

Update from Bob Doehl to Assembly Community Economic Development Committee

2026-08-06

Development Services

Big Timber, 4626 Thomson St., 907 E. 11th and 822 E. 45th demolition projects are in process. Big Timber and Thompson St. will commence approximately 8/12. E. 1th and E. 45th to follow later this month or early September.

Two new policies related to COSA will:

1. Eliminate the need to have on-site systems recertified for transfer of title, if done within two years.
2. Eliminate the need for recertification if, after 10 years, it's discovered that transfer of title has occurred without a COSA.

All 60+ DSD permits types fee tables and funding strings have been built for the new software. We are now waiting for SmartGov to finish building out the platform so we can enter the “validation” phase in which staff will begin testing the back-office functionality. This is expected to last approximately 3 to 4 months but could be faster.

Westmark Hotel renovation permit is being reviewed. Is a full remodel of the hotel. Basically new hotel rooms in the existing structural frame.

Have come to an agreement with Alaska Native Medical Center for their construction of new emergency department. Shifted from Federal to local ownership in mid-project.

Staff toured two housing manufacturing facilities in the Valley this week. Both are around \$250 per square foot] cost and both are looking to sell in Anchorage.

Valuations this week are at \$533M, which is about 20% ahead of last year.

New housing permits continue to outpace last year. [Microsoft Power BI](#)

Planning

On Monday, PZC unanimously recommended an AO revising the Unit Lot Subdivision process.

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Planning is updating the Wetlands Plan. Last month, PZC recommended approval of an AO that would allow the map to be administratively updated, which will significantly increase the efficiency of changes and ensure the map is kept up to date. It will also allow Development Services to review wetland permits (rather than Long Range Planning).

We've asked the President of the American Planning Association (who has experience living and working in Anchorage) to support the targeted update to the comprehensive plan. Planning will be likely be submitting a single source contract to you within the next month.

Maintenance & Operations

1. Downtown Library contract in place and project commencing soon.
2. Working on our 2nd round of street sweeping
3. Beginning repairs on our Mountain View Library building that was struck by a vehicle.

Project Management & Engineering

Lighting on 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.

In July, constructed speed hump and speed cushions at select locations along Price St, Peck Ave, E 10th Ave, and E 64th Ave.

In progress: construction near Northwood Elementary. Project includes a raised intersection at Van Buren St and W48th, speed humps on W45th and W46th, and speed cushions on W47th and W48th.

In progress: construction near Creekside Elementary. The 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.

Additional safety projects in design:

- E 64th Avenue School Area Pedestrian Improvements
- Homestead Elementary School Area Pedestrian Improvements
- Nunaka Valley Elementary School Area Pedestrian Improvements
- Blackberry Street Traffic Calming Pilot
- E 20th Ave and Eastchester Area Traffic Calming

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- O'Malley Elementary School Flashing Beacon. 2027 construction.
- Regal Mountain Cir Emergency Egress to Muldoon Rd. 2026 construction.
- Downtown Lighting and Signals Upgrades. E to G will be constructed in 2027.

Downtown sidewalk repair is on-going.

Traffic Engineering

Installed 14 miles of neighborhood greenway last year; on track to create another 14 miles this summer. <https://www.muni.org/Departments/traffic/Pages/Greenways.aspx>

STREET(S)	SIGNS	SHARROWS (BIKE LANE CHEVRONS)
CARAVELLE DR	Complete	0%
BLACKBERRY & COLLINS	Complete	0%
VAN BUREN-TAFT DR	Complete	0%
W 7TH AVE (DOWNTOWN)	Complete	0%
E ST & 2 ND AVE (DOWNTOWN)	Complete	0%
WALDRON DR	Complete	77%
G & H ST (DOWNTOWN)	0%	Complete
G ST	Complete	Complete
PRICE & IRWIN	0%	0%
E 3RD, 4TH & 6TH AVE	0%	0%
KENNYHILL DR & BAXTER BOG	0%	0%
OKLAHOMA ST	0%	0%

Real Estate

- With the approval of AO 2026-97, disposal of 6721 Teshlar Drive to CIHA, due diligence actives have commenced. CIHA recently received Minor Modification Approval from the Planning Department to encroach 1.2 inches into the required 5-foot side setback. This encroachment approval will allow CIHA to reuse the foundation of the existing fire damaged structure once the damaged structure is demolished, saving time and money which will contribute to the affordability of the final product.

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- The RFP for the Development of Tract B Cook (Archives) and 2955 Muldoon (former ASD parcel next to former Totem Theatre) closed Friday, July 31. The RFP committee will meet in the coming weeks to evaluate proposals.
- The Woodland Park Childcare RFP evaluation committee met yesterday, Wednesday, Aug 5.
- HLB's next meeting on the West End building reuse is August 12. At this meeting we should have rough order of magnitude for the cost of getting the building up to code compliance. The Arc also participates in these meetings and is evaluating what Tenant Improvements they would want to make to the building.
- RFI regarding the reuse of Campbell STEM closes August 14 at 4pm.
- Real Estate meeting with DOTPF on Friday to discuss DOTPF actions relating to Turnagain Arm boat access.

Geographic Data & Information Center

GDIC has created a new map that shows AWWU services per parcel along with land use, zoning, parks, and appraisal information: [“AWWU Service” app](#).

It's accessible via the GDIC homepage, and available to the public. Data is updated weekly.

Public Art

Public Art Committee met yesterday. They recommended a jury for the Town Square Park and Inlet View Elementary art projects.

John Coyne art restoration completed at Ptarmigan Elementary.

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