

# APPENDIX A

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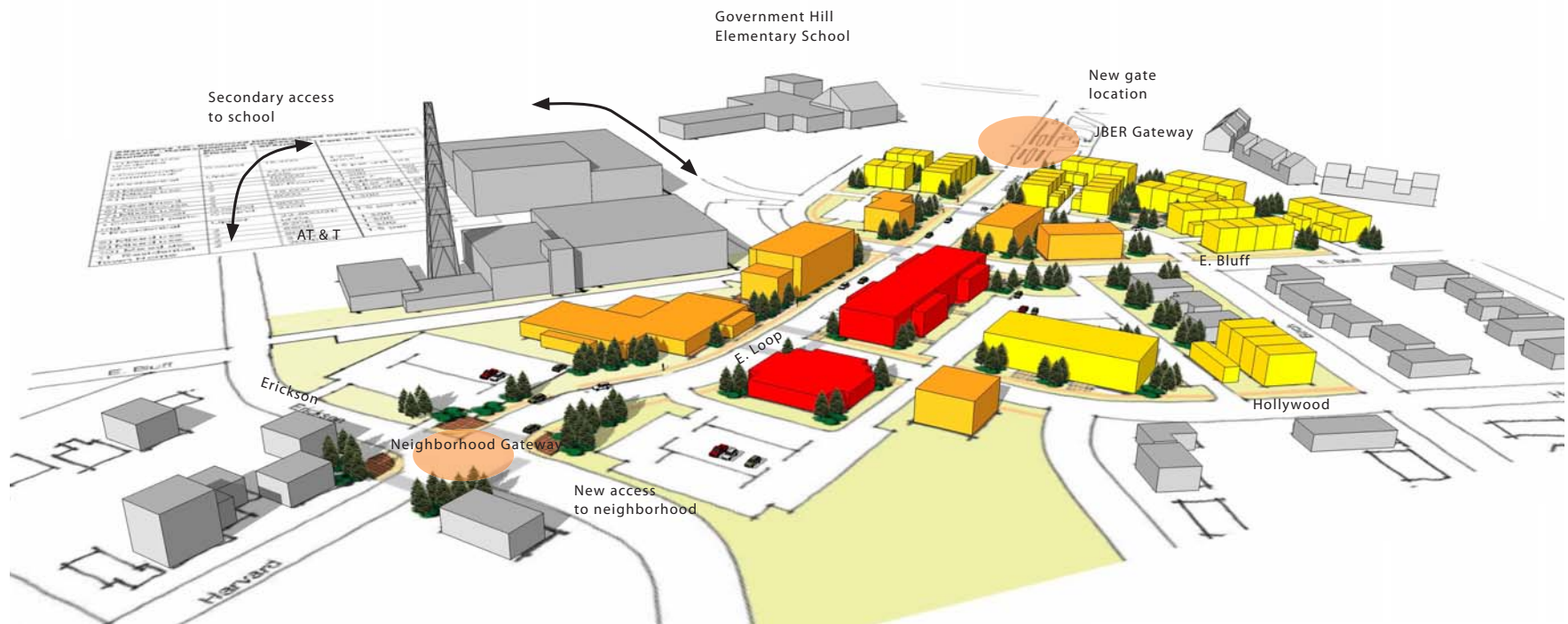
## OTHER NEIGHBORHOOD CENTER REDEVELOPMENT SCENARIOS

This appendix records two alternative scenarios for the redevelopment of the neighborhood center. These contain valuable ideas from the community that may be considered as circumstances change over time. In some cases, portions of these scenarios could be included in those that are presented in Chapter 5.

## SCENARIO 4

In this scenario the roadwork is relatively easy to phase. The first phase would yield a modest “main street” experience. It defers development along the eastern edge until the outcome of KAC is clear. Until that time, the entry experience would be modest, but it could have a reasonable gateway design that can be upgraded if KAC happens. The later phases would occur with JBER agreements, which could coincide with improvement in the market for residential development.





#### A. CONCEPT

- “Main Street” feel along E. Loop Road, between Erickson Street and E. Bluff Drive
- Secondary mixed-use street along Hollywood Drive
- “Prime intersection address” at E. Loop Road and Hollywood
- Landscaped gateway entry experience at Hollywood, Erickson, and E. Loop Road

#### B. KEY FEATURES

##### Parcels

- Three large parcels, facing E. Loop Road

##### Intersections

- Improve existing intersection at E. Loop Road and Erickson

##### Streets

- Moderate realignment of E. Loop Road in the commercial core

- Direct flow from commercial center to JBER entry
- Improved access to the school
- East-west flow, along E. Bluff Drive, with a job in the center

##### Parking

- Along Erickson Street
- Between E. Loop Road and Birch Street
- Along eastern edge of Alascom
- On street

#### Pedestrian systems

- Improved sidewalks in neighborhood center
- Improved crossing at E. Bluff and Arctic Warrior Drives
- Improved sidewalk/trail access to school



### C. PHASING CONSIDERATIONS

#### General Development Phasing

Phase 1a: Create commercial core along E. Loop Road between E. Bluff and Hollywood Drives

Phase 1b: Develop parcels on and abutting potential KAC lid area

Phase 2: Mixed-use development at JBER edge

Phase 3: Residential development at JBER edge

#### Relationship to KAC

- Concept works with or without the tunnel
- Uncertainty about KAC could delay development of buildings 1 and 2

#### Relationship to JBER

Phase 1: Agreement for minor

intersection improvements at Arctic Warrior and E. Bluff Drives

Phase 2: Agreement for additional street connection and mixed-use development

Phase 3: Agreement for additional residential as complementary interface with base





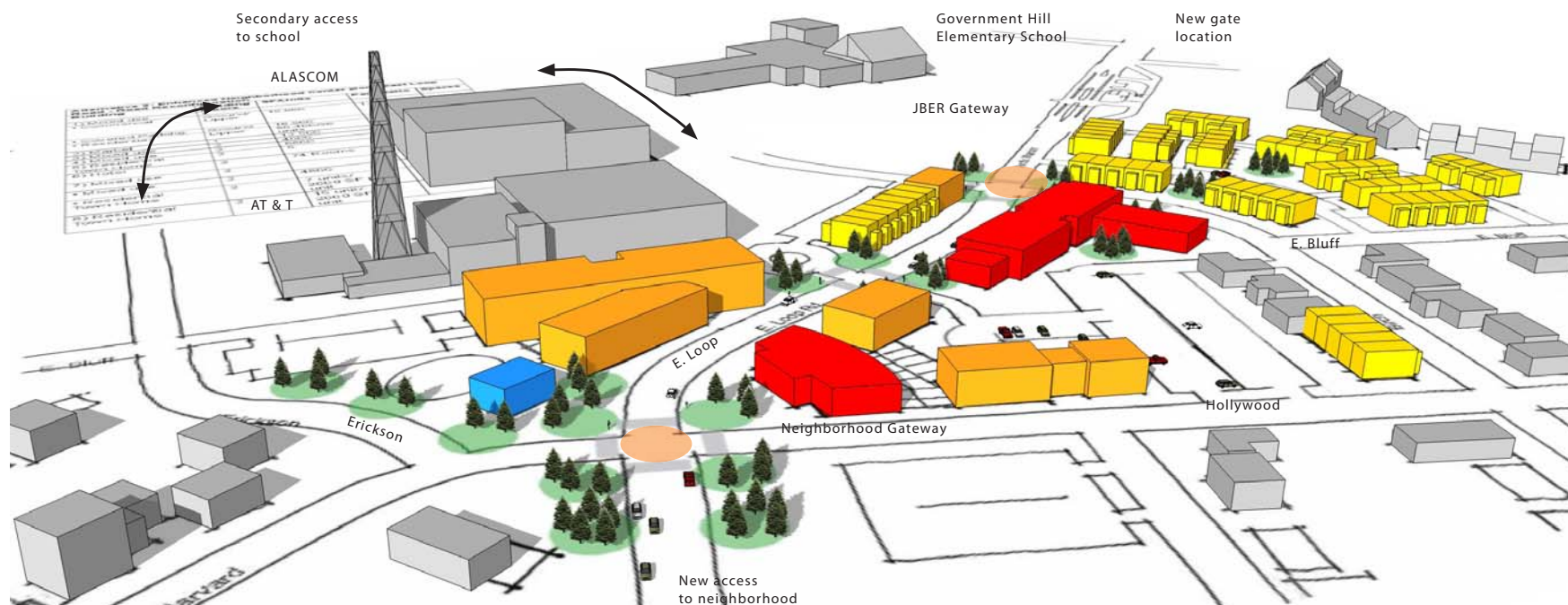
## SCENARIO 5

This scenario would result in a strong entry experience with signature buildings. However, it is difficult to phase if KAC outcome is uncertain. An initial mid-center development would be relatively modest.

### A. CONCEPT

- “Main Street” feel along E. Loop Road, between Hollywood and E. Bluff Drives
- Secondary mixed-use street along Hollywood Drive
- “Prime intersection address” at E. Loop Road and Hollywood Drive/Erickson Street
- Additional “key intersection” mid-block along E. Loop Road (at Bluff)
- Landscaped gateway entry experience at Hollywood Drive, Erickson Street and E. Loop Road





## B. KEY FEATURES

### Parcels

- Two large parcels, facing E. Loop Road in initial phases
- Additional large (residential) parcel at JBER interface

### Intersections

- Improve existing intersection at E. Loop Road and Erickson Street (in conjunction with street realignment)

### Streets

- Moderate realignment of E. Loop Road in the commercial core
- Direct flow from commercial center to JBER entry
- Improved access to the school
- East-west flow along Harvard Avenue and Hollywood Drive

### Parking

- Along Erickson Street (poten-

tial lid area)

- Between E. Bluff and Hollywood and E. Loop Road and Birch Street (festival lot)
- Along southern and eastern edges of Alascom
- On street
- In new development area at JBER interface (later phase)

### Pedestrian systems

- Improved sidewalks in

neighborhood center

- Improved crossing at E. Bluff and Arctic Warrior Drives
- Major pedestrian crossing at E. Loop Road and Hollywood
- Improved sidewalk/trail access to school

## C. PHASING CONSIDERATIONS

### General Development Phasing

Phase 1: Development at E. Loop Road and E. Bluff Drive

Phase 2: Major mixed-use development at Hollywood and E. Loop Road (abutting lid area)

Phase 3: Residential development at JBER edge

### Relationship to KAC

- Concept works with, or without, the tunnel
- Uncertainty about KAC could delay development of buildings 1 – 4

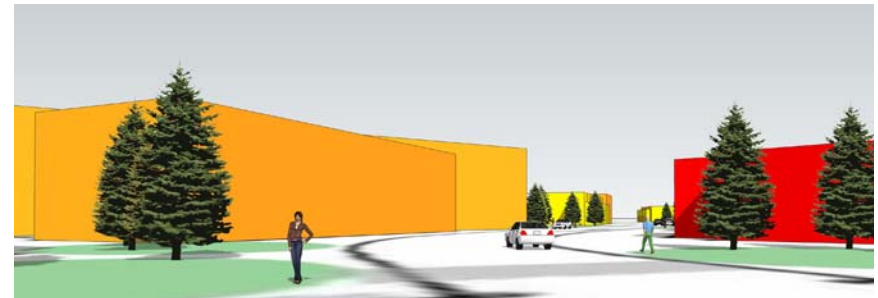
### Relationship to JBER

Phase 1: Agreement for intersection improvements at Arctic Warrior and E. Bluff Drives

Phase 2: Agreement for additional street connection and mixed-use development.

Phase 3: None (focus is on western edge of neighborhood center)

Phase 4: Agreement for additional residential as complementary interface with base



View along East Loop



Scenario 5 Phasing Detail

