

Municipality of Anchorage



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

Suzanne LaFrance Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek*

Resolution 2025-14

Of the Girdwood Board of Supervisors **RESOLUTION OF SUPPORT FOR**

Comprehensive Traffic Impact Analysis for the Holtan Hills Development effect on Surrounding Transportation Network

WHEREAS, Girdwood's road system consists of limited arterial connections concentrated around the Alyeska Highway and Hightower Road, and existing infrastructure already experiences peak-hour congestion, turning delays, and strain from local and visitor traffic; and

WHEREAS Girdwood is a walkable community that prioritizes pedestrian accessibility, safety, and comfort, and preserving this walkability is essential to the community; and

WHEREAS, Hightower Road serves as the sole access route to the Girdwood K-8 School and a primary link between the residential neighborhoods, Town Center, and the Alyeska Highway, creating an essential corridor for both business and residents; and

WHEREAS, the Holtan Hills development represents a significant expansion of housing within the Girdwood Valley and, once built out, is expected to increase the number of homes accessed by Hightower Road by approximately 2 1/2 times and 10% total, thereby creating a substantial and permanent increase in vehicular traffic throughout the community; and

WHEREAS, no comprehensive Traffic Impact Analysis (TIA) has yet been conducted to evaluate the cumulative effects of this development on local and regional traffic patterns, pedestrian safety, and infrastructure adequacy; and

WHEREAS, Title 21 of the Anchorage Municipal Code requires a Traffic Impact Analysis to assess development impacts on transportation systems, including roadways, intersections, and pedestrian infrastructure, and to inform appropriate mitigation measures; and

WHEREAS, early phases of construction have already raised community concerns about access to the Girdwood School, the intersection of Hightower Road and the Alyeska Highway, and the general capacity and safety of the town's transportation network; and

WHEREAS, effective coordination between the Municipality of Anchorage and DOT&PF will be essential to accurately model long-term impacts, identify needed improvements, and ensure safe and efficient movement throughout Girdwood as growth continues; and

WHEREAS, without such analysis, the rapid increase in traffic associated with new residential development may exceed the design capacity of key intersections, limit emergency and school access, and accelerate wear on existing infrastructure;

THEREFORE, BE IT RESOLVED, that the Girdwood Board of Supervisors formally requests that the Municipality of Anchorage initiate and oversee a comprehensive Traffic Impact Analysis for the Holtan Hills development and the broader Girdwood transportation network, to include:

- Long-term traffic volume and flow projections, including intersection performance at Hightower Road and the Alyeska Highway;
- Analysis of turning movement delays and congestion during peak school and commuter hours;
- Assessment of infrastructure capacity, maintenance implications, and needed upgrades;
- Evaluation of pedestrian and cyclist safety within the affected corridors; and
- Collaboration with DOT&PF on state-managed road segments to ensure a coordinated regional approach.

PASSED AND APPROVED by a vote of 4 in favor and 0 opposed this 20th day of October 2025.

Mike Edgington

Mike Edgington
GBOS Co-Chair, Housing and Economic Supervisor

Margaret Tyler

Attest