Ship Creek Redevelopment

Three Concepts
May 2013
Design Team Introductions

KlingStubbins:

- Design Principal: Michael Stevenson, FAIA
- Urban Planner: Dan Douglas, AICP
- Architect: David Cole, AIA

USKH:

- Landscape Architect: Dwayne Adams, FASLA
- Landscape Architect: Michael Spackman, ASLA
- Public Process: Sara Wilson Doyle
- Landscape Designer: 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 21\textsuperscript{st} 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?


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 draw 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.
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?
Pedestrian Paths
Water Access

- Limited Recreational Sport Fishing Access
- Only Vehicular Access to Water
- Angler Access at Dam and Upper Reach of Tidal Action
- Cooling Pond
- Ship Creek Trail
- Tony Knowles Coastal Trail
- Mud Flats
- Low Tide
- High Tide
- Boat Launch Commercial Fishing
Option 1:

Downtown North: Anchorage’s New Neighborhood
Downtown North: Anchorage’s New Neighborhood
Downtown North: Major Design Features
Option 2:

Centennial City: A New Place to Live, Work and Play
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Option 3:

Gateway to Alaska: The New Anchorage Waterfront
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Gateway to Alaska: Major Design Features

- Denali View Hotel
- Promenade
- Anchorage Harbor
- Floating Stage
- Transit Center
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