



Ship Creek Redevelopment

Concept Presentation

July 2013

KLING STUBBINS

JACOBS™

USKH



Cambridge
Philadelphia
Raleigh
San Francisco
Washington, DC
Beijing

ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

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Project Team Introductions

KlingStubbins:

Michael Stevenson, FAIA
Dan Douglas, AICP

Boston Global Investors:

Charles Reid, AIA

USKH:

Dwayne Adams, FASLA
Michael Spackman, ASLA
Sara Wilson Doyle
Brianne Keifer

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Team Experience



The Future of Ship Creek



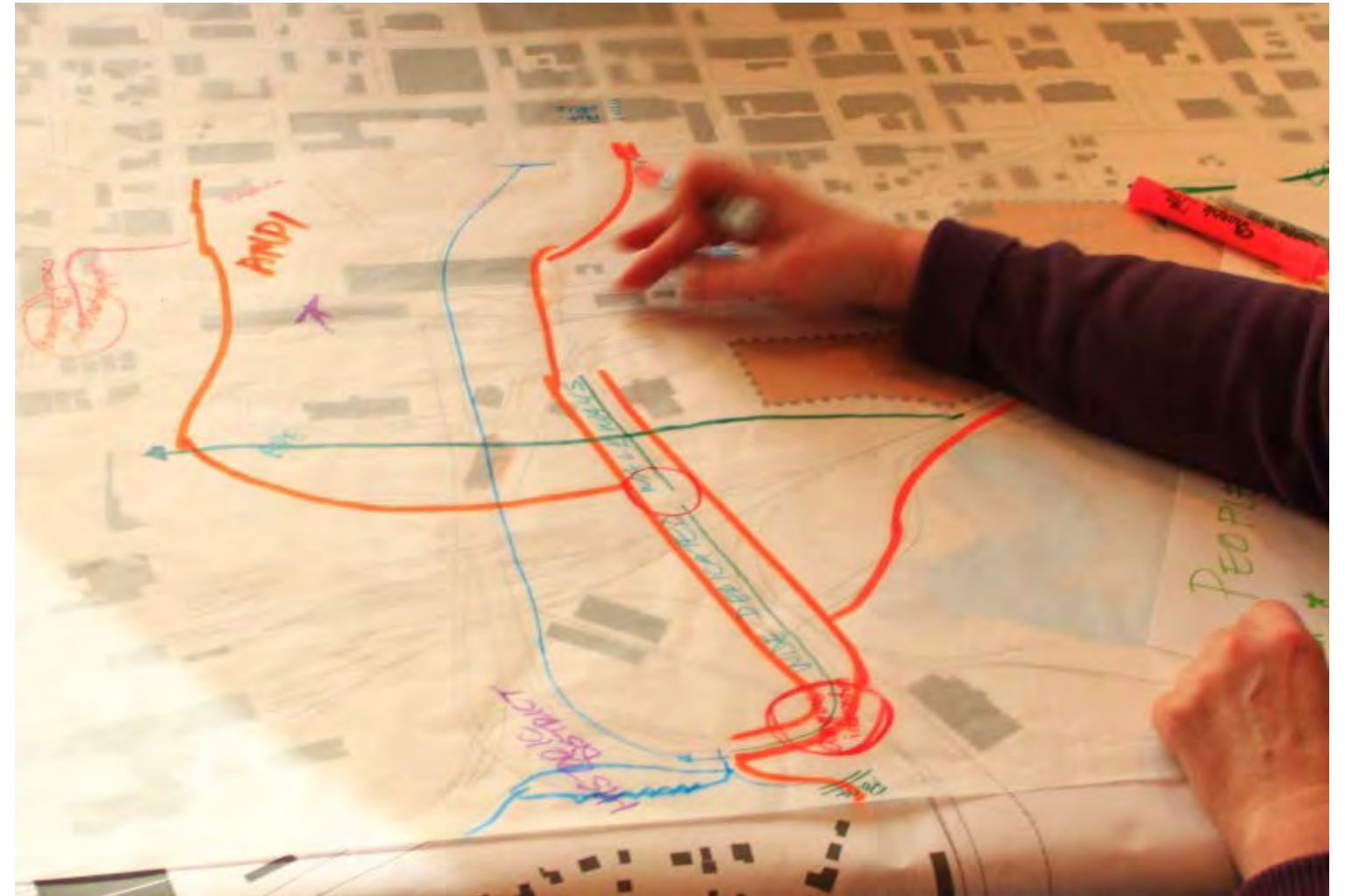
A Long Term Vision: Anchorage's Next Century

Impact for the Regional and State Economy

Part of the Global New Economy

Project Process and Schedule

March	Stakeholder Interviews
April	Public Listening Sessions
May	Design Workshop
July	Master Plan Presentation
Sept - Oct	Public Adoption Process



Quick Talks

Alaska Experience
Grand Theatre
333 W. 4th Ave.
5:30-7p
Tuesday

4/16



Big Ideas Night

Bridge Seafood over
Ship Creek
221 W. Ship Creek Ave.
5:30-7p
Wednesday

4/17

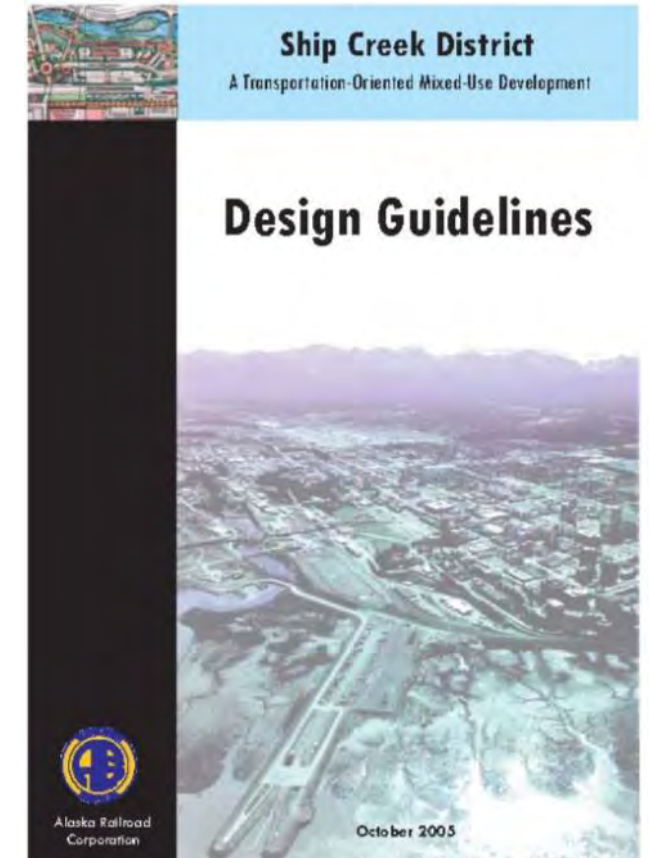
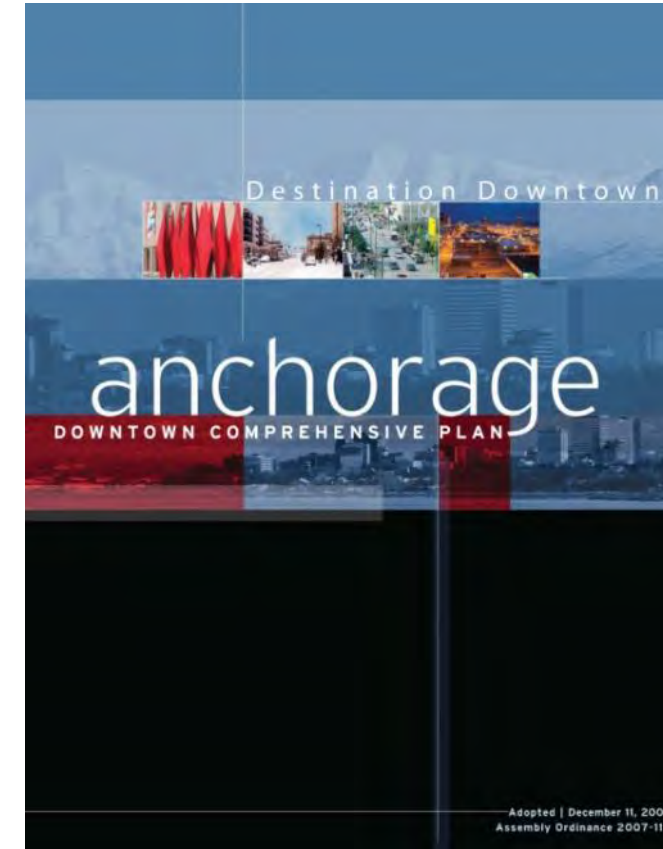
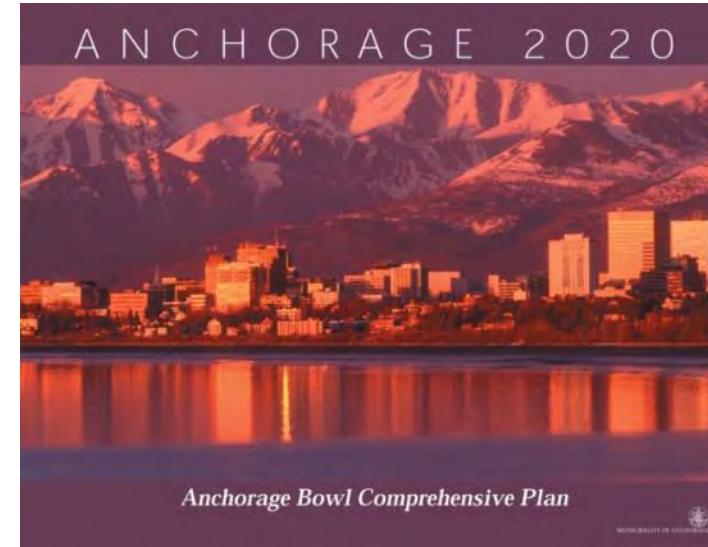
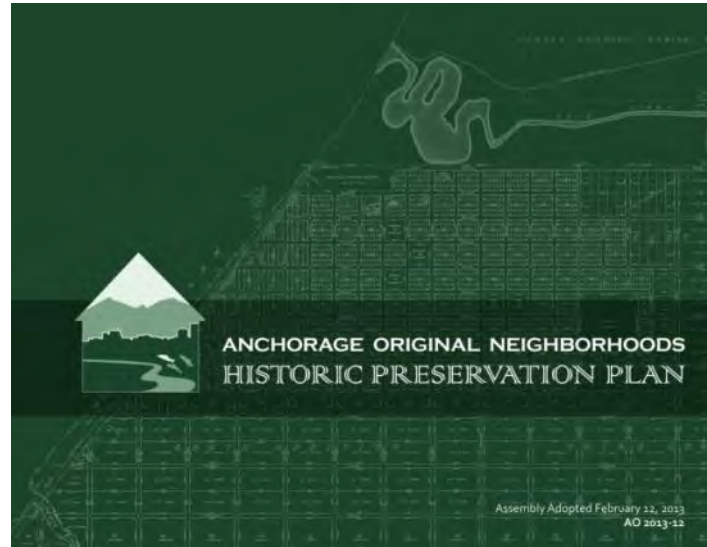


Open House

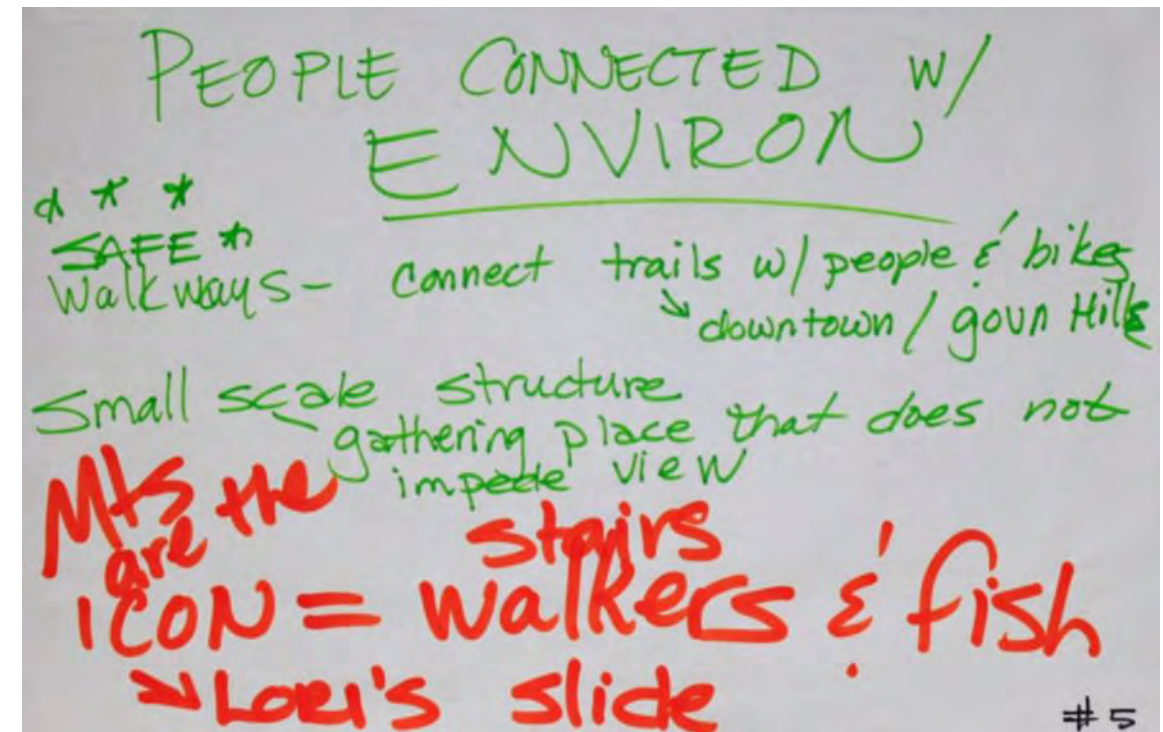
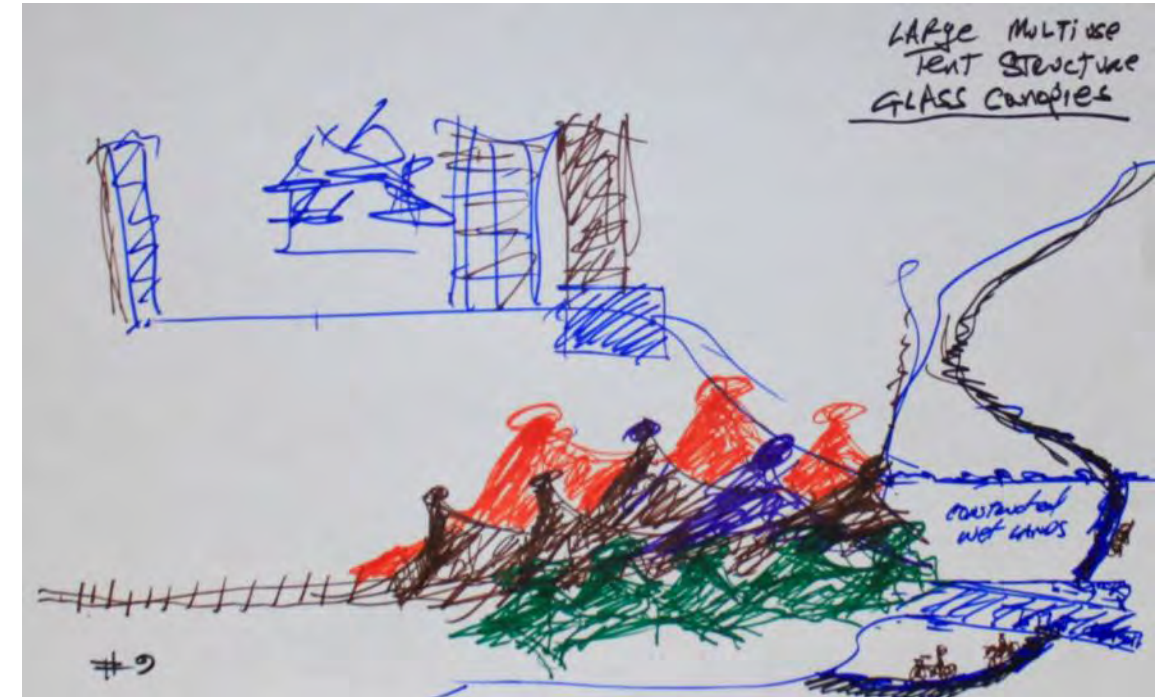
Alaska Railroad
Depot
411 W. 1st Ave.
4-7p
Thursday

4/18

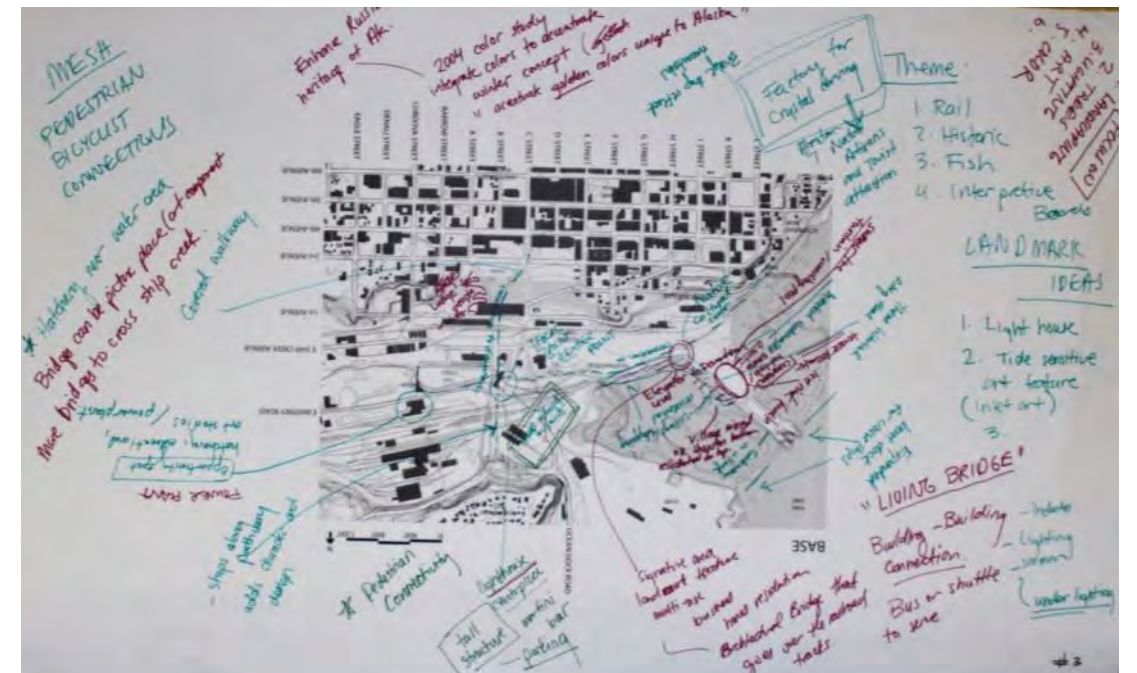




1. **Sustainability** – Meet today's needs without limiting tomorrow's. Sustainable sources of energy, improving the environment, expanding equity and a transforming the economy will guide planning and design decisions. Restart the power plant.
2. **Extending Downtown** - Ship Creek can be an extension of downtown. Creatively connecting Ship Creek to Downtown is a top priority.
3. **Views and Sun** – Ship Creek has long views and long shadows. Maintain access to the sun. Preserve views to and from the site.
4. **Learn from History** - Preserve and interpret the history of Ship Creek – Native fishing grounds, Tent City, Birthplace of Anchorage and the Railroad's Role.
5. **All Season Living** – Anchorage's winter is long and summer is short. Plan and design for an all season life of work, live, learn and play.
6. **Seismic Stability** – Anchorage is seismically one of the most active cities in the US. Design to minimize future loss of life and property damage.
7. **Economic Diversity** – Alaska is an extraction economy. Use the opportunity at Ship Creek to strengthen our economic diversity and resilience.



8. **Creative Place Making** – Make an authentically Alaskan place. Successful public places integrate public art, local history and a site's unique attributes.
9. **18-Hour Vitality** – Great neighborhoods are vital, active places. Create an 18 hour environment that welcome residents, neighbors, workers and visitors alike.
10. **Pedestrian Friendly** – People matter. Walkers, skiers and bikers have the first priority in planning and design decisions.
11. **A New Waterfront** – The inlet and creek are key natural features of the site. Access to both will be preserved and enhanced. Fishing and water quality protected.
12. **Vehicular Access** – The movement of goods and people drive the current Ship Creek uses. Maintain, improve and expand access to and through Ship Creek. Minimize conflicts and enhance efficiency.
13. **Return on Public Investment** – The development program will seek out catalytic opportunities that leverage public investment in facilities and infrastructure to attract private development.



A New Neighborhood for Anchorage and The Gateway to Alaska

Ship Creek is a **compact, mixed use, walkable, sustainable**, new waterfront neighborhood in downtown Anchorage. It offers lifestyle choices not found in other Alaskan cities. New apartments, schools, hotels, offices and great access bring a diverse mix of residents, tourists and creatives together in an exciting 18 hour district.

Recreation:

It's recognized as Alaska's **urban playground**. Unique play choices draws residents and visitors year round – **fishing** for salmon in Ship Creek, catching a concert in the amphitheater, **kayaking** the new course in Ship Creek or **skiing, hiking and biking** the miles of trails linking the Creek to the whole city.

The New Economy:

For residents, customers and workers, Ship Creek offers the best mix of a contemporary urban lifestyle, **an indoor year round local market, innovative shared maker spaces, artist studios** and active.

Gateway and Arrival Point:

Its near universal access is unrivaled in the United States – fishermen, hikers, **bikers, commuters**, neighbors, boaters, shippers, **truckers, rail** and **cruise ship passengers** and **air travelers** all make connections through Ship Creek.









Alaska Railroad Route and Connecting Carriers

IN ALASKA:

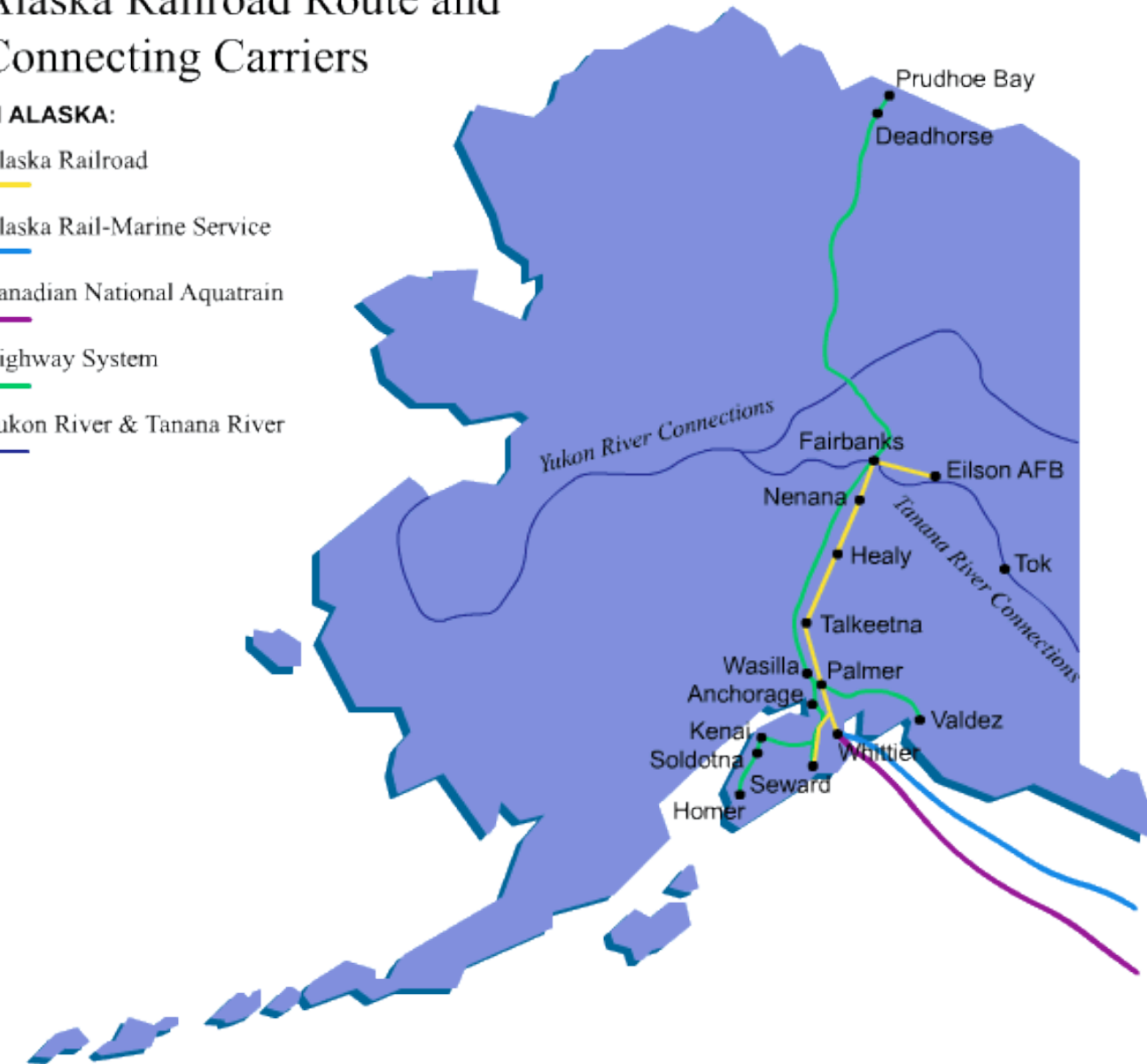
Alaska Railroad

Alaska Rail-Marine Service

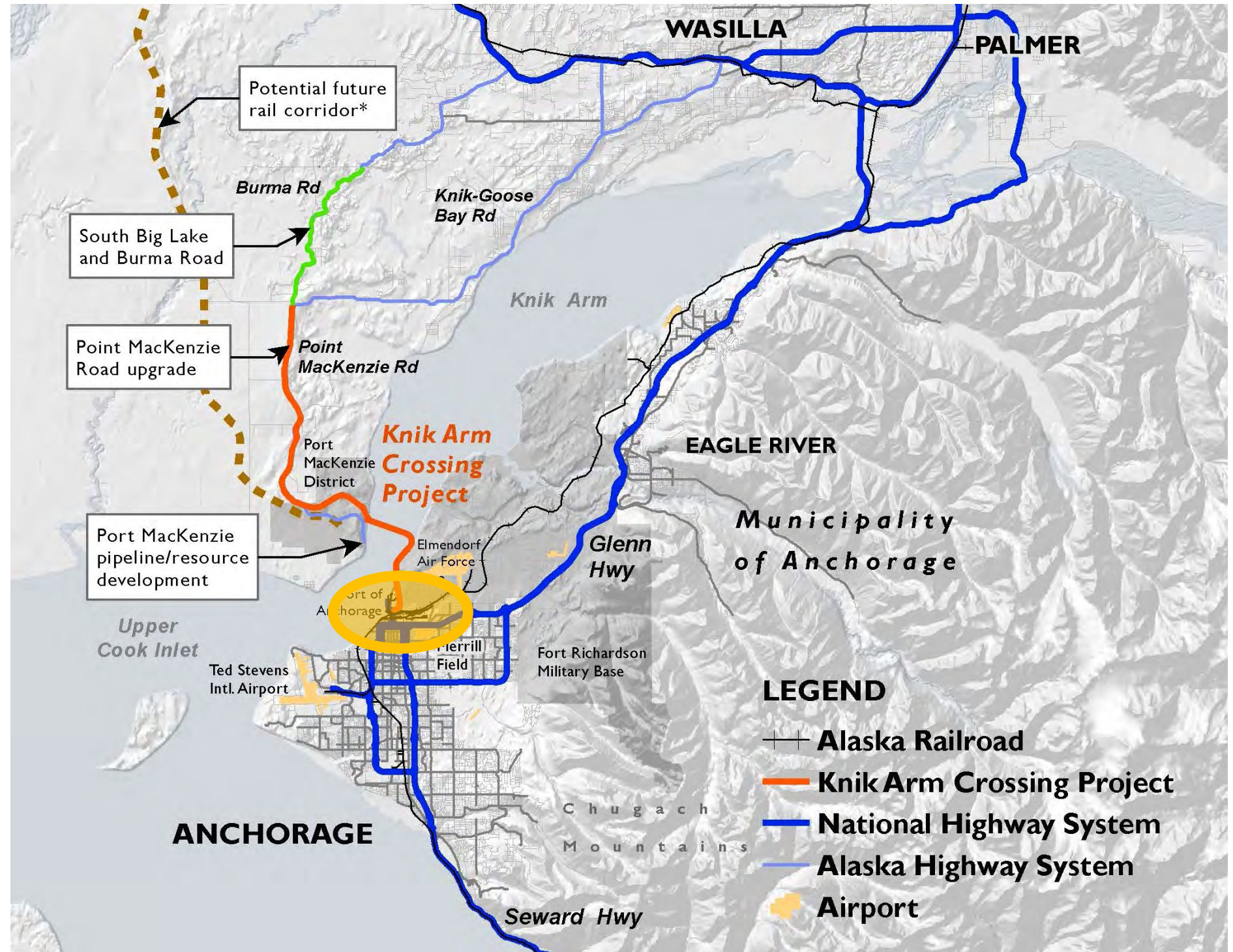
Canadian National Aquatrain

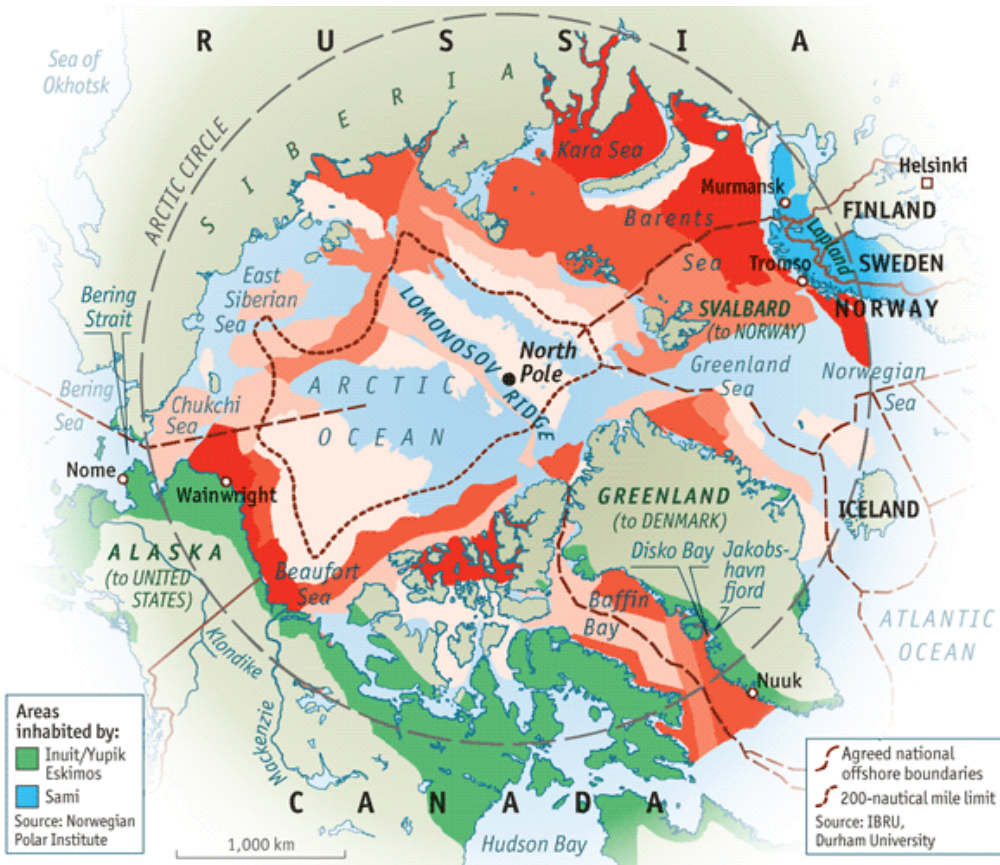
Highway System

Yukon River & Tanana River



- Ship Creek is a key location for the regional and State economy.
- Port of Anchorage and Alaska Railroad are vital elements of the State Economy.
- Future developments will increase its importance over time.





Resources



Communications



Shipping

- Arctic Council members will have an increasing role in world affairs in the 21st century.

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Cold Climate Destinations





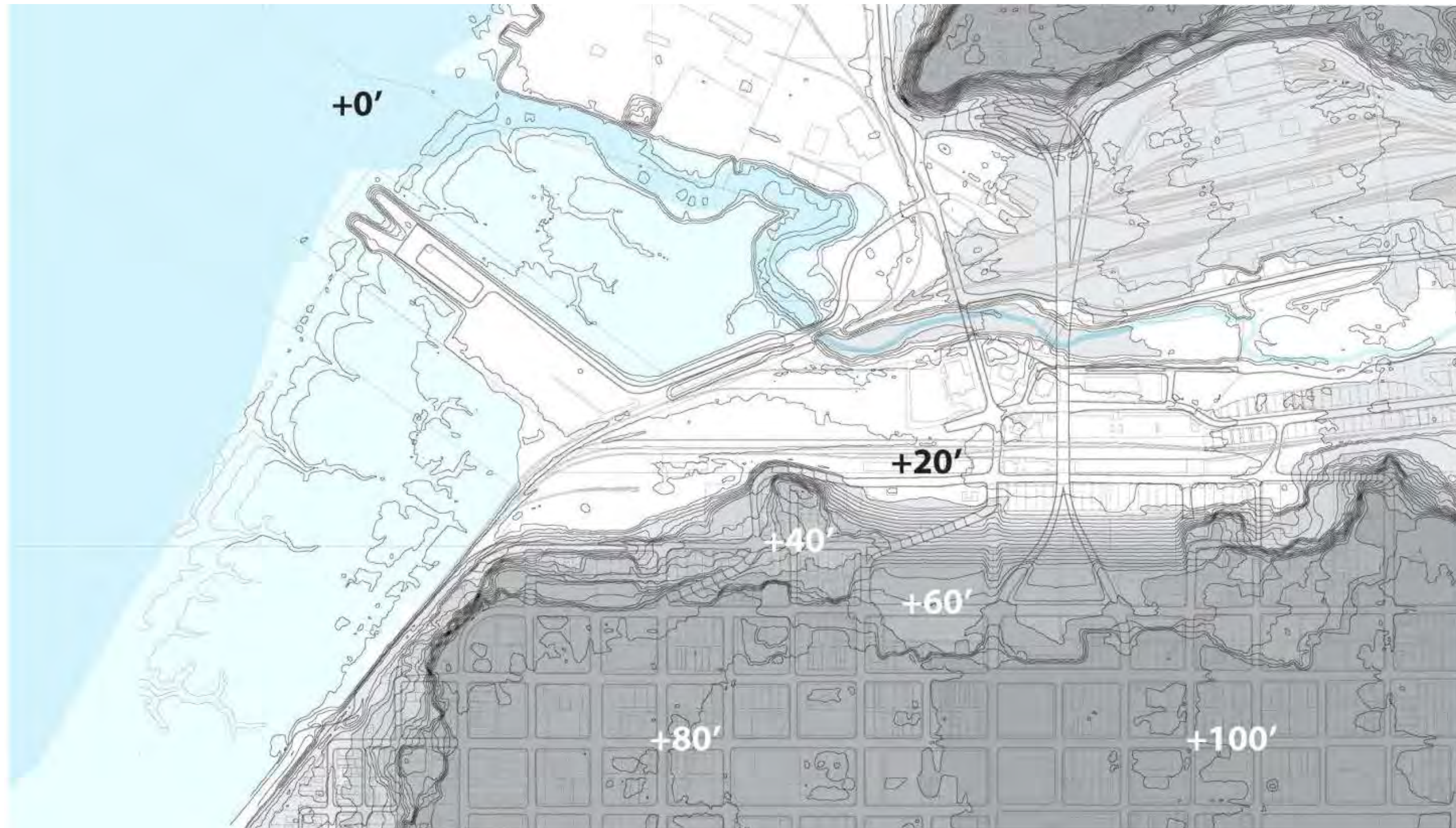
Helsinki, Finland

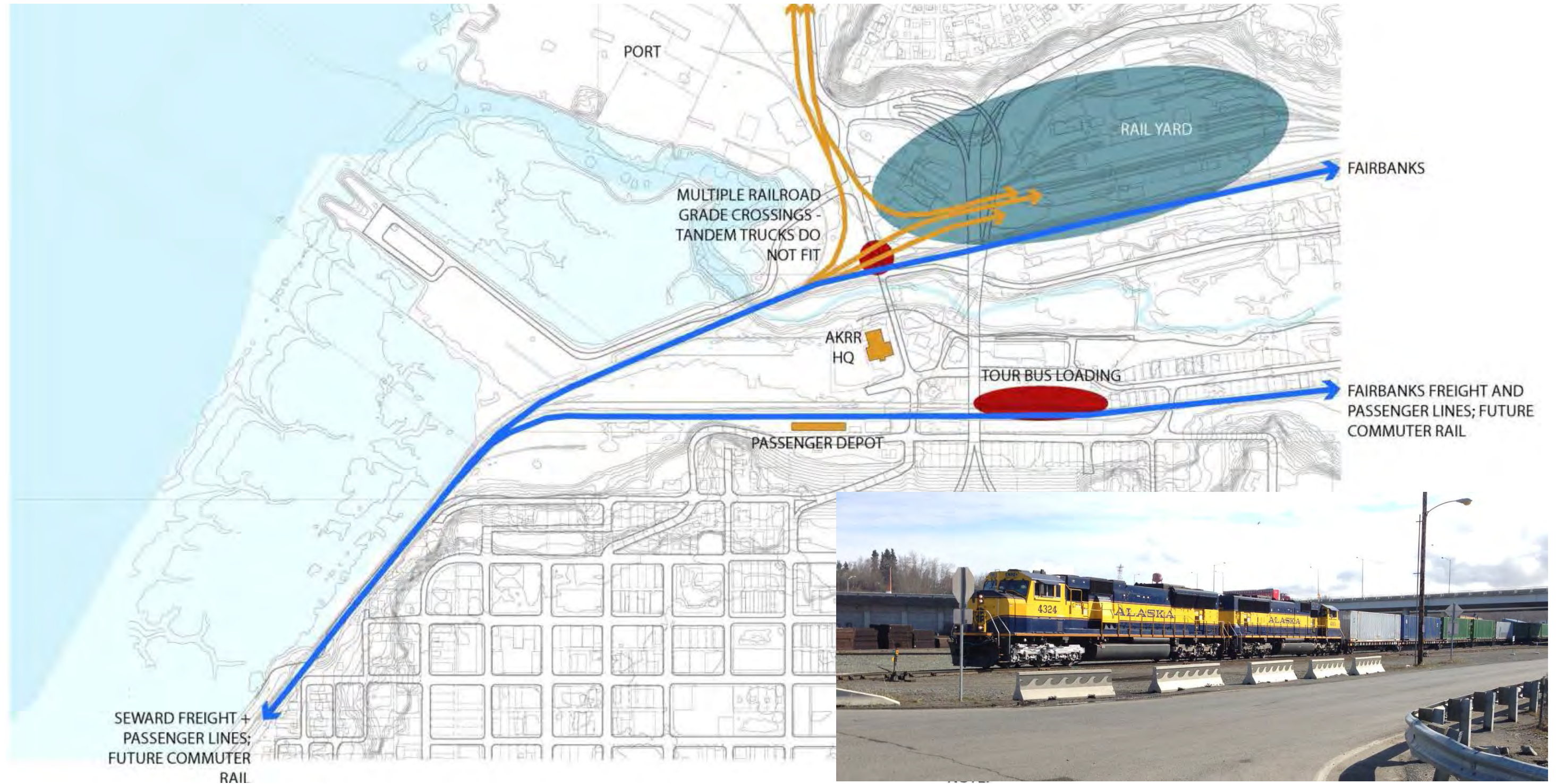


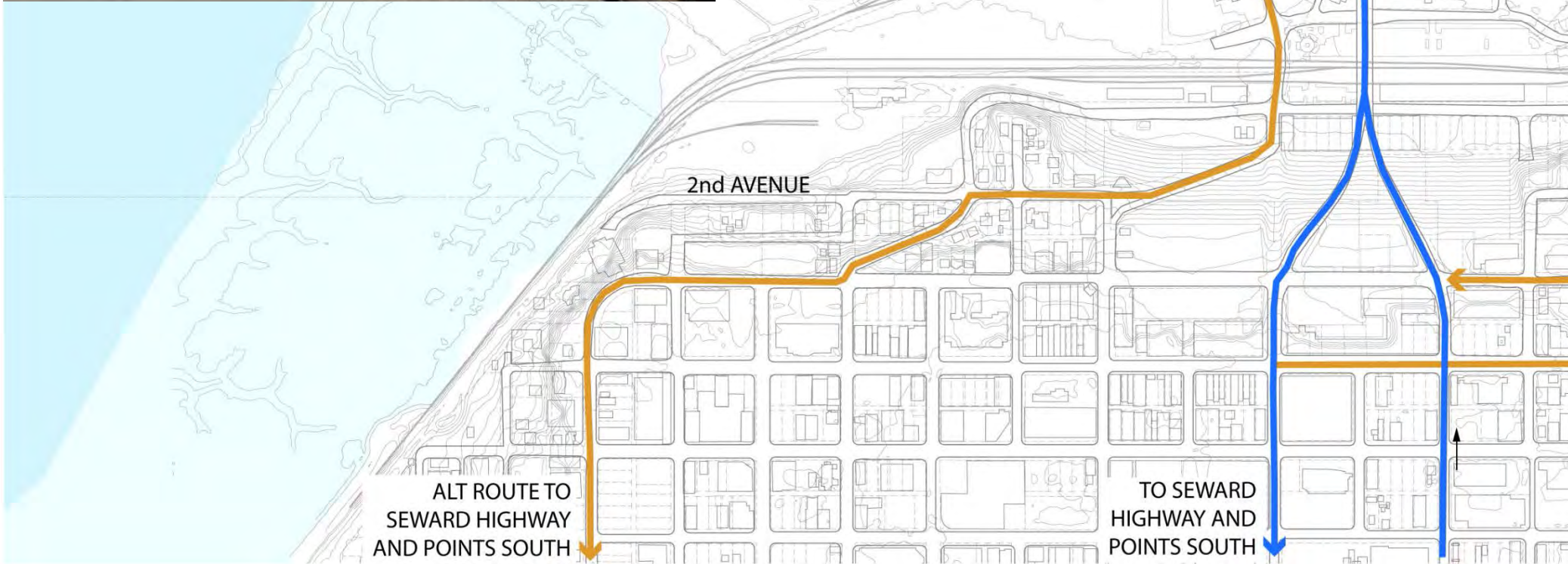
Tromsø, Norway

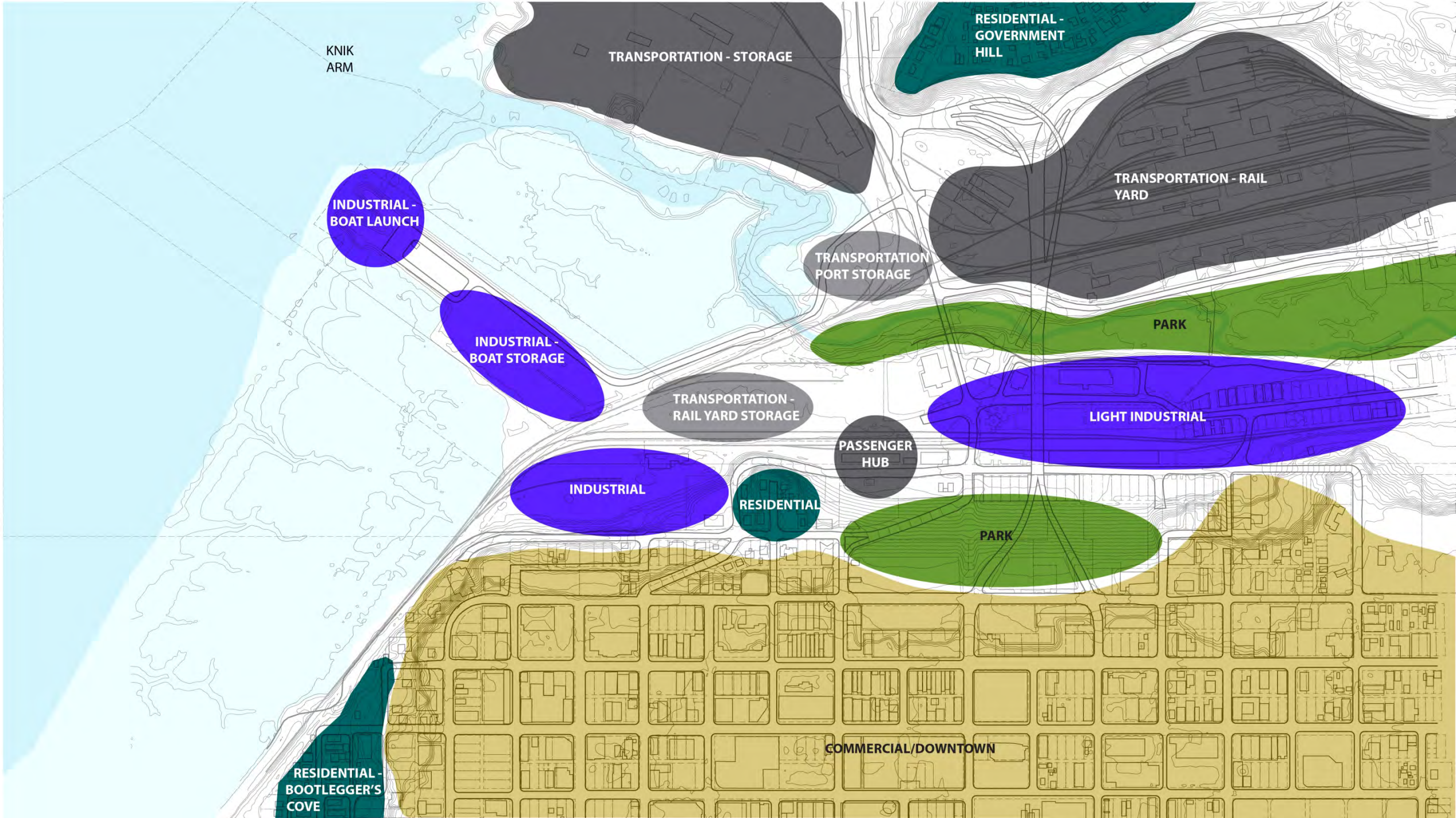


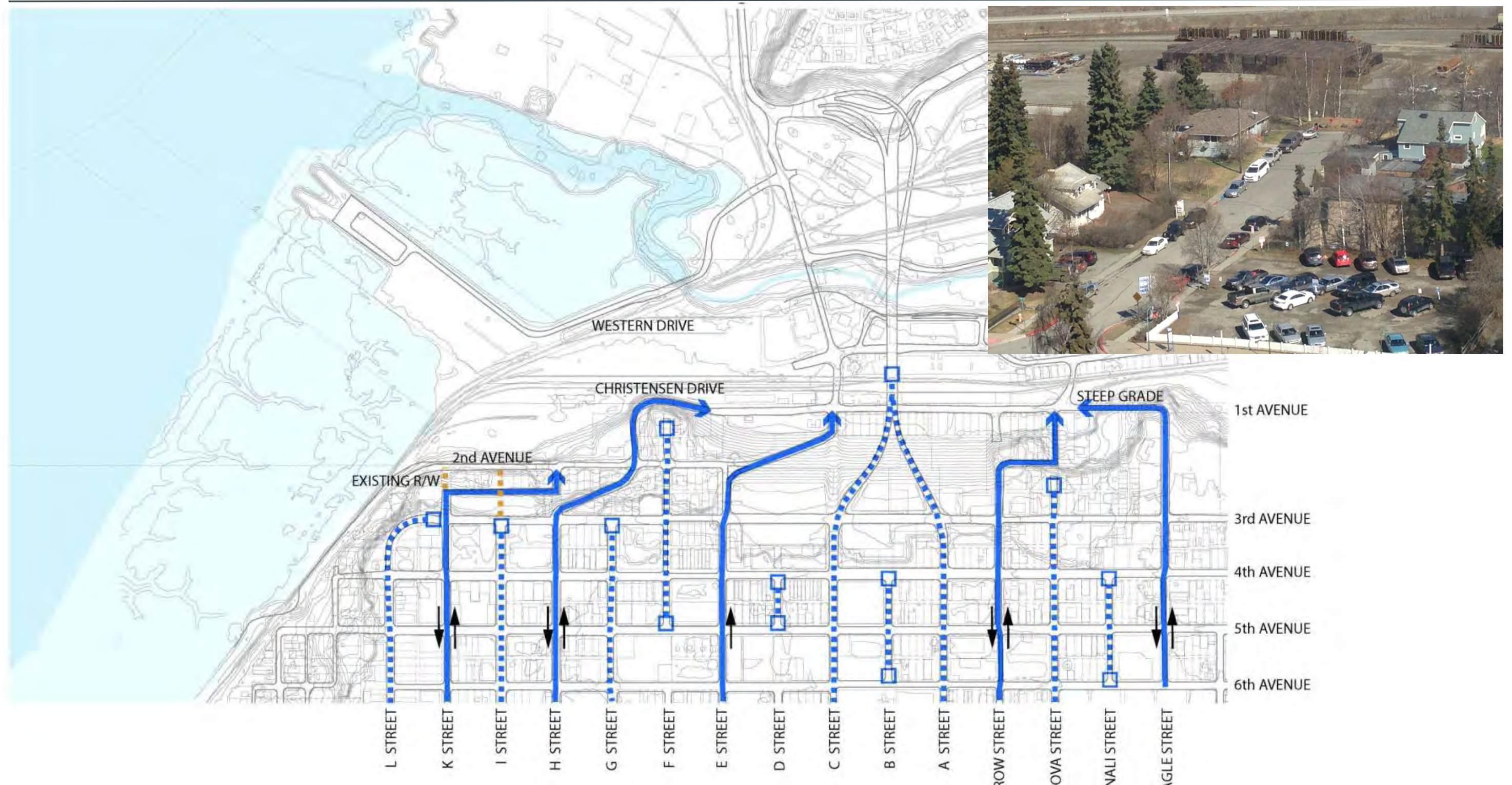
Stockholm, Sweden

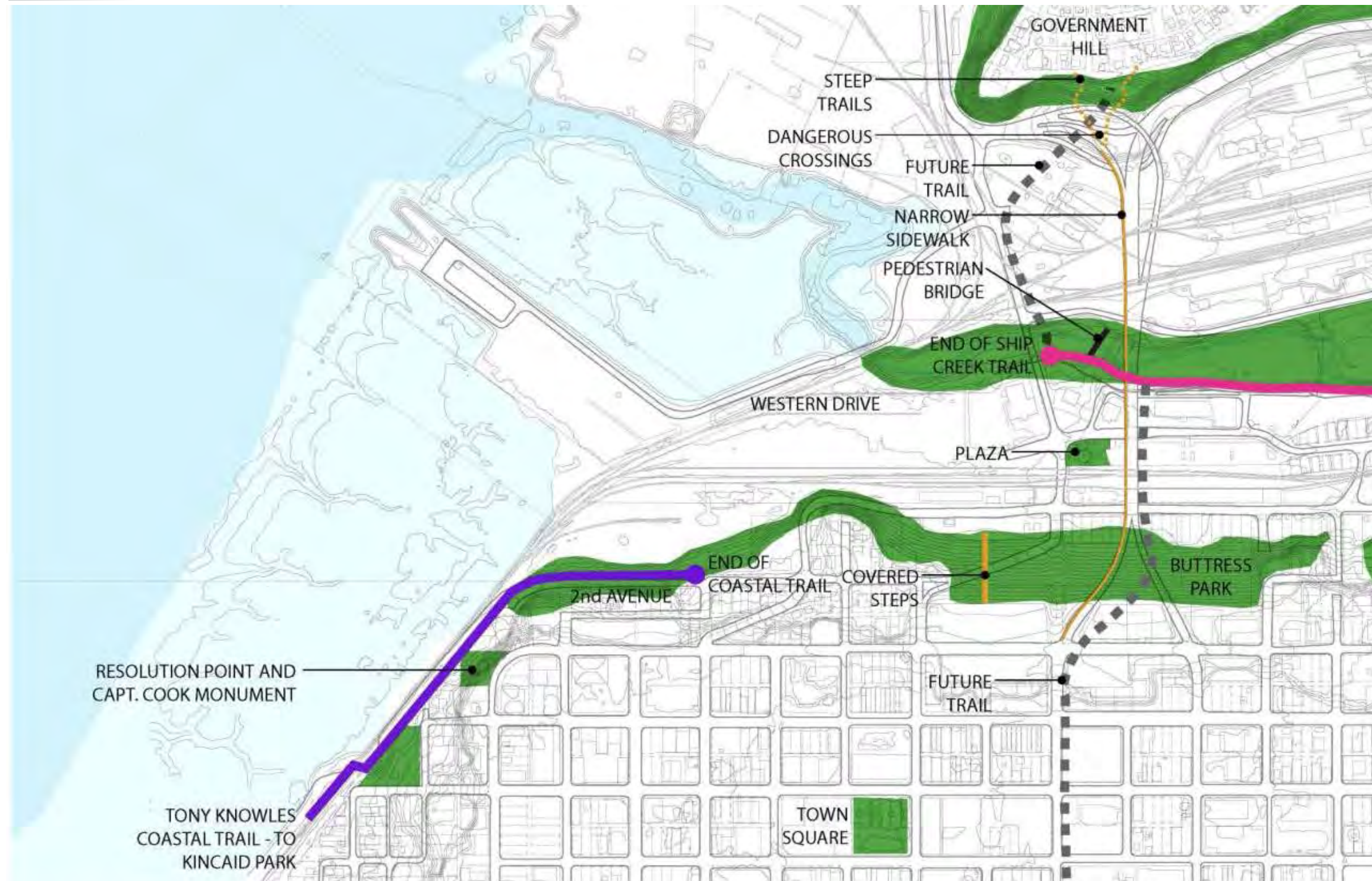








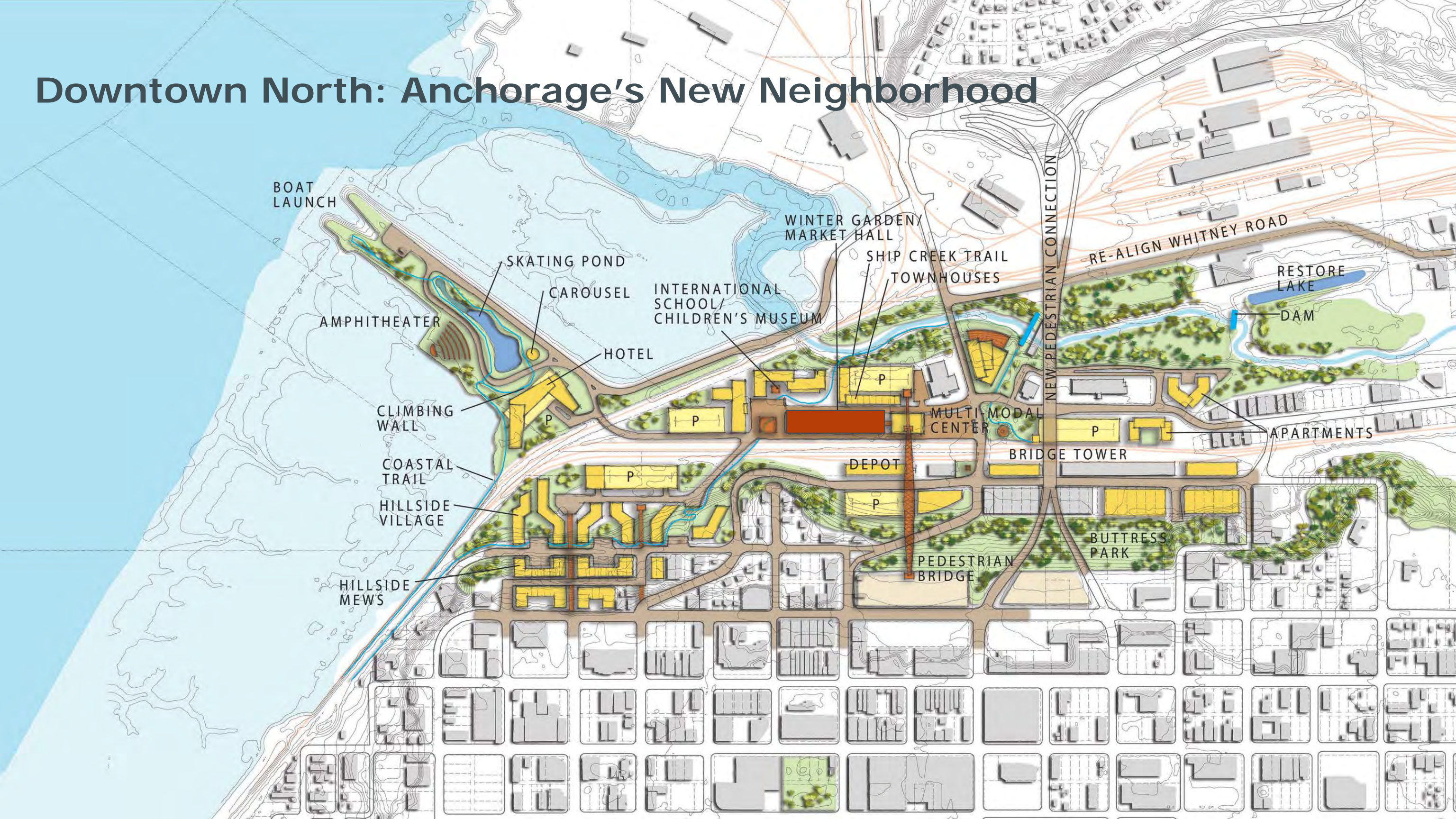




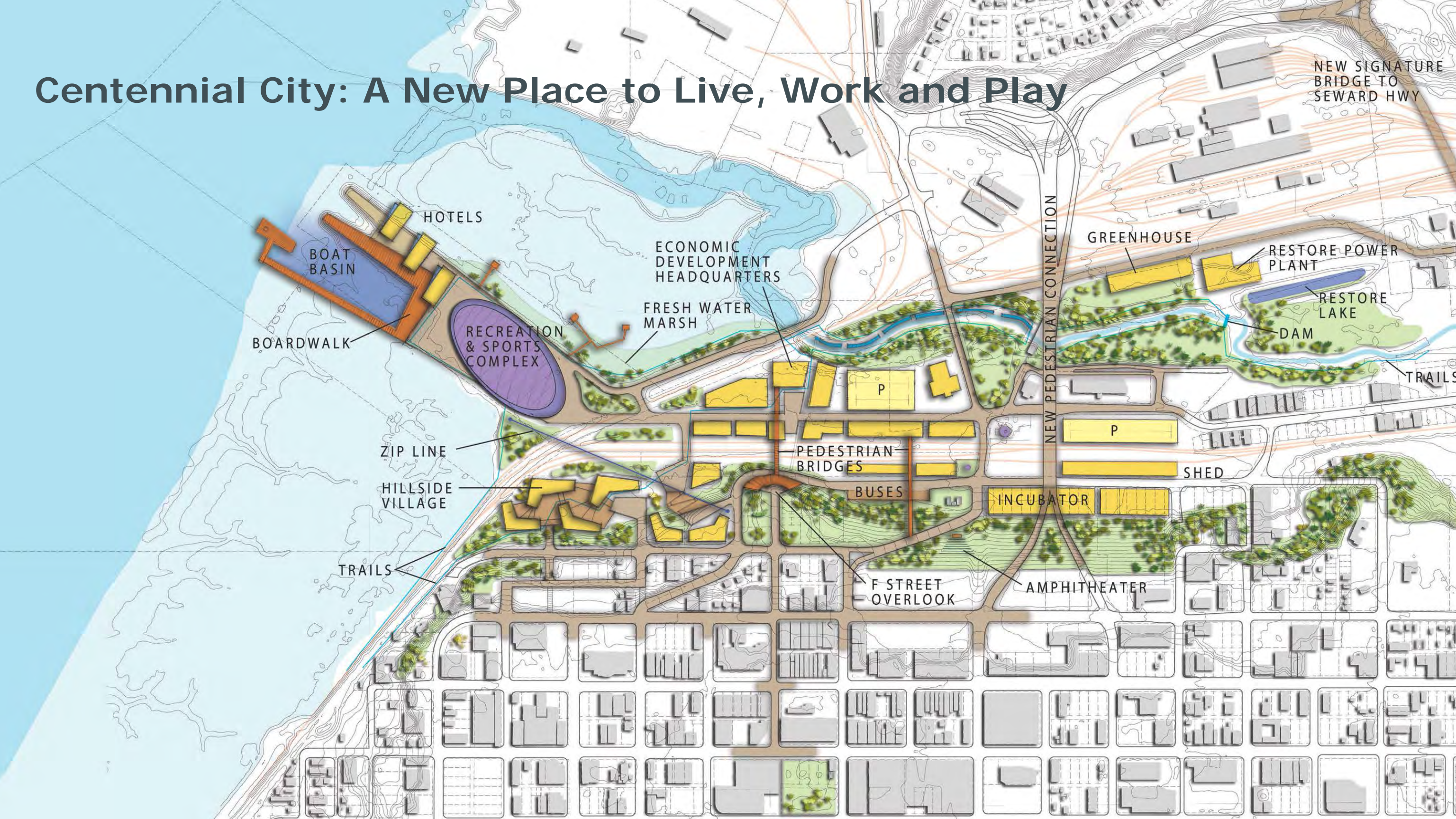




Downtown North: Anchorage's New Neighborhood



Centennial City: A New Place to Live, Work and Play



NEW SIGNATURE
BRIDGE TO
SEWARD HWY

HOTELS

BOAT
BASIN

BOARDWALK

RECREATION
& SPORTS
COMPLEX

ECONOMIC
DEVELOPMENT
HEADQUARTERS

FRESH WATER
MARSH

ZIP LINE

HILLSIDE
VILLAGE

TRAILS

PEDESTRIAN
BRIDGES

BUSES

F STREET
OVERLOOK

GREENHOUSE

RESTORE POWER
PLANT

RESTORE
LAKE

DAM

TRAILS

NEW PEDESTRIAN CONNECTION

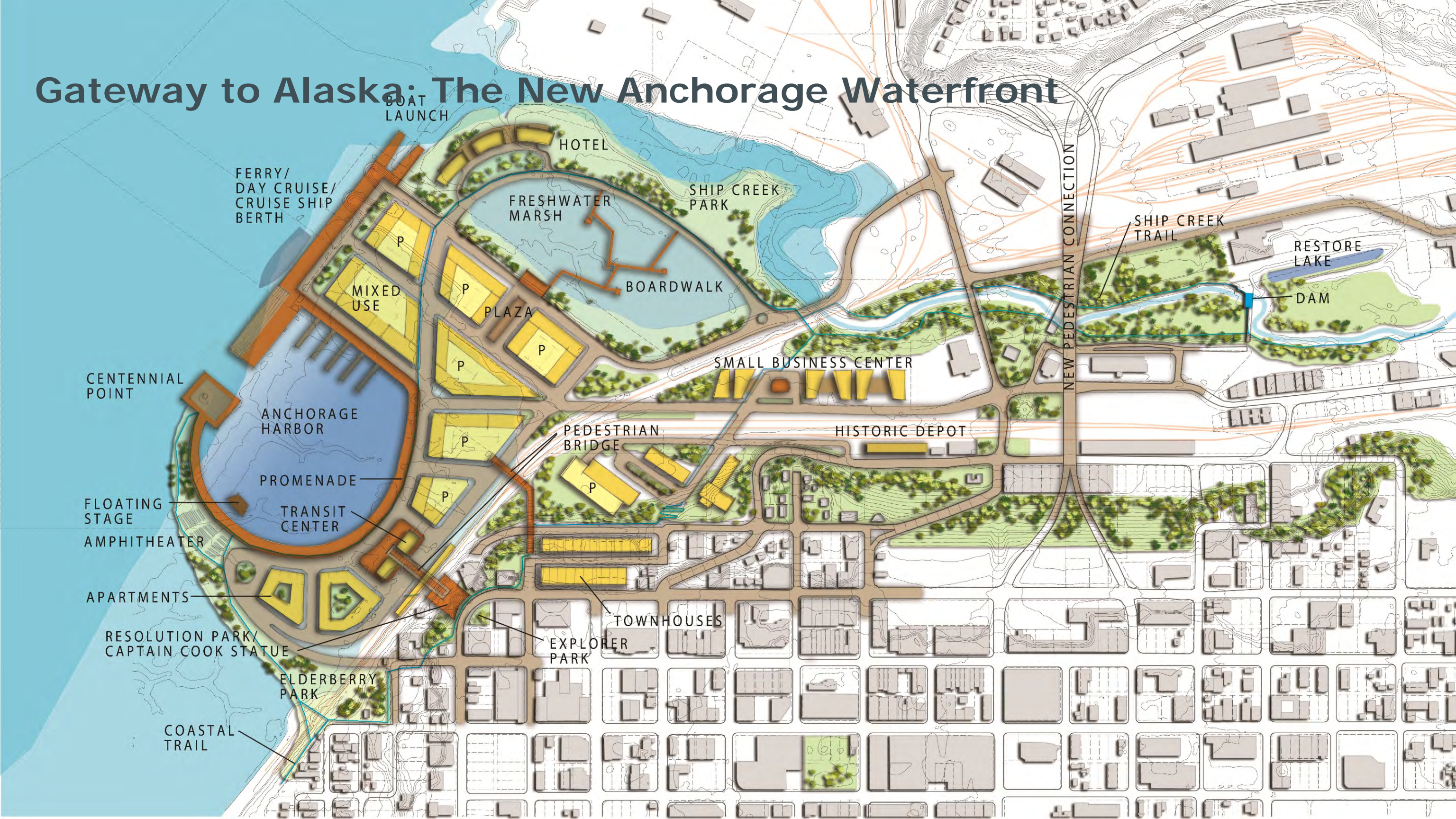
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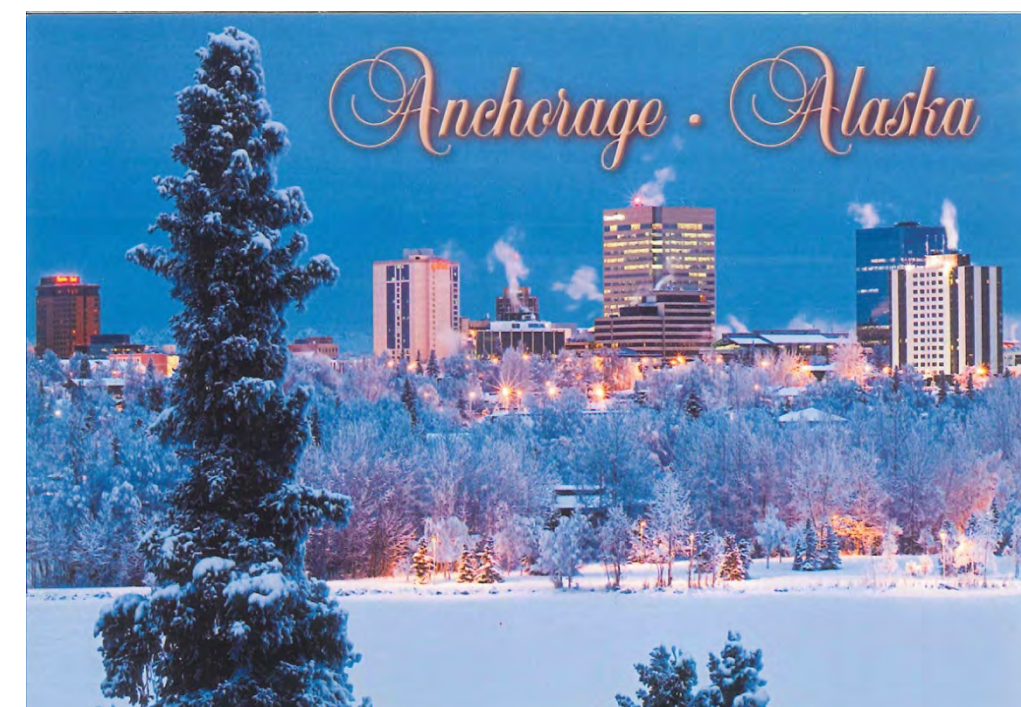
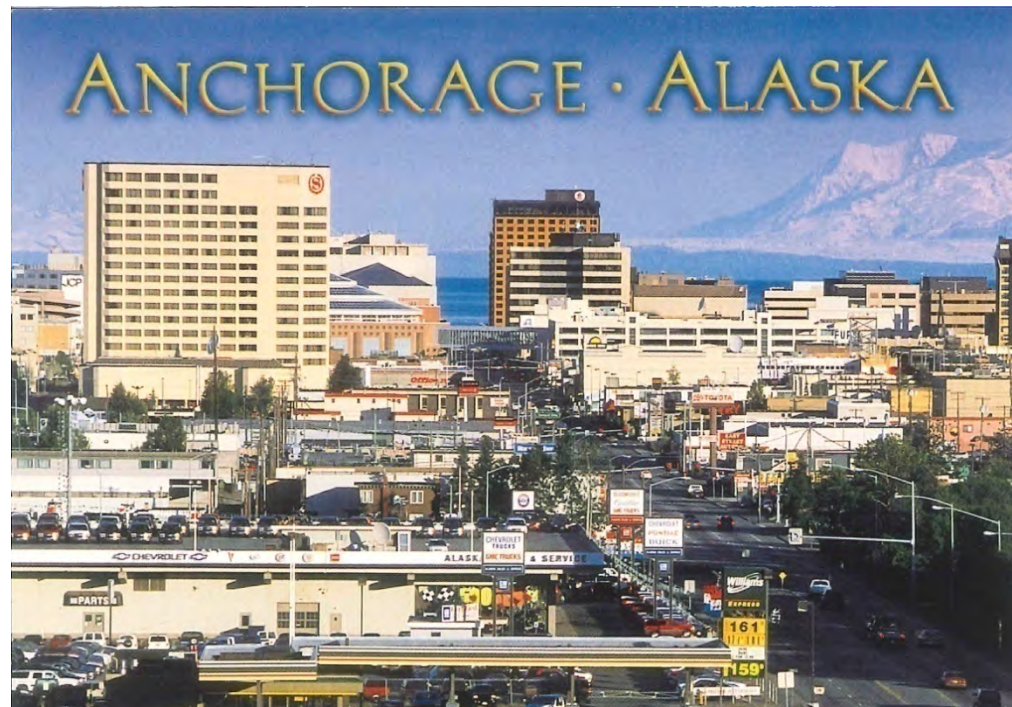
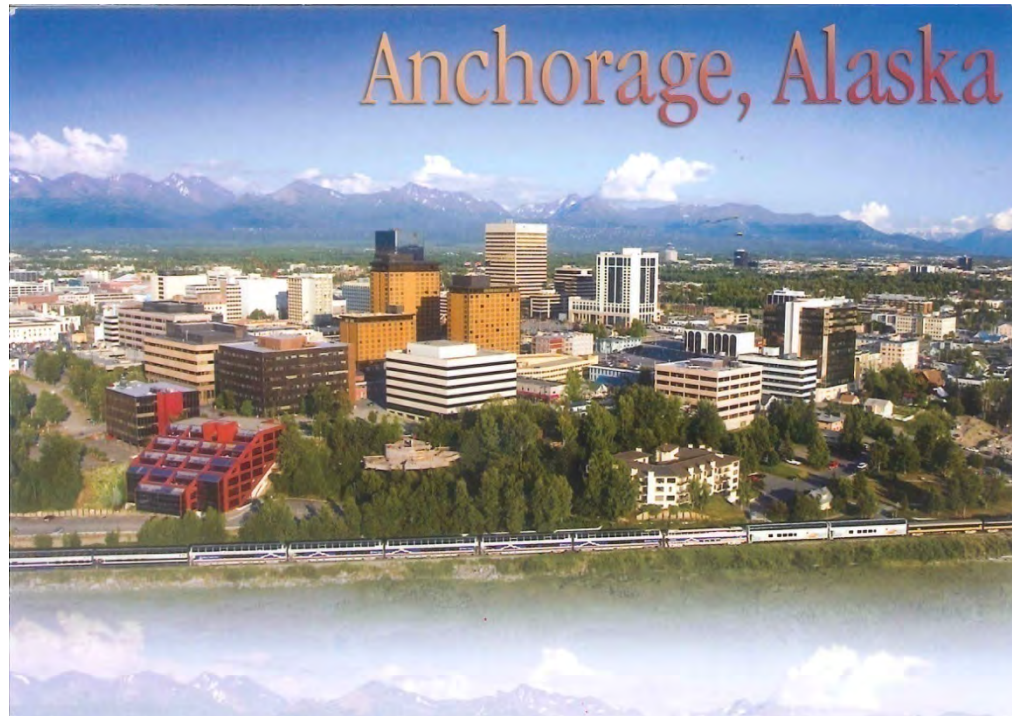
SHED

INCUBATOR

AMPHITHEATER

Gateway to Alaska: The New Anchorage Waterfront



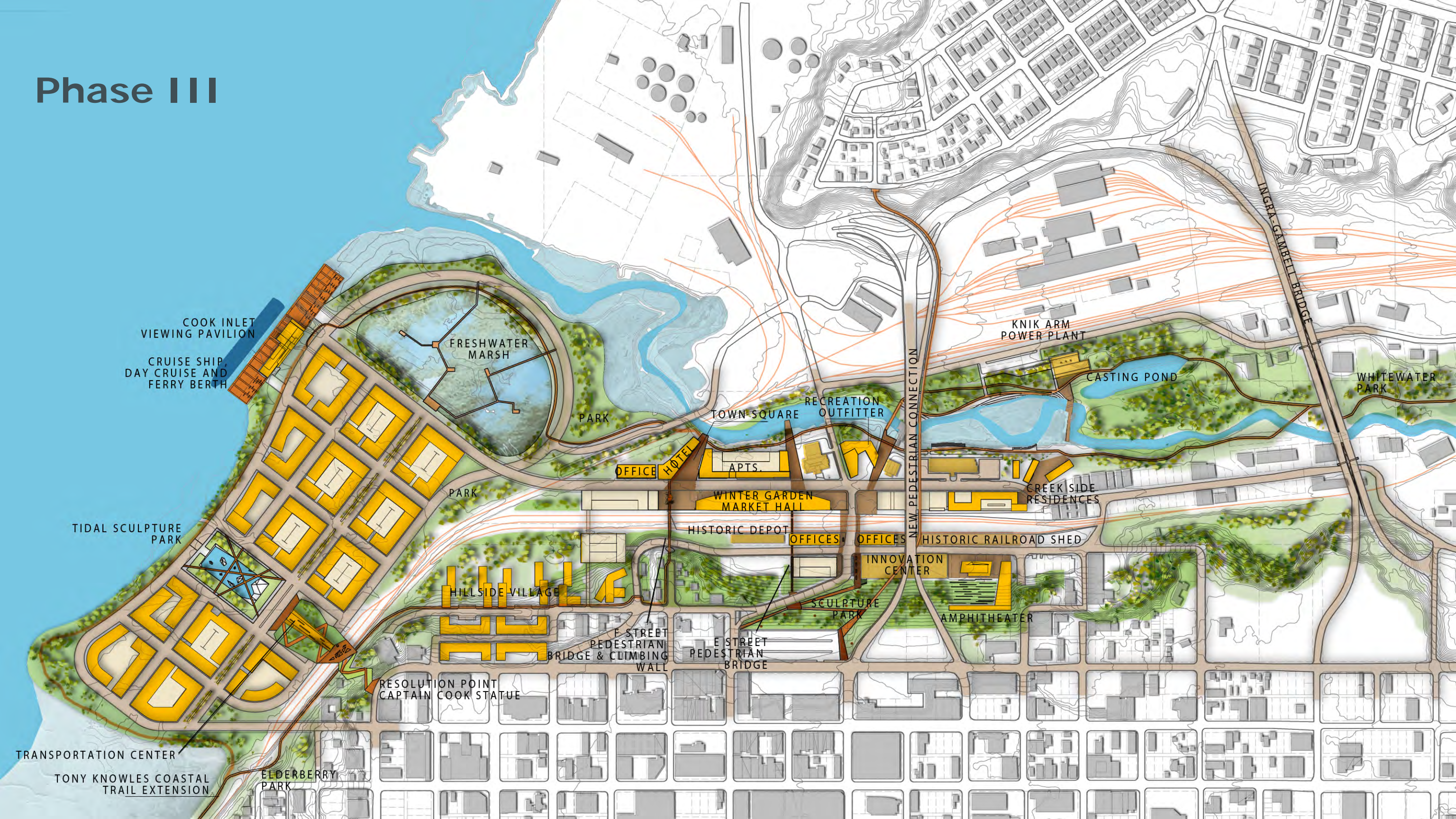


Anchorage is a City on the Water without a Waterfront



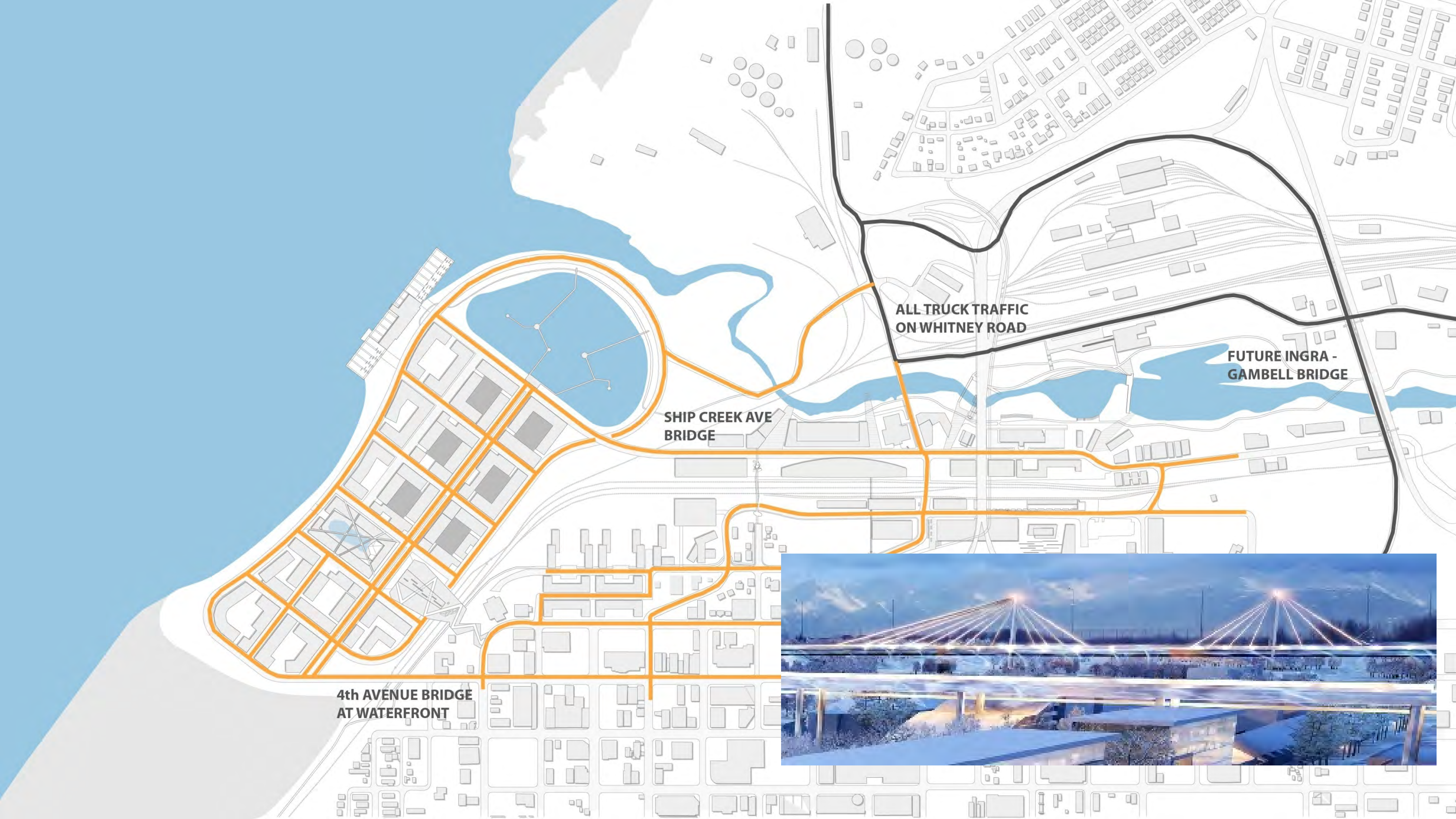


Phase III



-  HOTEL
-  RESIDENTIAL
-  MIXED USE
-  PARKING
-  OFFICE
-  RETAIL
-  TRAIN STATION





**ALL TRUCK TRAFFIC
ON WHITNEY ROAD**

**FUTURE INGRA -
GAMBELL BRIDGE**

**SHIP CREEK AVE
BRIDGE**

**4th AVENUE BRIDGE
AT WATERFRONT**





**COOK INLET
VIEWING PAVILION**

BRIDGE LIGHTING

**INGRA-GAMBELL
BRIDGE**

**TIDAL
SCULPTURE
PARK**

**PEDESTRIAN BRIDGE /
CLIMBING WALL**

**WINTER GARDEN
MARKET**

AMPHITHEATER

**TRAIN STATION
/ ESCALADE**





**PLANNED
GOVERNMENT HILL TRAIL**

**FRESHWATER MARSH /
BOARDWALK**

**IMPROVED
CREEK ACCESS**

**EXPANDED
CASTING POND**

**TO HATCHERY,
WHITE WATER PARK,
GOLF COURSE,
MOUNTAIN VIEW**

**TONY KNOWLES
COASTAL TRAIL
EXTENSION**

**TIDAL
SCULPTURE
PARK**

**RESOLUTION
PARK**

AMPHITHEATER

**SCULPTURE
PARK**

TOWN SQUARE

**PLANNED
TRAIL**

**PLANNED CORDOVA STREET
BIKE TRAIL**

TO KINCAID PARK



COOK INLET
VIEWING PAVILION
CRUISE SHIP BERTH

TONY KNOWLES
COASTAL TRAIL
EXTENSION

EXPLANADE

PARK

RESOLUTION
PARK

TIDAL
SCULPTURE
PARK

FRESHWATER MARSH /
BOARDWALK

IMPROVED
CREEK ACCESS

TO HATCHERY,
WHITE WATER PARK,
GOLF COURSE,
MOUNTAIN VIEW

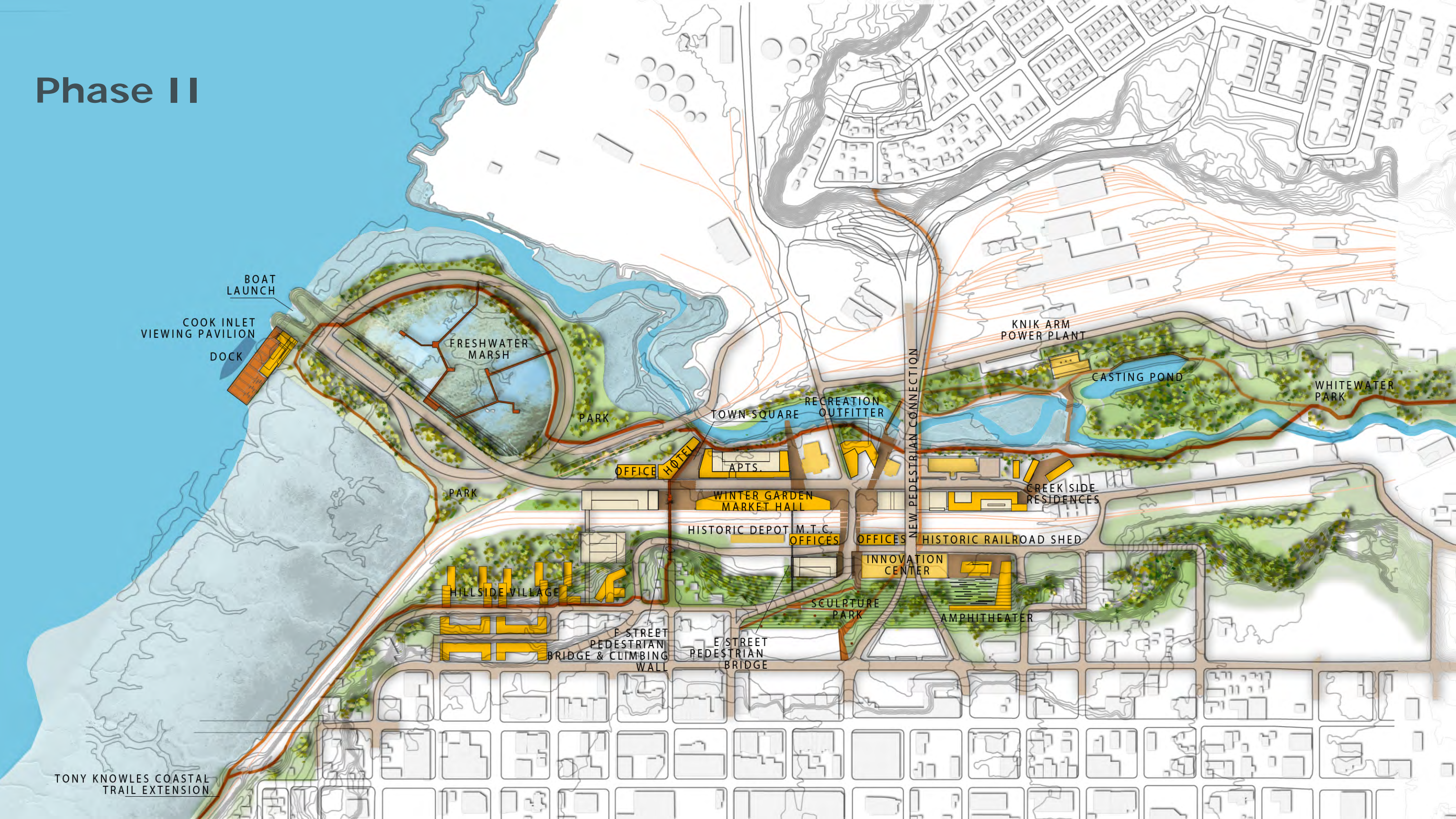
TO KINCAID PARK



ANCHORAGE
GATEWAY TO ALASKA



Phase II



TONY KNOWLES COASTAL
TRAIL EXTENSION









A New Economic Model

- **Maker/Fixer spaces encourage new business formation/job creation**
 - Commercial Kitchen – Food Trucks
 - Wood shop/Metal shop
 - Shared Nonprofit Space
 - 3D Printing – local manufacturing
 - Classes in how to fix things
- Market opens new sales options for maker type start-ups
- Attract economic development entities to Ship Creek for better coordination



MissionPost
@American Tobacco
Where Social Influence Goes to Work

You can't change the world alone.

The MissionPost@American Tobacco is meticulously designed to meet the often unfulfilled needs of nonprofits:

- **Community and Collaboration:** By housing many nonprofits in the same elegant environment, The MissionPost facilitates networking, the sharing of best practices, even active collaboration.
- **Workrooms & Showrooms:** Individual offices afford staff and clients needed privacy in the Class A office space for which American Tobacco is renowned -- as well as common areas for hosting partners and donors.
- **Shared Resources:** Enjoy amenities such as a shared workshop, conference room and break area without over-investing hard-earned funds in them. The MissionPost spreads out such costs among neighbors and friends.

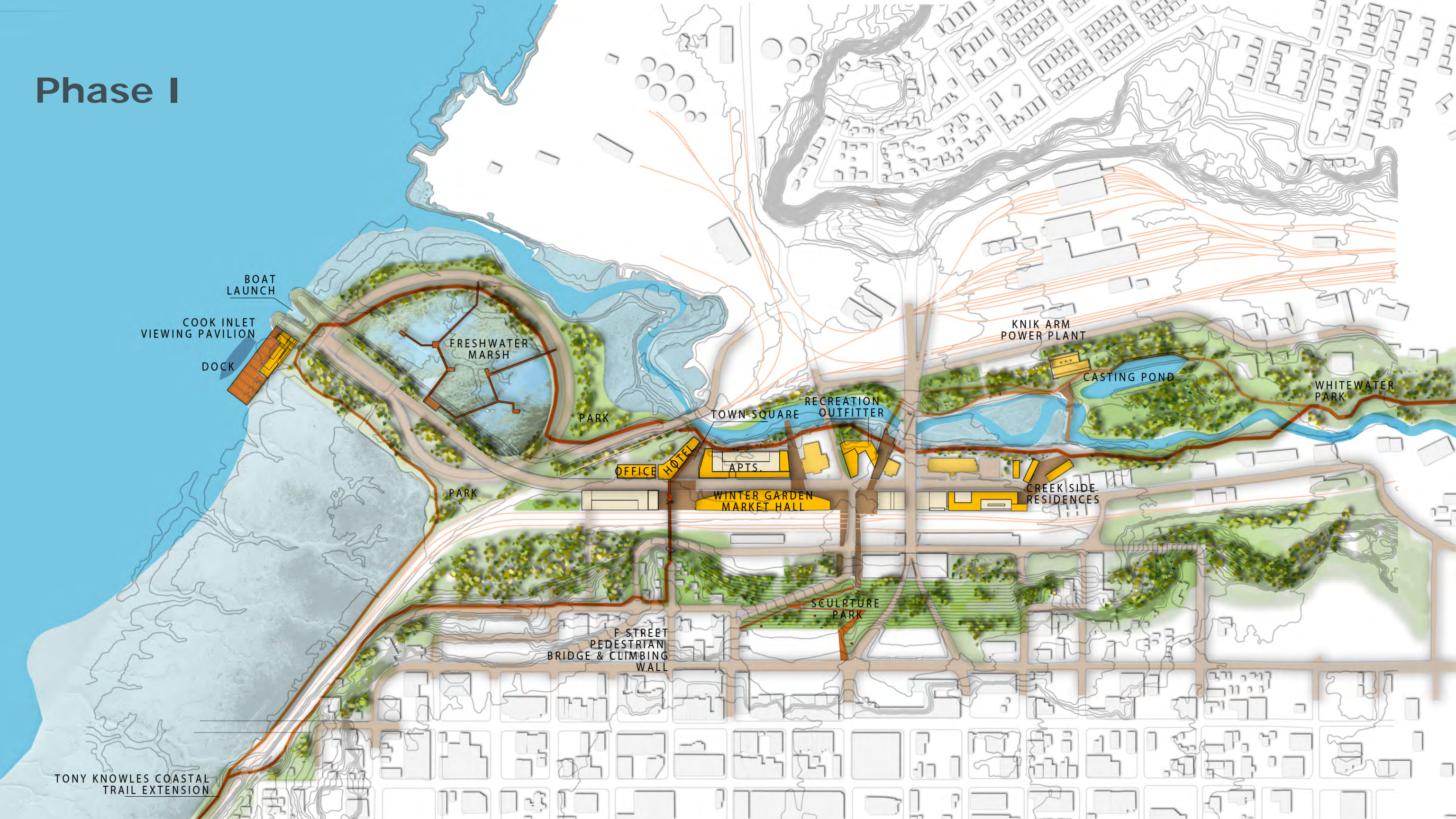
Amenities Include:

- Furnished office space
- High-speed internet

Lease Details and How to Apply?

- Month-to-Month Lease Terms

Phase I



TONY KNOWLES COASTAL
TRAIL EXTENSION

BOAT
LAUNCH

COOK INLET
VIEWING PAVILION

DOCK

FRESHWATER
MARSH

PARK

TOWN SQUARE

RECREATION
OUTFITTER

KNIK ARM
POWER PLANT

CASTING POND

WHITEWATER
PARK

PARK

OFFICE

HOTEL

APTS.

WINTER GARDEN
MARKET HALL

CREEK SIDE
RESIDENCES

SCULPTURE
PARK

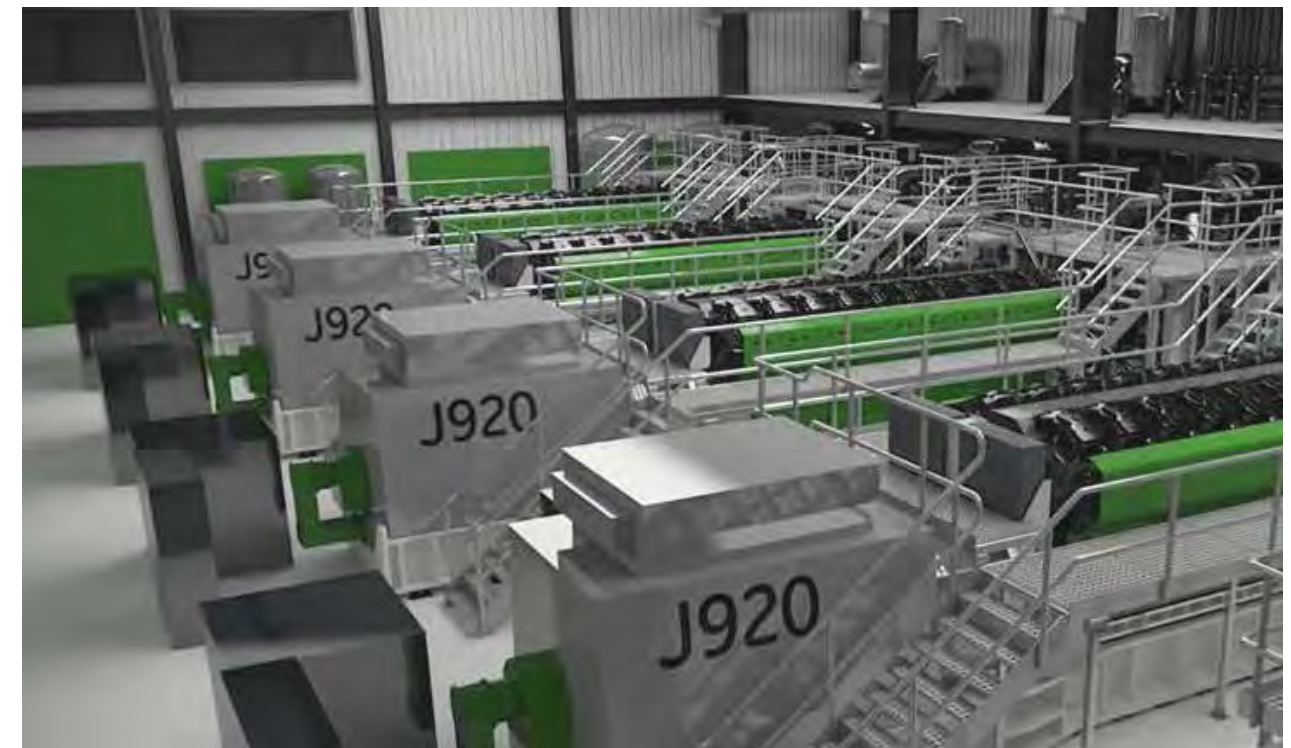
F-STREET
PEDESTRIAN
BRIDGE & CLIMBING
WALL





Knik Arm Power Plant

- 80% efficiency vs. 35% for typical utility
- Waste heat can be used to heat structures
- Reuses existing infrastructure
- Buildings on system have lower operating costs – can be a significant Pro-forma advantage
- Lowers greenhouse gas emissions by > 50%
- Approximately \$75 Million in private investment





Key Design Concepts

- Strengthen existing access advantages to create a **New Gateway to Alaska**.
- Leverage and expand recreational opportunities to capture the **Alaskan outdoor lifestyle in the city**.
- Enhance the relationship to the water. **Create a new Waterfront**. Improve access to the Creek.
- **Expand and connect to Downtown**. Pull downtown off the rise and into the Ship Creek Valley and out to the water's edge.
- **Establish a new neighborhood**. Offer residents an exciting urban lifestyle choice.
- **Create new energy, expand the economy**, make it more resilient and support new business innovation.



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