Ship Creek Redevelopment

Concept Presentation
July 2013
Project Team Introductions

KlingStubbins:  Michael Stevenson, FAIA
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Boston Global Investors:  Charles Reid, AIA

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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

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<td>Sept - Oct</td>
<td>Public Adoption Process</td>
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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.
Gateway to Alaska

Alaska Railroad Route and Connecting Carriers

IN ALASKA:
- Alaska Railroad
- Alaska Rail-Marine Service
- Canadian National Aquatrain
- Highway System
- Yukon River & Tanana River

[Map showing various locations and connections related to Alaska's transportation network.]

[Image of an industrial waterfront with port facilities.]
• 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.
Arctic Council members will have an increasing role in world affairs in the 21st century.
Cold Climate Destinations
Arctic Council Cities - New Waterfronts

Helsinki, Finland

Tromso, Norway

Stockholm, Sweden
Downtown North: Anchorage's New Neighborhood
Centennial City: A New Place to Live, Work and Play
Gateway to Alaska: The New Anchorage Waterfront
POST CARD OF THE FUTURE?
Anchorage is a City on the Water without a Waterfront
Topography
Topography

- COOK INLET VIEWING PAVILION
- TIDAL SCULPTURE PARK
- TRAIN STATION / ESCALADE
- PEDESTRIAN BRIDGE / CLIMBING WALL
- WINTER GARDEN MARKET
- AMPHITHEATER
- BRIDGE LIGHTING
- INGRA-GAMBELL BRIDGE
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
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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