

Proposed CASA CIP Review Process

AO 2026-13

March 20, 2026

ASSEMBLY VICE CHAIR ANNA BRAWLEY

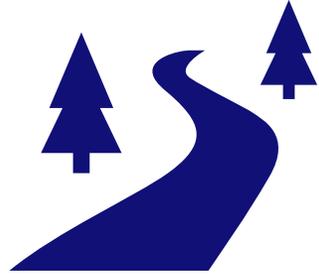
DISTRICT 3, WEST ANCHORAGE



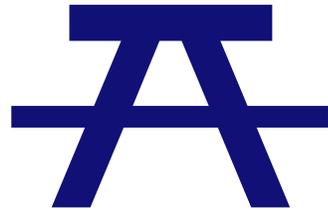
BIG PICTURE: WHAT PROBLEM(S) ARE WE SOLVING?

- **Chugach Access Service Area (CASA) was created by voters in 2023;** initial series of bond projects were approved in 2024, 2025 & will be on ballot for 2026.
- *However,* the **decision process** for which projects are prioritized and put before CASA-area voters **is still not settled:**
 - Multiple years of debate about what types of projects to prioritize & when
 - Assembly directed inclusion of CASA as a CIP category (AR 2024-325)
 - Draft CIP list was proposed but not (yet) adopted in FY26 budget
 - CASA Advisory Group meeting now, recommendations due end of March (*)

WHAT DOES “CHUGACH ACCESS” MEAN?



Trail Improvements?



Recreational Amenities?



Road Improvements?



More Parking and Transportation Options?

All of the above ?

- How do we decide what to prioritize?
- How does this fit with the processes we already have?
- How & where does the public weigh in before the CASA CIP goes to the Assembly?

... BUT WHAT ABOUT THE WORKING GROUP?

- An ad hoc community advisory group formed in fall 2025, with a variety of perspectives & stakeholders represented.
- Goal: produce a well-vetted, balanced list of capital projects for 2027-2032 CASA CIP in late March for consideration & adoption.
- Feedback from working group members since January:
 - *"We are already working to produce this list!"*
 - *Concerns re: duplicative process, Parks & Rec Commission not having context*
 - *Desire to continue the current process with an informal, ad hoc group*
- **The key question: what happens after the group's task is done?**

Let's level-set:

- Our service areas**
- Our CIP process**
- Current P&R commission**

OUR PARKS & REC SERVICE AREAS

- Parks & public lands can be used by everyone...
- But we have a service area model, so only properties within each service area are responsible to pay.
- CASA was created as a way to pay for local projects that enhance access to Chugach State Park.



CAPITAL IMPROVEMENT PROGRAM (CIP)

- Rolling 6-year list of capital projects, including sequencing of design & construction over multiple years
 - Includes Roads and Drainage, Parks, Facilities, Police & Fire, etc.
 - Includes asks for federal and state funds + proposed bond projects
- Developed through multiple steps and points of input:
 - Departments (PM&E, Parks & Rec, M&O, Traffic, others) identify needs
 - Annual community council CIP priorities surveys
 - CIP list formally reviewed & recommendations by Planning & Zoning Comm. (PZC)
 - Input from policymakers, community, other stakeholders
- Much of the project planning, management happens through PM&E.

CAPITAL IMPROVEMENT PROGRAM (CIP)

NEW PUBLIC WORKS CIP DEVELOPMENT TIMELINE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Prepare project status, need, and scope for all projects on needs list that still require funding, and submit to OMB												
OMB provides community council surveys for project prioritization												
Projects evaluated and ranked												
Develop draft Capital Improvement Program (CIP) with input from public works departments, Community Council survey results												
Input data into OMB CIP database of projects												
Draft CIP reviewed by administration and edits made												
CIP submitted to Assembly for introduction												
Planning and Zoning Commission makes Title 21 required recommendation, including public hearing												
CIP approved by Assembly following public hearings												
Legislative project requests submitted to CAPSIS												

All about CIP: <http://www.muni.org/pmeprojects>

Prioritizing CIP Projects – PM&E Evaluation

PUBLIC WORKS PROJECT EVALUATION

A multi-departmental, collaborative process that enables each perspective to be considered. Representatives from:

- Project Management & Engineering
- Traffic Engineering
- Street Maintenance
- Planning
- AMATS

Severity of need

Supported by affected residents

Supported by Administration and PM&E/PW

Supported by CC and elected officials

Status – how quickly can it be implemented?

Population served (few, local, areawide)

Safety improvements realized

Regulatory mandate

Consistency with adopted plans

Impact on O&M costs

Cost effectiveness of project

Project certainty (obstacles to overcome)

Prioritizing CIP Projects – Parks & Rec Evaluation

PARKS & REC PROJECT EVALUATION

A multi-division collaborative process that enables each perspective to be considered. Representatives from:

- Parks Planning Division
- Parks Recreation Division
- Parks M&O Division
- *Future: Anchorage Park Foundation*

Plan Supported (Master, Strategic, or Site)

Public Advocacy (Challenge Grants, Letter of Support)

CIP Survey Request

Supports Existing Infrastructure

User Group Supported

Encourages Health/Safety/Welfare

Environmental Impact

Outside Match

Supports Community Resources

Supports Communities of Need (User group or Population)

Property Ownership (is this MOA or Parkland?)

PARKS & RECREATION SERVICE AREA COMMISSION

4.60.090 - Anchorage Parks and Recreation Service Area Commission.



- A. There is established an Anchorage parks and recreation service area commission consisting of nine members.
- B. The director of the department of cultural and recreational services shall be the executive secretary to the commission.
- C. Membership of the commission should represent as broad a geographic area of the service area as possible.
- D. Any official action by the commission shall require the favorable vote of the majority of all authorized seats of the commission.

PARKS & REC COMMISSION ROLE IN PARKS CIP

F. Before the assembly acts on acquisitions, amendments to the park and recreation plans, the park and recreation capital improvement program, proposed development of park, recreation or open space facilities, the budget, funding for the capital improvement plan, or ordinances relating to the park and recreation program, and contributions to private recreation organizations and activities, contract or management services, it shall first refer the matter to the commission for its recommendations and comments.

AMC 4.60.090 E

WHAT THIS ORDINANCE DOES

1. Proposes that CASA, like the existing APRSA, have its CIP projects reviewed annually through the Parks & Rec Commission.
2. Expands the scope (and name) of the current Parks & Recreation Service Area Commission to include both APRSA and CASA.
 - This would also expand number of eligible people to serve: currently, all members must live within APRSA, from “as broad as possible” geography.
3. Adds a section clearly defining this commission’s advisory role to provide recommendations on the APRSA and CASA CIP.
4. Effective July 1, 2026: would be in place for FY27 budget process.

WHAT THIS ORDINANCE DOES NOT DO

1. Does not adopt any specific list of CIP projects (CASA, Parks, or anything else), or make any changes to current CIP projects.
2. Does not change the composition (9) or current seated members of the commission.
 - The Mayor appoints and Assembly confirms all commission members.
 - In practice, this would likely mean some vacant seats would be filled by CASA-area residents who are outside APRSA.
3. Does not stop or replace the work of the Advisory Group currently developing a proposed CIP list of CASA projects.

PROCESS TO DATE & NEXT STEPS

- Ordinance introduced Jan. 13, set for hearing March 24
- Referred to Parks & Rec Commission, discussed Feb. 12
- Internal meeting with Parks, PM&E & other staff Feb. 26
- Informal discussions with working group members
- **Sponsor's intent: continue public hearing to April 14,** and work with the administration on alternative proposal for CASA process starting FY27.

Assembly Vice Chair Anna Brawley

District 3 | West Anchorage

anna.brawley@anchorageak.gov

