

Update from CED to Assembly Community

Economic Development Committee

2026-09-03

Development Services

Big Timber demolition complete.

4626 Thompson St., 907 E. 11th and 822 E. 45th demolition projects are in process, waiting on hazardous material testing results for 907 E. 11th.

Thompson St. will commence approximately in next two weeks after hazardous materials abatement.

With AHO order in hand, completed major clean of 1306 Chugach Way.

SmartGov finished building out the platform and permit types so we can enter the “validation” phase in which staff will begin testing the back-office functionality in a test environment.

DSD is preparing a policy to provide provisional or temporary licenses for those out-of-state construction workers receiving State of Alaska provisional licenses under a new program.

Staff has been approached to visit a factory and explore pre-approved plans for a manufacturer of modular housing that can probably provide much lower transportation costs and a route to DIY.

Exploring enhanced reporting of design approval errors found during inspections and how to address severe deficiency in basic workmanship discovered years after construction.

Valuations this week are at \$602M, which is about 23% or \$114M ahead of last year.

New housing permits continue to outpace last year. 417 to date compared to 401 all of last year.

144 lots in 7 subdivisions under construction.

Notable new permit is 21-plex at Park Place Street in Eagle River with permit valuation of \$3.9M or about \$186K per door.

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Planning

Planning just received its 20th abbreviated rezone application.

Eagle River Comp Plan update kicked off.

Presenting CIP to PZC in October.

Upcoming PZC cases include:

- Clarifying uses allowed in Parks
- Omnibus 2
- Clean up AO--GETTING RID OF OLD TITLE 21 and also administrative variances
- West Side Land Use Plan changes

Maintenance & Operations

Downtown Library contractor is on site and work is commencing.

Completed our 2nd round of street sweeping.

Completing design of repairs this week on our Mountain View Library building and seeking a waiver to begin construction immediately.

Project Management & Engineering

ROAD CLOSURE: Lake Otis between 40th and 42nd Ave will be closed starting on 9/12 for storm drain repair.

Downtown sidewalk, repair is on-going.

Lighting Projects: Bragaw Street, between DeBarr and East 4th, will soon be getting temporary improvements. Permanent improvements will be installed as part of the Safe Streets for All grant.

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Road and Drainage Projects: Nearing Substantial Completion: 42nd Ave, Mary Ave is paving next Thursday. Stormwater lift station civil work is complete and waiting on long lead equipment. Quinhagak Street bottom lift paving this Friday and top lift next week.

East Anchorage Areawide Traffic Calming: Construction Complete. constructed speed hump and speed cushions at select locations along Price St, Peck Ave, E 10th Ave, and E 64th Ave.

Creekside Elementary Ped Improvements: Construction Complete. Project includes upgraded sidewalks along west perimeter of Creekside Street and improved marked pedestrian crossing at Maryland Avenue. Also included: lighting and storm drain work.

Northwood Elementary Traffic Calming: only remaining work is striping (next week). Project includes a raised intersection at Van Buren St and W48th, speed humps on W45th and W46th, and speed cushions on W47th and W48th.

Getting Ready to Bid (2027 Construction):

- Bragaw Temp Lighting
- Old Seward Highway/International Airport Road Area Storm Drain Improvements
- 4th Avenue Signals & Lighting Upgrades - G Street to E Street

Traffic Engineering

Seasonal Paint and Sign Work: During the past 4 months, the crew completed pavement-marking work at more than 800 crosswalks and 280 signalized intersections, along with approximately 350 lane-miles of centerline and edge-line striping, 500 Neighborhood Greenway sharrows, 270 speed humps, and more than 2,500 directional and merge arrows.

Railroad Quiet Zones:

The center median barriers at the Oceanview Drive and 120th Avenue railroad crossings have now been extended to preserve these existing quiet zones.

Continuing to coordinate with DOT&PF regarding improvements needed to maintain the C Street quiet zone.

Exploring what can be done at the Forest Park Drive crossing.

Denali Street Pilot: Installation of the “Making Room for Winter” pilot on Denali Street between Tudor Road and Northern Lights Boulevard is planned for mid-September.

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Hyder Street Asphalt Art: Partnering with the Fairview Community Council, NeighborWorks Alaska, and the Anchorage Museum on quick-build curb extensions at four Fairview neighborhood intersections, primarily along Hyder Street. Traffic Engineering will paint the curb-extension areas white at all four locations, while flex posts and community-led asphalt art will be installed at Hyder Street and 12th Avenue. Art at the other three intersections is planned for early next summer. (Any leverage getting dry weather this month appreciated.)

Real Estate

- HLB staff have kicked off drafting of the 2027 workplan. The agency review and public comment period is anticipated to begin in October.
- At the next HLB Advisory Commission meeting of September 24, staff will be bringing forth a recommendation to transfer Tract B-5, Girdwood Industrial Park Phase 2 to Girdwood Street Maintenance.
- HLB staff are working with a subcommittee of the Girdwood Housing and Economic Committee to determine the development priorities and expectations that will be incorporated into an RFP for development of Tract 2, Orca Mountain View Subdivision (Ruane Rd & Alyeska Hwy).
- Kindercare was selected as the successful proposal for the Woodland Park Childcare Center RFP. Staff have begun working through the next steps to get this property back into full occupancy. A lease will be forthcoming to HLBAC and the Assembly for approval once negotiations have been completed.
- Negotiations continue towards a renovation plan and lease for the Arc of Anchorage to provide a program out of West End.

Geographic Data & Information Center

GDIC has 2 new public apps available.

1. [Short-Term Rental Registrations](#) - shows a weekly update of registrations and also shows them as a percentage of living units per Community Council area.

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2. [Living Unit Summary](#) - a summary of living unit types per Community Council as represented in CAMA data from Property Appraisal.

These apps are accessible via the GDIC homepage in the “All Maps & Apps” gallery.

And do not forget to check out the new AWWU Service map in the GDIC Library.

GDIC also created an app for the Assembly showing the MMHOP (AO2026-85) areas for review. Note: Assembly Member Baldwin-Day owns the parameters for this product.

And finally, GDIC collected drone video of the Big Timber deconstruction.

Public Art

Drafting proposed AO to update Title 7 Section 40 (Public Art program) to address Ombudsman comments and update threshold from value set in 1978.