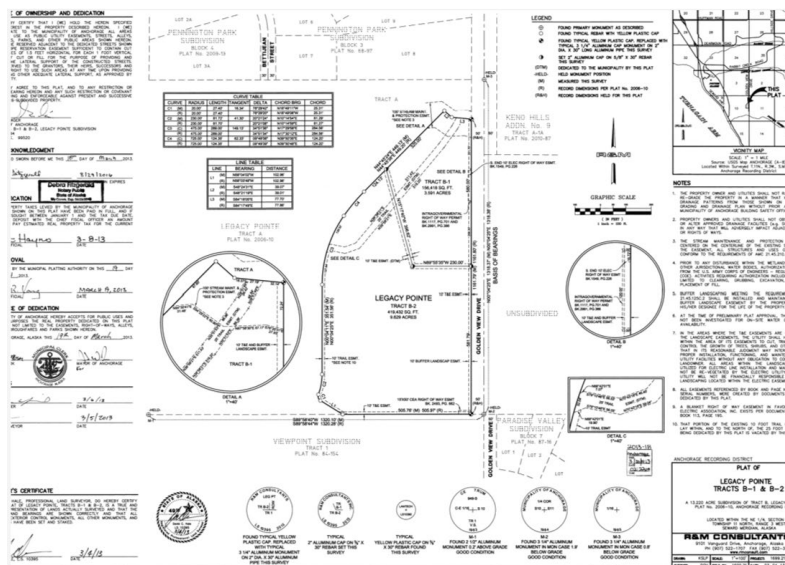


Figure: Survey of Parcel 2-156 from 2013

Moen Park is located directly across Golden View Drive. The main park entrance and playground, as well as a driveway to a residential dwelling, are nearby. There is an adjacent pullout that houses a bank of mailboxes and serves as a school bus stop. There are no watercourses or wetlands on the

property, and land cover is primarily composed of deciduous forest with pockets of white and black spruce, low shrub, and tall shrub.¹

The parcel is currently accessed by neighborhood residents for recreational purposes. Approximately 350 feet of the historic Moen Trail, which has been identified in USGS maps since the 1950s, transects the northern portion of the property. The parcel is contiguous with approximately 300 acres of undeveloped land that will become the Potter Marsh Watershed Park. Also adjacent is approximately 3.6 acres of vacant land owned by Anchorage Water and Wastewater Utility.



Figure: Existing conditions - vegetation



Photo: Existing conditions - site character and social trails

¹ UAA Alaska Center for Conservation Science. *Alaska Land Cover and Wetlands*. 2022.



Figure: Existing conditions - vegetation varies from east-to-west

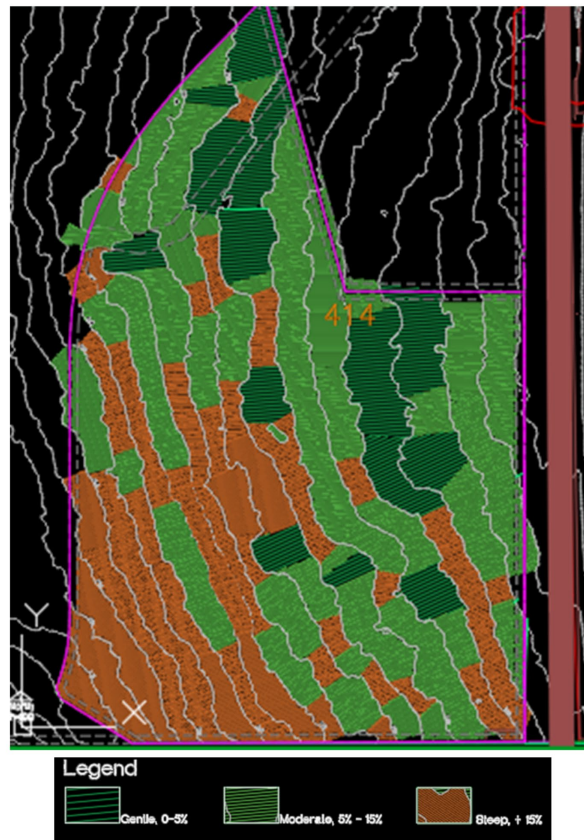


Figure: Slopes vary from 0% - 18%

Summary of Previous Studies: Hydrogeological Features

This property is contiguous with other vacant properties which together comprise approximately 300 acres of boreal forest on the hillside of south Anchorage. Numerous geotechnical investigations and site plans have been conducted over the past few decades as properties changed ownership and various development options were considered, including a geotech investigation by R&M in 2025. This compilation of information has been integral to our initial assessments of the existing hydrological, geological, and ecological features.

Geology: Soil Classification and Depth to Bedrock

Prior studies featuring test pits demonstrate that there are occasional areas where shallow bedrock is encountered. Test pits along the south portion of Golden View Drive encounter high density cobble at depths of 5 to 7.5 feet. Many pits were dug to depths of 15 feet without encountering bedrock. The September 2025 Geotech investigation added 8 test pits. Pits terminated at bedrock anywhere from 2' to 8'. **The shallowest of the three test pits were TP 5 (2.5'), TP 7 (2'), TP 8 (3.5')²**

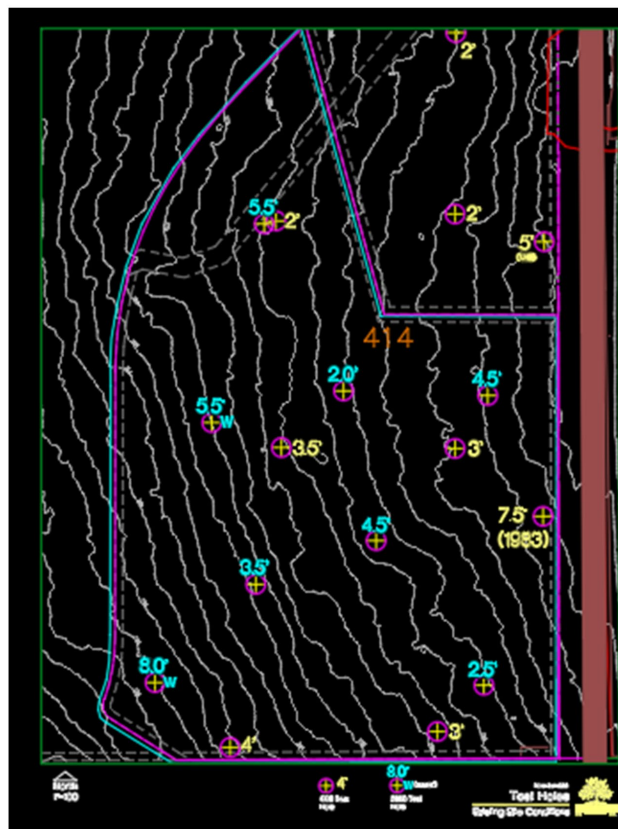


Figure: Depth to bedrock (and water)

² R&M Geotechnical investigation, September 2025

Excluding wetlands, soils were classified as well-draining. Key surficial geology identified within Parcel 2-156 includes morainal deposits (primarily glacial till) consisting of intermixed gravel, sand, silt, and clay.³ In the fall of 2025, R&M generally described the site's soils as "moist to wet" though TP2 and TP3 had a dry layer of poorly graded sand under soil.⁴

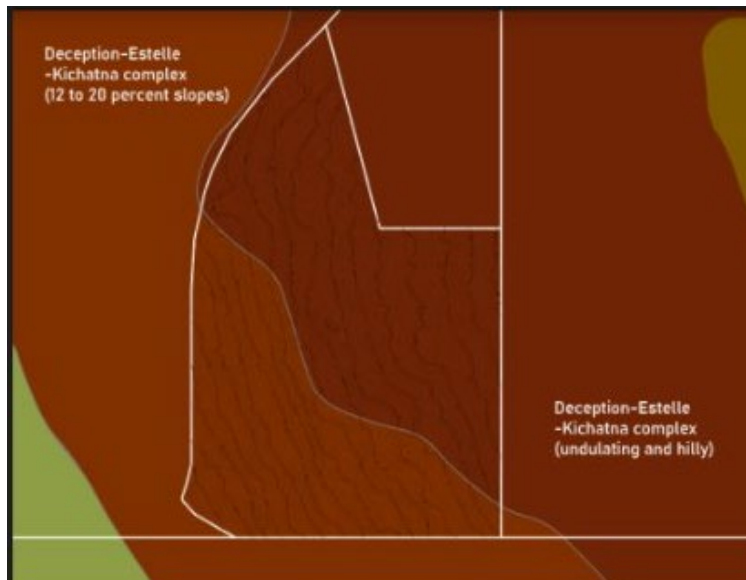


Figure: Existing conditions - soils description⁵

Hydrology: Groundwater, Wetlands, and Drainage

Test pits in PMWSP encountered occasional spring activity, though no groundwater was noted in test pits along Golden View Drive prior to 2025.

Water was encountered in TP3 (at 5.5'), and TP 4 (at 8'). "Water was observed as seepage into the bottom of the test pits during excavation"⁶⁷

The drainage pattern of the slope south of Golden View Drive is divergent (with several sub-drainage basins radiating outward); most of Parcel 2-156 drains to Potter Marsh except the southernmost border which drains to a ravine and Potter Drive. No critical wetlands exist on Parcel 2-156. Outside the borders of the parcel, to the northwest of Moen Trail, are three, very small areas that have been classified as low-value wetlands.⁸

³ Site studies and abandoned development plans from 1977-present. See APPENDIX I.

⁴ R&M Geotechnical investigation, September 2025

⁵ USDA. *Web Soils Survey*. 2024. <https://websoilsurvey.nrcs.usda.gov/app/>

⁶ R&M Geotechnical investigation, September 2025

⁷ Weather/precipitation in the days preceding: 9/5/25: 53-61 F 0.5" precip; Then 50-60 with no precip until 9/9, light rain 0.17" accumulation from Wunderground.com

⁸ Site studies and abandoned development plans from 1977-present. See APPENDIX I.

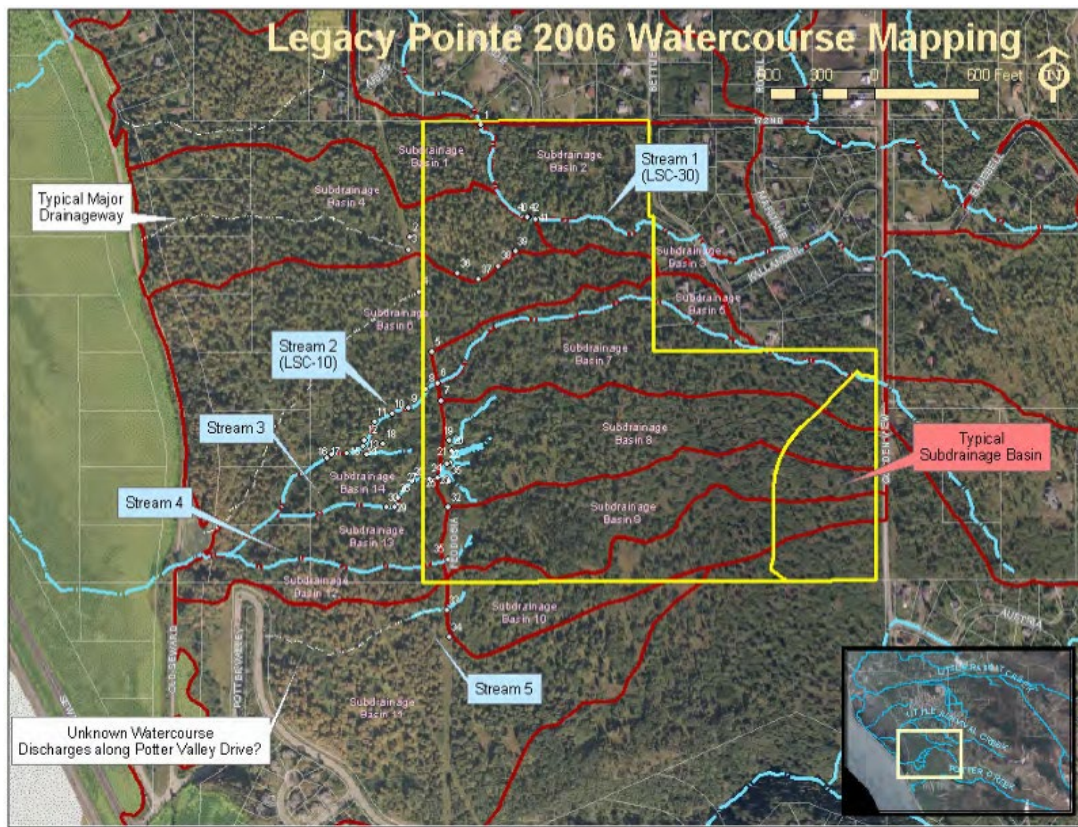


Figure: Mapped watercourses and subdrainage basins from a 2006 study

Discussion: Site Compatibility

Well-drained soil is desirable for natural burial as poorly drained soil creates anaerobic conditions which inhibit decomposition processes. Depth-to-bedrock becomes an issue for natural burial at depths of less than 4 feet; areas with bedrock above 4 feet deep will not be used for the interment of casketed or shrouded remains. Moderately sloping conditions, up to about 15%, with well-drained soil are ideally suited for natural burial. Steeper slopes, beyond 18-20%, become difficult for equipment to navigate and limit pedestrian access.⁹ Flat sites may be more prone to flooding, a condition routinely experienced by many cemeteries in the Lower-48.

A summary from the 2025 R&M study described the site as “partially usable [for natural burial] in areas where bedrock is deeper than 4 feet” though it does go on to add that “usability of this site for *traditional [conventional]* burials would require significant excavation power”¹⁰

⁹ Personal Communication, Jack Goodnoe, cemetery landscape architect specializing in natural burial cemeteries. 2020.

¹⁰ R&M Geotechnical investigation, September 2025

Conceptual Site Plan and Proposed Uses

Gross Acreage and Proposed Uses

Planned development is minimally invasive to prevent disruption to ecosystems and existing users of the trail systems. Wherever possible, social trails within the 9.6 acre parcel will be improved for safety and accessibility, rather than creating new trails.¹¹ Priority will be given to maintaining connectivity with the hillside's existing trail systems, which extend beyond the boundaries of Parcel 2-156, for the benefit of recreational users.

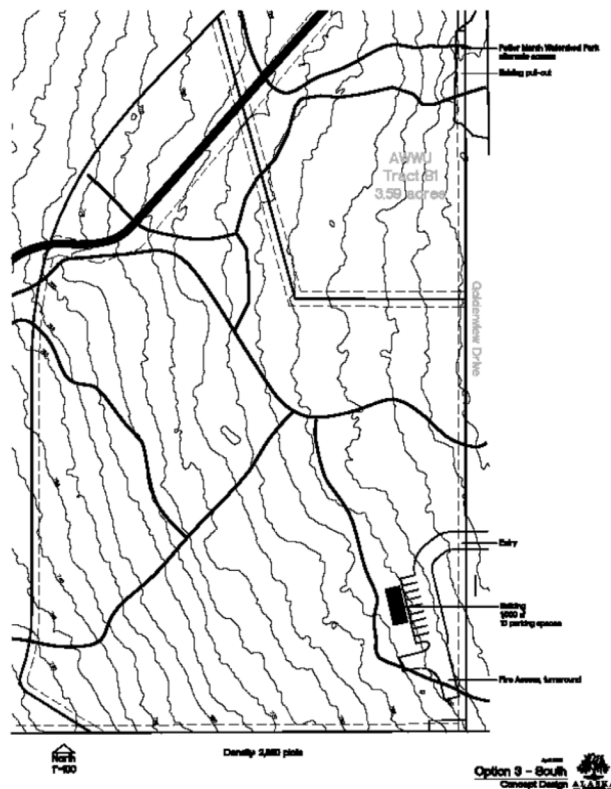


Figure: Working concept plan 2026

We plan to construct a modest structure to house staff offices and provide a family reception area, with an attached or detached structure for housing interment equipment and other maintenance supplies. A driveway and small parking area will be installed to provide access for staff and patrons

¹¹ In subsequent conversations with subject matter experts, the existing network of social trails will be evaluated for their current impact on runoff patterns. Social trails may inadvertently create channelization of ephemeral surficial water during heavy precipitation or snowmelt.

from Golden View Drive. The number of parking spaces is yet to be determined.¹² Permeable surface driveways, parking areas, and walkways will be installed using GeoBlock (or a similar product) if feasible to minimize impact to existing drainage patterns.

Installation of a septic system requires on-site drainage fields be at least 6 feet above bedrock and have at least 4 feet of cover; therefore, the minimum depth-to-bedrock for septic accommodation may not be met, restricting construction to non-plumbed facilities on site (i.e. Porta-John).

HLB Parcel 2-156 is 9.6 acres. Of this, 0.95 acres are in easements and 3.43 acres have slopes in the 13%-18% range (not ideal for the interment of casketed or shrouded remains).

The site has 5.24 acres of land with slopes of 0%-12%. We're intentionally limiting our maximum burial density to 400 per acre¹³ so the site has the capacity for no more than 2,098 interments of casketed or shrouded remains.

In preliminary mapping of potential grave sites (avoiding areas sloped >12%), we estimate 1,180 sites can be configured along the existing trail system. Development of proposed secondary trails increases trailside capacity to 2,240 plots (exceeding our planned burial density). If interments were permitted off the trail systems, then the potential capacity would be 2,550 plots (again, exceeding our planned burial density).

Drainage & Soil Stewardship Best Practices

Following the HLBAC public hearing in February 2026, Alaska Natural Burial consulted with 17 subject matter experts¹⁴ to discuss concerns raised about hydrological impacts, potential "glaciation", and soil health.

General Assessment

Any land use carries environmental impact, including the social trails currently in use on the parcel. The anticipated impacts of natural burial operations are expected to be localized and manageable. Surface erosion (rather than groundwater contamination or subsurface drainage disruption) was a concern that ranked higher among the experts we spoke with. Backfilled grave soil, even with slight compaction, is expected to return to a composition close to its prior state, and groundwater flow is unlikely to be significantly altered by individual burials.

¹² The Goldenview Community Council has expressed interest in shared parking facilities for the three co-located parks (Alaska Natural Burial, Moen Park, and PMWP)

¹³ Per Green Burial Council standards

¹⁴ Including hydrologists, soil scientists, civil and environmental engineers, landscape architects, cemetery managers, and natural burial experts

Glaciation/icing is not considered a meaningful risk under standard operating conditions. The one scenario to avoid is pre-digging graves and backfilling with woodchips prior to freezing temperatures, as unconsolidated, lower-density backfill could create a preferential capillary pathway to the surface. Standard burial practices do not present this issue.

Erosion Control

The most effective erosion mitigation is immediate seeding of any disturbed soil. A fast-growing annual provides quick surface cover for the first season, followed by establishment of native perennial species that do not require irrigation. Alternatively, disturbed areas can be covered with coarse organic or inorganic material. Burial density and backfill compaction practices are controllable variables that should be standardized in site operating procedures.

Water Management & Drainage Design

Thoughtful management of existing vegetation and intentional trail and infrastructure design will have the greatest overall impact on drainage outcomes. Specific measures include:

- Distributing burial areas across two or three zones to spread hydrological impact
- Leaving vegetated strips along elevation contours, with a tree-planting program to capture runoff
- Installing small swales to slow water movement across the site
- Using water bars — angled berms of soil or small logs — across trails and potentially above burial areas (even if only temporarily) to divert water laterally before it concentrates downslope
- Diverting water toward areas where existing vegetation and landforms can naturally absorb and convey it, rather than allowing new channels or gullies to form

Careful planning and prevention is always the goal. Having a plan for responding to observed increases in soil moisture will also be a part of our plan. Preliminary suggestions from experts have included:

- If localized wet spots develop, willow cuttings can be planted in those areas — willows establish readily where water is present and help manage soil moisture naturally.
- As a last resort, a toe drain or French drain can be installed along areas of persistent seepage to distribute subsurface water more evenly and prevent it from surfacing.

Appendix: Prior studies referenced

Prior studies involving Parcel 2-156 (and the approximately 300 acres of urban forest surrounding it) are listed below and can be accessed at <https://alaskanaturalburial.org/moreinfo.html>. Those with particular significance to this discussion are underlined.

R&M Geotechnical Investigation

- 2025 R&M Geotechnical Memorandum for Parcel 2-156 (field work in September 2025)

Triad Engineering documentation pertaining to a proposed subdivision. Includes detailed information about financial and environmental barriers to development, especially for the collector road and to bring utilities to the parcels.

- 2018 Subdivision Final Analysis
- 2018 Subdivision Preliminary Comments
- 2018 Subdivision Collector Road Concept
- 2018 Legacy 0.3 acre lot cost estimate
- 2018 Legacy 0.3 acre concept estimate notes

Property descriptions of the large hillside parcels between 2012 - 2015, in the context of a potential consolidation.

- 2014 Memo re Potter View Disposal Scenarios
- 2013 Plat of Legacy Pointe Tracts B1 & B2 (including HLB Parcel 2-156)
- 2012 Legacy Pointe Subdivision re AWWU
- 2015 Property Info re ARDSA consolidation
- 2015 Map re ARDSA Consolidation

2005 - 2006 work to develop a senior living community, including information on soils, depth to bedrock, groundwater, and nearby well information.

- 2006 Senior Community Map
- 2006 Legacy soils location map
- 2006 Legacy depth to bedrock
- 2005 Legacy well study - well location
- 2006 Lantech Legacy Pointe survey
- 2005 Legacy well study: Hydrogeologic Evaluation by Terrasat Inc, prepared for Goldenview Land Co.
- 2006 Subdrainage basins: Legacy Pointe subdivision watercourses
- 2006 Shaw AK wetlands delineation report

1998 - 2002 appraisal and studies

- 2002 Kincaid & Riley appraisal investigating AMHTLO and GCI tracts
- 1998 Shannon & Wilson geotechnical/soils study

1977-1983 Zoning and Muni soils log from test sites along Goldenview Drive, Soils study from 1977

- 1983 Muni soils log
- 1977 Hydrogeologic studies by Alaska Testlab for Potter Property
- 1983 Zone PLI