

2026-07-09

CED

- Working with JBER to translate their growth plans into Anchorage opportunities
 - \$2B next year between Army and Air Force
 - Over 600 new junior enlisted positions will drive building two 320-person dorms/barracks on base.
 - In next five years, JBER 2000 additional servicemembers coming to base
 - JBER has housing of 2538 homes with status quo growing to 3500 with increase in assigned servicemembers.
 - Also \$100M expansion for another tenant federal agency on base.

Geographic Data & Information Center

The Short-Term Rental App is live for internal testing. It shows the # of registered short-term rentals in each community council area.

The Living Unit Summary Dashboard provides a useful baseline, it shows the number of living units per type in each community council area. Also undergoing internal testing.

The zoning and the future land use maps should be up to date. Staff were able to incorporate the large number of changes made in AO 2026-047 and AO 2026-048.

Real Estate

Tax Foreclosure sale was held June 24

- **5 properties were sold**, including 3 nuisances.
- These will now go back on the tax rolls and can be rehabilitated by new owners.
- **\$102,645.22 was recovered for Code Abatement** for recorded Liens and Notice & Orders.

Planning

Zoning review timelines are down to **5 days for residential, and 20 days for commercial.**

- Planning director issued a policy to allow builders to request at-risk permits when zoning reviews exceed 10 days.

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- All hands on deck: new ZLUR reviewer just started, recent very experienced ZLUR supervisor back on contract, Current Planning section backstopping ZLUR, long range planning backstopping current planning.
- Creating an additional ZLUR position.
- Need Platting Board Members.

Wetlands Plan update forthcoming.

- Plan has several significant defects, and the map needs to be updated.
- PZC approved a short-term fix to allow Development Services to review wetland permits (rather than long-range planning).

The Assembly's two B-3 ordinances will be considered by PZC next week. PZC had a worksession on June 1st that you can watch online (the link is on Planning's excellent Title 21 updates page).

Development Services

As of yesterday, we have permitted more dwelling units (289) this year than in all of 2024 (288).

Permit valuations as of July 3 was \$478.8 million. That's 124% of last year at this point, meaning we're about \$100 million ahead. Permits of interest this month:

- Westmark reconstruction, \$22M valuation
- Captain Cook Hotel renovations, \$8.4M valuation.
- Touchmark senior living at O'Malley and Lake Otis: 120 units in their phase 1 permit; looking at 227 total.
- New Qu yana House facility at 225 Eagle.
- Native Village of Eklutna Gathering Place.
- 3 new single family homes listed this week with permit value less than \$600K.
- Next month: ANTHC Emergency Department permit coming under MOA jurisdiction.

Permit review times are under control:

- Reviewers will now indicate when applications are eligible for partial approvals (to reduce tech workload and allow builders to get working).
- Plan reviewers are cross-training with permit techs, to improve quality of reviews and ensure back-up capacity during the busy season.
- Executive secretary does shifts manning counter.
- Plan reviewers regularly manning one station.

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- Final permit tech vacancy was filled this week. Mayor approved hiring an additional position.

Dangerous / Nuisance Properties Working Group

Aggressively pursuing all avenues of enforcement on:

- 907 E 11th (Fairview)
- 4400 Block of Old Seward Highway
- 3026 East 68th Ave

Taking action in the next month to clean up:

- 4626 Thompson (Mtn View) scheduled for demo on July 20. Demo costs will go into minimum bid when sold by Real Estate, like with 2523 Kona.
- Big Timber (East Downtown) likely demo'd by Muni at owner's expense (lien) in late July / early August.
- 1306 Chugach Way (Spenard) will get cleaned up by Muni at owner's expense next week.
- Clean up of east side of 4400 block of Old Seward Highway next week.

Forthcoming AOs to move and clean-up code:

- Move sections on dangerous buildings from Title 15 to 23.
- Will increase fines for multiple years of vacancy/abandonment.
- Will unify notice requirements.
- Appreciate and support Members Baldwin Day and Johnson's AO to better align tenant relocation assistance with its intent.

Maintenance & Operations

- Downtown Library construction, as approved by the Assembly on Tuesday.
- On-going construction for the Alaska Center for Treatment.
- Paving alleys across the city.
- Creating the seven new positions for heavy equipment operators for snow season.
- Long time superintendent retired yesterday. We recognize his decades of service and great posture in which he left snow removal operations.

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PM&E

- 42nd Ave – local road upgrade project is being coordinated with AWWU water main replacement. The water main work is complete now. The Pipe Road will be closed starting 7/18 for about 1.5 weeks.
- Bragaw Street Corridor Safety Improvement Contract with HDL executed and survey work will begin this summer. This is a high priority project for MOA since AMATS identified Bragaw Street is on the high injury road network. The project will receive \$25M in FHWA funds through the Safe Streets and Roads for All funding program.
- Quinhagak Street Upgrade – E. Dowling Rd to Askeland Dr – Construction in progress, successfully relocated a 12” diameter steel high pressure gas main to accommodate the new storm drain system. Construction anticipated to be completed this fall.
- Feedback requested for Fireweed Lane Rehabilitation.

Traffic

- 10 speed feedback signs installed, 7 more next week; coordinating with DOTPF’s simultaneous effort.
- Leading pedestrian interval pilot continues, two intersections recently updated as part of ADA project: Northern Lights / UAA and 40th / Lake Otis. Upcoming changes: 3rd / E, Spenard / Minnesota, Lake Otis / Tudor, Lake Otis / N. Lights.
- It’s summer so lane re-striping in full swing.

Public Art

- Artist Rose Hendrickson has substantially completed her work on a railing for the Port administrative building. It will likely be installed in the next month.