

Status of Proposed Development Projects in Girdwood

Updated 2/23/2026

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	CU/PUD approved		None	Planning application will be needed for later phases
Alyeska Village phases 1-3	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Army Corps permit POA-2023-00473		None	DMP for phases 2 & 3 will require PZC public hearing
Glacier Creek Village phase 4	North of Girdwood Airport	Pomeroy	Part of approved Alyeska Resort Area Master Plan. On land currently owned by HLB/MOA		Future public hearings at HLBAC & Assembly	HLB work plan describes additional steps. No disposal planned in 2025
Alyeska North Addn #1 Housing	Upper parking, daylodge	Pomeroy	Land use permit applied for 10 units of housing in 2 buildings. Site work only in 2025		None	Clearing permit was granted. Land use permit has not been granted
Remote Avalance Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Application for rezone approved. Land Use code update will go to Assembly		Public Hearing at Assembly. Date TBD	Future Assembly action to update GA zone to match 2025 Girdwood Comp Plan
Alpenglow Mixed-Use	204 Hightower Rd	Girdwood Building Company, LLC	Planning application 2025-0038 was approved in May 2025		None until phase 2	Development Master Plan approved
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC	Land use code was updated October 2025.		None scheduled	Major Site Plan Review required for any development over 4,000 sqft
ENSTAR gasline	Between wastewater plant and Virgin Creek Drive	ENSTAR	DNR permit granted. ENSTAR work schedule unclear		None	No MOA involvement
Lodge and associated facilities	Girdwood Airport - north	Glacier Valley Lodge LLC	Land lease only for aviation component was approved by AK DOT in April 2024. Construction requires separate DOT Airport Building Permit and MOA Land Use Permit.		Requires DOT permit (no hearing) & MOA permit/hearings before improvements	MOA requires a Land Use Permit and possible land use code modification.
Heli-skiing operation at south end of airport	Girdwood Airport - south	Silverton Mountain Guides	Ongoing legal challenge MOA issued land use permit.		None scheduled	Structure may require variance for height
Girdwood Industrial Park	Girdwood Industrial Park	HLB	Platting approved		None scheduled	Any future land disposal will also have a Public Hearing at Assembly
Orca Mountain View	East of Alyeska Hwy north of Ruane Road	HLB	Platting approved		None scheduled	Future development plan will have public hearings at HLB Advisory Commission, and possibly at PZC. Any land disposal requires an Assembly Public Hearing and vote.
New water system wellhouse	Immediately north of Glacier Creek Bridge	AWWU	On hold for foreseeable future			
Alyeska-Seward Highway Intersection	Alyeska-Seward Hwy junction	AK DOT	Initial concept design. CSS approved by MOA. On hold awaiting future funding (STIP anticipates 2029 or later)		Future hearings including HLB land disposal and others	Using Context Sensitive Solution (CSS) process



Fire Crew News



- ▶ Health Dept Transfer of Shelter Supplies
- ▶ Planning for 2026 Fire Season
- ▶ APEC EMT Testing
- ▶ Launched new HR Platform
- ▶ Opportunities to work with us!
- ▶ Applying for Rural Healthcare Grant for second ambulance staffing

Girdwood Fire January 2026 Incidents

Responded: 36 incidents 12 patients transported

EMS Calls: 24

Vehicle Accidents: 0

Environmental exposure: 1

Assistance Given: 2

Commercial/Residential Fire Alarm: 6

Gas Leak/Smell: 1

Power Lines Down: 1

Water issue: 1

All resources utilized: Station Move Up: 2





Wildfire Season 2026

Purchased Polaris Ranger (grant from City of Whittier, 2025 wildfire deployment funds)

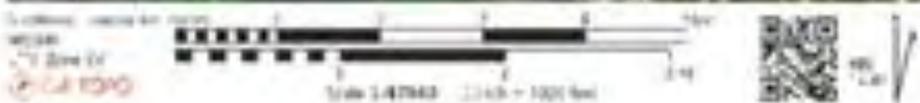
\$9996 Grant from Alaska Forestry and Fire Protection for equipment, training

Initial training in house, Refresher thru Anchorage Wildfire Division

Submitted NFPA grant for wildfire evacuation materials

AFD Wildfire Division submitting grant for replacement slip in units

Wildfire Wish List: Replacement Brush Truck



Girdwood Workforce Opportunities



- ▶ Community Firefighters Open thru Feb 23
- ▶ Fire Office Assistant: Open until Filled
- ▶ CERT Team Coordinator: Open until Filled
- ▶ CERT Team Members
- ▶ Nonprofit Board of Directors (expanding number of Directors)



Girdwood Fire Rescue

Wildfire Preparations for 2026 Season

February 2026 Update

**For: Girdwood Board of Supervisors and Anchorage Wildland Urban Interface
Community Action Team**



To: Wildland Urban Interface Community Action Team (WUICAT), GBOS

From: Michelle Weston, Girdwood Fire Chief



Subject: Girdwood Fire Rescue Wildland 2026 Preparations

Good afternoon, I wanted to give you a quick update on Girdwood Fire Rescue's wildland 2026 season preparations and thank you for advocating for more dedicated wildfire funding in the Municipality of Anchorage. I was excited and encouraged to see the recent work done by WUICAT and wanted to share about our fire service area. We appreciate the leadership and work of the Anchorage Wildfire Division in getting the 2025 CWPP done and implemented.

Background

Girdwood Fire Rescue: Fire Service Area Protection Value: \$984,704,946

1098 addresses, 2,393 structures

Current funding for station base staffing during fire season: 4 ISO: 3

Evacuation Police Agency: Whittier Police

Station 41: Engine 41, Rescue 41 (highway extrication), Tenders 41,42,42, Rescue 42 (backcountry equipment), Brush 41, Medics 41 and 42, Boat 41, 3 command SUVs

Adjacent landowners in wildland urban interface: Chugach National Forest, Chugach State Park, MOA Heritage Land Bank

Bird, Indian, Portage and Crow Creek Road are outside of a MOA Fire Service Area (no fire protection taxation). Owners are charged a fee for fire service under municipal ordinance collected by the MOA.

Unique Fire Service Area Challenges

- Outside of Fire Service Area: Crow Creek Road neighborhood and abandoned campfires on MOA and USFS land
- Tourists that do not understand or care about the burning regulations
- Evacuation of an area with high short-term rentals: Tourists
- Limited law enforcement and fire staffing for immediate life safety evacuations with mutual aid 45 minutes away
- Forest Fair occurs during high fire danger bringing 8,000 visitors and campers into the community



2025 Highlights

- Hosted International Association of Fire Chiefs Wildfire Evacuation Workshop for fire and law enforcement.
- Created 1) Evacuation Polygons and evacuation language for community which are now uploaded into EOC notification system. 2) Evacuation Roles and Responsibilities matrix for Girdwood and Turnagain Arm Law Enforcement and Response Agencies 3) Obtained number of primary and secondary buildings 4) Requested multiagency drill for Spring 2025 (other agencies deferred to 2026 due to workload)
- Trained 50% of workforce to Red Card Standard up from 10% from 2024.
- Held 3d annual Wildfire Mitigation Day (free chipping) with Girdwood Wildfire Partnership: Chugach Electric, Girdwood Parks and Rec, Alaska Wildlife Conservation Center, Alaska Division of Forestry and Fire Protection, Anchorage Wildfire Division
- Participated in Anchorage CWPP work-sessions and touring consultants around service area.
- Anchorage Wildfire Division gave community Wildfire Rating Sign
- CERT team: wildfire evacuation training and evacuation ppe (30 year old wildfire jackets) given to CERT and Whittier police
- Deployed Brush 41 and Tender 43 to Nenana Complex and Brush 41 to Bear Creek Fire for experience; Chief 41 deployed with Alaska Complex Incident Management Team to Bear Creek Fire.



2026 Initiatives

Identify wildfire funding

- Improve firefighter staffing
- Replace 30-year-old equipment and basic ppe: Completed (state grant)
- Red card training in Girdwood: Completed (state grant)
- Wildfire education and evacuation training for community: NFPA grant submitted
- Polaris Ranger 41: Completed (non-taxpayer funding)
- Polaris Ranger 42: find funding
- Replacement Brush 41 (2007): requested MOA include Brush 41 in MOA wildfire defense fund grant application 9/16/2022. Wildfire Division submitting slipin replacement grant 2026.
- Brush disposal opportunities: find funding

Wildfire Ready Workforce

- Target: 100% complete refresher with Anchorage Wildfire Division
- Target: 80% of workforce have red card training
- Hold Evacuation exercise May/June 2026
- Engage CERT, Whittier Police in preparedness efforts
- Deployments to increase knowledge and training
- Attend IAFC Community Risk Reduction/Wildfire Conference
- Train firefighters to do wildfire home assessments
- REMS module available for deployment



Wildfire Ready Equipment

- Place a Polaris Ranger in service with small pump to access trail fires
- Modify Brush 41 from lessons learned on 2025 fire deployments
- Replace 20+ year old equipment
- Provide all firefighters with wildfire ppe

Wildfire Ready Community

- Engage and motivate homeowners in defensible space and evacuation preparedness and burning regulations
- Wildfire psas on Girdwood social media channels, Glacier City Radio and Turnagain News, new Girdwood Fire webpage
- Incorporate wildfire evacuation knowledge for local employers (Crow Creek Mine, Alyeska Resort, Alaska Wildlife Conservation Center)
- Engage Girdwood's nightly rental owners to educate accommodation guests on evacuation notifications and burning regulations

Girdwood Wildfire Partnership

Chugach Electric, Girdwood Parks and Rec, Alaska Wildlife Conservation Center,
Alaska Division of Forestry and Fire Protection, Anchorage Wildfire Division

Funding for 2026 Season

\$9,998 Grant: Alaska Division of Forestry & Fire Protection

- Equipment: helmets, 8 sets of ppe, fedcos (4) and 3 practice shelters
- Training: Initial red card training

2026 Funding requests submitted

- \$10,000 NFPA Grant for evacuation materials, wildfire homeowner education
- AFD Wildfire Division is submitting federal grant to replace 30+ year old pump on Brush 41 and for UTV slide in unit
- No other dedicated funding identified yet for community chipping etc.

Girdwood Evacuation Zones



Girdwood evacuation zones
WGS84
Zone 6V
CAL TOPO
Scale 1:47043 1 inch = 3920 feet



**MUNICIPALITY OF ANCHORAGE
GIRDWOOD ROADS, FACILITIES,
PARKS & RECREATION**



DATE: February 23, 2026
TO: Girdwood Board of Supervisors
FROM: Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation
SUBJECT: Roads, Facility, Cemetery & P & R Monthly Report

We're so grateful that the boomerang winter has brought us back to snow! The sun is a little higher in the sky, too! Remember that the condition under the snow is varied: overflow and thin ice may be covered, but they're still there. Stay mindful of avalanche hazards from above, and stay up to date on the avalanche conditions, particularly on trails that cross avalanche runout zones. [Chugach Avalanche Center](#)



The Lower Iditarod has been great for walking, xc skiing and biking, thanks to Cliff Larsen. The grooming there has been spectacular and very appreciated. Thanks to all our volunteer groomers for keeping the trails in as good shape as possible.

Please pick up after your dog.

Year-round staff are now handling trash and mutt-mitt refills. If you see anything that needs attention, please contact Kyle kellykt@muni.org or Margaret tylerms@muni.org.

Currently, the seasonal positions are posted on the MOA hiring site for the summer Park Caretaker and Trail crew. Seasonal crew from last year have been invited to reapply.

Thank you to local photographers, Ken Graham and Randy Brandon for helping staff to acquire negatives to reprint the old Girdwood photos in the Community Center with fresher renditions.



Trails: Trails Committee is working on updating the winter map and Girdwood Trails Management Plan. GTC is looking for volunteers to help measure trail segments from specific points with Gaia app. Reach out to Margaret Tyler if you're interested in helping. Working on getting materials ordered to replace the bridge between Crow Creek Road and Townsquare. The bridge rebuild will be this spring/summer. As well, preparing for the other trail projects that will take place this summer with getting materials that are needed.

Parks & Amenities:

- *Campground:* Tent campground closed.
- *Playground:* Open.
- *Lions Club Park:* Working on pavilion, see Grants, below
- *Disc golf:* Open.
- *Library/Community Center:* Library is open TUE-SAT 10-6
- *Tennis Courts:* Closed and nets removed.
- *Soccer field:* Open.
- *Sladen J Mohl Ball Field:* closed.
- *Skate Park:* Winter use. No dogs, please.
- *Annual Beautification:* check out the lights around town!

Reminder: No dogs on the baseball field, playground, tennis courts, and skate park.

GBOS Non-profit Grants: Contracts have been sent out and are being signed. We plan to finish our portion March 1, sending them to the MOA for processing and payment.

Other Grants:

National Forest Foundation Matching Awards Program (MAP) Grant: Staff applied on behalf of Girdwood Trails Committee/Girdwood Inc for a National Forest Foundation \$20,000 grant to improve the Middle Iditarod National Historic Trail Tread and bridges. Grant is a 1:1 non-government match focused on trail stewardship opportunities. Thanks to Matt Schechter for helping us very last-minute with financial reports!

Land and Water Conservation Fund (LWCF) Grant: GVSA applied and was awarded a grant for the Lions Club Park Pavilion. Match is 1:1. LWCF grant request is \$103,737.00 for a project costing \$207,474.00. Grant must be wrapped up by 2027. Kyle has completed reporting for now.

Recreational Trails Program Grant (RTP): GVSA/GTC opted not to apply for 2026 RTP grant. In 2024 GTC/GVSA was awarded RTP funding for the Middle Iditarod National Historic Trail. This project is under way. Kyle is working on reimbursements, currently in winter shut-down.

Rasmuson Foundation: GVSA received \$250,000 Tier 2 Grant to assist with construction of the suspension bridge to replace the decommissioned hand tram.

National Forest Foundation: GVSA has completed application through the National Forest Foundation of approximately \$220,000 for the bridge to replace the hand tram.

Grant cycle for MAP grants is open now. GTC/GVSA will apply for 50/50 matching grant for the Middle INHT, where it joins USFS management.

Alaska Community Foundation: 2025 wrapped, pending 2026 grant opening.

Anchorage Park Foundation: APF Challenge grants are open now. This grant opportunity comes around every 2 years.

Social Media & Websites: GBOS, committee and sub-committee meetings are now available on a calendar view. Go to www.muni.org/gbos/events and see what meetings are coming up!

GBOS videos are on line: <https://www.youtube.com/channel/UCOUINI nprZEjhb pVPiJOIEA>

We are active on Facebook as Girdwood Board of Supervisors. Active GVSA webpages are:

GBOS: www.muni.org/gbos

Parks and Rec: www.muni.org/gpr

LUC: www.muni.org/gluc

Girdwood Trails Plan: www.muni.org/gtp

GTC: www.muni.org/gtc

PSAC: www.muni.org/gpsac

GHEC: www.muni.org/gbos-ghec

Other links and info:

Sen. Cathy Giessel's weekly newsletter: [Signup Form \(constantcontactpages.com\)](http://constantcontactpages.com)

Roads

Road Status: The usual winter continues with weather swings that bring very cold temps and warmup with heavy rain. The last rain event brought over 3” of precipitation that caused minor flooding and erosion damage on Chyrstal Mountain. The Service Area continues to contract an additional thaw truck to open drainages and supplement the work that Western is doing to keep drainages open. Unfortunately, the persistent cold, lack of snow coverage, and constant seep are creating a relentless overflow cycle, so progress is slow, and thawed areas often re-freeze. The additional thaw truck is helpful, but expensive. Paying for this slow-moving emergency will impact available funds for summer projects. Still have two months of pure winter to go, so this will continue to be a daily challenge for the staff and the service area’s budget for the coming months. We’re preparing for spring break, but look forward to warmer days and better conditions. Crews will continue to tackle problems as they arise and keep sanding and plowing as needed.

Major project updates:

Ruane Road fish passage culvert replacement. The Boutet company will lead project management for this new culvert project, and the Jacobs company will assist in ensuring compliance with the EPA grant and federal requirements. We will issue a Request for Proposal (RFP) for Design and engineering services for the new culvert once EPA completes its review and approves the RFP. This work will finalize the project's complete bid package for construction. Most likely constructed in summer 2027.

Winner Creek Trail Bridge at Glacier Creek crossing: A complete construction bid package is out for bid. We’re currently taking questions from potential bidders, and a bid opening is scheduled for March 12th. We have had good interest in the project from contractors. Working with the USFS to finalize the understanding that USFS will take over ownership and inspection of the bridge once the construction partnership of MOA and USFS is completed. USFA has sent a letter that commits to this partnership and is currently working on a formal agreement. The project still has a funding gap, according to the professional estimate, but we’re moving forward with putting the project out to bid to determine the bridge's real construction market value. If we end up with a funding gap, we will address it with GBOS once we have more information.

GVSA Road Maintenance contract: The five-year term contract with Western comes to an end at the end of April. We’re currently working on documents and equipment specifications to send to the Purchasing department and the contract out to bid in the next month.

Expenses and Budget:

Girdwood Valley Service Area 2025 Mill Rate: 5.61 of 6 mills

Roads: Road Expenditures by Month:

<u>Month</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January	\$51,162.50	\$29,666.25	\$32,125.00*
February	\$50,612.50	\$34, 533.25	\$14,875.00*
March	\$96,425.00	\$23,033.25	
April	\$60,296.50	\$26,368.75	

May	\$33,003.75	\$168,007.95	
June	\$35,861.50	\$4,776.94	
July	\$7,143.75	\$13,837.50	
August	\$51,086.42	\$0.00	
September	\$9,553.75	\$111,911.25	
October	\$20,370.00	\$69,919.75	
November	\$16,982.50	\$26,064.00	
December	\$22,993.75	\$31,152.58	
Total thru December:		\$701,668.85	\$455,492.25 \$47,000.00

*Contracted Steam Thawing

Public works operation 2025 budget expended: \$90,004.98 of \$1,765,894.00 =5%
2025 Capital Roads Project fund available (406): \$178,000.00

Parks:

2025 Expended Budget: \$5,852.43 of \$634,402.00= 1%
2025 Capital Park Project (406) Reserve Fund available: \$88,122.62
2026 Winner Creek Trail Suspension Bridge funds = \$951,859.00
2026 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00
2026 Community Room Capital Reserve Fund (406): \$47,896.12
2026 Girdwood Lions Club Park Pavilion: \$143,535.00

Police:

2025 Expended Budget: \$913,605.00 of \$67,920.28 = 7%

Fire:

2025 Expended Budget: \$347,500.75 of \$2,073,261.00= 17%
2025 Fire Undesignated Capital fund (406) = \$259,177.97

Housing and Economic Fund:

2025 Expended Budget: \$0.00 of \$157,600.00 = 0%

Other:

Meetings
GBOS Rules & Procedures Part 2/GBOS Goals TBA
GBOS Work Session Re: capital projects/leaseback options TBA

Good Afternoon!

I just got off the phone with Jennifer Wingard & she requested that I forward along the bylaws page for the upcoming meeting!

I'm going to include the link + also how to find the page for future reference.

The page can be found when navigating the Federation website : communitycouncils.org - About (on the top banner) - About Federation of Community Councils - Board of Delegates Information - General Information - Bylaws

Link to the Bylaws Page: <https://communitycouncils.org/bylaws/>

Jennifer had requested the tracked changes between the drafts which can be found by scrolling down below the listed meeting dates in the "Next Steps" portion or by scrolling to the bottom of the Bylaws page where all documents relating to the Draft Bylaws process can be found.

Link to Draft 2 Changes: <https://communitycouncils.org/download/fcc-bylaws-draft-2-with-tracked-changes/?wpdmdl=11611&refresh=69729f39dff61769119545>

I hope this helps! If you have any questions, please feel free to reach out.

Best,

Ali Rambo

Office Administrator | She/Her

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FEDERATION OF
COMMUNITY COUNCILS
ANCHORAGE | EAGLE RIVER | GIRLWOOD

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 2026-XX

Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR REZONE OF THE “OLD GRAVEL PIT” PARCEL TO SUPPORT REMOTE AVALANCHE CONTROL SYSTEMS ALONG THE SEWARD HIGHWAY CORRIDOR AND TO UPDATE LAND USE CODE FOR THE GIRDWOOD AIRPORT ZONE TO FOLLOW THE INTENT OF THE 2025 GIRDWOOD COMPREHENSIVE PLAN

WHEREAS, the Alaska Dept of Transportation (AKDOT) and the Alaska Railroad have a documented need to update their avalanche mitigation systems along the Seward Highway corridor; and

WHEREAS, AKDOT has selected a tower based Remote Avalanche Control System (RACS), which will improve the reliability and efficiency of avalanche mitigation operations; and

WHEREAS, the RACS system requires a facility for seasonal storage of ordinance and a location for helicopter operations to reload remote RACS towers with explosive cassettes; and

WHEREAS, a parcel of land at the entrance to Girdwood Valley legally described as US Survey 4805 Tract 29B and known informally as the “Old Gravel Pit” was identified as a suitable location for the RACS support facility; and

WHEREAS, the 2025 Girdwood Comprehensive Plan (GCP) Land Use map identifies this parcel as “Industrial” which is fully consistent with the planned use; and

WHEREAS, the current Girdwood zoning code in AMC 21.09.040 is not yet in alignment with the 2025 GCP; and

WHEREAS, under current Land Use code, the implementing zone for the proposed use is the GA (Girdwood Airport) zone; and

WHEREAS, Anchorage Planning Department has proposed a change to AMC 21.09.040 F.8 which broadens the definition of the GA zone to incorporate the uses described in the 2025 GCP.

THEREFORE the Girdwood Board of Supervisors supports a rezone of this parcel to GA and concurrent update of GA zoning code to reflect the intent of the 2025 Girdwood Comprehensive Plan

PASSED AND APPROVED by a vote of X in favor and X opposed this XX day of XX 2026.

Mike Edgington
GBOS Co-Chair

Jennifer Wingard
GBOS Co-Chair

Alaska State Legislature

State Capitol

Juneau, Alaska 99801-1182

Official Business

February __, 2026 (due 2/27)

Alaska Department of Transportation & Public Facilities

Safer Seward Highway Project Team

Re: Comments on Draft Environmental Assessment + Safer Seward Highway Project – Rabbit Creek to Bird Flats

Dear Project Team,

We write to provide formal comments on the Draft Environmental Assessment (EA) for the proposed Safer Seward Highway project between Rabbit Creek and Bird Flats.

As legislators representing communities directly connected to and affected by this corridor, we recognize the importance of safety, reliability, and thoughtful infrastructure investment. We also recognize the Seward Highway's unique role — not simply as a transportation route, but as one of Alaska's most iconic scenic corridors, forming the gateway to the Kenai Peninsula and running alongside the irreplaceable landscape of Turnagain Arm and the southern edge of Chugach State Park.

Our communities place a high priority on protecting the character of Turnagain Arm, the quality of life of adjacent neighborhoods, and the recreational, scenic, and wildlife values that define this stretch of highway. We are concerned that, as currently proposed, the project risks fundamentally altering that character in ways that may not be proportional to the demonstrated safety need.

Community and Landscape Impacts

The corridor between Rabbit Creek and Bird Flats is uniquely constrained by steep mountainsides, the Alaska Railroad, and the tidal flats of Turnagain Arm. It is also home to the Turnagain Arm Trail and serves as a primary recreational access point to Chugach State Park.

We are concerned that:

- Large-scale rock cuts, extended elevated lanes, and substantial widening may permanently alter scenic viewsheds that are integral to the experience of residents and visitors alike.

- Relocation or prolonged closure of segments of the Turnagain Arm Trail could diminish access to one of the region’s most valued multi-season recreational assets.
- Long construction timelines — potentially 15 to 20 years — would create extended disruption to communities, recreation, tourism, and wildlife habitat.

The Seward Highway along Turnagain Arm is not a typical rural arterial. It is a defining landscape feature of Southcentral Alaska. Any redesign must fully account for that distinction.

Proportionality and Alternatives

We respectfully request that the Final EA more clearly demonstrate that the scale of the proposed four-lane divided highway is proportional to the documented safety challenges in this corridor.

In particular, we encourage:

- Clear presentation of absolute crash data and seasonal patterns to ensure that the identified solution aligns directly with documented crash causation.
- Transparent evaluation of targeted safety interventions — including median barriers, site-specific passing lanes, turn improvements, winter-condition treatments, and speed management strategies — that may address safety concerns with reduced environmental and scenic impact.
- Consideration of emerging vehicle technologies that assist drivers and vehicle to vehicle coordination to reduce hazards and accidents.
- Consideration of phased or modular approaches that allow safety improvements while preserving flexibility for future adaptation.

Safety is a shared priority. The question before us is not whether improvements are warranted, but whether the current proposal represents the least impactful and most context-sensitive method of achieving those improvements, while also recognizing the opportunity costs of other forgone projects.

Stewardship of Public Investment

We also note that the project’s cost — currently estimated in excess of \$1.4 billion — represents one of the largest single transportation investments in state history. While funding sources may be restricted to certain categories of federal aid, large-scale commitments inevitably shape the department’s long-term capacity, focus, and sequencing of other high-priority safety projects statewide.

Given limited public resources and ongoing transportation safety needs across Alaska, it is essential that this project clearly demonstrate measurable safety benefit relative to its scale and impact.

Moving Forward

We appreciate the extensive technical work that has gone into the Draft EA and the opportunity to provide comment. We urge the Department to ensure that the Final EA:

- Fully accounts for scenic, recreational, and community character impacts,
- Clearly demonstrates proportionality between documented safety issues and the selected alternative,
- Transparently evaluates lower-impact safety configurations, and
- Incorporates meaningful responsiveness to public and stakeholder input.

Turnagain Arm is one of Alaska's defining landscapes. Infrastructure improvements in this corridor must reflect not only engineering standards, but stewardship of place.

We look forward to continued engagement as this process advances.

Sincerely,

[Names of Undersigned Legislators]

2026 Estimated Girdwood Valley Service Area (GVSA) Mill Rate

Girdwood Service Area Tax Breakdown	2026 Operating Increase 1st Qtr. Rev	2026 CIP Contributions Increase 1st Qtr. Rev	% of property tax	Current Budget Totals	1st QTR Rev Proposed Budget Totals	Current Mill Rate	Mill Rate 1st qtr Rev	Difference from 2026 to 2026 1st qtr Rev
Street Maintenance	\$117,200.00	\$0.00	32.48%	\$1,765,894.00	\$1,883,094.00	1.793	1.792	\$117,200.00
Fire	\$0.00	\$0.00	38.13%	\$2,073,261.00	\$2,073,261.00	2.105	1.973	\$0.00
Police	\$0.00	\$0.00	16.80%	\$913,605.00	\$913,605.00	0.928	0.869	\$0.00
Housing & Economic Development	\$0.00	\$0.00	2.90%	\$157,600.00	\$40,000.00	0.160	0.038	-\$117,600.00
Parks and Recreations	\$17,378.00	\$200,000.00	11.67%	\$634,402.00	\$849,280.00	0.644	0.808	\$214,878.00
Program generated revenues	\$0.00	\$0.00	-1.98%	-\$107,701.00	-\$107,701.00	-0.109	-0.102	\$0.00
Total	\$134,578.00	\$200,000.00	100.00%	\$5,437,061.00	\$5,651,539.00	5.522	5.377	\$214,478.00

* 1 mill = \$100.00 per \$100k property of value

Current Mill Rate is based on a 2025 GVSA valuation of \$984,704,946.00

1st Quarter Mill Rate is based on a 2025 GVSA valuation of \$1,051,000,000.00

MOA Assessor office is estimating a 2025 GVSA valuation of \$1,052,618,338.00

2026 Girdwood Fire Department Budget - Draft
1st Qtr revision

	2025	2026 Approved by GBOS	2026 Assembly Approved	2026 1st Qtr Revision
LABOR STAFF	\$ 899,245	\$ 917,059	\$ 917,059	\$ 917,059
LABOR PAID ON CALL		\$ 41,000	\$ 41,000	\$ 41,000
Retirement Contribution	\$ 36,000	\$ 42,000	\$ 42,000	\$ 42,000
Health Insurance	\$ 137,600	\$ 154,000	\$ 154,000	\$ 154,000
Labor Total	\$ 1,072,845	\$ 1,154,059	\$ 1,154,059	\$ 1,154,059
NON-LABOR				
Office Supplies	\$ 2,000	\$ 1,800	\$ 1,800	\$ 1,800
Operating Expenses	\$ 47,000	\$ 50,000	\$ 50,000	\$ 50,000
Fuel	\$ 12,000	\$ 10,000	\$ 10,000	\$ 10,000
Uniforms	\$ 5,000	\$ 6,974	\$ 6,974	\$ 6,974
Repair and Maint	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Professional Services	\$ 54,000	\$ 50,000	\$ 50,000	\$ 50,000
Communications	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000
Travel Expenditures	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Insurance	\$ 46,000	\$ 56,000	\$ 56,000	\$ 56,000
Training	\$ 28,000	\$ 30,000	\$ 30,000	\$ 30,000
Non-Labor Total	\$ 214,000	\$ 234,774	\$ 234,774	\$ 234,774
Total	\$ 1,286,845	\$ 1,388,833	\$ 1,388,833	\$ 1,388,833
Vehicle maintenance	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Capital Contributions	\$ 74,000	\$ 74,000	\$ 74,000	\$ 178,540
Engine 41 Capital Loan Payment	\$ 104,540	\$ 104,540	\$ 104,540	\$ -
Direct Cost Total	\$ 1,500,385	\$ 1,602,373	\$ 1,602,373	\$ 1,602,373
IGC AFD Operations management	\$ 99,499	\$ 99,499	\$ 100,758	\$ 100,758
IGC Office of Fire Chief	\$ 21,549	\$ 21,549	\$ 23,328	\$ 23,328
IGC AFD Finance	\$ 12,084	\$ 12,084	\$ 14,810	\$ 14,810
IGC AFD Data Systems	\$ 25,864	\$ 25,864	\$ 25,549	\$ 25,549
IGC AFD Shop	\$ 220,080	\$ 220,080	\$ 227,904	\$ 227,904
IGC Facilites -Girdwood	\$ 67,607	\$ 67,607	\$ 70,096	\$ 70,096
IGC PW Communications	\$ 16,652	\$ 16,652	\$ 16,283	\$ 16,283
IGC Fire Comm Non-911	\$ 12,197	\$ 12,197	\$ 13,160	\$ 13,160
Total for IGC's	\$ 475,532	\$ 475,532	\$ 491,888	\$ 491,888
Fire Service Fees	-\$21,000.00	-\$21,000.00	-\$21,000.00	-\$21,000.00

2026 Girdwood Fire Department Budget - Draft
1st Qtr revision

Overall Total	\$ 1,954,917.00	\$ 2,056,905.00	\$ 2,073,261.00	\$ 2,073,261.00
Difference from the 2026 current budget to the 1st qtr budget revision	\$ -			
Estimated Mill Rate		1.97		

Girdwood Housing and Economic Fund
Draft 1st Qtr 2026

	Non-Labor	2024	2025	GBOS Approved 2026	Current 2026	Proposed Revised 2026	2026 Comments
510900	Housing & Economic Contractual Other	50,000.00		40000	157600	40000	
	STR regulation support						
	Overhead / IGC		3000				
	3rd party contract		39600				
	Planning		0				
	Pre-development work		75000				
Revenue	STR permit fees (370 @ \$100)						
	Direct Cost Total	50,000.00	117,600.00	40,000.00	157,600.00	40,000.00	
	Mill rate estimate	0.038					
	Difference from Current 2026 to Revised 2026	-117,600.00					

Girdwood Parks and Recreation
2025 Draft Budget
Final Meeting

		2025 Line Item Totals	2025 Detail	2026 Detail GBOS Approved	2026 Budget Assembly Approved	1st Qtr. Revisions	2026 comments
	Labor	\$48,756.00					
501010	Seasonal Park Caretaker		\$43,984.00	\$45,000.00	\$36,442.00	\$50,000.00	OMB put in the wrong approved numbers for 2026.
501040	Annual Leave		\$1,320.00	\$1,400.00	\$1,093.00	\$3,648.00	GBOS approved Seasonal labor at \$49,990.
501105	FICA/Medicare Taxes		\$3,364.00	\$3,500.00	\$2,789.00	\$4,021.00	1st Quarter revision request reflects cost from 2025.
501130	Unemployment Insurance		\$88.00	\$90.00	\$72.00	\$105.00	Same Seasonal staff returning
	Labor Total		\$48,756.00	\$49,990.00	\$40,396.00	\$57,774.00	
511000	Operating Supplies	\$37,343.00			\$33,843.00	\$33,843.00	
	Campground		\$1,000.00	\$500.00			Campsite Maintenance
	Maintenance Supplies		\$2,000.00	\$2,000.00			Trash bags, mutt mitts
	Park Improvements		\$5,000.00	\$5,000.00			Gravel, Paint, Hardware, Power washer
	Skate Park		\$4,000.00	\$4,000.00			rebuild ramps.
	Hand Tram		\$0.00	\$0.00			General maintenance to keep terminals safe
	Tennis Courts		\$2,000.00	\$2,000.00			Surface repair & maintenance
	Ball Field		\$4,165.00	\$4,165.00			Infield dirt, Aerate and reseed field, general repairs
	Tree Removal		\$4,000.00	\$2,000.00			Mitigate hazardous trees
	Disc Golf		\$1,000.00	\$1,000.00			Weed wacking, general maintenance
	Trails- Materials		\$4,000.00	\$3,000.00			Improved signage and materials to build new bridges/drainages/trend
	Trails- Winter grooming equipment		\$4,000.00	\$4,000.00			Grooming Maintenance (parts, tools)
	Maintenance Tools		\$1,178.00	\$1,178.00			Screws, drill set, hand saws, misc. tools and parts
	Soccer Field Reseed		\$5,000.00	\$5,000.00			Aerate and reseed 50,750 square feet
511170	Fuel	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	trails grooming and power maintenance equipment
511380	Repair & Maint Supplies	\$4,500.00			\$4,500.00	\$4,500.00	
	Playground improvements		\$4,000.00	\$4,000.00			Estimated repairs following assessment of the playground
	Beautification		\$500.00	\$500.00			Soil, fertilizer, stakes, gloves
530360	Repair & Maint Contracted	\$34,100.00			\$34,100.00	\$34,100.00	
	Window cleaning Contract		\$600.00	\$600.00			facility windows
	Turf & Trash Contract		\$33,500.00	\$33,500.00			Lawn maintenance, seeding and fertilizer
540060	Participant Support	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	Supplies for volunteer efforts
540100	Donation to Non-profit Org	\$65,000.00			\$65,000.00	\$65,000.00	
	FVCS Funding		\$25,000.00	\$25,000.00			Partnership Funding to FVCS to assist in providing recreation programs for the Girdwood service area
	GVT Funding		\$7,500.00	\$7,500.00			
	Little Bears Funding		\$10,000.00	\$10,000.00			
	Grants		\$22,500.00	\$22,500.00			

2026 Girdwood Street Maintenance Budget - GBOS WS #1

		2025	GBOS approved 2026	Assembly Approved 2026	1st Qtr. Revision	% of the Budget	2026 comments
1000	Personnel Services						
501010	Straight Time Labor	184,831.00	185,831.00	184,831.00	184,831.00		3% Cost of living increase
501040	Annual Leave	2,910.00	2,930.00	2,910.00	2,910.00		
501080	Retirement	39,631.00	39,831.00	39,631.00	39,631.00		
501090	Life Insurance	82.00	82.00	82.00	82.00		
501100	Medical/Dental	55,332.00	57,332.00	59,400.00	59,400.00		
501105	FICA/Medicare Taxes	13,781.00	13,800.00	13,781.00	13,781.00		
501115	Employee Assistance	48.00	48.00	48.00	48.00		
501130	Unemployment Insurance	360.00	370.00	360.00	360.00		
501140	Long Term Disability	414.00	440.00	414.00	414.00		
	Labor Total	\$297,389.00	\$300,664.00	\$301,457.00	\$301,457.00	18.41%	
2000	Non-Labor						
511010	Operating	1000.00	1000.00	1000.00	1000.00		Resupply General Office Supplies
	Office Supplies	2,000.00	2,000.00	2,000.00	2,000.00		
511170	Fuel	3,000.00	3,000.00	3,000.00	3,000.00		MOA Work truck
511380	Repair and Maintenance Supples	80,000.00	80,000.00	80,000.00	100,000.00		cost increase for Road Maintenance Supplies (i.e. Salt, Sand, culverts, RAP)
530360	Repair and Maintenance Contracted	32,000.00	32,000.00	32,000.00	132,000.00		Additional steam thawing, Street light maintenance and Catchbasin cleaning
540300	Fleet Rental	12,503.00	12,503.00	12,294.00	12,294.00		MOA Work Trucks
540640	Contractual Svcs	700,000.00	800,000.00	800,000.00	800,000.00		Rebid the contract in 2025 and expect a price increase on all equipment
550010	Public Utility Services	40,000.00	40,000.00	40,000.00	40,000.00		CEA - Street lights, electric at Maintenance Yard
	Non-Labor Total	\$ 870,503	\$ 970,503	\$ 970,294	\$ 1,090,294	53.88%	
580530	Contribution to Captial	\$ 350,000	\$ 400,000	\$ 400,000	\$ 400,000	21.66%	\$400k match for the EPA \$1.6m grant for the Ruane Culvert
	Total Direct Costs	\$ 1,517,892	\$ 1,671,167	\$ 1,671,751	\$ 1,791,751		
	Inter Government Charges (IGC)						Department of Management and Budget sets the IGC's
601420	IGC Resource Management Admin	\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00		
601880	IGC SAP Captial Recovery	\$2,379.00	\$2,379.00	\$2,379.00	\$2,379.00		
601890	IGC SAP Support Center	\$4,324.00	\$4,324.00	\$4,258.00	\$4,258.00		
601900	IGC-OECD GIS Licensing	\$208.00	\$208.00	\$208.00	\$208.00		
605530	General Liability	\$26,968.00	\$26,968.00	\$26,534.00	\$26,534.00		

2026 Girdwood Street Maintenance Budget - GBOS WS #1

605540	Workers Compensation	\$8,961.00	\$8,961.00	\$8,764.00	\$8,764.00		
6000 IGC Total		\$97,840.00	\$97,840.00	\$97,143.00	\$97,143.00	6.07%	
	Subtotals	\$ 1,615,732	\$ 1,769,007	\$ 1,768,894	\$ 1,888,894	100.01%	
9000	Revenues	\$ 3,000	\$ 3,000	\$ 3,000	\$ 5,800		Increased revenue projected based off 2025 revenue collected
Total Cost		\$ 1,612,732	\$ 1,766,007	\$ 1,765,894	\$ 1,883,094		
	Difference from current 2026 to 1st Qtr 2026 Budget	\$ 117,200					
	Mill Rate Estimate	1.79					

	Roads CIP	Parks CIP	Fire CIP	Fire Capital Debt Service	Total by year
2017	\$0.00	\$75,000.00	\$100,000.00	\$12,345.00	\$187,345.00
2018	\$60,000.00	\$76,000.00	\$72,345.00	\$1,175.00	\$209,520.00
2019	\$25,000.00	\$150,000.00	\$74,121.00	\$5.00	\$249,126.00
2020	\$25,000.00	\$150,000.00	\$74,121.00		\$249,121.00
2021	\$25,000.00	\$150,000.00	\$74,121.00		\$249,121.00
2022	\$125,000.00	\$125,000.00	\$74,000.00	\$80,000.00	\$404,000.00
2023	\$200,000.00	\$100,000.00	\$74,121.00	\$80,000.00	\$454,121.00
2024	\$300,000.00	\$200,000.00	\$74,000.00	\$104,540.00	\$678,540.00
2025	\$350,000.00	\$500,000.00	\$74,000.00	\$104,540.00	\$1,028,540.00
Proposed 2026	\$400,000.00	\$500,000.00	\$178,000.00		\$1,078,000.00
	\$1,510,000.00	\$2,026,000.00	\$868,829.00	\$369,080.00	

2026 Girdwood Service Area Capital Projects List

Division	Project	Estimated Cost	Notes	Status
	Build Glacier Creek Bridge at Winner Creek Trail	\$2.1 to \$3m	Build new bridge to provide a year round connection for Winner Creek Trail. Partnership with USFS. Still seeking Grant funders, private donation, fundraising, etc.	Funding secured from State of Alaska Capital Grant GVSA Contribution Rasmuson Fund USFS Contribution 2026 Build
	Lions Club park -New Pavilion	\$100 to 150k	Girdwood lions club has requested to explore a pavilion for their park. They'd like a simple pavilion that could hold six picnic tables. Grants would be pursued for building and GVSA funds design/cost estimating work.	LWCF Grant secured
	New Snow Grooming Machine	\$25k	To add to our grooming fleet and eventually replace our aging Arctic Cat machine	2026/27
	Master Plan for Girdwood Parks	\$130k	A master plan is needed for future development and management of Girdwood Parks. Currently underway	Funded and underway
	New Maintenance Garage at Girdwood Park	\$3m	Replace Old City Hall with new maintenance Garage for the Service Area operation. Building could include public restrooms	Lease back Loan to fund
Street Maintenance	Fish Passage Culverts on Alyeska Creek and Mt. Hood	\$900k to \$1.5million	This is the last one of three culverts are in need of replacement in this area and if replaced then need to be built to fish passage standards.	2027
	Power to Girdwood Service Area Lot in Industrial Park	\$50 to 80K	Once platting is completed and GVSA take full ownership of the lot, then site plan will be created to bring power to the lot to keep equipment warm in the winter and provide lighting for winter operations.	Design completed, awaiting replat and ownership of the lot by GVSA
	Pave Timberline past Vail intersection and Vail Hill to Loveland intersection	\$1.1 to \$3m	This section of Timberline and Vail has constant potholing and dust problems due to the high volume of traffic that collects. Recommend paving, ditching and speed humps if Traffic department allows.	Design report completed, Determine which alternative works best for Timberline
	Califorina Creek Fish box culvert at Ruane	\$1.6 m EPA Grant \$400k GVSA Fund	An RFP for design and engineering services is about to be released for the project.	Project Funded 2027 Construction
	Covered Sand Storage	\$500k	Install a Coverall domed tent over the sand storage area. This will provide better protection of our the winter traction sand from freezing during the winter when needed most.	Project after lot is under GVSA ownership
Fire	Engine 41	\$1,151,531.00	Engine 41 is at end of life and needs to be replaced. Funding for this would come from the CIP and use of short term loan paid back over 5 to 7 years.	Fund in 2023 Engine arrives in early 2026

	Fire/EMS Training Area	\$200k to \$300k	Create Fire training area with new containment training pad for vehicle extraction traing and construct exisitng fire training conex on new foundation	Project after lot is under GVSA ownership
Police	No Capital purchase at this time			

**Municipality of Anchorage
Fund 106000 Girdwood Valley SA
Unaudited Fund Balance Report for 2024
As of December 31, 2024**

	Girdwood Valley Service Area
ASSETS	
FUND BALANCE	
Committed	316,407
Unassigned	749,533
Total Fund Balance	<u>1,065,940</u>