

An electronic news bulletin for Alaska Railroad Real Estate Customers  
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## Anchorage residential mixed-use condo project to break ground in April

A year has passed since Ship Creek Development LLC showcased plans for an Anchorage mixed-use residential neighborhood project featuring luxury condominiums. Since then, the developer has signed a 95-year lease to build on a 2.5-acre parcel of railroad land near West Second Avenue and Christiansen Drive. Known as Downtown Edge, the project's first phase entails construction of nearly three dozen townhouse-style condos, several of which have been pre-sold or reserved. Developers intend to break ground in April and complete the first units for occupancy by the end of the year.

In late December 2017, Ship Creek Development LLC opened a temporary sales office, making use of the existing building on site to provide project information. While the building will eventually be demolished to make way for condo construction, its location and sizable parking lot are perfect to conduct sales meetings and to stage weekly open house events. Interested parties can stop by the sales office 11:30 a.m. to 1:30 p.m. on Tuesdays, 3:30 - 5:30 p.m. on Thursdays and 1:30 - 3:30 p.m. on Saturdays.

For more information about the project, visit the developer's website [www.downtownedge.com](http://www.downtownedge.com). ●●●



Open house events are held each Tuesday, Thursday and Saturday at the project's interim sales office located in an existing building on site.

## Land services railroader earns professional kudos

The Alaska Railroad's Land Services Specialist Aaron Butterer is named as one of the national geospatial profession's Top 40 Under 40 in recognition of his work for the railroad's Real Estate & Facilities Department. For example, he has developed an ARRC Depot GIS portal and a GIS-based phone app for photographing and reporting trespass and other incidents. The recognition also underscores Butterer's professional development efforts. He is just one semester away from earning a master's degree in business administration. And in late 2016, he had earned the professional land surveyor (PLS) license. Butterer is profiled in the January 2018 issue of *xyHt* magazine, a print and online resource for positioning, measurement and imaging professional. ●●●●



# Tenant move opens space in Historic Freight Shed

In other Ship Creek area news, the Humanities Forum is moving from the Alaska Railroad's Historic Freight Shed to a space on the second floor of the Anchorage Historic Depot. The historic facilities are located a block apart along West First Avenue. The Humanities Forum was the Freight Shed's first tenant when it moved in October 2010. Effective Feb. 1, the forum's new address is 421 W. 1st Avenue, Suite 200, Anchorage, AK 99501.

The move opens up premier office space in Alaska's first historic building renovated to meet the stringent standards of the U.S. Green Building Council's Leadership Energy and Environmental Design (LEED) program. The Historic Freight Shed earned Silver LEED certification in 2015.

The vacated space is on the east end of the building, closest to the facility's designated on-site parking lot. This space measures 3,450 square feet and can be renovated to suit a new tenant. Existing interior upgrades feature a modern, open layout accented by original timber beams throughout.



For more information on the space and leasing options, contact Leasing Manager Erin Ealum at 265-2325 or email [EalumE@akrr.com](mailto:EalumE@akrr.com). ●●●●

## Board meeting and customer party in Fairbanks

Customers and partners are invited to an annual Alaska Railroad Customer Appreciation Party in Fairbanks, 5-7 p.m. on Wednesday, Feb. 7. The event is hosted at the Alaska Railroad Fairbanks Depot at 1031 Depot Road. Come meet and talk to railroad leadership, including members of the ARRC Board of Directors, executive team and management team.

Also in Fairbanks, the Alaska Railroad's regular Board of Directors meeting is scheduled for 8:30 a.m. to 2:00 p.m., Thursday, Feb. 8. Board meetings are open to the public and typically include a public comment opportunity. The Feb. 8 meeting will be held at Pike's Waterfront Lodge at 1850 Hoselton Road. ●●●●

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