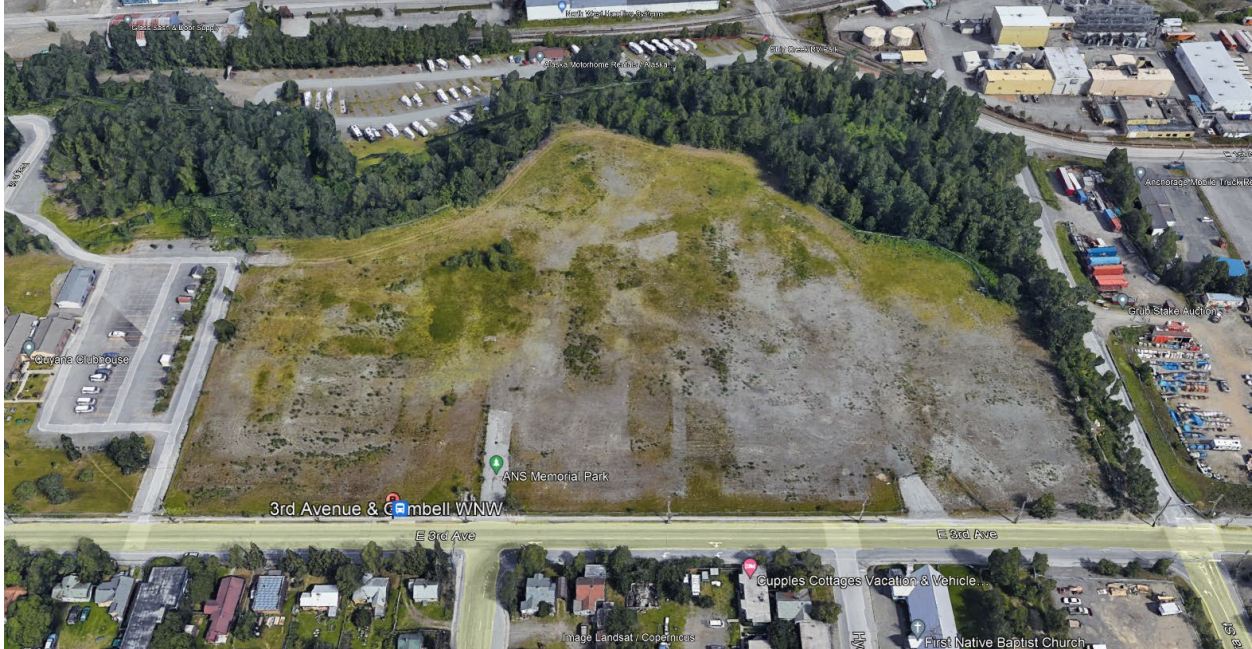


# RFI 2025-02 Denali View RV Resort



## Recreational Vehicle Resort & Mixed-Use Development Opportunity

**Location:** 250 Gambell Street, Anchorage, Alaska

### 1. Introduction

The Anchorage Community Development Authority (ACDA) is issuing this Request for Information (RFI) for the purpose of inviting statements of interest and information from qualified developers, operators, and integrated development teams with respect to the design, development, construction, financing, operation, and maintenance of the Denali View RV Resort in downtown Anchorage, Alaska.

This RFI is issued for planning and informational purposes only. ACDA seeks to gauge market interest, understand development and operational approaches, and inform potential future procurement approaches.

## **2. Project Overview**

ACDA's goal is to facilitate the development of a destination-quality recreational vehicle (RV) resort that supports Anchorage's tourism economy, activates underutilized downtown land, and integrates complementary mixed-use elements such as workforce housing and small-scale retail. ACDA is interested in long-term strategies and opportunities for year-round activation of the space.

The Denali View RV Resort is envisioned as a full-service, professionally operated RV destination that functions year-round in Anchorage's climate and aligns with surrounding civic, memorial, and recreational uses.

### **Development Objectives:**

- Create a high-quality, resilient, and financially sustainable RV resort;
- Support tourism, visitor services, and extended-stay accommodations;
- Integrate mixed-use elements including workforce housing and retail;
- Ensure compatibility with adjacent public spaces, trails, and memorials;
- Incorporate durable, low-maintenance infrastructure and improvements suitable for Alaska conditions.

## **3. Site Description**

**Property Location:** 250 Gambell Street, Anchorage, AK

The approximately 15-acre project site consists of Parcels 4-046 and 4-047 and is generally bounded by East 3rd Avenue, Eagle Street, East 1st Avenue, and Ingra Street.

**Zoning:** B-2C (Central Business District – Periphery)

### **Site Conditions:**

- Urban infill site with access to public utilities and transportation corridors
- Located within the Bootlegger Cove Formation with known liquefaction potential
- Historic environmental remediation has been completed; limited monitoring continues under Alaska DEC oversight
- Developers will not be held responsible for pre-existing environmental contamination

## **4. Development Program Parameters**

ACDA anticipates that a future development concept for the Denali View RV Resort may include the following elements:

- Effective use of the space to maximize the number of RV sites with hook-ups
- Two restrooms
- A clubhouse
- Recreational amenities such as playgrounds, courts, and trail connections
- Internal roadways, utilities, landscaping, and dump station
- Perimeter fencing, lighting, and site security features
- Pedestrian connectivity
- Two mixed-use buildings incorporating small-scale retail and workforce housing units

ACDA intends to invest up to \$1 million for pre-development and development in the project.

## **5. Ownership & Delivery Considerations**

ACDA anticipates providing the site to a developer team under a long-term ground lease and development agreement structure. ACDA anticipates the delivery model to require the developer team to finance the design, construction, operation and maintenance of the project. In return, the developer team would be entitled to all revenue generated from the project for the duration of the ground lease and subsidized rent during the initial years of the ground lease. The site is controlled by ACDA under a long-term land-use structure with an anticipated ground lease term of up to forty (40) years.

ACDA is interested in understanding:

- Preferred ownership and operating structures;
- Long-term operational strategies for year-round RV facilities;
- Approaches to phasing, financing, and revenue generation;
- Risk allocation concepts appropriate for the site and program.

## **6. Submission Information**

Interested parties are invited to submit a non-binding response describing their qualifications, interest, and high-level development or operational approach.

Submissions should include:

1. Firm name and business structure;
2. Primary contact name and title;
3. Phone number, mailing address, and email address;
4. Statement of interest in the Denali View RV Resort opportunity;
5. Relevant experience with RV resorts, hospitality, mixed-use, or similar developments;
6. Conceptual approach to design, financing, construction, maintenance and operations.

Submissions should be provided in PDF format and should not exceed twenty-five (25) pages, including any visuals or appendices.

#### **Submission Deadline & Contact Information**

**Responses must be received by:**

**4 p.m. Alaska Time on Feb. 26, 2026**

Submissions may be delivered electronically or in hard copy to:

**Anchorage Community Development Authority (ACDA)**

**245 W 5th Avenue, Suite 122**

**Anchorage, AK 99501**

**Attn: John Woodbury, Development Associate**

**Email: [Development@acda.net](mailto:Development@acda.net)**

**Subject line: RFI 2025-02 Denali View RV Resort**

#### **Delivery Format**

Electronic or physical submissions will be accepted.

Electronic submissions should be emailed to: [Development@acda.net](mailto:Development@acda.net);

Subject line: **RFI 2025-02 Denali View RV Resort**

Hard copy submissions may be delivered to the ACDA front desk at the address listed above.

Questions regarding this RFI should be directed via email to the contact above. ACDA will not be obligated to respond to all inquiries.

## **7. Evaluation & Next Steps**

This RFI does not constitute a solicitation or offer. Responses will be reviewed by ACDA to assess market interest, refine project parameters, and determine appropriate next steps.

ACDA may use information received through this RFI to:

- Inform project feasibility and scope refinement;
- Shape future procurement approaches and strategy;
- Identify qualified development and operating teams.

## **8. Design & Operational Priorities**

ACDA is particularly interested in concepts that emphasize:

- Attractive, durable, and climate-responsive design;
- Efficient utility and infrastructure systems suitable for cold climates;
- Safe, secure, and well-managed year-round operations ;
- Integration of uniquely Alaskan character and commerce;
- Strong guest experience and operational resilience.

## **9. ACDA Statement**

ACDA seeks to collaborate with experienced and innovative teams capable of delivering a high-performing RV resort that strengthens Anchorage's tourism economy while integrating responsibly into the downtown environment. This RFI is issued solely for informational purposes and does not obligate ACDA to proceed with any procurement or development action.

### **Reference:**

[https://meetings.muni.org/AgendaOnline/Documents/ViewDocument/AO%202025-71\\_2\\_84129%20%20%20HLB\\_4-046\\_AMP%3BAMP%3BAMP\\_AMP\\_4047\\_AM.DOCX.pdf?meetingId=5889&documentType=Agenda&itemId=84789&publishId=82770&isSection=false](https://meetings.muni.org/AgendaOnline/Documents/ViewDocument/AO%202025-71_2_84129%20%20%20HLB_4-046_AMP%3BAMP%3BAMP_AMP_4047_AM.DOCX.pdf?meetingId=5889&documentType=Agenda&itemId=84789&publishId=82770&isSection=false)

