



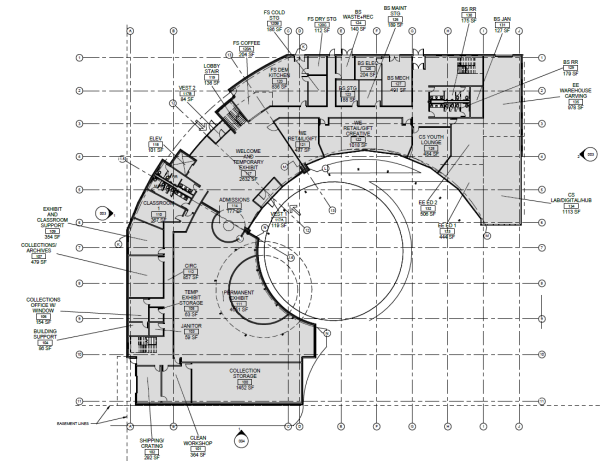
PROJECT OVERVIEW
For Anchorage Assembly
Community and Economic Development
Committee
January 8, 2026

Vision

- Creates innovative and meaningful connections between rural and urban communities
- Rooted in Alaska Native culture and welcomes all
- Hub to connect people to a network of resources
- Helps Alaska Native people achieve success and economic sustainability
- Financially sustainable

Progress to Date

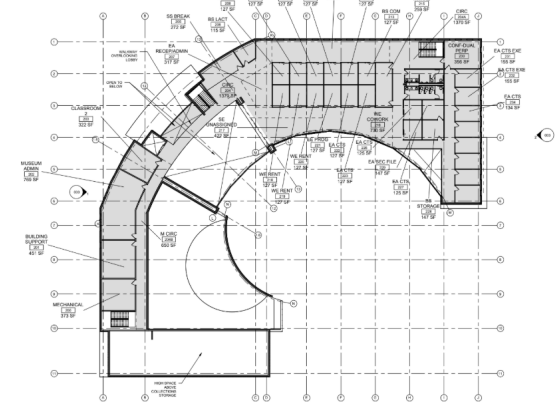
- Design and pre-construction, conceptual design, geotechnical, and environmental.
- Business and financial, business concept, detailed model, investment prospectus.
- Outreach, key neighbor businesses, municipal conversations.
- About \$12 million contributed to date including land



1 ADJACENCY PLAN - LEVEL 1

VILLAGE IN A CITY - CHUGACH MUSEUM/RESOURCE
ANCHORAGE, AK

K3 Architects



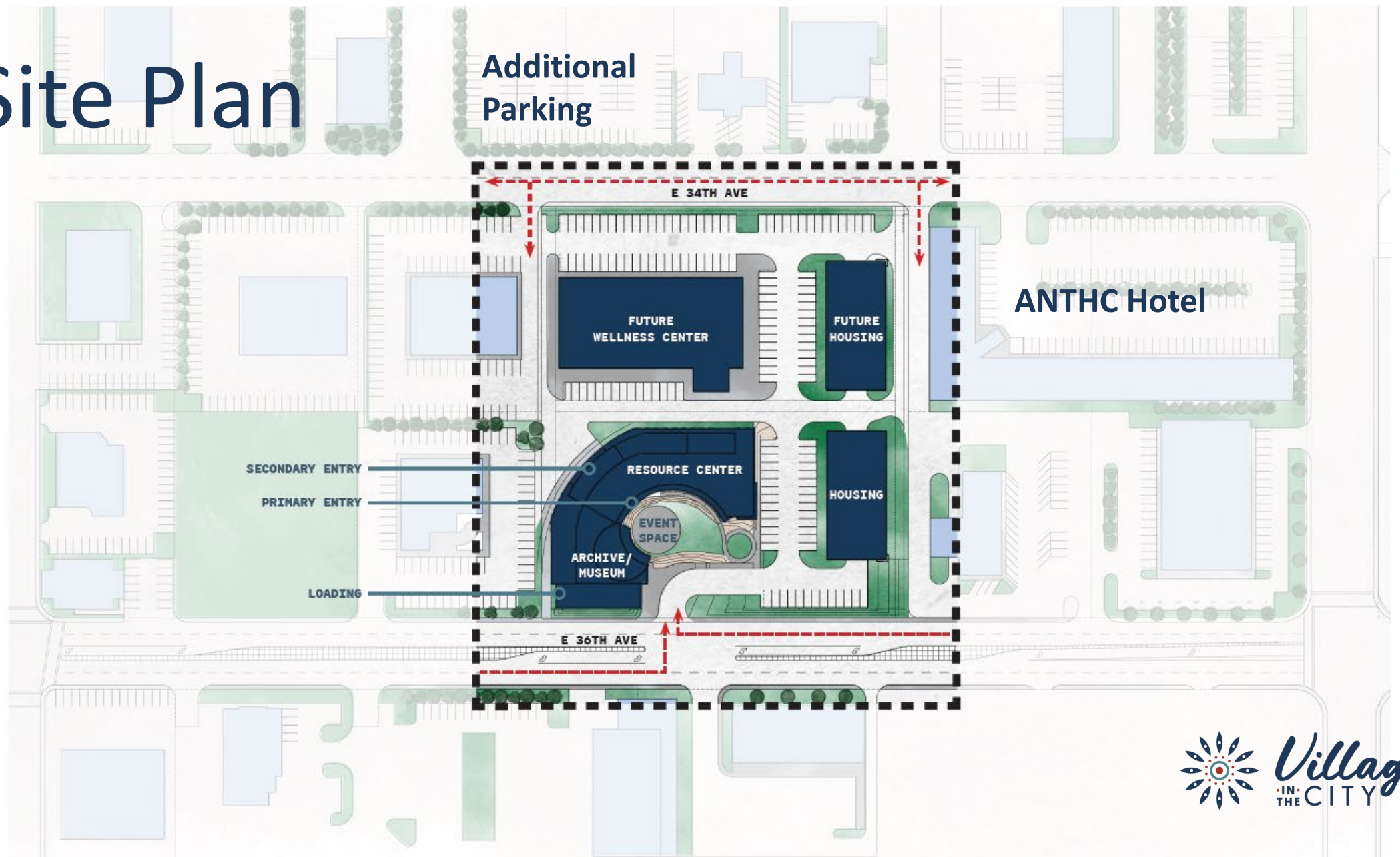
1 ADJACENCY PLAN - LEVEL 2

VILLAGE IN A CITY - CHUGACH MUSEUM/RESOURCE
ANCHORAGE, AK
11/12/2023

K3 Architects



Site Plan



← - - - → SITE ACCESS

VILLAGE IN A CITY
MASTER SITE PLAN



K3

Preliminary Renderings



Museum Program

- Rotating and permanent exhibitions will create experiences to connect with Chugach's heritage, values, and build community.
- An Exxon Valdez Oil Spill pop-up exhibition, Then & Now.
- The collections, archives, and repository will be the anchor for the Museum with more than 25,000+ archaeological objects and archival documents
- The museum will steward the region's stories and provide space for generational teaching and learning, dispelling myths about Native peoples.



Resource Hub Program

- First level: Multi-use space to be used for community gatherings, and career development programs. Key elements include a public coffee kiosk, commercial kitchen, maker space, and retail space.
- Second level: Program coordination rooms, computer lab, resource library, CTS offices, and flexible space for partner nonprofits.
- Programs: Workforce development and apprenticeships, mentorships, resource navigation and program coordination.



Preliminary Housing Program Concept

- Phase 1 includes 16 units and Phase 2 includes another 16 units of mixed housing. Housing will be crafted to create strong communal identity by being an integral piece of Village in the City, providing residence with access to broader programming including workforce training, cultural events, and wellness activities.
- Currently anticipate a mix of market rate and low income units.
- Units will be a mix of 1 bedroom, 2 bedroom and possibly 3 bedroom units.
- Exploring collaboration with a strategic partner. Concept may change



Public and Green Space

- VIC Phase 1 buildings will occupy 2.2 acres on 36th Avenue; an additional 2.2 acres on 34th Avenue will host gardens, wellness activities, and outdoor events. This may be developed later as Phase 2.
- Outdoor events may include farmers' markets, concerts, cultural and athletic events, and community celebrations.
- Greenhouses and gardens will promote food access, cultural engagement, and intergenerational connections.
- Partnerships with nearby venues such as Moose's Tooth, Alaska Rock Gym, and Cuddy Family Park will expand programming opportunities.



Phase 1 Cost Estimate

Phase One Cost Estimate	Gross Square Feet	Cost per Square Foot	Total Est. Cost	Percent of Total Square Feet
Housing (32 units)	26,470	pending	pending	44%
Museum	11,920	1,020	12,158,400	20%
Resource Hub	21,405	635	13,592,175	36%
Public and Green Space	2.2 Acres		500,000	
Indirect Soft Costs net of HUD Grant			2,958,264	
			\$	
	59,795		29,208,839	100%



Proposed Timetable

Event / Task	Time
Construction financing in place for Museum and Resource Hub buildings	Apr. 2026
Begin sitework for whole lot and utilities for phase 1 buildings	May 2026
Museum / Resource Hub building enclosed	Dec. 2026
Awarded housing tax credits	Jan. 2027
Last reimbursement request to EVOS	Jan. 2027
Begin construction of apartment building	May 2027
Museum / Resource Hub completed	Feb. 2028
Museum / Resource Hub opening	Apr. 2028
Apartment building completed	Feb. 2029
Apartments leased up / VIC fully operational	June 2029
Update Phase 2 plan based on lessons from Phase 1	Fall 2029

