



Ship Creek Redevelopment

Three Concepts
May 2013

KLING STUBBINS



JACOBS™

USKH

Cambridge
Philadelphia
Raleigh
San Francisco
Washington, DC

ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

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contact@klingstubbins.com

Design Team Introductions

KlingStubbins:

Design Principal
Urban Planner
Architect

Michael Stevenson, FAIA
Dan Douglas, AICP
David Cole, AIA

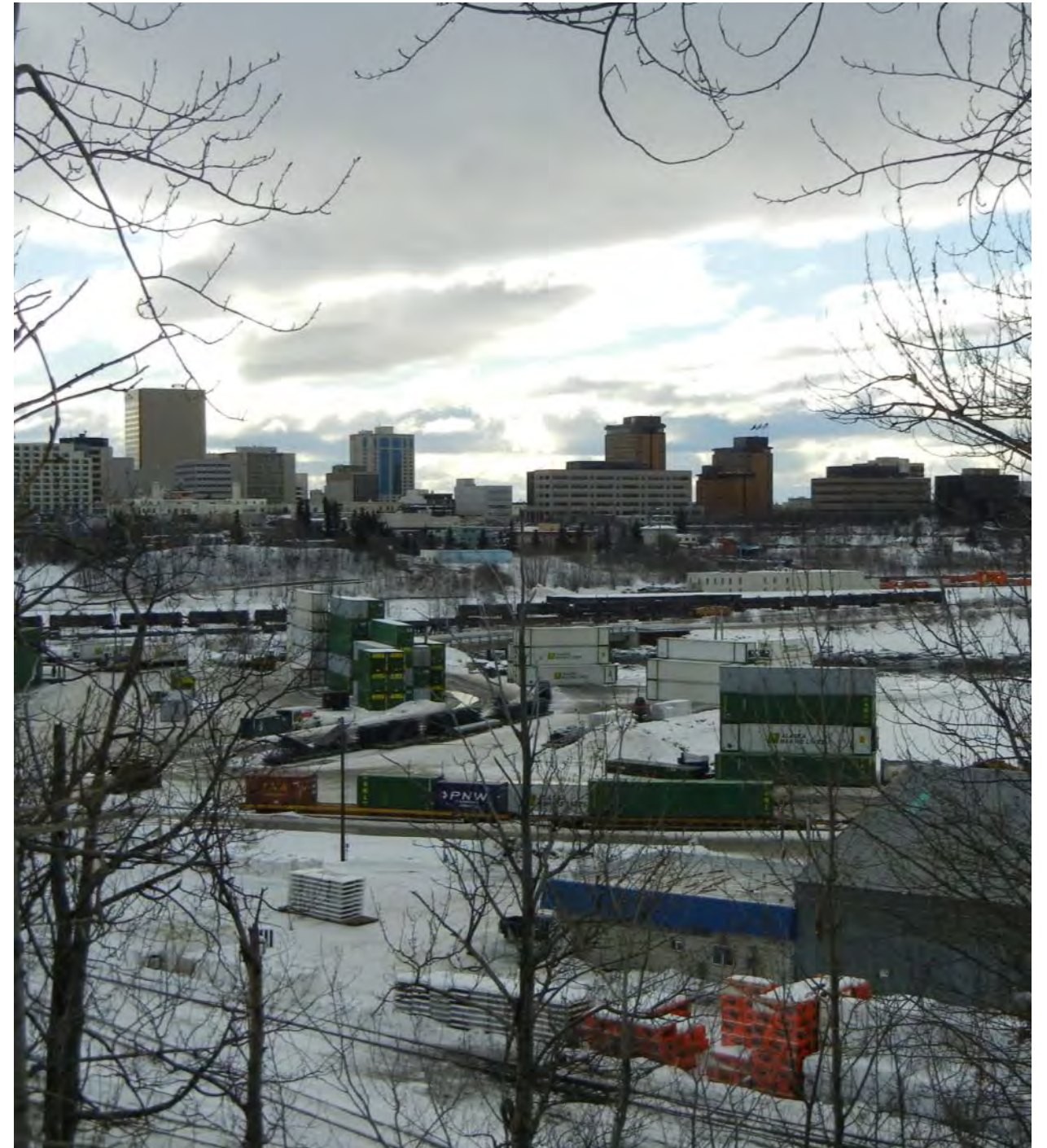
USKH:

Landscape Architect
Landscape Architect
Public Process
Landscape Designer

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

Project Process and Schedule

March	Stakeholder Interviews
April	Public Listening Sessions
May	Design Workshop
July	Master Plan Presentation
August	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

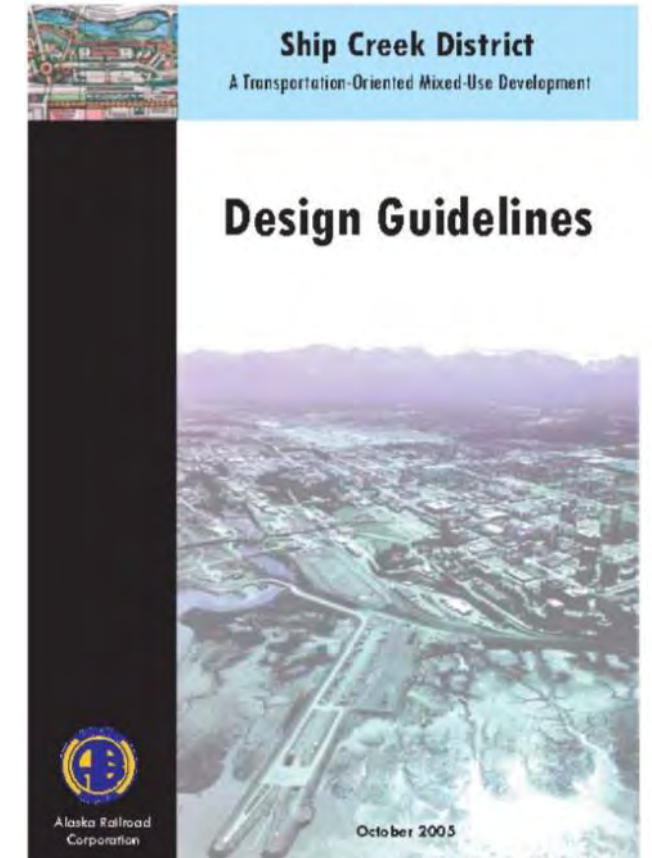
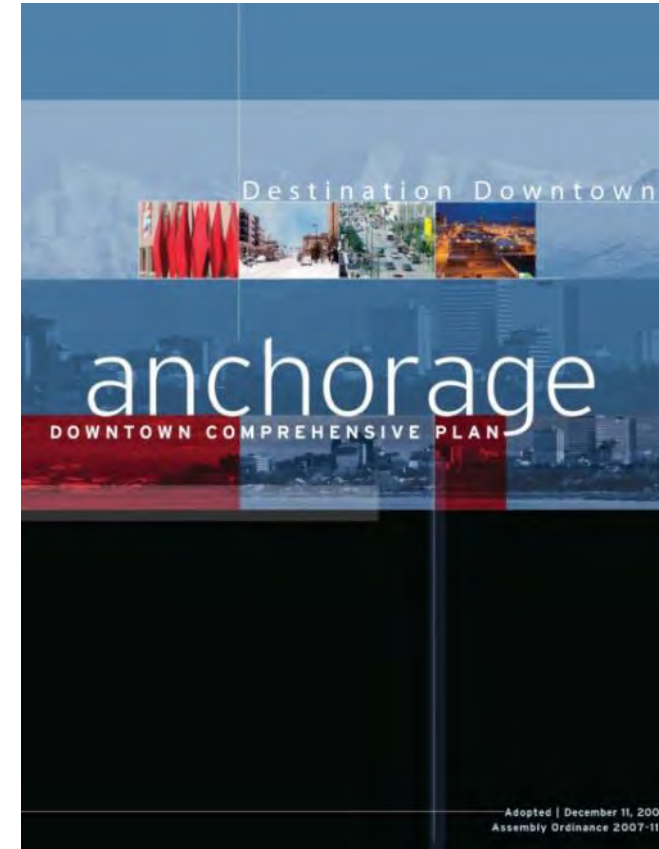
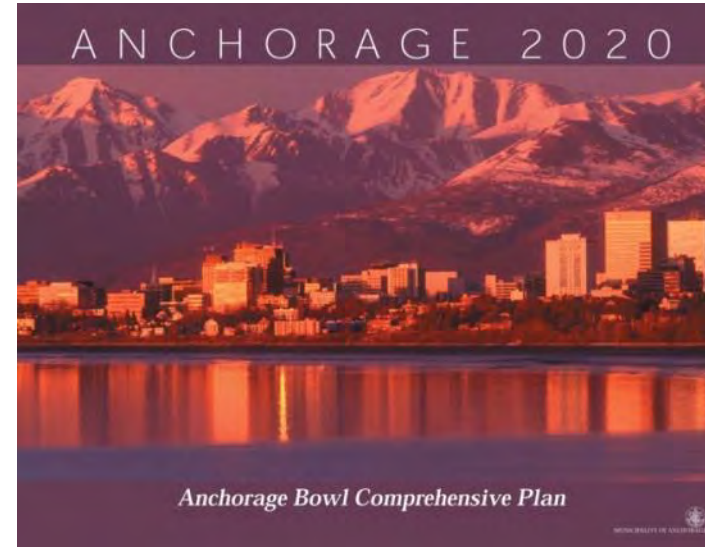
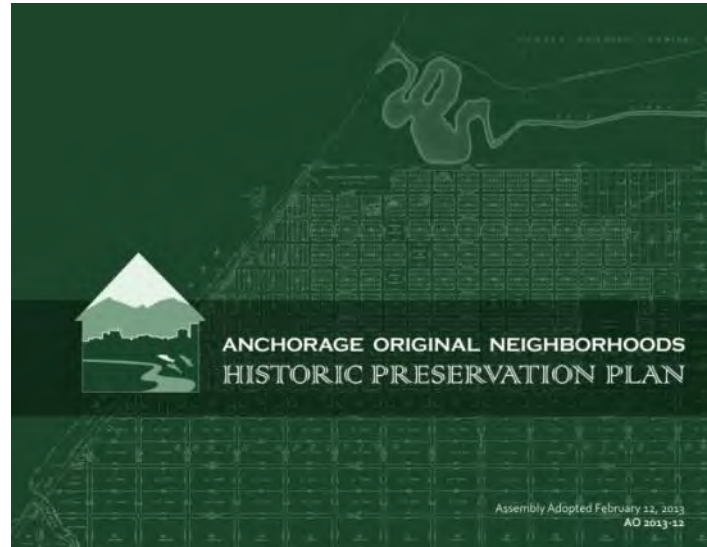


Open House

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

4/18





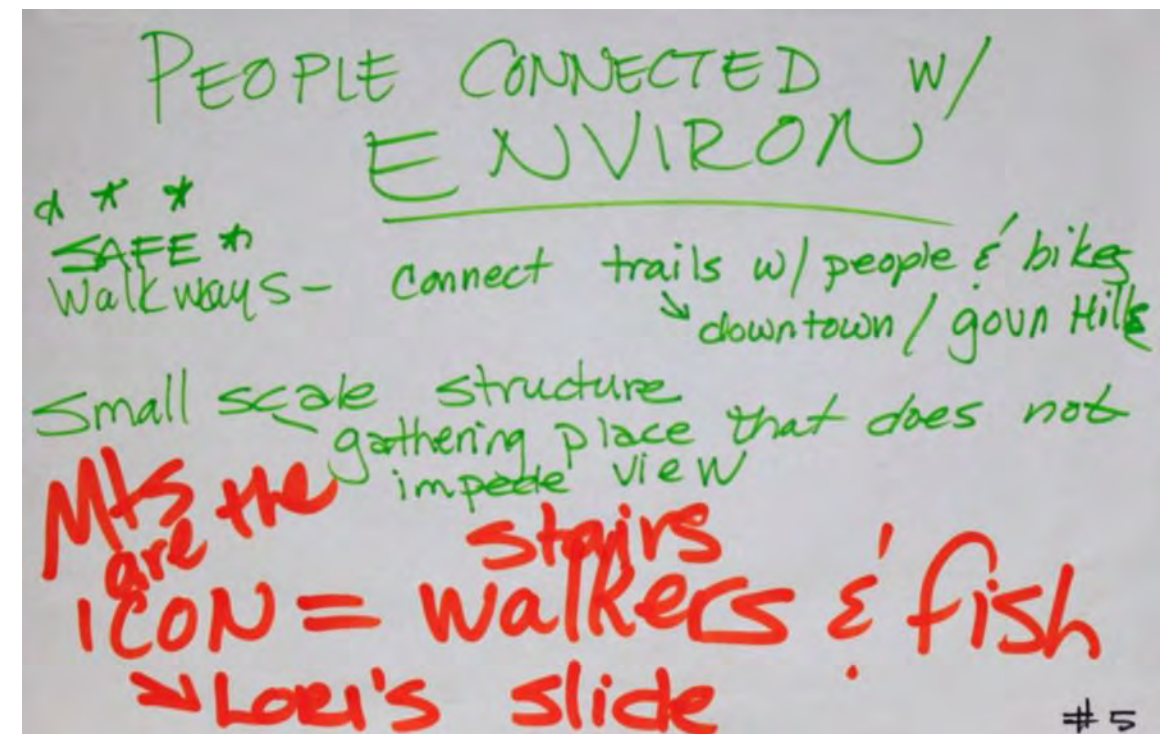
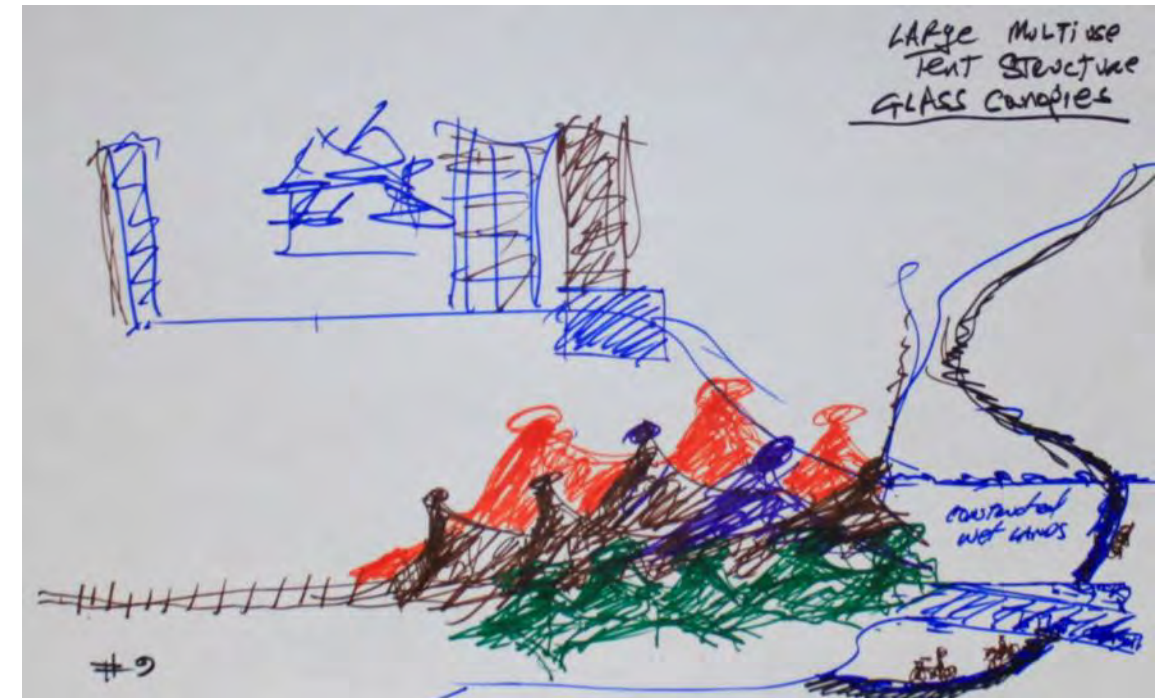
Stakeholder Meetings

1. Build for the 21st Century City – compact, mixed use, walkable with urban amenities.
2. Diversify our economy – support local entrepreneurs, add value and use limited commercial land wisely.
3. Leverage the tourism market – it is growing but Anchorage does not capture as much as it could.
4. Unite and expand our economic development entities, options and energy.
5. Focus on education – strengthen the learning environment.
6. Expand access to the Waterfront – we don't leverage the resources enough.
7. Protect the Port – do not hamper port operations, improve truck routes, possibly move cruise terminal?
8. Power plant – investigate can it provide power and heat to Ship Creek?
9. Be aware of seismic issues – buttress, liquefaction and slides.
10. Tell the history of Ship Creek – native culture, tent city, railroad, fishing etc.

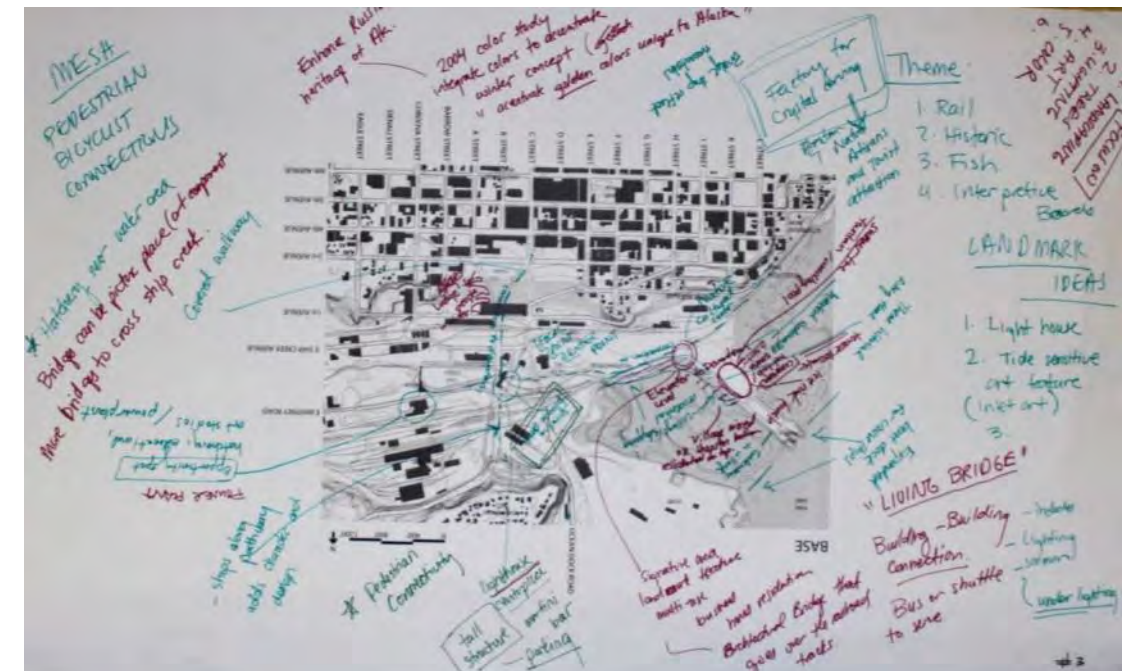
Public meetings

1. Improve connections through Ship Creek – trails, trucks, train and universal access for pedestrians.
2. Improve access to the creek and the inlet – stabilize the stream bank, boardwalks, trails.
3. Design for an authentic Alaska – build off our values and aesthetics.
4. Protect the fishery and all wildlife – improve habitat, link to hatchery, protect boat launch.
5. Focus on children – safe, walkable, education opportunities.
6. Year round use – winter and summer activities.
7. Balance the needs of tourists and residents – locals have free access.
8. Support the creative arts – expand access to studios, workspaces, markets and consumers.
9. Make Ship Creek a desirable place to live – residential amenities and affordable housing.

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.
2. **Return on Public Investment** – The development program will seek out catalytic opportunities that leverage public investment in facilities and infrastructure to attract private development.
3. **Extending Downtown** - Ship Creek can be an extension of downtown. Creatively connecting Ship Creek to Downtown is a top priority.
4. **Views and Sun** – Ship Creek has long views and long shadows. Maintain access to the sun. Preserve views to and from the site.
5. **Learn from History** - Preserve and interpret the history of Ship Creek – Native fishing grounds, Tent City, Birthplace of Anchorage and the Railroad's Role.
6. **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.



7. **Creative Place Making** – Make an authentically Alaskan place. Successful public places integrate public art, local history and a site's unique attributes.
8. **18-Hour Vitality** – Great neighborhoods are vital, active places. Create an 18 hour environment that welcome residents, neighbors, workers and visitors alike.
9. **Pedestrian Friendly** – People matter. Walkers, skiers and bikers have the first priority in planning and design decisions.
10. **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.
11. **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.



A New Neighborhood for Anchorage:

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, riding a **zip line** down into the neighborhood 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, **innovative job opportunities**, small **business incubators**, **artist studios** and active commercial fishing.

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.



Jones Lang LaSalle
2020 Potential Projected Demand For Ship Creek

Residential _____ +/- 500 units

3- 160 unit buildings

Office _____ +/- 390k to 790k sq. ft.

4 – 150k buildings

Hospitality _____ +/- 1245 rooms

4 – 300 room hotels

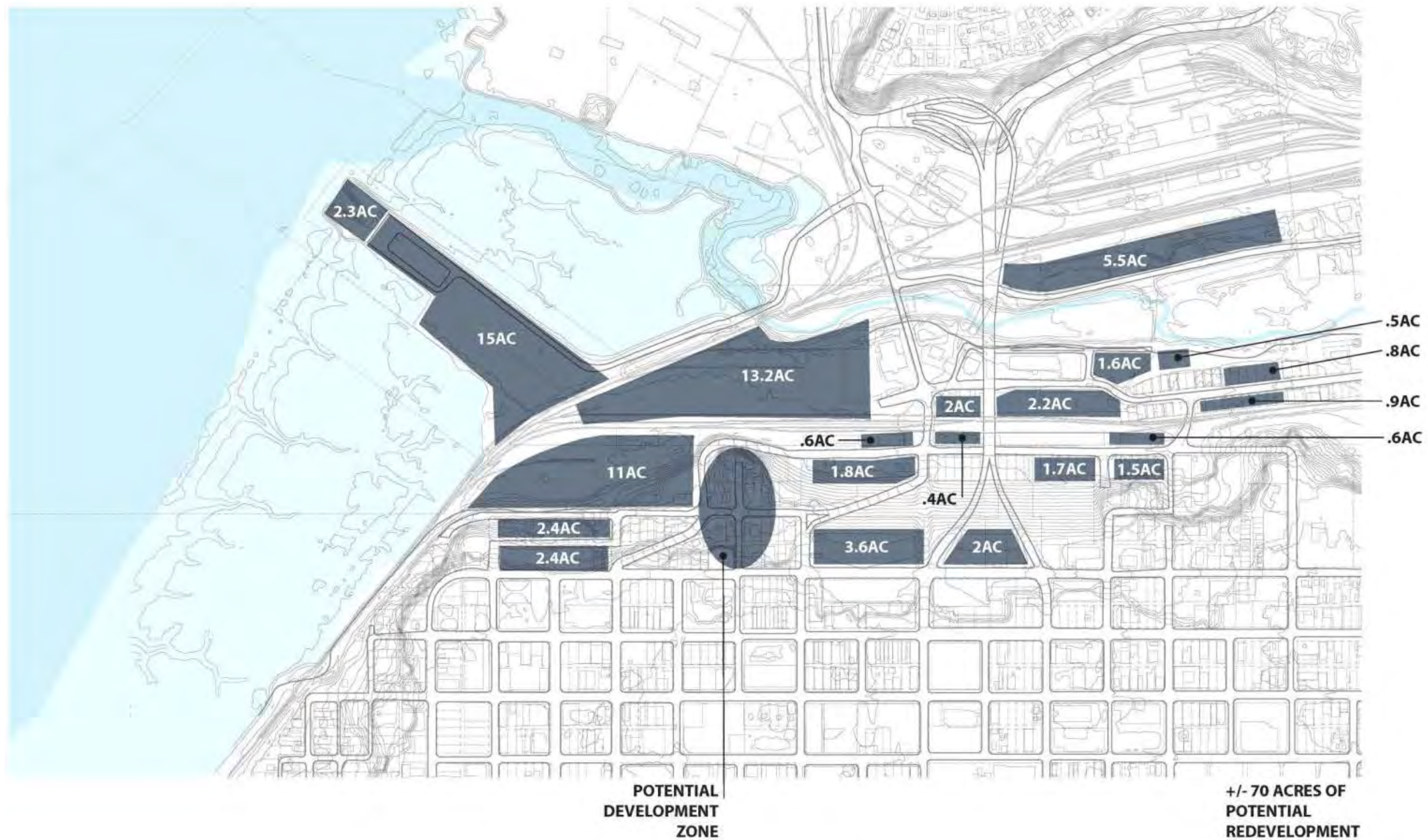
Retail _____ +/- 20k sq. ft.

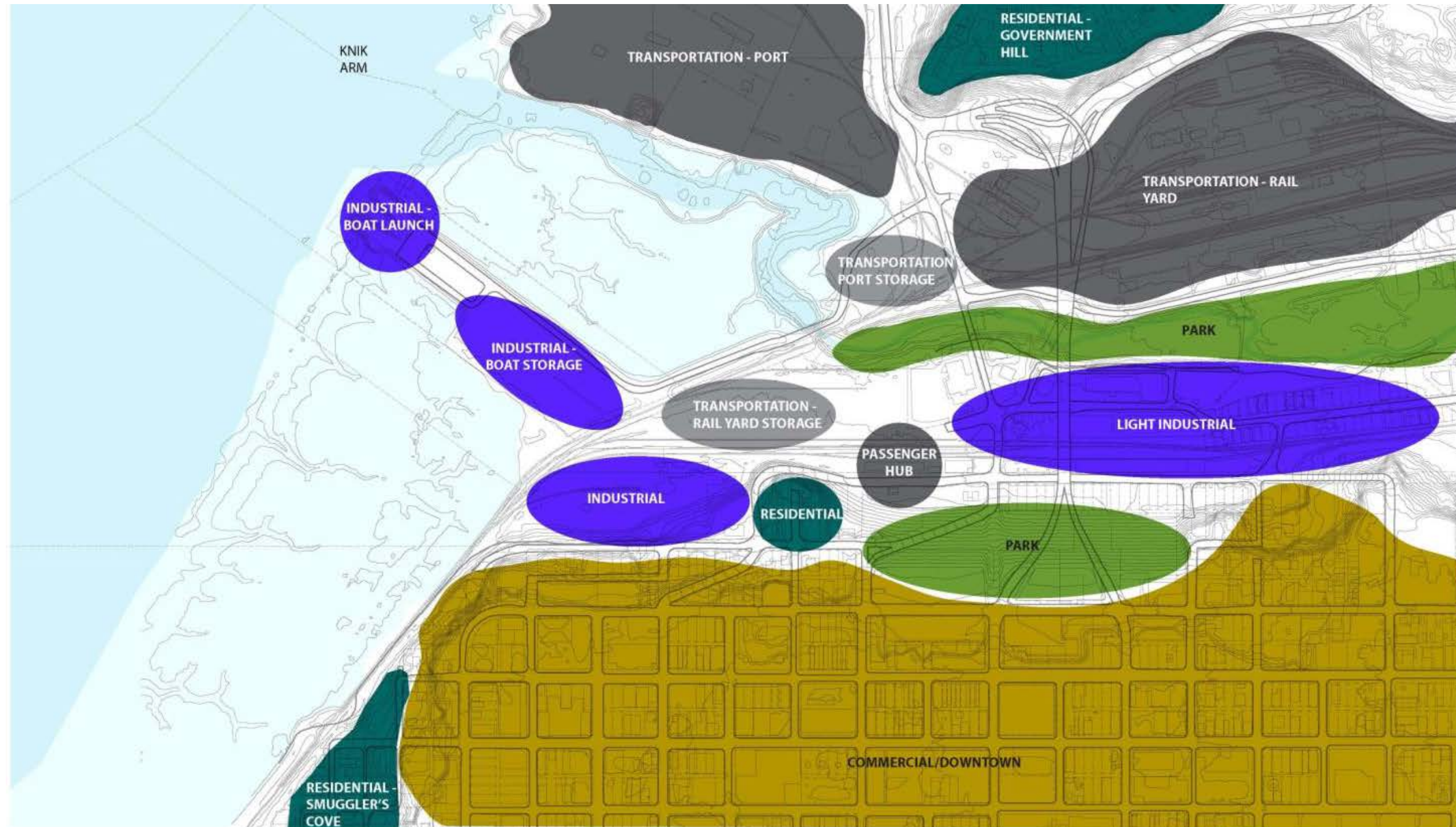
**Limited to serve the Ship
Creek/Tourist Markets**

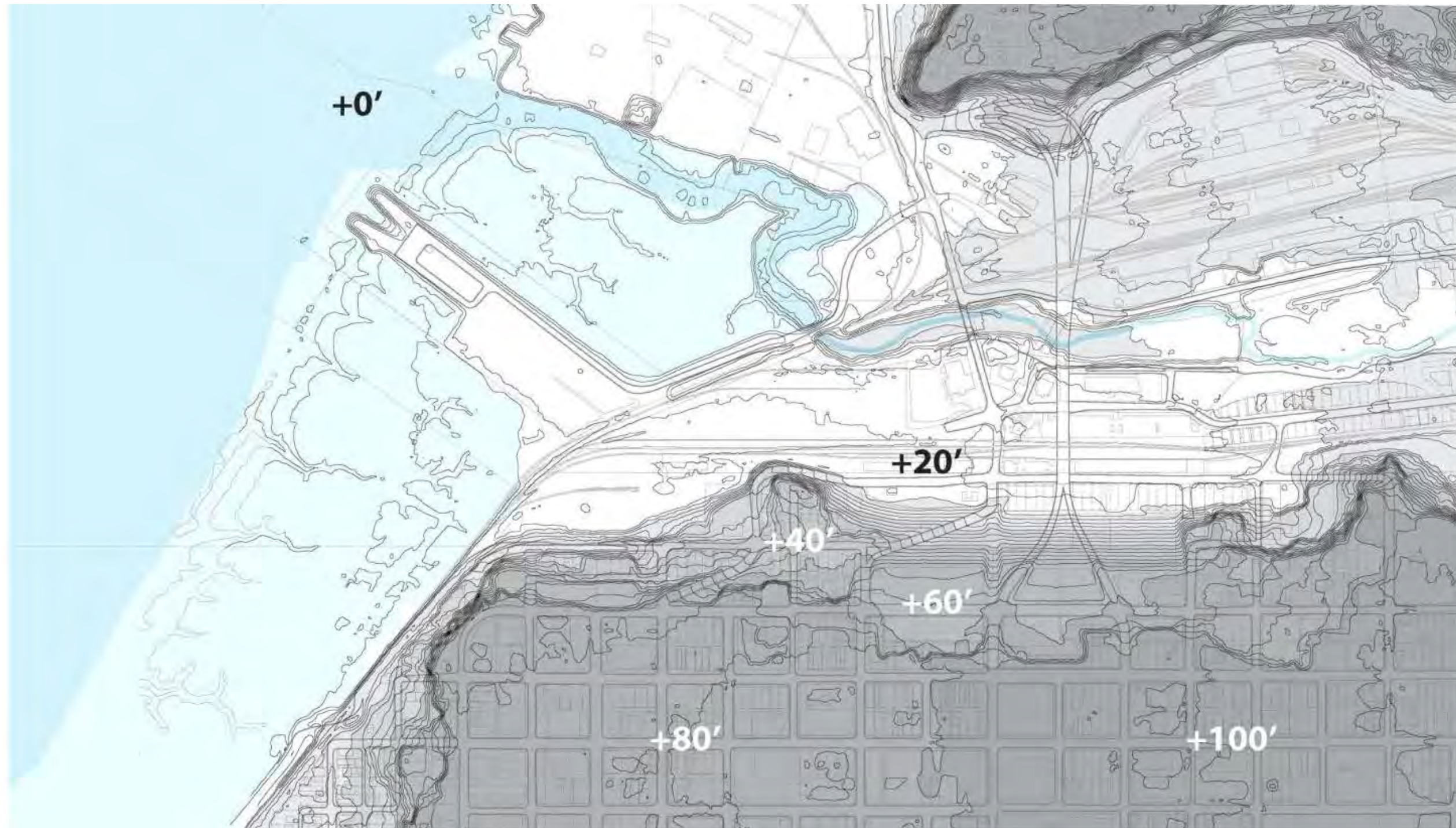
Entertainment _____ Museums, Cultural, Recreational

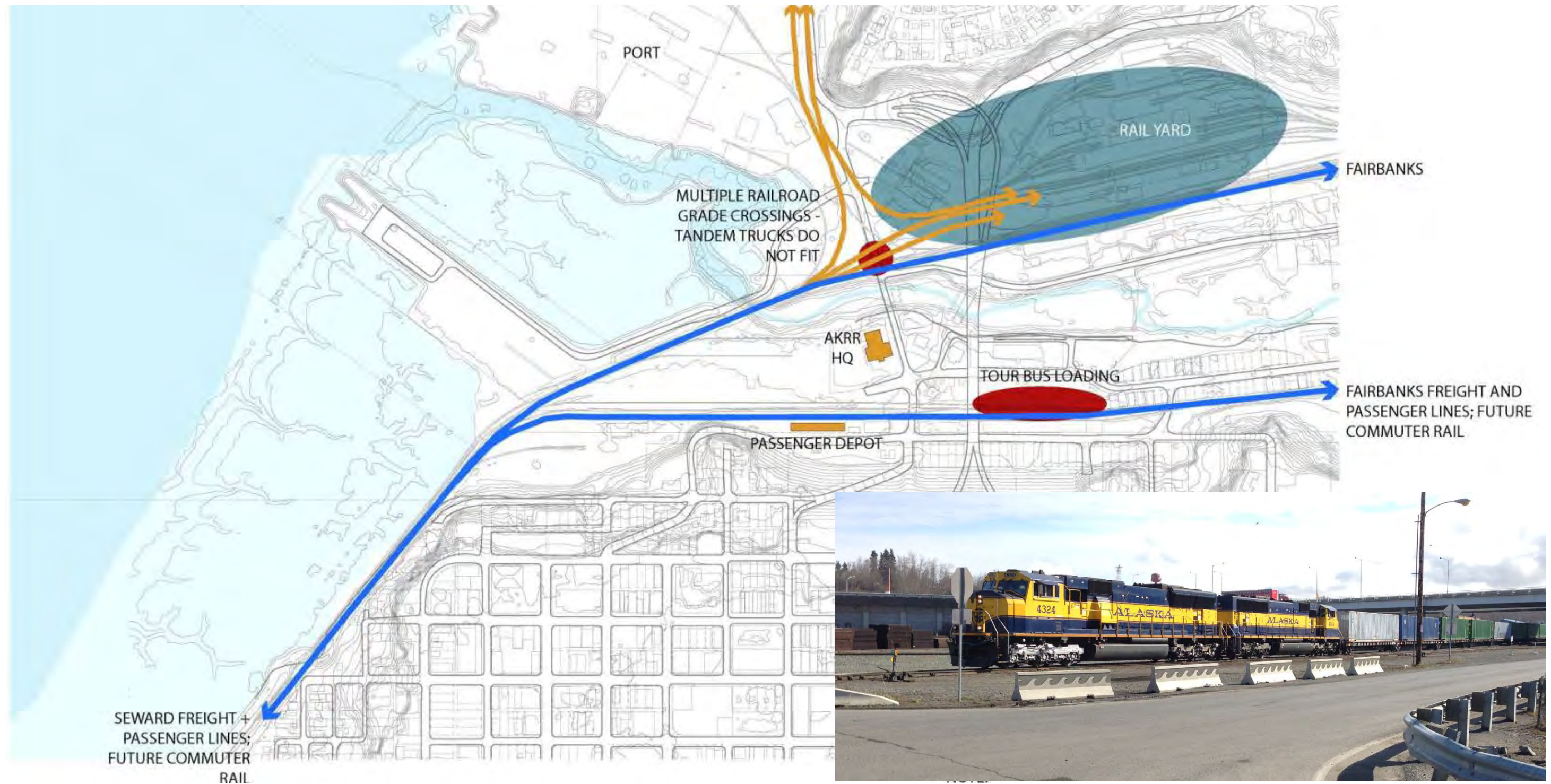
**What is missing?
Children's Museum?
Aquarium?
Indoor/Winter?**

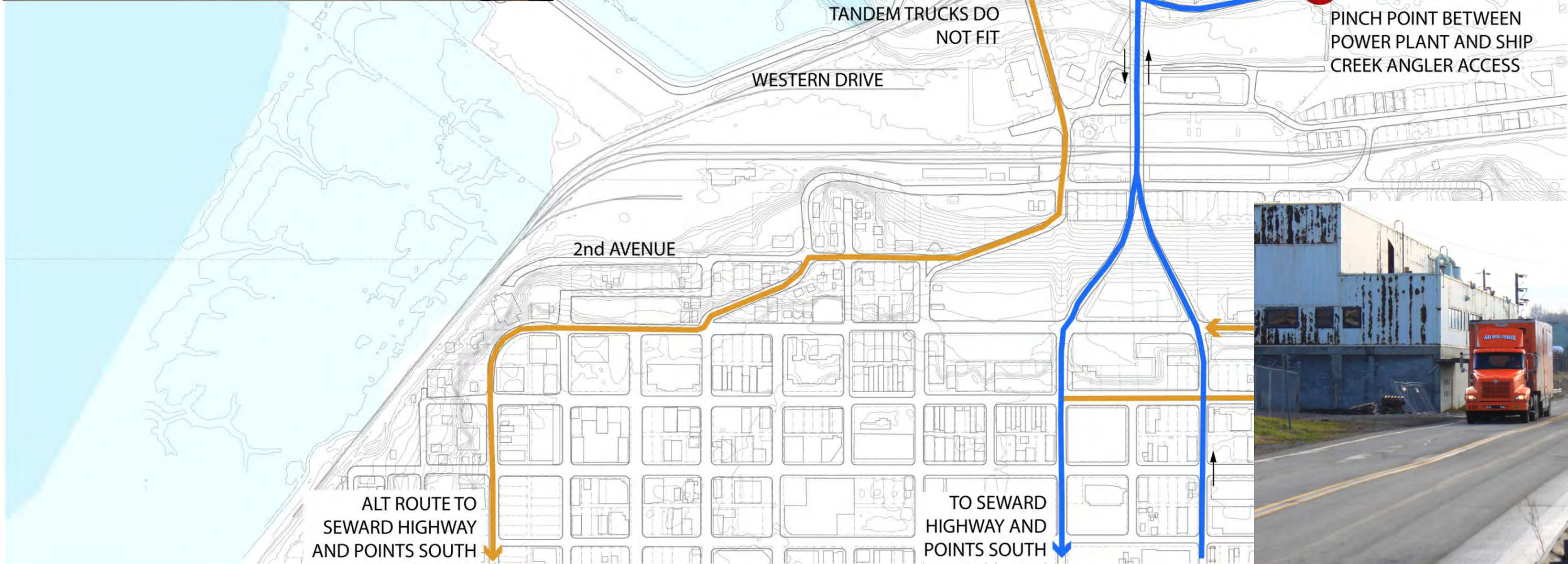


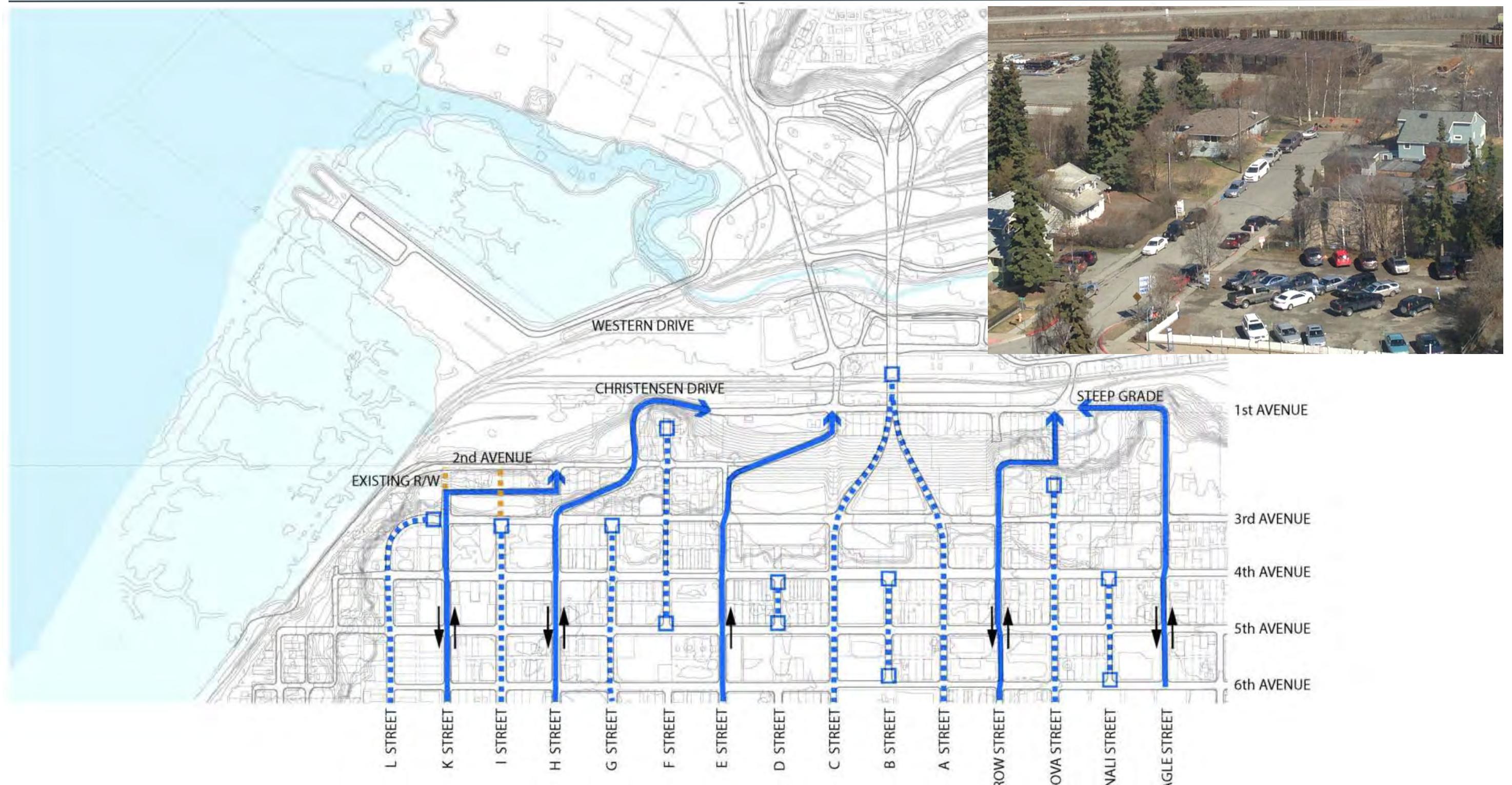


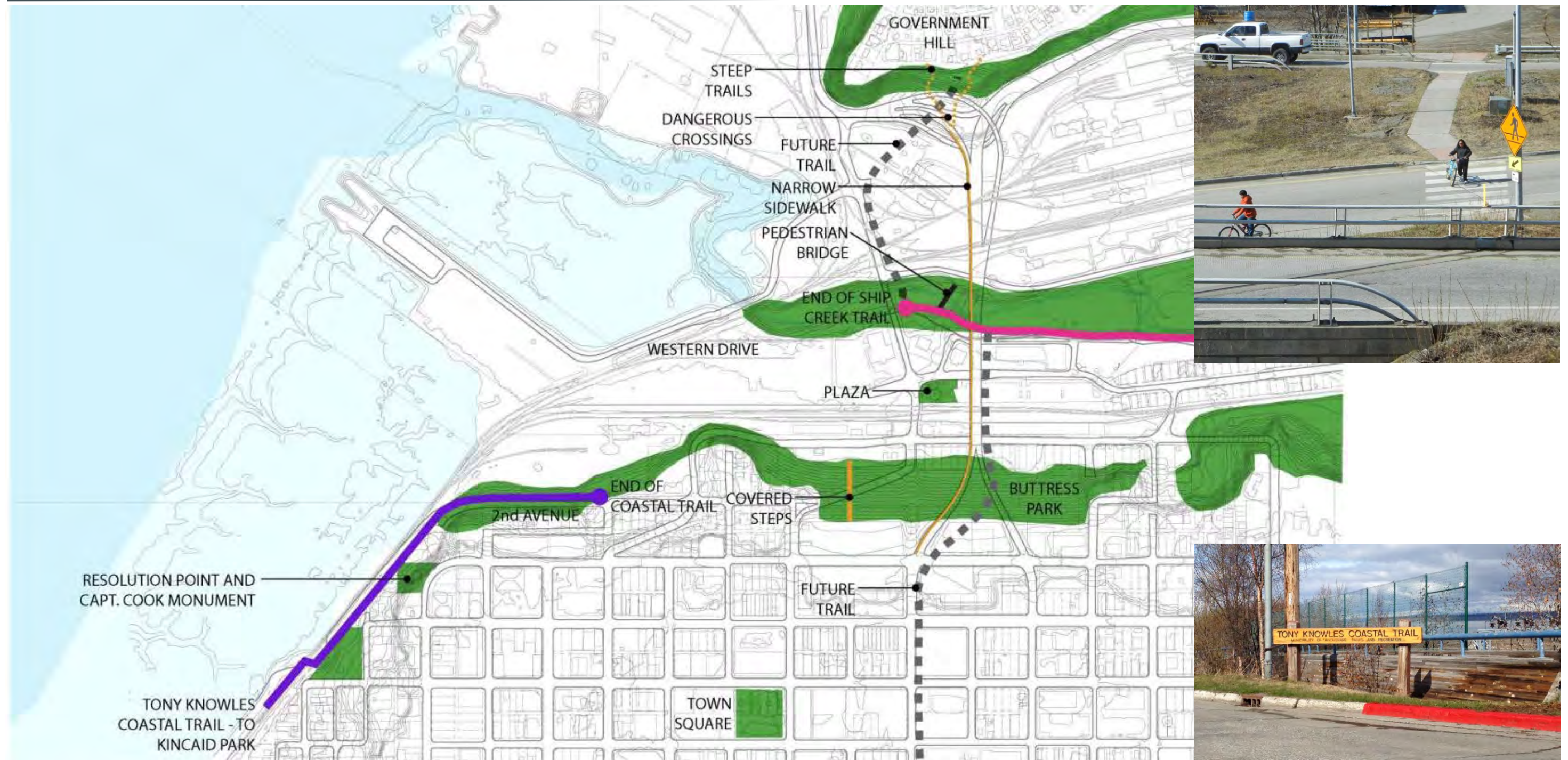


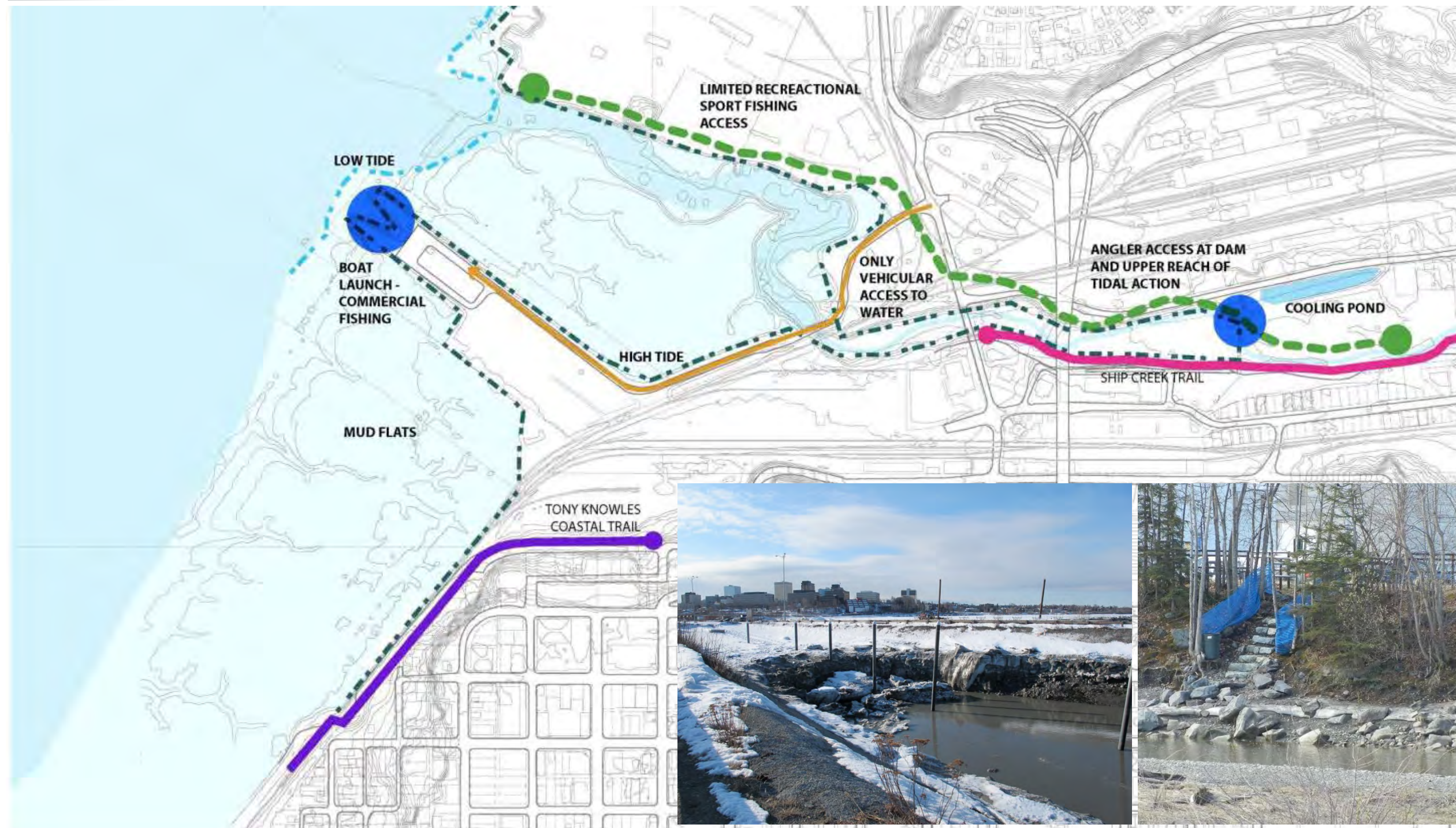


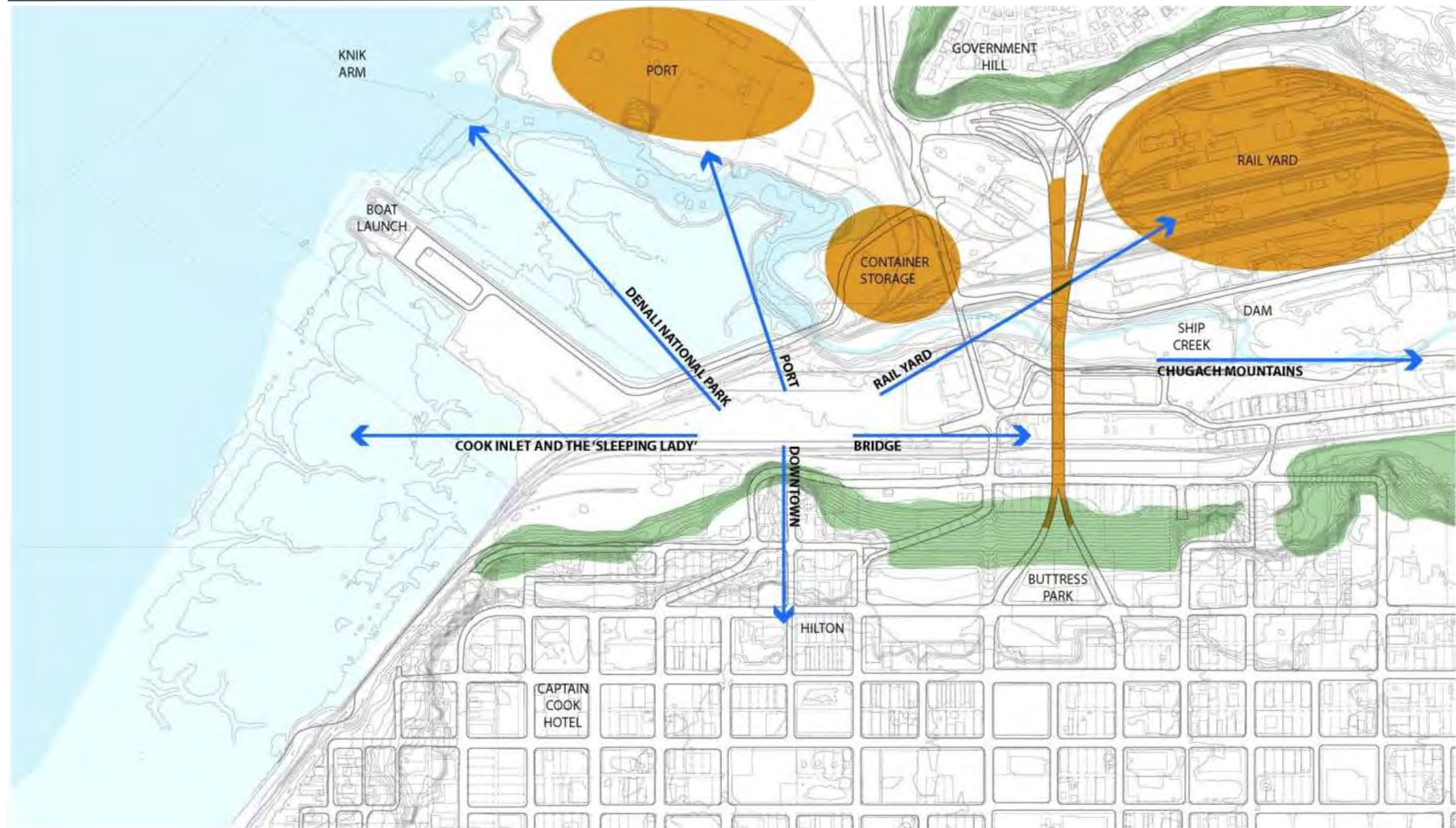


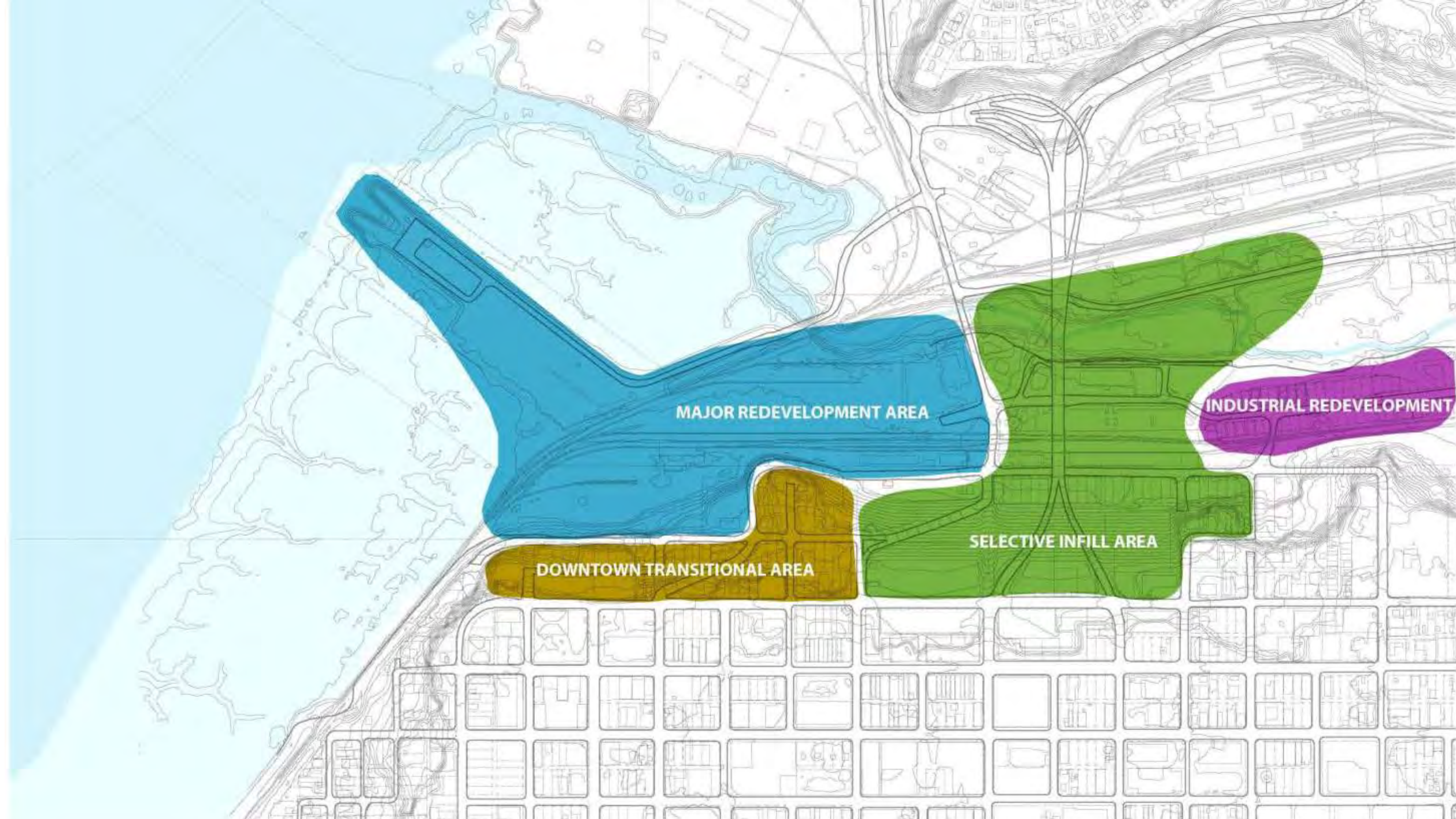








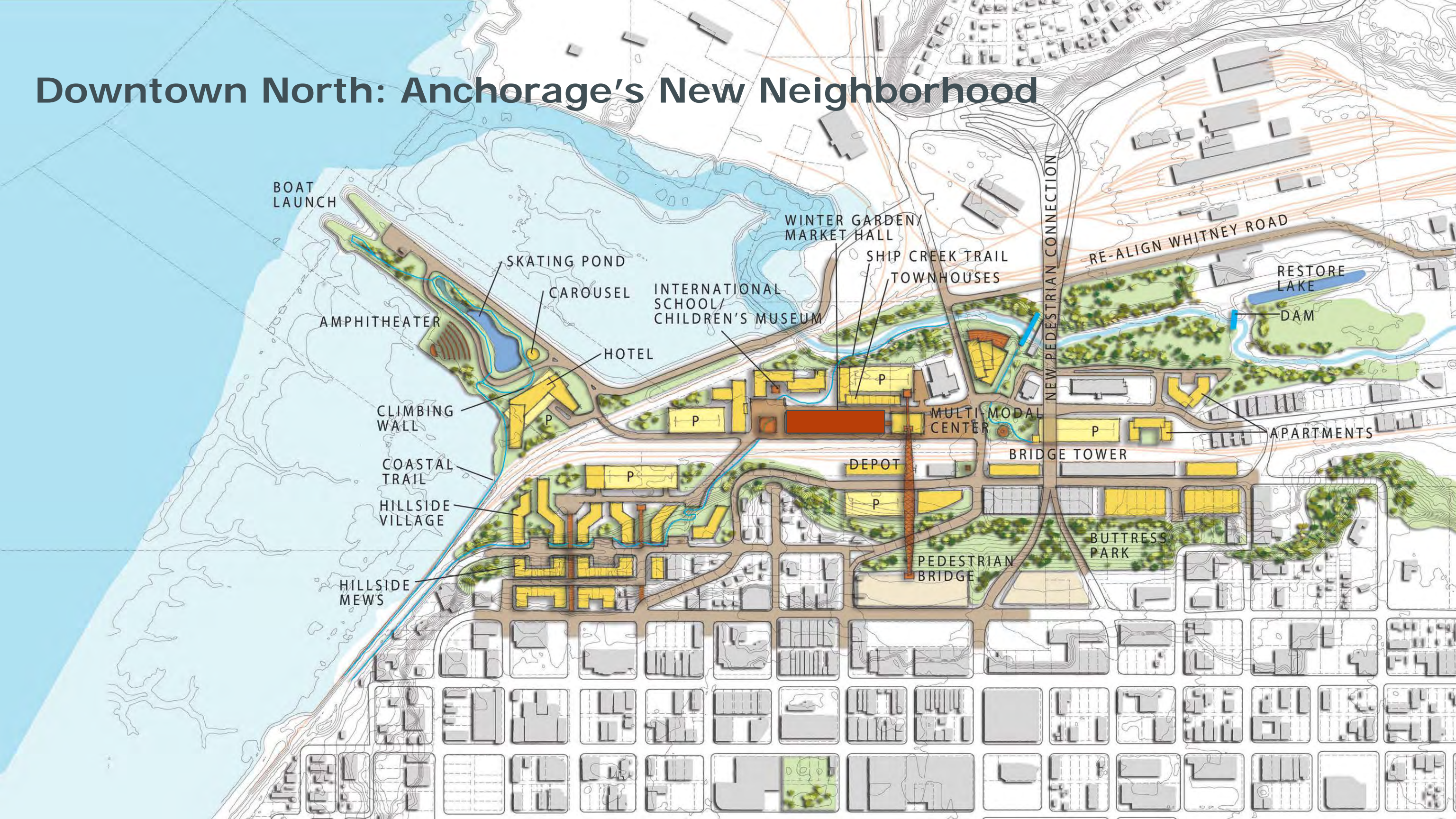


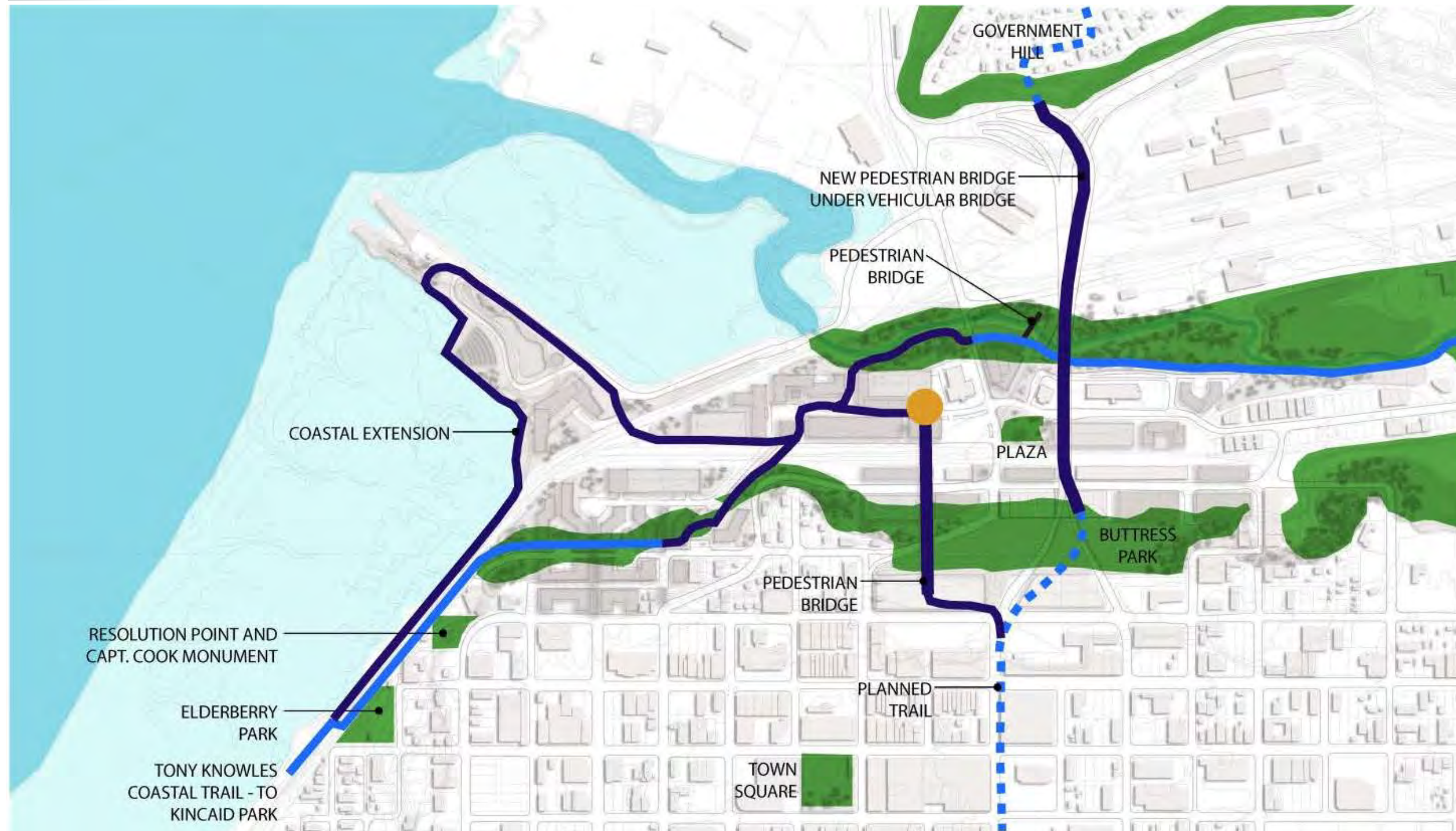


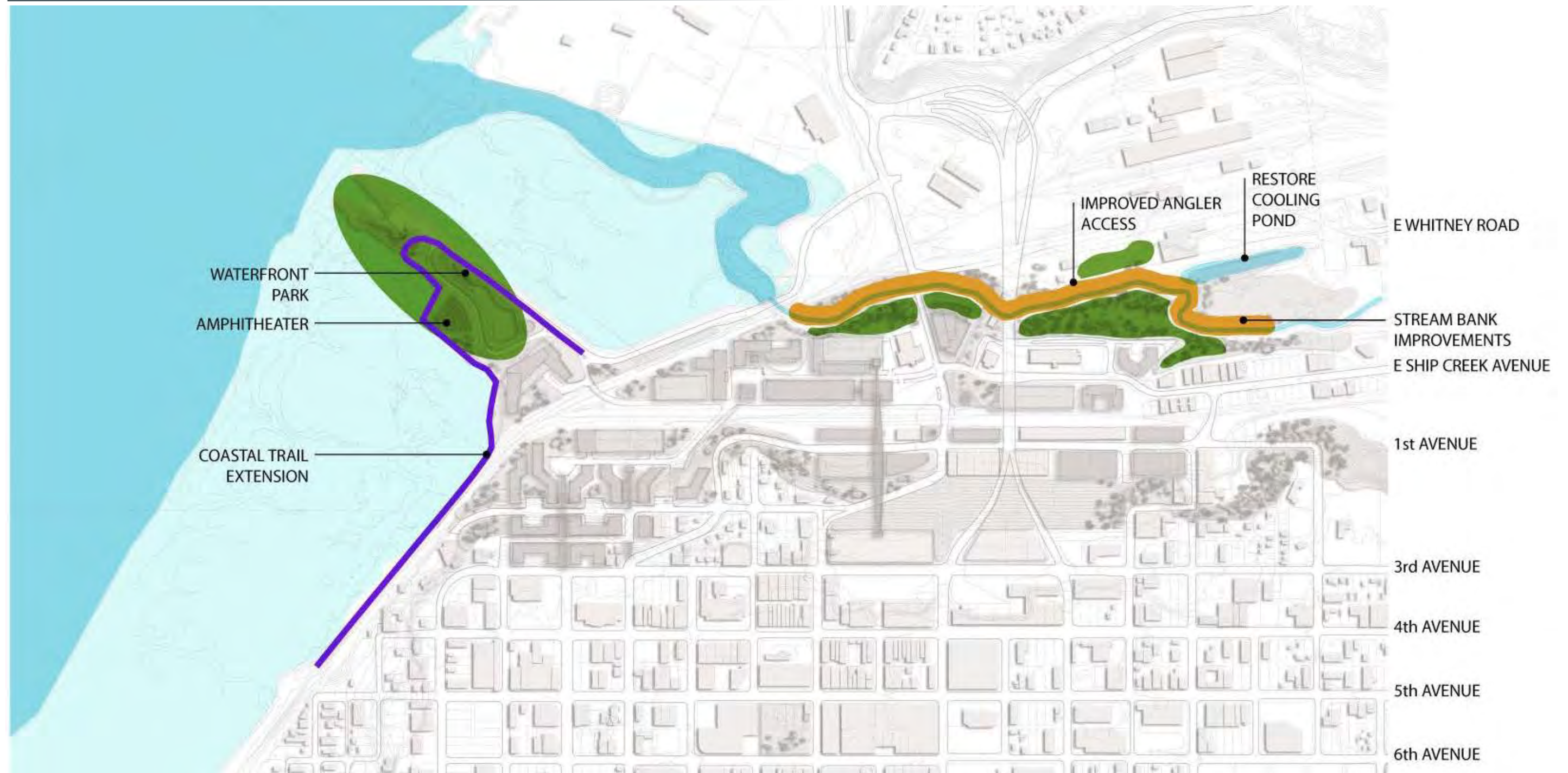
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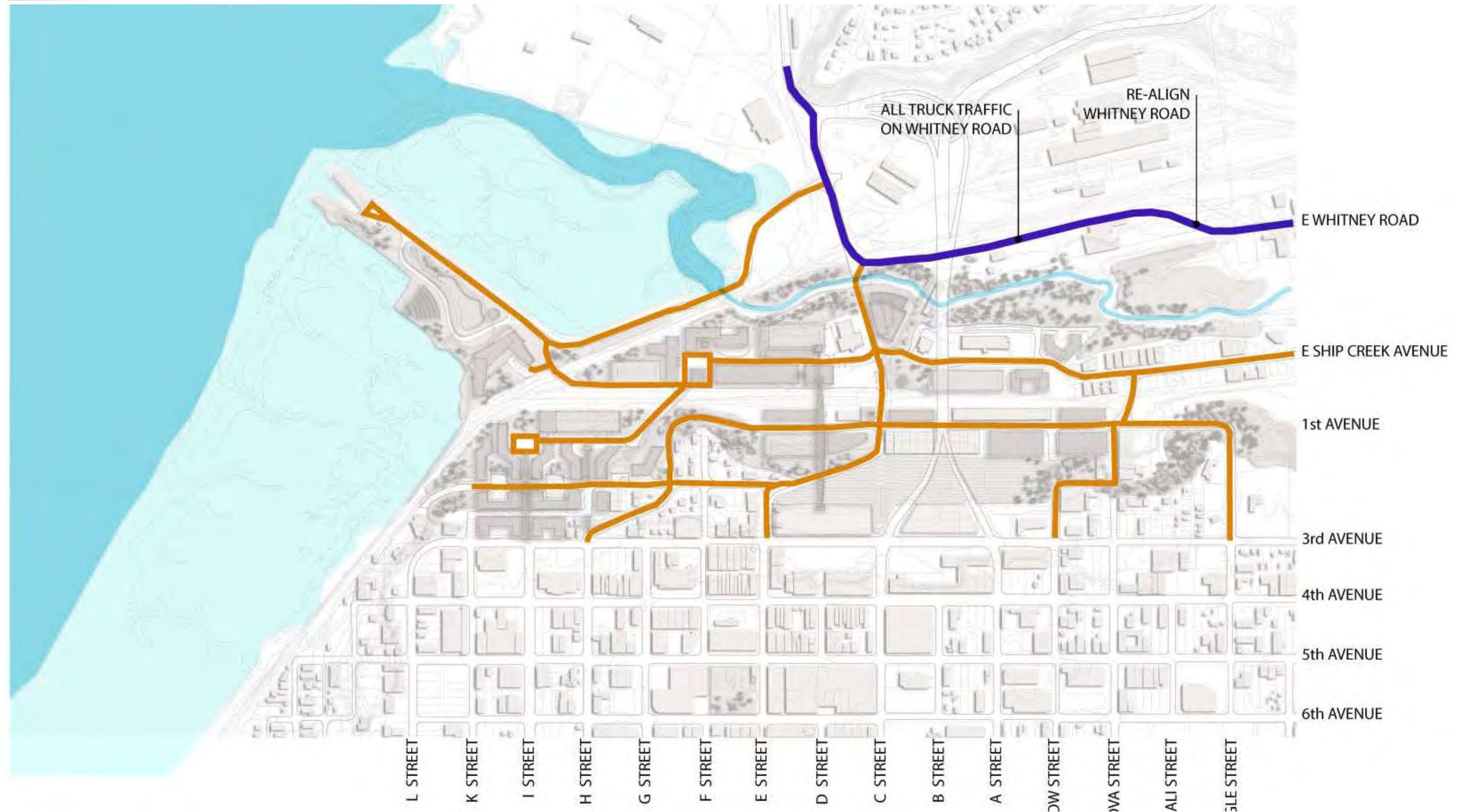
Downtown North: Anchorage's New Neighborhood

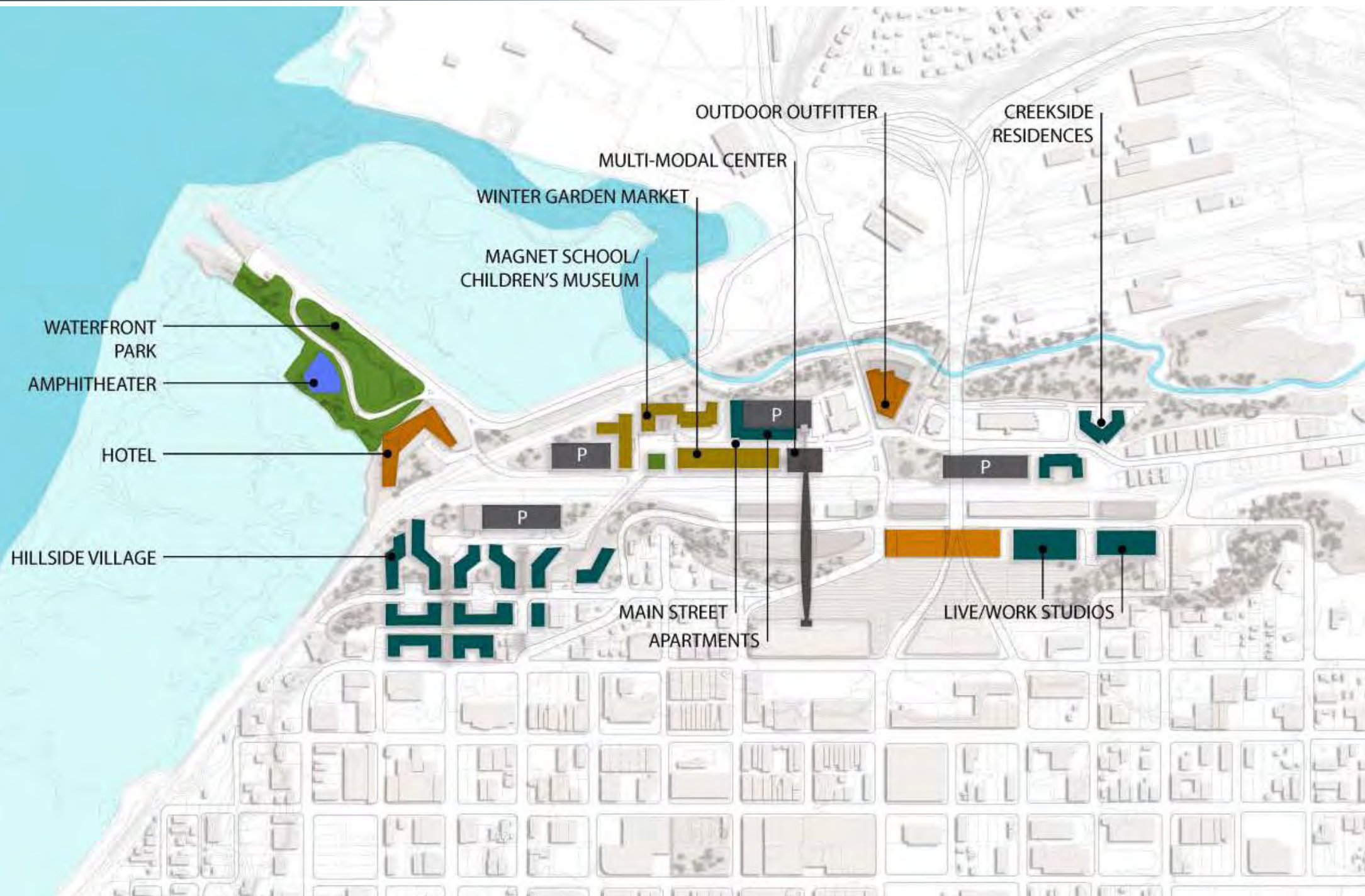
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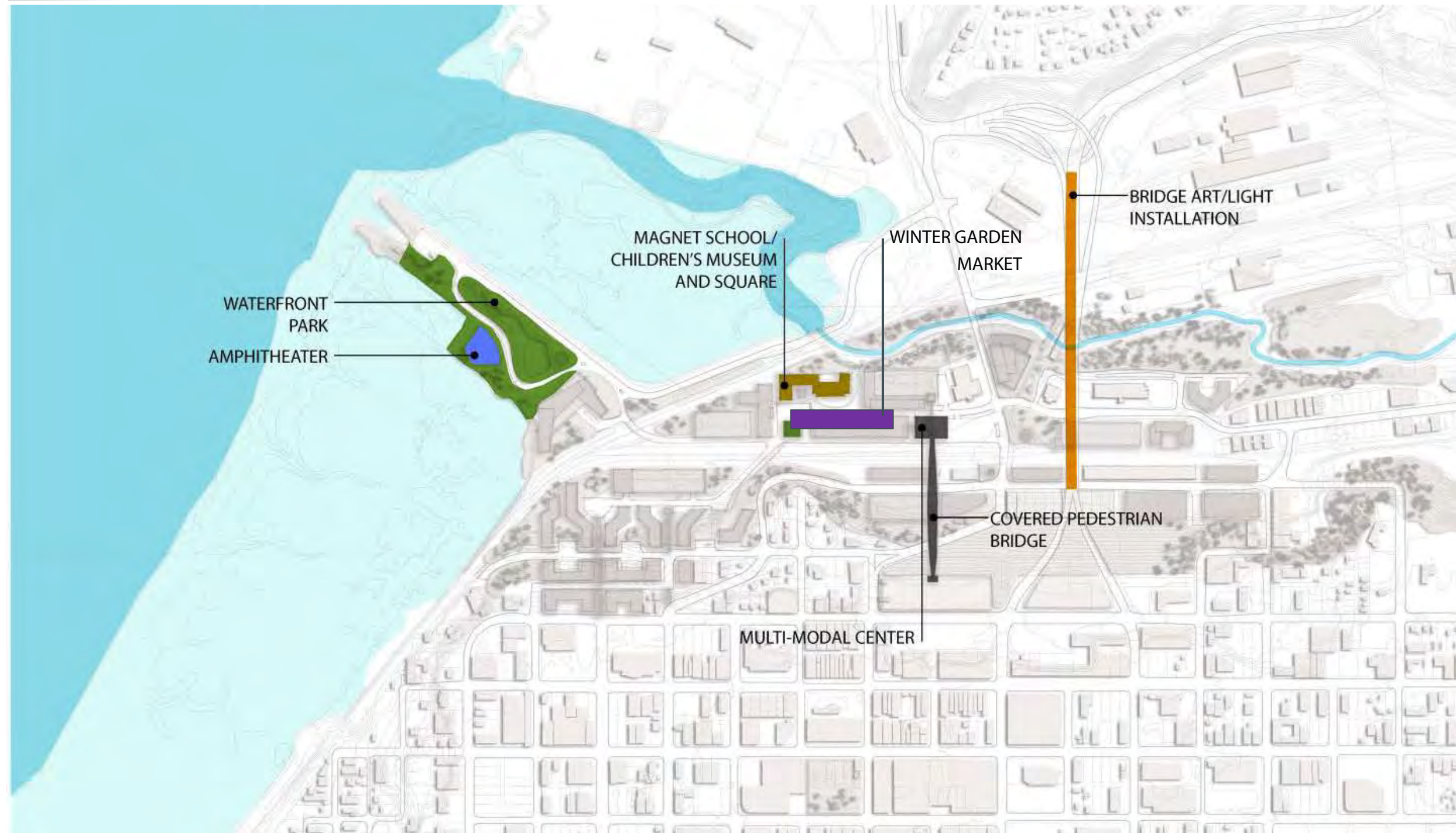


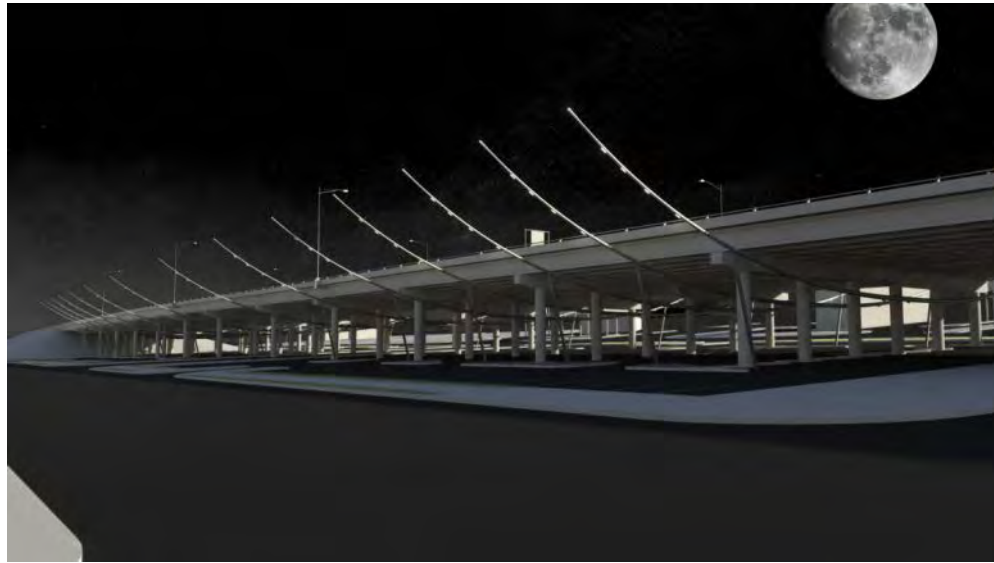












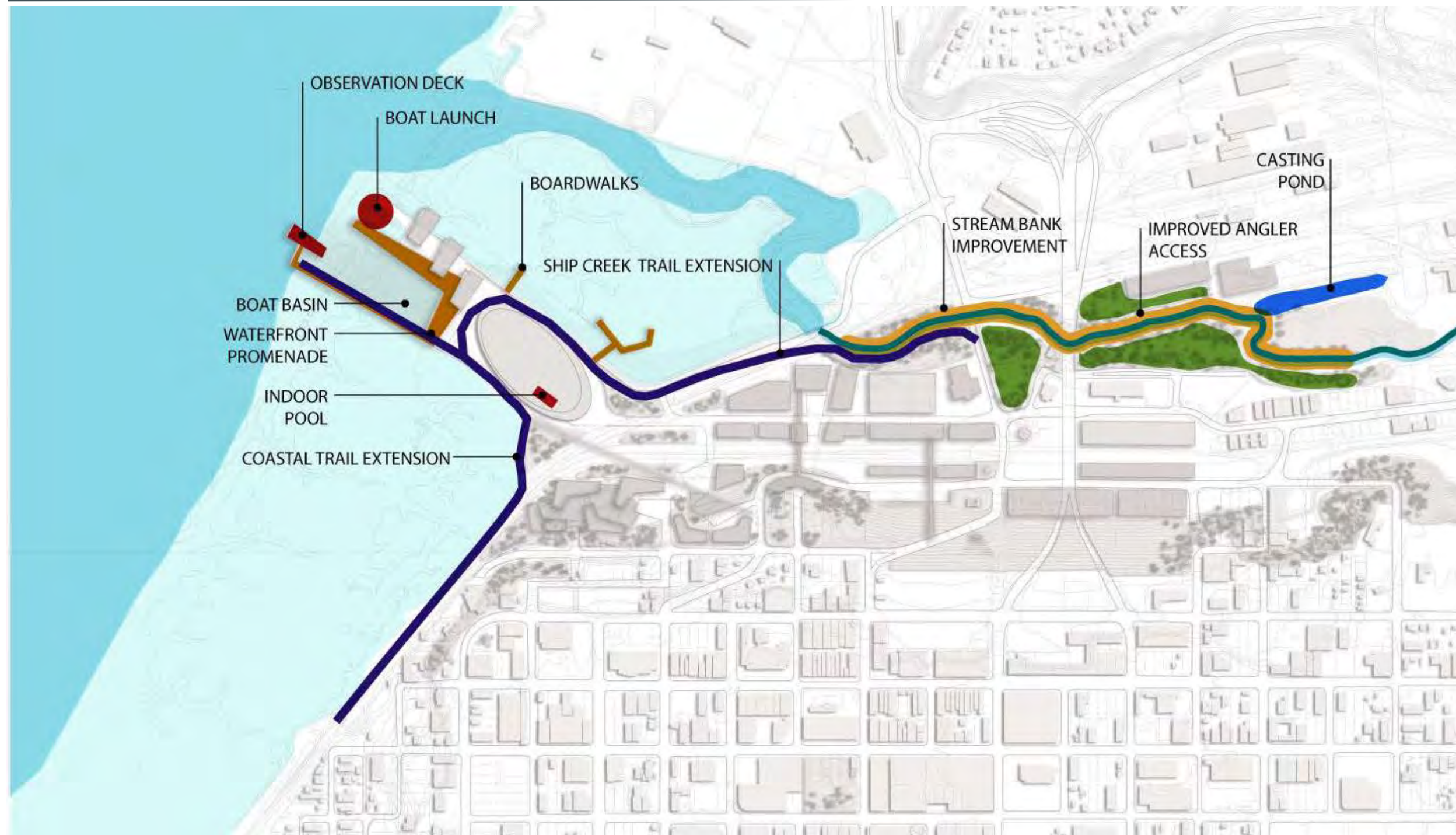
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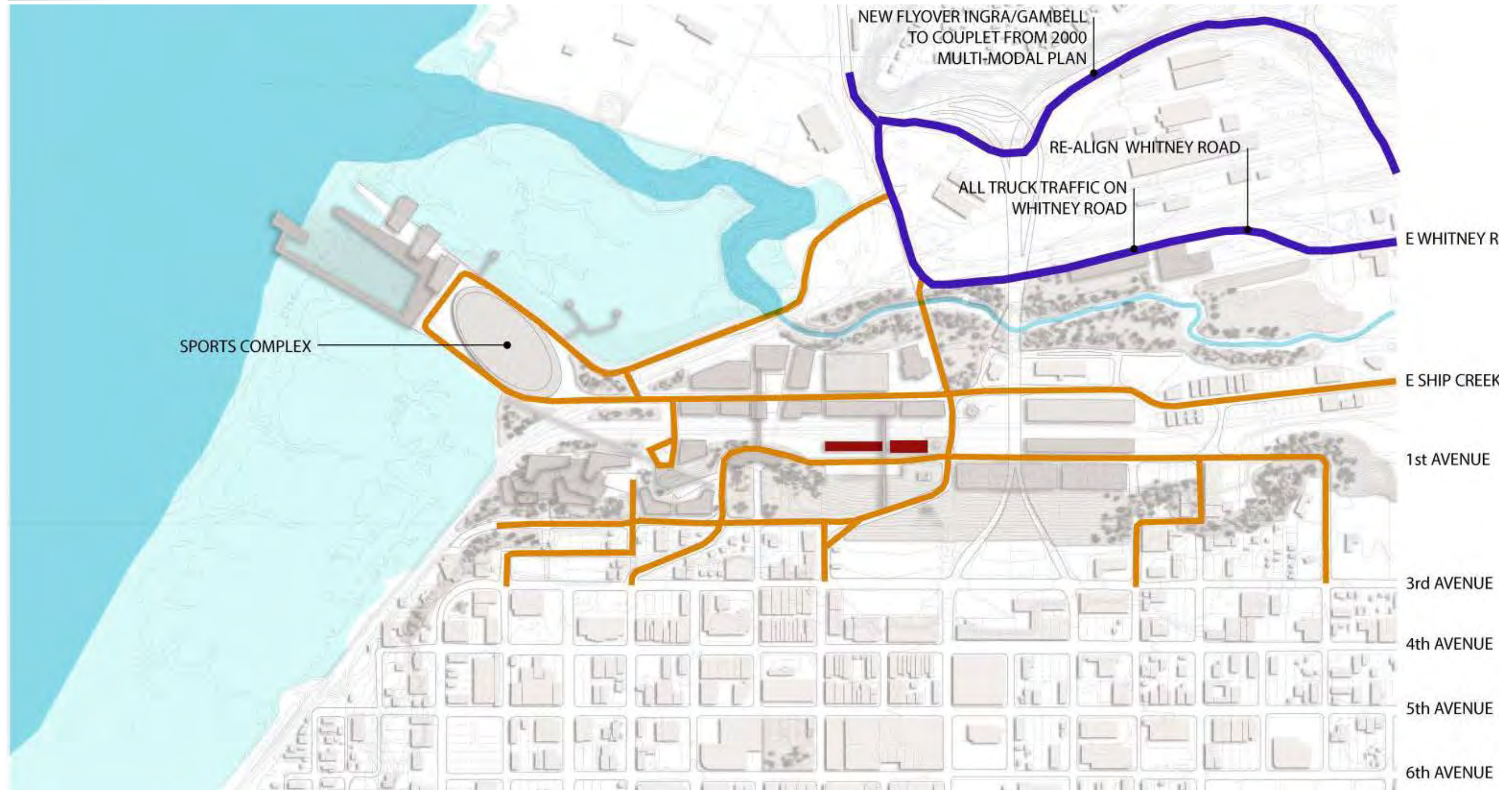
Centennial City: A New Place to Live, Work and Play

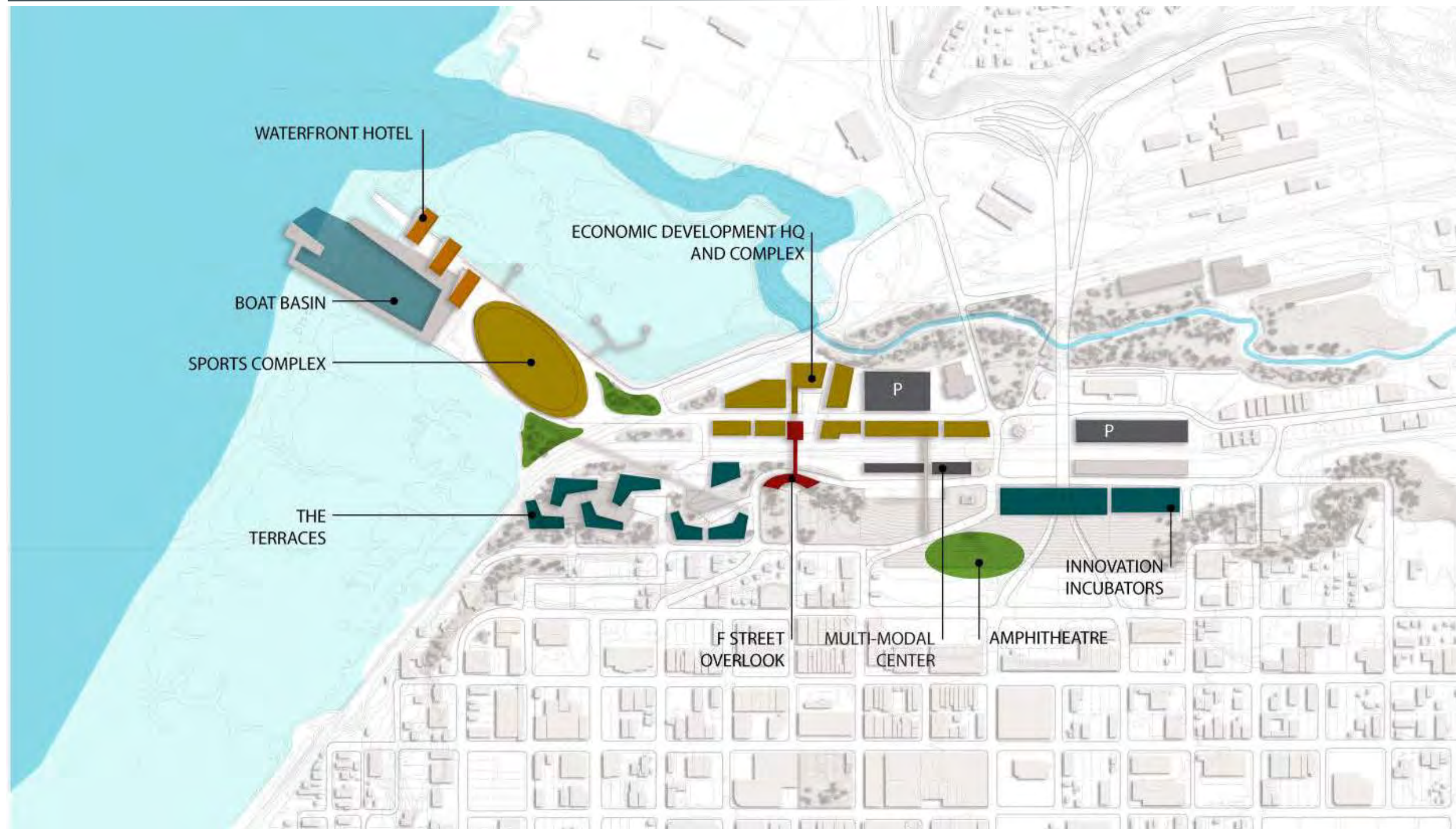
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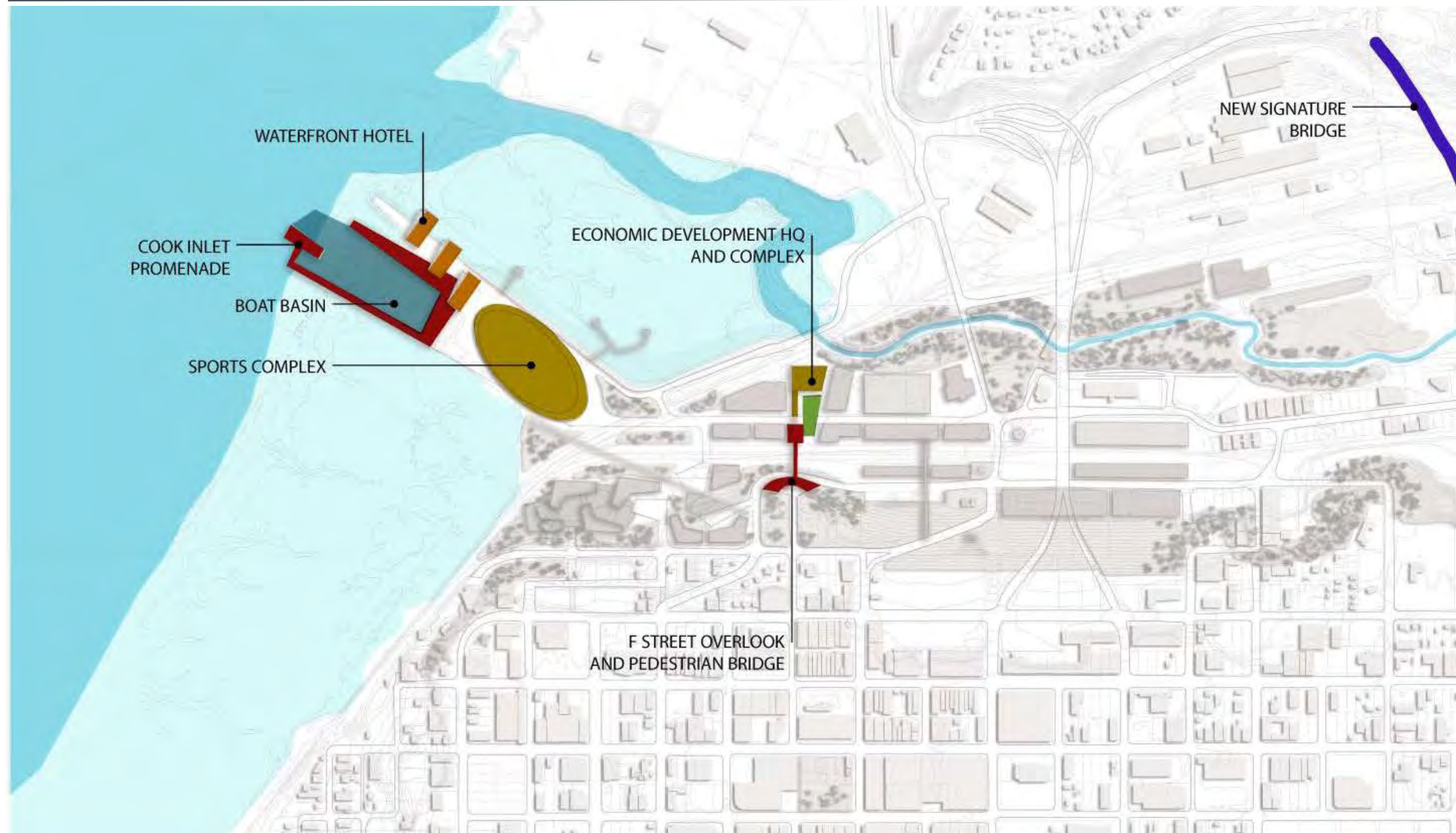


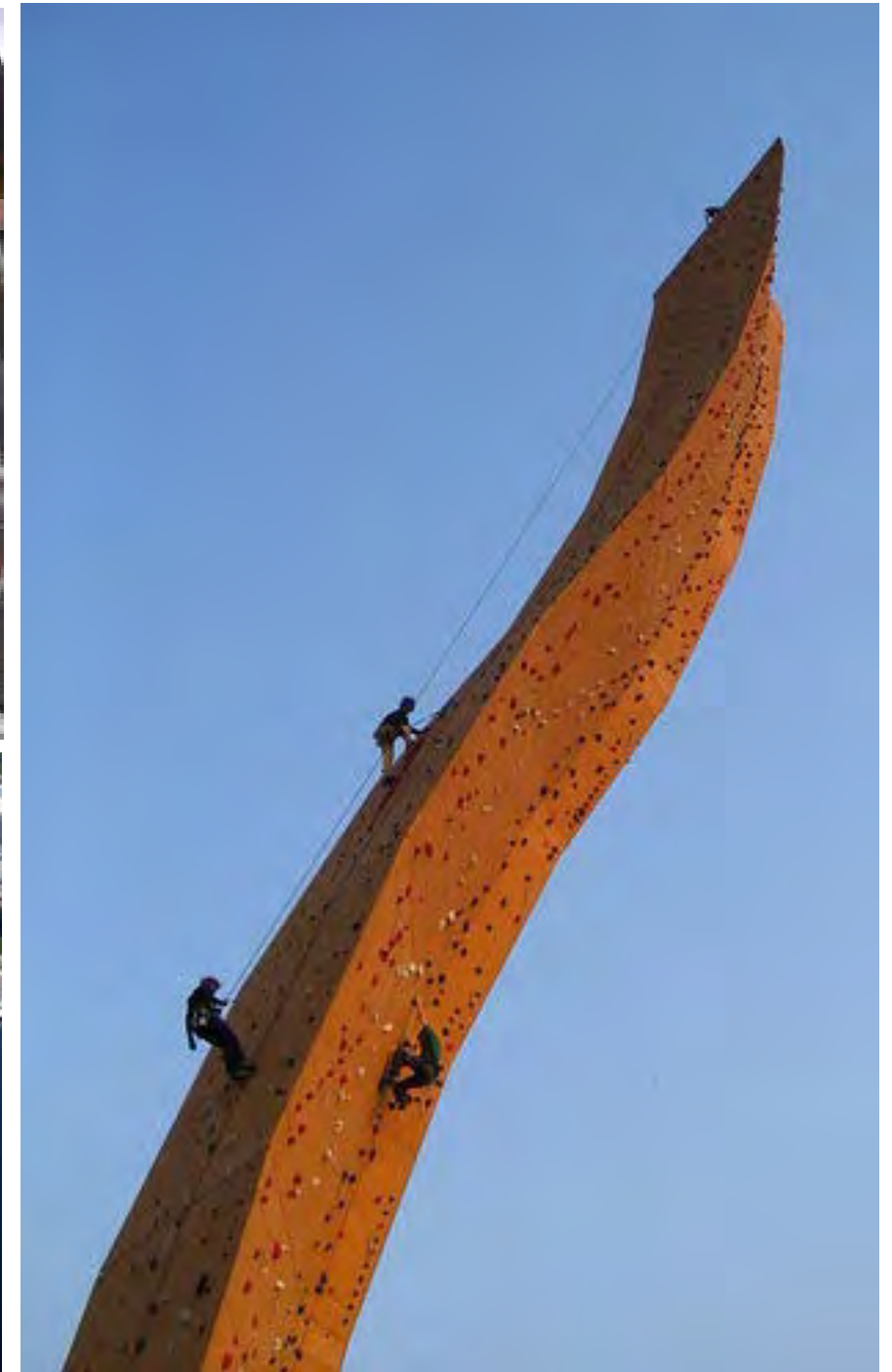
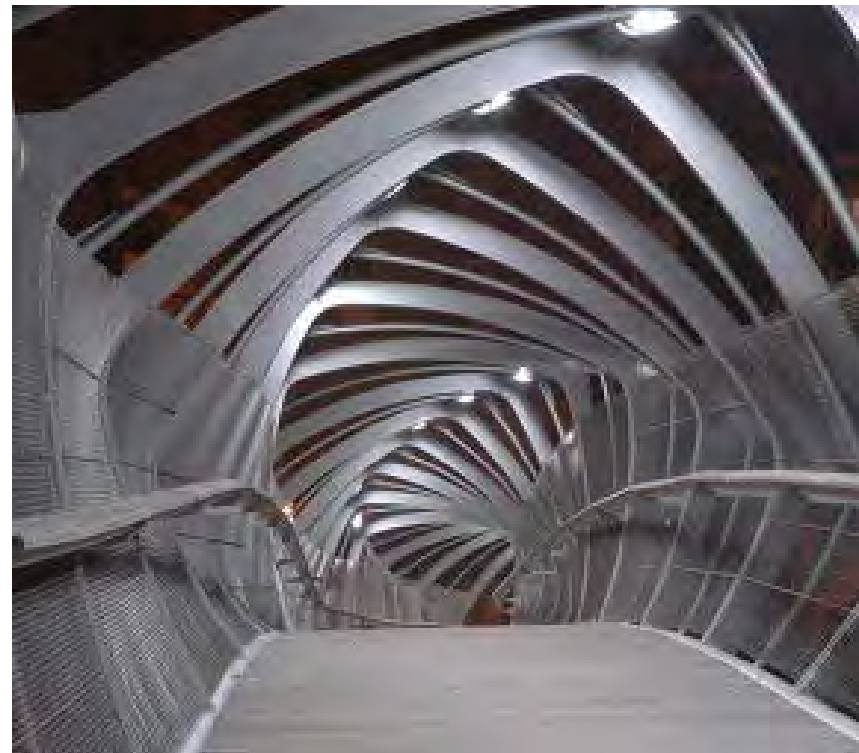








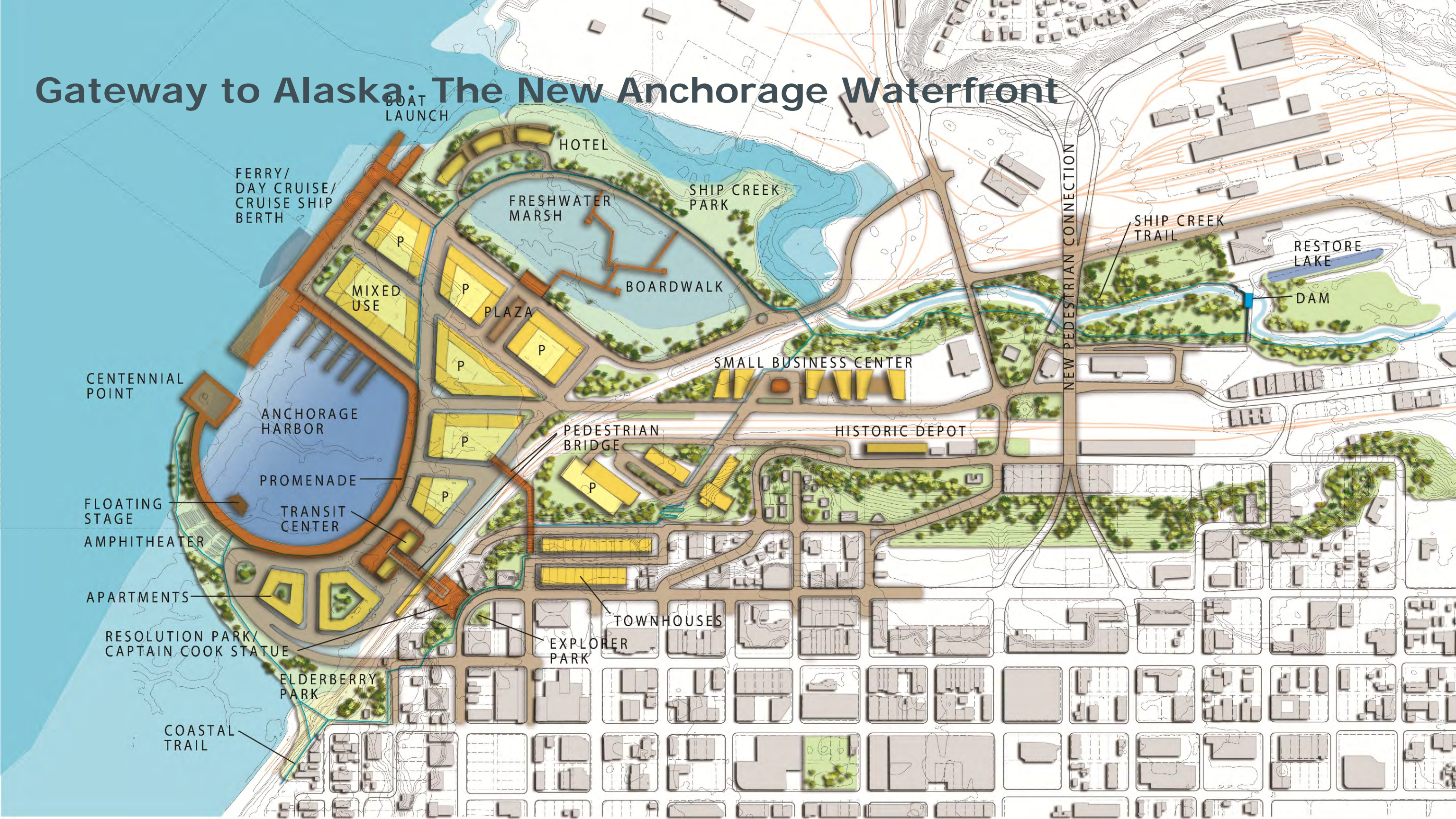




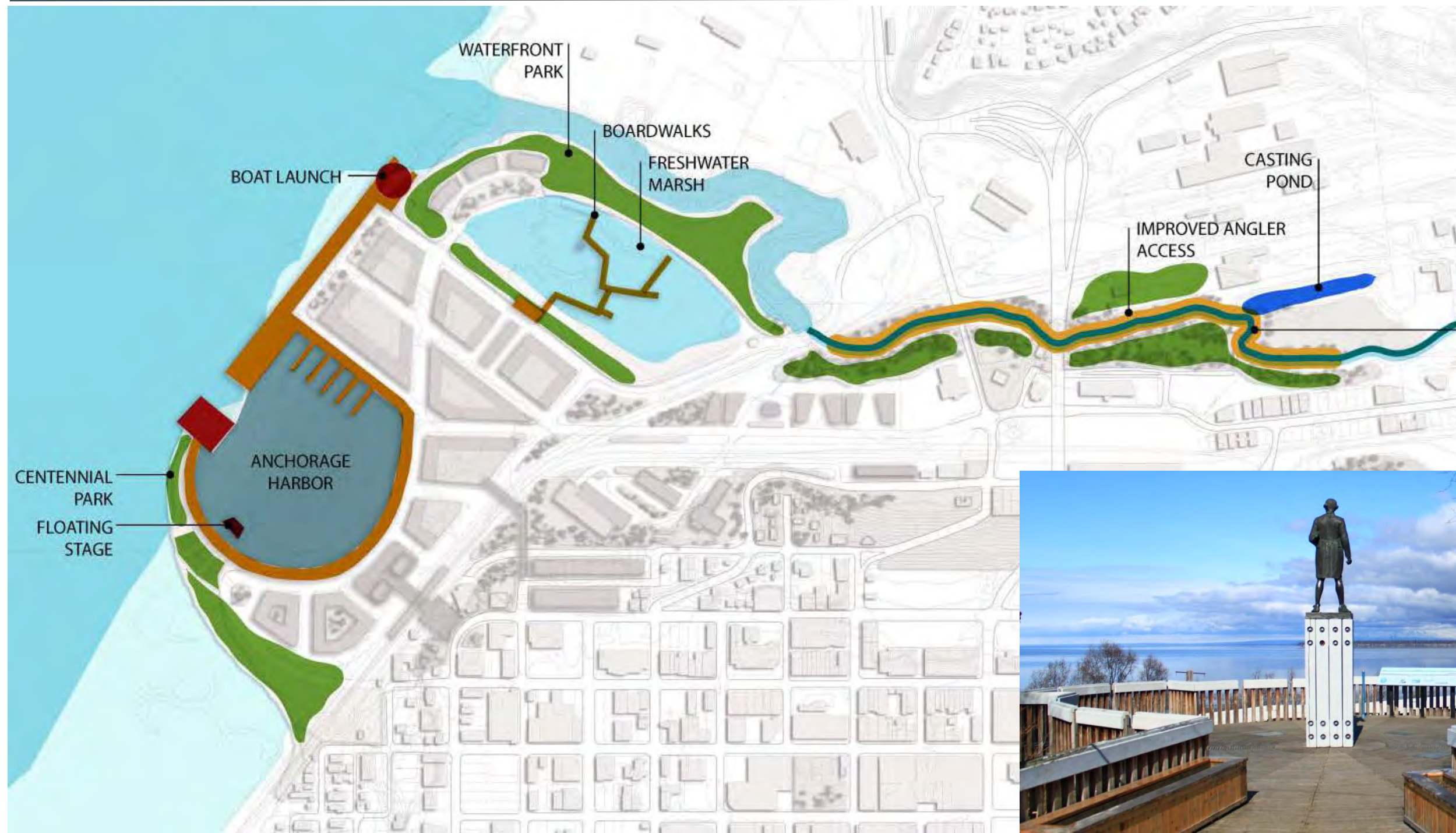
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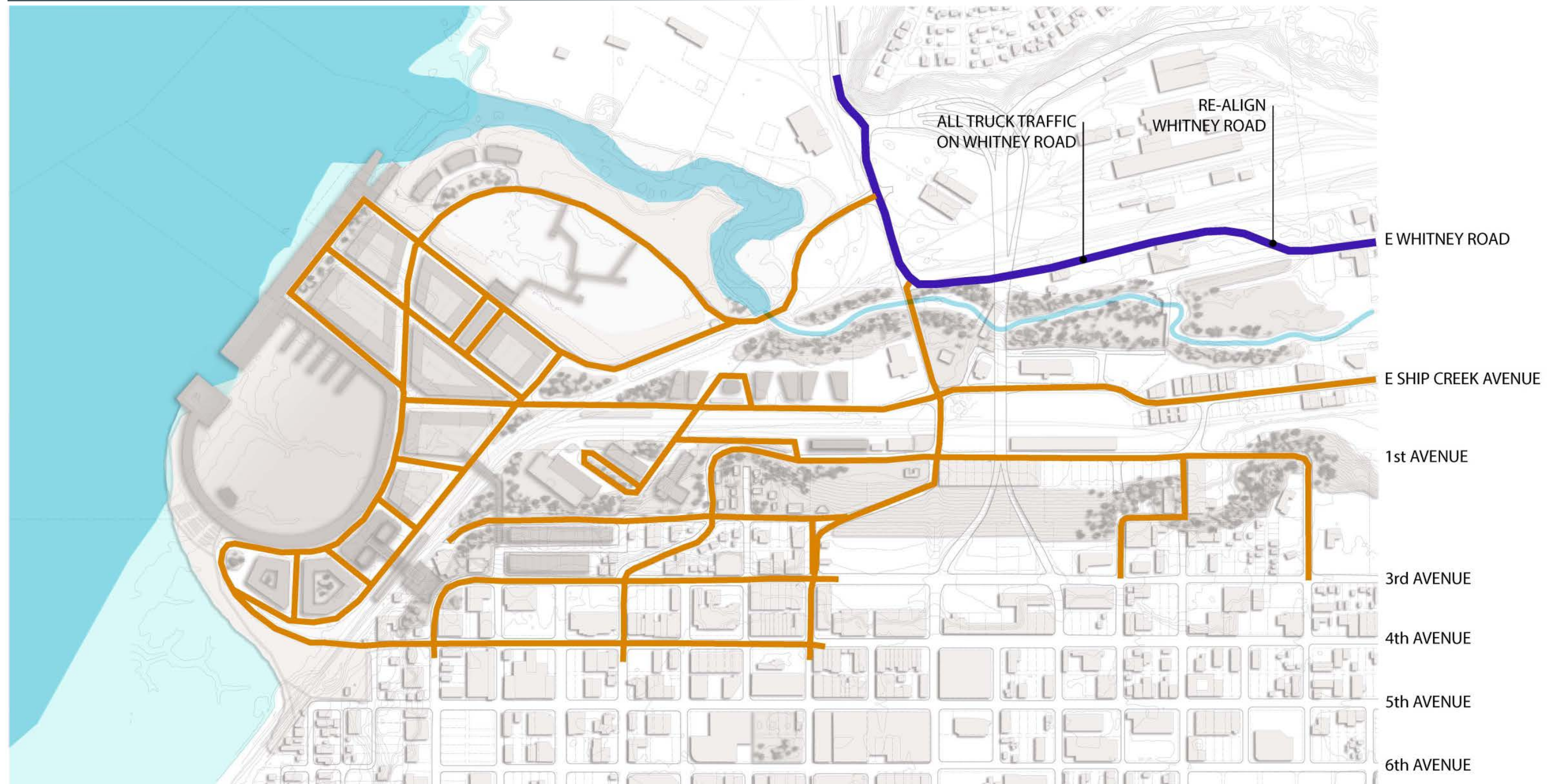
Gateway to Alaska: The New Anchorage Waterfront

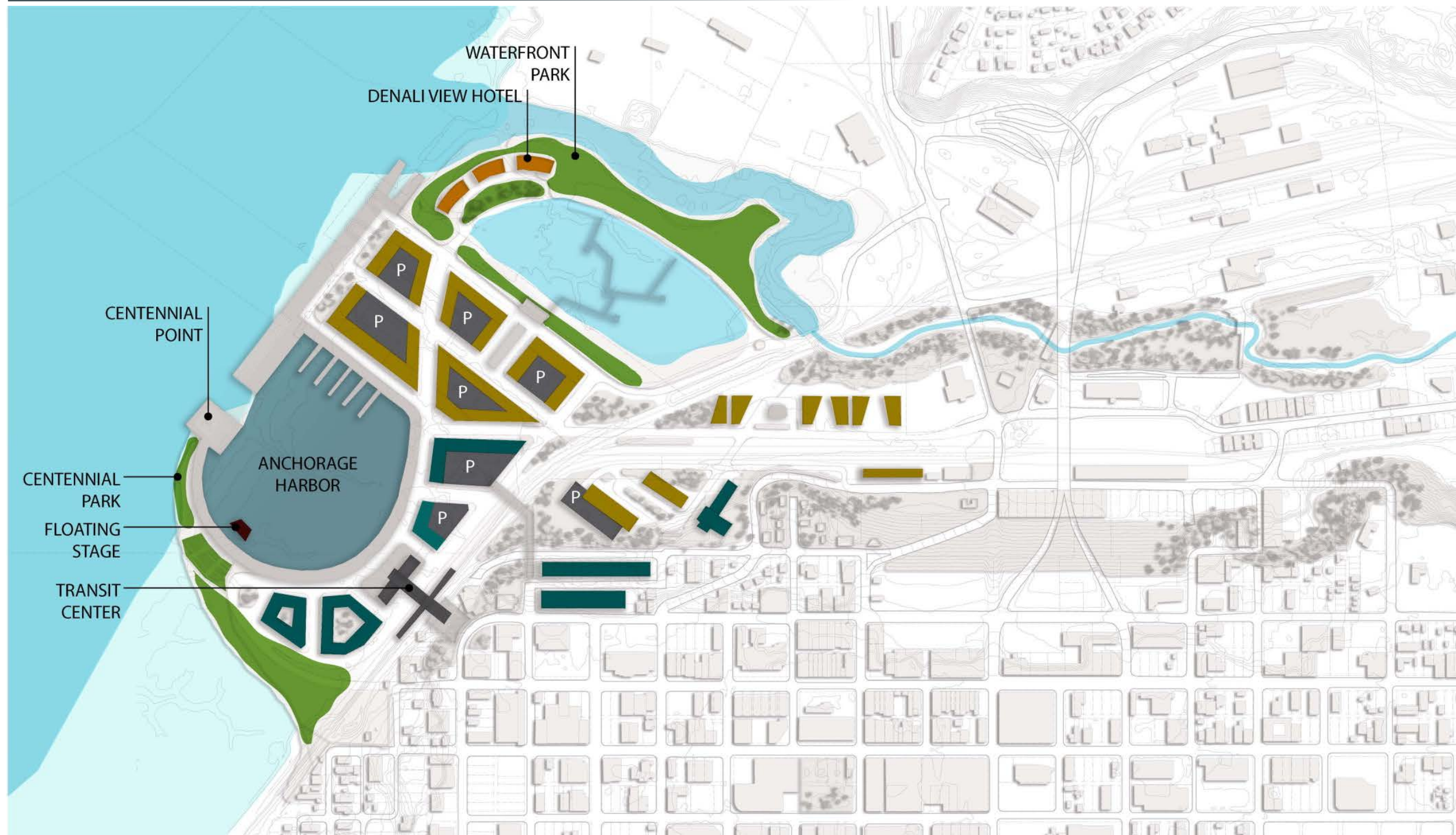
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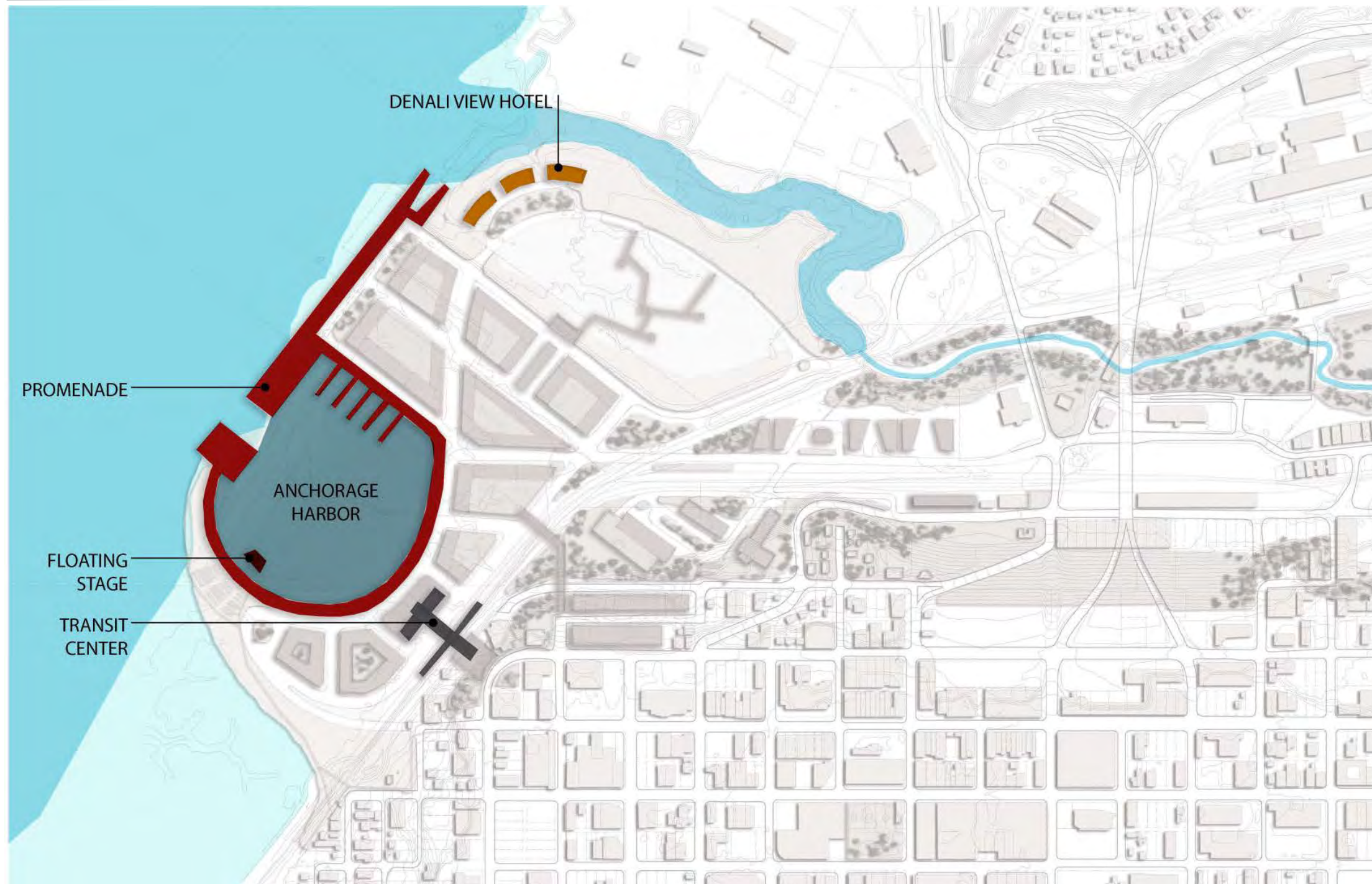


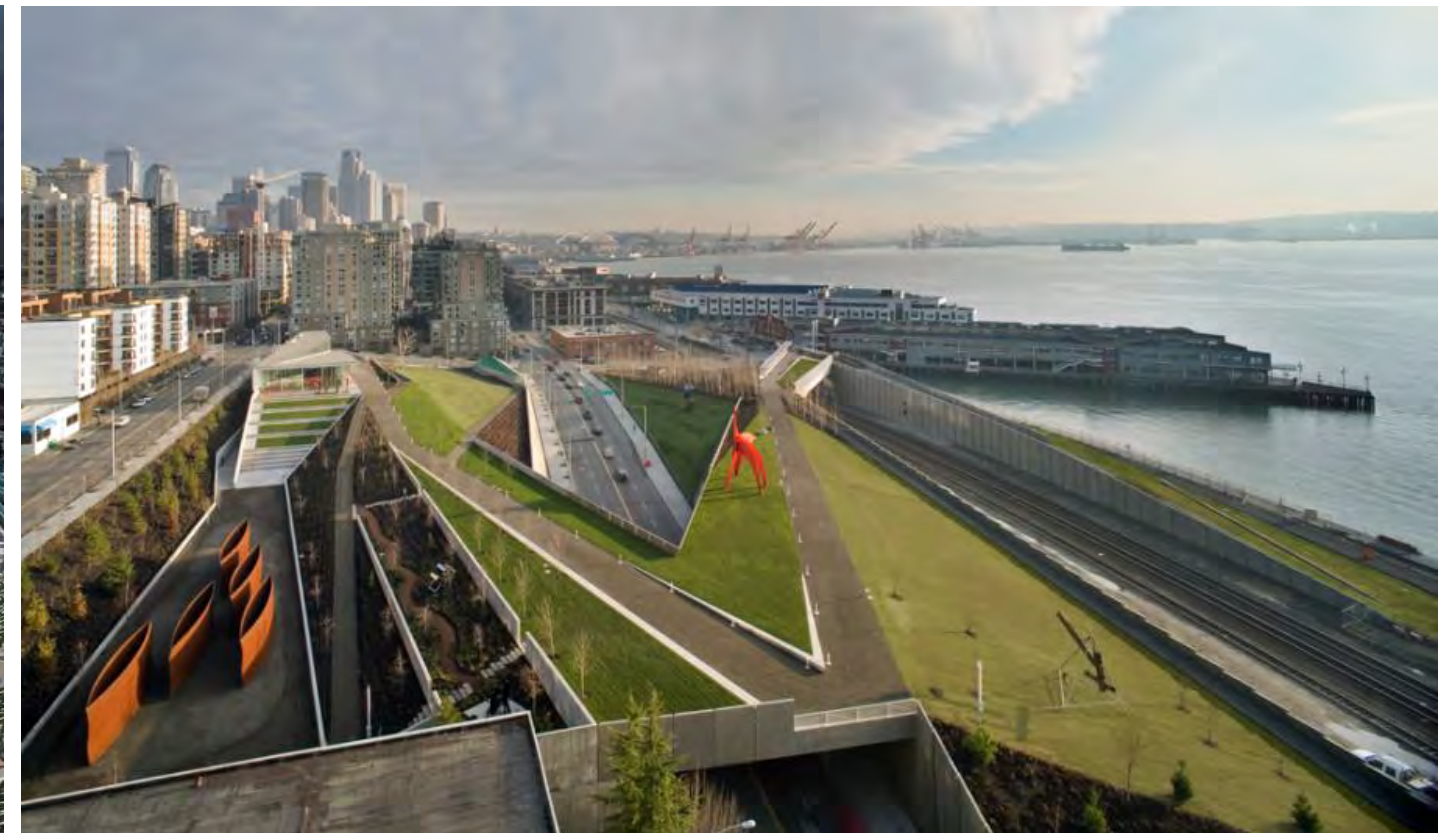










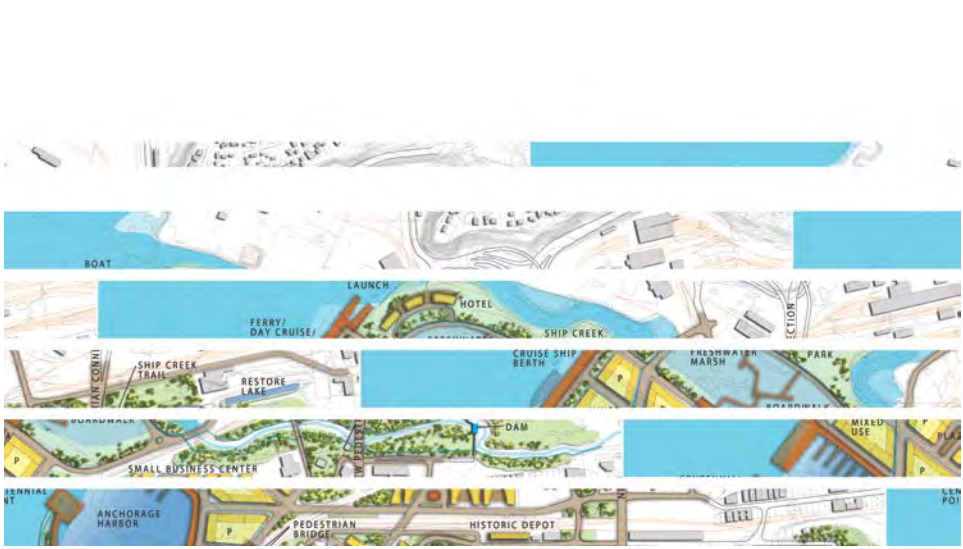




Downtown North



Centennial City



Gateway to Alaska



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