

2026 Capital Improvement Budget Library Department

(in thousands)

Projects	Bonds	State	Federal	Other	Total
Loussac Library Second Floor Youth Area Renovation	300	-	-	-	300
Loussac Library Third Floor Renovation	-	-	-	150	150
Total	300	-	-	150	450

2026 - 2031 Capital Improvement Program Library Department

(in thousands)

Projects	Year	Bonds	State	Federal	Other	Total
Facilities						
Loussac Library - Heating, Ventilation, and Air Conditioning	2029	10,000	-	-	-	10,000
Loussac Library Fourth Floor Event Space Renovation	2029	200	-	-	-	200
	2031	2,000	-	-	-	2,000
		2,200	-	-	-	2,200
Loussac Library Grounds Safety and Accessibility Improvements	2028	300	-	-	-	300
	2030	2,000	-	-	-	2,000
		2,300	-	-	-	2,300
Loussac Library Second Floor Youth Area Renovation	2026	300	-	-	-	300
	2029	2,200	-	-	-	2,200
		2,500	-	-	-	2,500
Loussac Library Third Floor Renovation	2026	-	-	-	150	150
	2027	3,000	-	-	200	3,200
		3,000	-	-	350	3,350
Mountain View Library Remodel	2027	500	-	-	-	500
	2028	4,500	-	-	-	4,500
		5,000	-	-	-	5,000
Muldoon Library	2028	4,000	-	-	-	4,000
South Anchorage Library	2030	500	-	-	-	500
Total		29,500	-	-	350	29,850

Loussac Library - Heating, Ventilation, and Air Conditioning

Project ID	LIB2024003	Department	Library
Project Type	Rehabilitation	Start Date	June 2029
District	Assembly: Section 4, Midtown, Seats F & G	End Date	July 2031
Community Council	Midtown		

Description

Replace the aging HVAC system at the Z.J. Loussac Library, a 168,000 square foot facility serving as the flagship branch of the Anchorage Public Library system. Originally installed over 40 years ago, the existing system is beyond its expected lifespan, increasingly inefficient, and difficult to maintain.

Scope of Work:

The project will involve a comprehensive overhaul of the building's mechanical systems, including:

- Full replacement of HVAC equipment (air handling units, pumps, chillers, boilers, etc.).
- Upgrade ventilation systems to meet modern air quality standards.
- Integrate high-efficiency components to improve energy performance and reduce operational costs.
- Adjust zoning to improve climate control across different building areas.
- Integrate modern building automation system (BAS) for real-time monitoring and control.
- Modify ductwork where needed to improve airflow and meet current codes.
- Replace or refurbish terminal units (e.g., VAV boxes, fan coils) throughout staff, public, and support spaces.
- Conduct environmental remediation if needed during removal of old infrastructure (e.g., asbestos or other hazardous materials).

Comments

In 2024, APL funded a temporary fix by replacing the HVAC system's control panel using operating budget resources. While this stopgap measure ensured basic operability, a full system replacement is now essential to meet building and health standards, provide thermal comfort for patrons, and protect staff working conditions.

The system's deterioration has led to inconsistent temperatures, poor humidity control, and strain on maintenance resources. This project will support the Municipality's goals for sustainable infrastructure and extend the lifespan of this important civic facility.

A modernized HVAC system will also support growing public use of the Loussac Library, which welcomed nearly 300,000 visitors in 2024, and enable future capital improvements to the building interior. It aligns with the Municipality's priorities for maintaining and upgrading existing assets and ensures that the Loussac Library continues to be a welcoming and healthy community resource.

Version 2026 Approved

		2026	2027	2028	2029	2030	2031	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	-	-	10,000	-	-	10,000
Total (in thousands)		-	-	-	10,000	-	-	10,000

Loussac Library Fourth Floor Event Space Renovation

Project ID	LIB2023002	Department	Library
Project Type	Renovation	Start Date	June 2029
District	Assembly: Section 4, Midtown, Seats F & G	End Date	July 2032
Community Council	Midtown		

Description

Anchorage Public Library (APL) proposes a renovation of the 4th floor Learning Commons, media studio, and adjacent staff areas (8,500 square feet) at the Z.J. Loussac Library to activate a long-underutilized public space. The goal is to modernize infrastructure, improve accessibility—including remodeling the hidden stairwell between floors—and create a flexible venue for events, learning, and civic partnerships.

Since its original construction in 1986, the 4th floor has not been renovated and currently suffers from poor acoustics, outdated lighting, and an inefficient layout. These conditions limit the space's usability for events, public programming, and rentals. Modernization will allow APL to better support community engagement, expand revenue generation, and align with its mission to connect people with information, education, and each other.

Phase 1: Design

This phase will focus on developing a comprehensive renovation plan that improves layout, functionality, and public access.

Design tasks will include:

- Architectural and space planning services for an inclusive, modern design,
- community engagement to guide priorities for technology, events, and accessibility,
- design of a flexible event space with adaptable furnishings and updated AV,
- redesign of the media studio for programming, partner use, or content creation,
- improvements to adjacent staff areas for better workflow and support,
- and visibility and access enhancements, including stairwell remodeling between the 3rd and 4th floors.

Phase 2: Construction

Based on the finalized design, this phase will modernize the programming and adjacent studio / staffing space on the 4th floor and transform it into a vibrant public space.

Key construction activities will include:

- Replace flooring throughout the Learning Commons and studio.
- Upgrade lighting and acoustics to improve comfort and usability.
- Update electrical and AV systems to support events, hybrid programs, and rentals.
- Demo and remove outdated cabinetry and partitions to open the space.
- Renovate the media studio to support civic, educational, or creative use.
- Repurpose staff area into overall design to enhance efficiency and operations.
- Remodel the internal stairwell to improve visibility and encourage public access.

Comments

The existing 4th floor generates approximately \$15,000 annually in rental revenue, but this is limited by the space's outdated condition and lack of visibility. A full renovation will significantly increase its rental potential, usability, and public appeal. Improvements will support more robust civic partnerships, enable a broader range of public events and workshops, and create a welcoming environment for community gatherings.

This project will also advance APL's broader mission by enhancing public access to information, education, and community services. By dividing the project into design and construction phases, APL ensures a thoughtful, community-informed approach that maximizes value and long-term impact. This transformation will turn an underused floor into a modern hub of connection, creativity, and civic life.

Loussac Library Fourth Floor Event Space Renovation



Version 2026 Approved

		2026	2027	2028	2029	2030	2031	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	-	-	200	-	2,000	2,200
Total (in thousands)		-	-	-	200	-	2,000	2,200

Loussac Library Grounds Safety and Accessibility Improvements

Project ID	LIB2021003	Department	Library
Project Type	Improvement	Start Date	June 2028
District	Assembly: Section 4, Midtown, Seats F & G	End Date	July 2031
Community Council	Midtown		

Description

Anchorage Public Library proposes a two-phase project to improve the safety, accessibility, and usability of the Loussac Library's exterior grounds and access points. The goal is to create a more connected, pedestrian-friendly, and Americans with Disabilities Act (ADA) - compliant civic space that better serves library patrons, families, and community members year-round.

This project supports the current municipal administration's Safe Streets and Trails initiative by prioritizing safe, accessible pathways between public amenities and improving pedestrian infrastructure.

The project will align closely with other Midtown Anchorage efforts, including the Midtown Master Plan, Cuddy Park revitalization, and future housing developments. The library will collaborate with local businesses and community stakeholders to strengthen its role as a Midtown hub—enhancing public safety, improving walkability, and encouraging civic engagement.

Despite its central location and proximity to major public spaces, the library's current layout and aging infrastructure present barriers to outdoor access. These improvements will position the Loussac Library as a vibrant, safe, and accessible civic anchor that aligns with both community and municipal priorities.

Phase 1: Design

This phase will include technical design, community engagement, and interdepartmental coordination.

Key activities include site assessments and civil engineering studies focusing on drainage, grades, and pedestrian flow, along with an ADA-compliance review.

The design will explore:

- pedestrian connectors to Cuddy Park,
- new outdoor event space, a renovated stage,
- a reconfigured parking lot with an improved book drop zone,
- signage and lighting plans,
- and other items identified by the community.

Stakeholder engagement will involve coordination with municipal departments such as Parks and Recreation and Transportation Planning, the Midtown Master Plan and Cuddy Park teams, and local businesses and community organizations to ensure the improvements promote equity, visibility, and public access.

Phase 2: Construction

Improvements will include:

- construction of a safe, well-lit,
- ADA-accessible pathway between Cuddy Park and the library,
- upgrades to sidewalks and trails surrounding the building,
- routes to transit stops and parking,
- and improvements to book return driveway including signage, surfaces, and pedestrian crossings.

The outdoor event lawn and stage will be renovated to support large-scale programming such as Reading Rendezvous, with the addition of durable surfaces, lighting, electrical infrastructure, and seating. If feasible, a new direct entrance to the Rotunda from the parking area will be constructed. The project will also install improved signage and exterior lighting, and ensure all pathways and entrances are clearly marked to reduce confusion and improve safety.

Comments

The Z.J. Loussac Library received over 600,000 visits in 2023 and 2024, but users frequently cite outdoor accessibility, unclear parking, and safety concerns as obstacles. Notable issues include the absence of a direct pedestrian route from Cuddy Park, cracked and hazardous sidewalks that are especially dangerous in winter, a poorly marked parking layout with inadequate signage and visibility, and underutilized outdoor areas lacking infrastructure for events.

This project directly supports the Municipality's Safe Streets and Trails initiative by improving pedestrian safety, enhancing ADA accessibility, and creating stronger physical connections between the library, Cuddy Park, and other key

Loussac Library Grounds Safety and Accessibility Improvements

civic areas. These enhancements will help establish Midtown as a more walkable, community-centered district.

No additional ongoing O&M costs are associated with this project.



Version 2026 Approved

		2026	2027	2028	2029	2030	2031	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	-	300	-	2,000	-	2,300
Total (in thousands)		-	-	300	-	2,000	-	2,300

Loussac Library Second Floor Youth Area Renovation

Project ID	LIB2020004	Department	Library
Project Type	Renovation	Start Date	July 2026
District	Assembly: Section 4, Midtown, Seats F & G	End Date	June 2031
Community Council	Midtown		

Description

Anchorage Public Library proposes to renovate key portions of the second floor of the Z.J. Loussac Library to complete its transformation into a fully integrated, welcoming, and interactive Youth Services area for children, teens, and families. The primary focus of this project is the original children's area and story theater, which have not seen a major update since the library opened in 1986. While minor patchwork repairs have been made over the years, these spaces no longer meet modern standards for safety, accessibility, or engagement.

In contrast, the front half of the second floor—currently used for adult seating and browsing—was remodeled in 2015 with updated lighting, carpeting, and fixtures. This portion of the floor will not undergo structural renovation. Instead, it will be adjusted to better serve Youth Services, including changes in layout, signage, and service design. The teen area, which was recently relocated to this floor, is in good condition and will only require modest adjustments in layout and furnishings to integrate it fully into the larger youth floor.

This balanced approach ensures that taxpayer resources are directed responsibly, focusing on modernizing spaces that remain in their original state while preserving recent infrastructure investments.

Phase 1: Design

The design phase will include:

- Architectural and engineering plans for targeted renovations,
- Engagement with library staff and community members to shape layout and service priorities,
- Planning for a new multi-purpose program room and an open and windowed storytime area,
- Adjustments to the teen and front areas to align with youth-centered programming, and
- Integration of Americans with Disabilities Act (ADA) compliance, improved sightlines, and durable, child-friendly materials.

Phase 2: Construction

Renovation and construction work will focus on the following:

- Full renovation of the original 1986 children's area, including new flooring, child-sized shelving, and activity zones for reading and play,
- Demolition of the outdated, windowless story theater and construction of a new, ventilated and naturally lit storytime space,
- Creation of a large, flexible program room to support events, performances, and workshops,
- Layout updates and new furniture in the teen and front areas to better serve youth and families, while preserving the 2015 infrastructure, and
- Signage and circulation updates to improve navigation, accessibility, and staff visibility.

Comments

Much of the existing children's area, including the story theatre, remains in its original form from 1986 and shows significant wear. Ventilation is poor, sightlines are obstructed, and the space lacks the flexibility and comfort needed for today's programming and visitor expectations. In 2024, over 29,000 children and family members attended programs at Loussac Library, and more than 280,000 youth print materials circulated. These figures reflect sustained and growing demand for youth services at this location.

Goals and Impact

- Complete the transformation of the second floor into a fully youth-centered space.
- Improve comfort, safety, and engagement for children and families.
- Preserve existing infrastructure where possible to ensure responsible public investment.
- Provide a flexible, vibrant public space tailored to modern library services.
- Build public trust through visible, high-impact improvements.

Loussac Library Second Floor Youth Area Renovation

This renovation will modernize the original children's spaces while integrating existing assets into a cohesive Youth Services floor. The result will be a dynamic and inclusive environment that supports Anchorage's young residents and their families, while demonstrating strategic investment in public infrastructure.



Version 2026 Approved

		2026	2027	2028	2029	2030	2031	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	300	-	-	2,200	-	-	2,500
Total (in thousands)		300	-	-	2,200	-	-	2,500
O & M Costs								
Straight Time Labor		-	-	-	-	110	-	110
Total (in thousands)		-	-	-	-	110	-	110

Loussac Library Third Floor Renovation

Project ID	LIB2024001	Department	Library
Project Type	Renovation	Start Date	January 2026
District	Assembly: Section 4, Midtown, Seats F & G	End Date	December 2028
Community Council	Midtown		

Description

This project will complete the full renovation of the third floor of the Z.J. Loussac Library, building on improvements made during Phase One in 2015. The updated scope integrates safety, accessibility, cultural engagement, and functional enhancements to better serve Anchorage residents and visitors.

The third floor is a vital community space used for research, studying, digital access, and public programming. Recent strategic changes have moved the adult media and print collections to this floor, which also houses the Alaska Collection, genealogy materials, newspapers, and world languages.

This renovation aims to create a safer, more inclusive, and functional environment that meets modern library standards. Key elements include the creation of a flexible Alaska Room to showcase local materials, the addition of the Lowell and Mary P. Thomas Room, and revitalized event and programming areas.

Lowell and Mary P. Thomas Room

Anchorage Public Library will establish a dedicated space on the third floor—either a room or alcove—to be named the Lowell and Mary P. Thomas Room, in accordance with the wishes of Lowell Thomas Jr., who passed away on October 1, 2016, in Anchorage, AK. Through his will, Mr. Thomas designated a \$236,857 bequest for the creation of a space honoring himself and his wife, Mary P. Thomas.

This space will house books and papers authored by members of the Thomas family and offer a quiet area for reading and reflection. It will be distinct from, but complementary to, the Alaska Room and other third-floor spaces. The library will consult with Mr. Thomas's children to guide the design and setup, ensuring it reflects the family's legacy and intent. The bequest will support both design and construction of this meaningful addition.

Alaska Room Integration

As part of the renovation, the library will create a recognizable and accessible Alaska Room area that showcases the Alaska Collection and promotes deeper community engagement. The Alaska Room will be defined using flexible design elements such as:

- Partial glass walls or open partitions
- Lower-profile or custom shelving
- Unique flooring or ceiling treatments
- Branded signage and lighting
- Furniture layout for research and browsing

Adjacent spaces, including the Ann Stevens Room and Galleria, will be revitalized to support author events, community forums, public lectures, and cultural programming tied to the Alaska Room's purpose.

Emphasis on Safety and Security

This project directly addresses longstanding safety concerns expressed by patrons and staff. Renovation elements are designed to improve:

- Sightlines: Lower shelving, repositioned service points, and open layout zones to eliminate blind spots, enhance staff visibility, and allow for better monitoring of activity.
- Security: Reconfigure spaces to reduce isolated corners, improve traffic flow, and allow staff to respond more effectively.
- ADA Accessibility: By modernizing restrooms, widening access points, and creating equitable circulation pathways, the library becomes safer and more navigable for all users.
- Lighting and Wayfinding: Enhanced lighting and updated signage will improve safety at entrances and exits and clearly guide users to collections and services.

These changes are a direct response to 2025 public survey results and staff feedback indicating a strong need for a safer, more welcoming library environment.

Loussac Library Third Floor Renovation

Phase 1: Design

- Create flexible design with open-concept delineation for unique spaces such as the Alaska Room, programming space, and special collections.
- Incorporate the Lowell and Mary P. Thomas Room into the third floor layout as a distinct but complementary space.
- Build on previous Alaska Room concept drawings to meet current needs and flow into the full third-floor remodel.
- Design space modifications to improve security, visibility, and ADA compliance.
- Define layouts for the Alaska Room, Thomas Room, Ann Stevens Room, and broader third-floor amenities.
- Engage staff, accessibility experts, community stakeholders, and the Thomas family.
- Complete construction documents, cost estimates, and phasing plans.

Phase 2: Construction

- Replace original 1986 carpet with ADA-compliant flooring to eliminate tripping hazards and improve mobility.
- Eliminate floor outlet hazards and expand access to power for devices and equipment.
- Retrofit restrooms with wider doors, accessible sinks, and automated entries.
- Improve circulation paths for patrons using wheelchairs, walkers, or strollers.
- Construct the Alaska space with specialized shelving, exhibit elements, research tables, and branded signage.
- Build the Lowell and Mary P. Thomas Room (alcove) as a quiet, curated space housing family-authored materials, designed in consultation with the Thomas family.
- Restore the Ann Stevens Room and Galleria to complement the new layout while maintaining their current aesthetic.
- Add visible and well-staffed service points.
- Install updated signage to improve navigation, highlight key service areas, and support universal design and multiple languages.
- Remove or reposition interior walls as needed.
- Increase ambient lighting throughout the space.

Comments

The renovation of the Loussac Library's third floor is more than a physical upgrade—it is a reaffirmation of the library's commitment to safety, accessibility, and cultural connection. By integrating the Alaska Room, establishing the Lowell and Mary P. Thomas Room, and solving long-standing design challenges, the library will create a welcoming, secure, and inspiring space for learning, discovery, and community engagement.

Community Justification and Impact

Usage (2024 Data):

The third floor remains heavily used with 64,419 in person patron questions, 37,853 WiFi sessions, 33,397 public computer sessions, and 4,000 weekly checkouts of adult print materials.

Survey Highlights (2025):

Survey results show that 22% of respondents cite safety concerns as a reason for non-use, while 30.9% said improved comfort, visibility, and safety would increase their usage. There was strong support for creating a modern, accessible space that highlights Alaska's history and culture.

Anticipated Benefits

- **Enhanced Safety and Security:** Improved sightlines, well-placed service points, open layouts, and ADA-compliant access will deter misconduct and reduce hazards, helping users feel more confident and independent. Enhanced lighting and signage will make navigation easier and reduce stress in busy areas.
- **Improved Functionality:** Modern infrastructure, including electrical and flooring upgrades, will support a flexible, efficient layout that accommodates evolving library uses.
- **Cultural and Educational Impact:** The Alaska Room and Lowell and Mary P. Thomas Room will reinforce cultural identity and expand public access to local history. Renovated event spaces will strengthen inclusive, community-focused programming and storytelling.

Funding

The design phase of the project is supported by 2021 bond funding and private donations through the Anchorage Library Foundation. An additional private bequest of \$236,857 received from the estate of Lowell Thomas Jr. will fund the design and construction of the Lowell and Mary P. Thomas Room as part of the third-floor renovation.

Loussac Library Third Floor Renovation**Version** 2026 Approved

		2026	2027	2028	2029	2030	2031	Total
Revenue Sources	Fund							
Restricted Contributions	401800 - Areawide General CIP Transfers	150	200	-	-	-	-	350
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	3,000	-	-	-	-	3,000
Total (in thousands)		150	3,200	-	-	-	-	3,350
O & M Costs								
Straight Time Labor		-	-	140	-	-	-	140
Total (in thousands)		-	-	140	-	-	-	140

Mountain View Library Remodel

Project ID	LIB2021001	Department	Library
Project Type	Renovation	Start Date	July 2026
District	Assembly: Section 1, Downtown, Seat B & L	End Date	June 2030
Community Council	Mountain View		

Description

The Mountain View Library celebrated its 15-year anniversary in 2025 and has become a central feature and vital resource for the community. Over the years, demand for safe, collaborative, and technology-rich spaces has increased dramatically, and the current facility is no longer able to adequately serve its users. With 112,460 visits in 2024, Mountain View is the most visited branch in the Anchorage Public Library system and the first to return to pre-pandemic attendance levels. The current building is 10,700 square feet which includes a 1,670 program room. The library has prioritized this remodel and expansion in response to significant safety concerns and a high level of community need. In 2024, Mountain View recorded 41 trespass incidents—second only to the Loussac Library’s 58—and nearly four times the total of all other branches combined.

A 2024 space audit and internal review identified serious deficiencies, including:

- An outdated layout that lacks general seating, study rooms, and safe staff areas.
- Numerous blind spots that compromise safety both inside and outside the building.
- Cracked sidewalks, faded signage, and worn landscaping that make the exterior unsafe and uninviting.
- An oversized, single-exit circulation desk that poses safety risks and hinders staff efficiency.
- Inadequate children’s and teen areas that cannot accommodate after-school traffic and family use.

This project will address these issues by expanding the building footprint, improving the interior layout, and redesigning the exterior to reduce blind spots and make the library safer, more accessible, and better suited for its growing user base.

Design Phase

- Engage professional space planners, architects, and engineers.
- Develop conceptual, schematic, and final designs that align with long-term service goals.
- Incorporate input from community members and stakeholders.
- Design a dedicated teen area, study rooms, and collaborative workspaces.
- Improve sightlines and create safer staff areas.
- Redesign the circulation desk.
- Update landscaping and implement a new signage and façade plan.
- Integrate the 2025 security camera system and related infrastructure.
- Conduct site and safety assessments, including traffic flow, blind spot evaluation, and Americans with Disabilities

Act (ADA) compliance.

- Use assessment results to inform final construction documents and cost estimates.
- Secure necessary permits prior to beginning construction.

Construction Phase

The construction phase includes three core components:

- **Building Expansion:** The footprint of the library will be increased to add general seating, create a teen space, and provide new collaborative and individual study areas.
- **Interior Redesign:** The layout will be reconfigured to eliminate interior blind spots, improve staff visibility and supervision, install a safer circulation desk, and add or renovate staff spaces with multiple exits.
- **Exterior Improvements:** Cracked sidewalks will be replaced, hardscaping will be repaired, new signage and building façade elements will be installed, and landscaping will be redesigned to improve visibility and eliminate concealed areas.

Comments

Despite its small footprint, Mountain View Library is one of the busiest branches in the Anchorage Public Library system. In 2024, it recorded the highest number of visits (112,460), most WiFi users (15,562), and most public computer sessions (6,825). The branch also hosted 192 youth programs with 1,786 attendees and 35 adult programs with 489 attendees—the highest adult attendance across all branches.

However, it had the lowest physical circulation (24,891), indicating its primary role as a community gathering space rather than a traditional lending library. Located in a neighborhood with a child poverty rate exceeding 70%, Mountain View Library plays a vital role in providing free internet, technology access, and enriching programs for youth and families.

A full remodel and expansion will ensure that the library continues to serve the people of Mountain View through free access to technology, programming, and safe public spaces. This project aligns with APL’s mission to provide safe,

Mountain View Library Remodel

accessible, and welcoming spaces, and reflects the top priorities of both the community and library leadership.

Community Support and Strategic Priority

The Anchorage Library Advisory Board has identified the Mountain View remodel as the highest-priority capital project for the library system. Strong support also comes from the Anchorage Library Foundation and the Friends of the Library. In a 2025 public survey, 30.9% of respondents identified “making the library a safer and more welcoming place” as the most important factor that would increase their library use. An additional 8.3% requested improvements to library buildings.

Benefits of the Project

- **Improved Safety:** The project will work to eliminate blind spots and improve traffic flow with the goal of reducing the number of incidents. New staff areas with multiple exits and integrated site security enhancements from the 2025 bond project will further support safety goals.
- **Responsiveness to Community Needs:** Expanded space will better accommodate teens, families, and students. Safe, functional seating and study areas will support the library’s role as a vital hub in a high-poverty area with many youth visitors.
- **Support for Library Mission:** The remodel will create a facility that is safe, welcoming, and inspiring. Expanded programming capacity will promote lifelong learning and digital equity.

Funding

The library will collaborate with the Anchorage Library Foundation to pursue private donations, grants, and other alternative funding opportunities to compliment community investment through capital projects.



Version 2026 Approved

		2026	2027	2028	2029	2030	2031	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	500	4,500	-	-	-	5,000
Total (in thousands)		-	500	4,500	-	-	-	5,000

Muldoon Library

Project ID	LIB2020001	Department	Library
Project Type	New	Start Date	July 2028
District	Assembly: Section 5, East, Seats H & I	End Date	July 2030
Community Council	Northeast		

Description

Anchorage Public Library (APL) and the Municipality of Anchorage's Public Transportation Department (PTD) are collaborating to co-locate a new public library and modern transit center in Northeast Anchorage. This area is among the city's fastest-growing and most diverse. The project will create Anchorage's first transit-oriented development (TOD), combining critical public services to improve access, safety, and community vitality.

In 2024, PTD issued a Request for Proposals (RFP) to begin site selection. The goal is to relocate the existing Muldoon Transit Hub to a centralized off-street location and construct a new Muldoon Library to better serve the area's 42,375 residents.

The project will provide a purpose-built Muldoon Library, a safer and more efficient transit center, and shared infrastructure to reduce capital costs and improve service accessibility.

Currently, the Muldoon Library operates from a leased storefront that lacks natural light, study rooms, and community space. It cannot meet the growing needs of local users, particularly youth and seniors. The transit hub consists of dispersed bus stops with limited safety features and no indoor waiting area.

The new joint facility will serve as a civic anchor for the Muldoon neighborhood, supporting nearby commercial, residential, and park developments while attracting future investment.

Key Project Components:

- Site selection and planning will be conducted jointly by APL and PTD, with design documents funded in part by a \$450,000 Federal Transit Administration (FTA) Areas of Persistent Poverty (AoPP) grant.
- Library construction will deliver a municipal-owned facility featuring a dynamic children's area serving families from nine nearby elementary schools, study and meeting rooms for public use, expanded technology and displays, improved restrooms and natural light, and an optional automated holds locker in the transit center for 24/7 pickup.
- Transit center development will include a consolidated off-street hub for safe and efficient transfers, along with infrastructure improvements to support visibility and operator needs. This will establish Anchorage's first true TOD in a low-income, minority-majority area.
- Municipal efficiencies will be realized by transitioning both departments out of leased facilities and into MOA-owned infrastructure, reducing long-term costs and creating a foundation for future upgrades.

Comments

The Muldoon Library and Transit Center project represents a smart investment in public safety, equity, and efficient service delivery. This strong partnership between APL and PTD addresses long-standing service gaps and fulfills multiple municipal goals. Co-location will provide a more accessible, welcoming, and future-ready civic space for today's residents and generations to come.

Current Use and Justification

The Muldoon Library is exceeding the capacity of its facility. In 2024, it recorded 44,660 visits, 268 youth programs with 3,288 attendees, 89 adult programs with 275 attendees, and 66,963 physical checkouts. Overcrowding frequently limits participation, and the absence of private or rentable space restricts after-hours programming and community events. The transit hub, composed of scattered stops along a busy four-lane road, is inadequate for safe, accessible transfers. The surrounding 99504 zip code has high proportions of seniors, youth, and residents without private vehicles. Both the current library and bus stops are difficult to access safely due to limited crosswalks, pedestrian infrastructure, and bike access. Improved library and transit access will benefit seniors, students from nine nearby schools, and new residents from upcoming HUD-funded housing.

Community and Equity Impact

Census Tracts 7.02 and 7.03 are designated as persistent poverty areas and eligible for AoPP funding. The project supports equity by improving access for low-income, transit-dependent populations, creating inclusive and accessible public spaces, and expanding early literacy, digital access, and civic engagement. Similar community space benefits have been demonstrated at Mountain View and Loussac Libraries, where meeting rooms are heavily used and generate rental income.

Muldoon Library

Benefits of Co-Location

Co-location will improve accessibility by centralizing services in a walkable hub, supporting residents with mobility challenges and protecting users from harsh winter conditions. Shared infrastructure will reduce costs by consolidating parking, mechanical systems, security, and maintenance. The development will also serve as a civic anchor for smart growth and encourage mixed-use development in the Muldoon area.

Operations and Maintenance Costs

A new facility will require janitorial, parks maintenance, facility maintenance and other costs. These costs will be shared with transit. The library's portion should be offset by the savings from no longer paying for a lease.



Version 2026 Approved

		2026	2027	2028	2029	2030	2031	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	-	4,000	-	-	-	4,000
Total (in thousands)		-	-	4,000	-	-	-	4,000

South Anchorage Library

Project ID	LIB2024002	Department	Library
Project Type	New	Start Date	January 2029
District	Assembly: Section 6, South, Seats J & K	End Date	July 2034

Community Council

Description

Anchorage Public Library proposes establishing a new South Anchorage Library Branch to restore full-service access to a high-demand area of the city that currently lacks convenient proximity to library resources. The project will be completed in two phases: Design and Construction. This initiative aligns with the Municipality's goals of equitable geographic access to public services, strategic use of existing facilities, and cost-effective capital planning by prioritizing the reuse of a municipal building when feasible.

Phase 1: Design

- Select the site and conduct a feasibility analysis, ideally repurposing an existing municipal building.
- Engage the community to gather input on desired services, design features, and space priorities.
- Develop architectural and engineering plans that address Americans with Disabilities Act (ADA) compliance, energy efficiency, and long-term sustainability.
- Estimate total project costs and develop a phased construction strategy.
- Design public spaces to include a large community room, study areas, youth zones, and a computer lab.
- Coordinate with municipal departments to ensure alignment with broader city goals around equitable access, digital inclusion, and educational support.

Phase 2: Construction

- Renovate or adaptively reuse the selected facility based on the finalized design plan.
- Install all required infrastructure, including IT systems and public-facing technology.
- Construct and outfit core public spaces, including meeting rooms, study areas, youth zones, and service desks.
- Procure and install furniture, shelving, signage, computers, lighting, and security systems to support modern library operations.
- Build functional staff workspaces and back-of-house areas to support full-service delivery.
- Complete final inspections, furnish the building, and prepare the branch for its public opening.

Comments

South Anchorage has not had a local public library branch since the closure of the Samson-Diamond Library in 2010, which had served the area for more than three decades. In its final year, the branch recorded 73,000 in-person visits and 68,000 physical checkouts, indicating strong community use and demand.

Since then, residents of South Anchorage have continued to express interest in reestablishing a branch closer to home. While a remote holds locker was installed at Dimond Mall in 2023 and expanded in 2024 due to high demand, this solution offers only limited access to library materials and no dedicated public space.

Residents have indicated a strong desire for local access to study areas, meeting rooms, youth spaces, free programming, and essential services such as Wi-Fi, printing, and public computing. In a 2025 public survey, 15% of Anchorage residents identified "library locations being too far away" as their top barrier to use—second only to time constraints. This underscores the importance of restoring convenient geographic access to library services in this region of the city.

Justification and Community Impact:

- Public libraries are essential infrastructure that provide access to books, media, digital content, public computers, internet connectivity, and free community programming. They serve as welcoming, safe, and flexible spaces for individual use, group collaboration, and civic engagement. Libraries are especially valuable for students, families, professionals, and seniors seeking space, resources, and connection.
- In 2024, Anchorage Public Library served more than 558,000 visitors system-wide, yet a significant portion of the population in South Anchorage remains without nearby access to a full-service branch. Establishing a South Anchorage Library will restore this access, expand availability of public technology, enhance community programming, and offer a modern library space that strengthens civic life and community connections.

Funding Plan - Bond request in 2030 for design, 2032 for construction. O&M costs would not begin until the completion

South Anchorage Library

of construction with a tentative date of 2034.

Version 2026 Approved

		2026	2027	2028	2029	2030	2031	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	-	-	-	500	-	500
Total (in thousands)		-	-	-	-	500	-	500