

Master Plan – Former Alaska Native Service Hospital Site

Municipality of Anchorage – Heritage Land Bank

Stakeholder Working Group Meeting #3 – Workshop

Tuesday, January 8, 2019

5:00 – 6:30 PM

330 E. 4th Ave – Ground Level – Entrance in alley behind the building

SUMMARY

Welcome and Re-Introductions – Goals for SWG Meeting #3

1. Recap Process to Date and Public Meeting
2. Present a reduced number of site alternatives - consolidated based on feasibility and feedback
3. Brainstorm immediate site activation activities/uses

Attendees included the individuals listed on the attached sign-in sheet as well as the following project team members:

Heritage Land Bank (HLB)

Nicole Jones-Vogel, AICP, Land Management Officer

The Boutet Company (TBC)

Jacques Boutet, PE

Huddle AK

Holly Spoth-Torres, PLA

Recap Process to Date and Public Meeting Comments

Holly summarized meetings to date including:

SWG Meeting 1: Aug 6th, 2018 – Project Introduction

SWG Meeting 2: Sept 24th, 2018 – Group Planning Charrette

Community Open House: November 8th, 2018 – Gather broad input

Holly briefly summarized comments from the public meeting. Overarching themes from verbal and written comments indicated that there was support for an Alaska Native Heritage Memorial, green space, public uses, residential, mixed-use, education, and a focus on short-term site activation.

The SWG wondered why there weren't more comments related to urban agriculture. Holly answered that written and verbal comments weren't specific to urban agriculture – the activity planned for today's meeting will focus the group on providing specific written comments on the two refined concept alternatives.

Presentation and Discussion of Site Alternatives

Jacques gave a brief presentation about the two concepts, 1A and 2A. He reminded the group that the two concepts were developed after reviewing all comments received to date with additional analysis about what is feasible.

Neither concept utilizes the Quayana House property for access. Both concepts show buffer landscaping along the south, east, and western portions of the site. Both concepts also have the native heritage memorial and a north/south trail connection.

1A is a Mixed-Use Concept with a Commercial Focus. The concept includes a native heritage memorial, amphitheater, dog park, neighborhood park, trail connection, residential, a co-located solar farm with an urban agriculture commercial development, and mixed-use commercial along Third Ave.

2A is a Mixed-Use Concept with a Residential Focus. This concept includes a native heritage memorial, community park, dog park, community garden, trail connection, public facility, residential, and mixed-use commercial along Third Ave. This concept includes more residential than Concept 1A and some residential is located in seismic zone 5.

Verbal Feedback and Discussion

- A participant indicated that they did not favor more housing in the higher seismic risk zone.
- Concept 1A doesn't show viable access to the parking area on the western portion of the site.
- A participant asked what kind of housing was envisioned for the site? Jacques answered that the local trend is to build higher density housing focused on mixed income. Another participant followed up that there is strong resistance in the neighborhood to low-income housing and that this project should consider something different than housing for homeless.
- A concern was expressed by multiple individuals about the solar farm identified in Concept 1A because it doesn't do anything to activate the site. It isn't open to the public.
- Another participant agreed but added a positive - that a solar farm was an innovative idea that is very complementary to a potential urban agriculture commercial development. The solar farm could power greenhouses and other agriculture facilities.
- A participant commented that both concepts needed to do a better job of connecting the site to the surrounding neighborhood – especially the residential south of the site along Third Ave.
- A participant stated that the preferred concept should create lay the groundwork to create a positive sense-of-place. Themes could include AK Native Culture and Anchorage as a winter city. There should be a pedestrian focus.

Small Group Comment Activity

Holly passed out a focused comment form to gather specific feedback from the SWG on both concepts. A blank comment form and the summary table of results is attached.

Brainstorm Immediate Site Activation Ideas

Holly led the group through a very short discussion to identify ways the site be used in the near term (this summer!) to activate the space. A participant reminded the team that the Local Food Local Places report also identified similar site activation ideas. Ideas included:

Reach out to Dena'ina people first. NOW - AK Native Heritage Memorial is a Catalyst – Get it moving.

Urban Agriculture

Temporary Agriculture

Alaska Food Policy Council – 8 raised beds

Portable Orchard – AK Community Forestry – Plastic Totes – Grant Opportunities

Sunflowers
More Community Garden Areas
Agriculture
Community Agriculture Workshops

Creative Placemaking

Signage on the Fences about what is going on
Art – Panels – Along the site – AK Native artists
Beach Area – Look to Campus Martiaus Park in Detroit for ideas!

Other Concepts

Food Truck Park
Hay Bale Maze
Picnic Area
Focus on the sunny area
Drive-In Movie Theatre
Recycling Drop Off Center

Sports

Ropes Course
Rock Wall
Soft Ball
Golf Driving Range
Mini Golf
Sand Volleyball

Events

Volunteer Events – BBQ – Get people on the site.
Third Ave Neighborhood Party?
Continue to work with TAR and EDAG to implement their ideas
Wednesday Market? APU – just one day? Pop Up.
Fur Rondy – Carnival? ETC.
Open Venue Concerts

Next Steps

The fourth and final SWG meeting will be Wednesday, January 30th, 2019. Location TBD. At this meeting the SWG will review the Draft Final Report that identifies a preferred concept. The preferred concept will set a vision for the site, make recommendations for rezoning the site (implementation), and will propose a land disposal strategy.

On February 11, 2019, HLB will launch a 30-day public review period of the Draft Final Report.

On March 14th, 2019, after the public review period ends the HLB Advisory Commission will review the Draft Final Report and conduct a public hearing at their regular March meeting.

In your mind, what would the Alaska Native Heritage Memorial look like?

Should honor the people and families who had a history at the Native Hospital.
Importance of Subsistence
Life in the village
Native Languages
To quote a friend who was a doctor there: "It is important that the lives of all the people that were treated there are honored."
Construct a Native Heritage Memorial that recognizes contribution of this site to local/statewide Native inhabitants. Could do a statewide art design competition to design a fitting memorial. This could be used as a larger educational component that bridges Anchorage history with Native history. This could be an amazing design that brings tourists and visitors to the site.
Honor the first people who settled and used this area.
An attractive draw for people (in multiple ways) that makes it a fun and interesting and magnetic place to visit. Beautiful, inviting, satisfying, comforting, exciting place to visit or patronize. Food, Fun, Community, Recreation, Entertaining.
It would be great to let decisions about the memorial be dictated by the Dena'ina people. If they exercise the XXXX of other Native Tribes, then great! ANTHC can assist with this outreach :)
Originally I had hope that this would be a Dena'ina monument. We already have the Alaska Native Heritage Center. But we have nothing that directly honors the first people of THIS area. Rather than predispose what it would look like, I would like to engage with the Dena'ina people.
I wouldn't presume what this memorial should look like. I'd leave that up to the Alaska Native Community. They have amazingly talented artists.
Whatever regional tribes feel is appropriate to honor their history - their place to decide.
I don't feel comfortable providing design guidance on something for a native memorial. Please place your energy into seeking guidance from native people.
Something that has been coordinated with the various native organizations that were affected and associated with the property area.
I truly would leave design to the Alaska Native community.
Partner with the Native Heritage Center, ANTHC, SCF, and Eklutna
I think that a separate process is needed for this component - it is too significant of a focal point. This needs to be a significant piece of the project requiring a significant fundraising effort.
Not sure - this merits a separate process.
There should be a process with specific stakeholders to create the space. Also, the surrounding area should have some sort of connection to the Memorial.
Trees
Interpretive panels about the AK Native Service Hospital and earlier uses of the site: (ski jump, ski hill, dairy farm)
While the focus is definitely the circle, other parts should be spread along the mall.
Statues with gardens (summer)/area for light sculptures during the winter
Sky tree - large sculpture, illuminated, signature piece
Memorial Plaque
Memorial Plaque

What three things do you like MOST about the concepts?

Concept 1A

Concept 2A

Civic Focal Point (memorial)	Civic Focal Point (memorial)
Memorial Park	Memorial Site
AK Native Heritage Memorial - key iconic feature	AK Native Heritage Memorial - key iconic feature
Memorial	Memorial
Memorial	Memorial
Heritage Center	Memorial
Memorial	Memorial
Focus of the Memorial	Heritage Center
Dog Park	Dog Park
Dog Park	Dog Park
Dog Park Site	Dog Park
Amphitheater Site	Dog Park
Amphitheater	Community Park
Amphitheater	
Amphitheater	
Amphitheater	
Amphitheater - could also be used for Saturday market.	I generally just like the layout of this concept
Amphitheater - but must be year-round	
Amphitheater	
Green Space	Green Space
Open Space	Open Space
Open Space	
The amount of interactive green space	Increased passive recreational/ green spaces in seismic 5
Passive uses (like the dog park) in seismic 5	Mixed Use & Retail on 3rd Ave
This concept feels more appropriate for uses in seismic zone 5	Mixed Use & Retail on 3rd Ave. - GOOD
Good mix of density	Mixed Use
Mixed-use	Mixed Use
Mixed-use	Retail
Mixed-use	Grocery
Mixed-use residential and housing to activate 3rd Ave.	Residential on bluff - stunning location
I like that there is less residential	Residential
	Residential
	Residential on bluff
Public use (Library) is a nice feature	I like the garden next to residential
	I like that there is more parking
I think that residential is a viable and good use of this site.	I think that residential is a viable and good use of this site.

What do you like?

Concept 1A

Concept 2A

Trail on periphery - links to Ship Creek and Coastal Trails.	Increased Residential
Pedestrian Pathway	
Pedestrian Pathway	Pedestrian Pathway
Trail	Trail
Pedestrian Pathway	Pedestrian Pathway
Pedestrian Pathway	Pedestrian Pathway
Pedestrian Pathway	Pedestrian Pathway
Trail connections	Trail connections
Mall Concept	Mall Concept
Entertainment Focus	
Variety of programming along 3rd Ave	
I like that 3rd Ave is fronted with development	Consistent street façade
Consistent street façade	
Grocery - Wholefood type	
Commercial Space	
Brewery	
Brewery/Coffee/Restaurant	Brewery/Coffee/Restaurant
I like that the coffee/restaurant/brewery/grocery are spread out to promote pedestrian movement and pockets of activity.	I hope the grocery etc. has outdoor seating along the "mall".
Sufficient space for grocery stores and small businesses	
I like the mix of uses interspersed	Housing will help bring economic vitality to downtown.
Urban Farm	
Urban Agriculture	Urban Agriculture
Urban Agriculture	Community Garden
Urban Agriculture	
Urban Farm & Solar	
Integrated agriculture and solar	
Urban Farm & Solar	
Solar	
Urban Farm & Solar	
Urban Agriculture	
This concept is forward thinking	I do not find this concept compelling
This concept has heart	This concept could be accomplished with 1-2 partners/developers
This concept has an identity	
I love this concept!	
I like this concept better than 2A	
I like the positioning of less inhabited things in the zones with higher seismic hazard.	

What do you NOT LIKE about the concepts?

Concept 1A

Concept 2A

Not enough detail - hard to visualize - need images that represent potential elevations, streetscapes, building facades.	Not enough detail - hard to visualize - need images that represent potential elevations, streetscapes, building facades.
Amphitheater in seismic zone 5 assumes too much risk to public.	Missing the feel of community
Amphitheater needs to be multi-use for summer and winter so the space isn't wasted in the winter	This concept doesn't have an identity - doesn't plan for the future.
Amphitheater	
I worry that the amphitheater won't get enough use. If appropriately managed, this concern would be reduced.	Not forward thinking - does not address future needs.
Amphitheater, I question it's feasibility, seems like a waste of space.	Community spaces seem hard to manage unless someone is committing to actively manage and promote (garden, public)
Amphitheater - there are already outdoor spaces and this seems like it would need too much active management and programming.	
I love this concept, but it needs to emphasis on the theme of paying homage to the Alaska Native Culture.	
Not enough public use space	
Prospect of a solar farm, do not support the allocation of space for this purpose. Fails to bring people to the site.	
Concern about environmental hazards on-site that could impact urban agriculture uses - is this a safe space to grow food?	I don't like the community park site in the NW corner. The land is too steep and wet.
It looks like this will require multiple developers/partners to accomplish (more than 1-2)	Replace housing in seismic 5 with parking.
	I don't like the housing in seismic 5
Needs more areas for community gardens, flowers, and other community-building site activities.	The focus on housing fails to understand that the residents will want access to other services - commercial, libraries, food production.
	Too residential - lacks heart
Doesn't integrate last remaining block of the original townsite into the design	Too much residential - I would like to see more community inclusion.
Need a stronger connection to uses on 3rd Ave	Need a stronger connection to uses on 3rd Ave

What do you not like?

Concept 1A

Concept 2A

Needs better integration into the local community - across the street	
Lack of attractive access, i.e. wider sidewalk, trees on 3rd.	Lack of attractive access, i.e. wider sidewalk, trees on 3rd.
I don't like the buildings abutting 3rd.	I don't like the buildings abutting 3rd.
Too close to 3rd Ave.	Not enough Urban Agriculture
3rd Ave arterial is a hazard	
Lacks easy access for pedestrians	Need more public use space
Solar Farm	Feels too residential - not enough public use
Solar Farm	Parking Lots
	Too much parking
Integrate 3rd Ave freight corridor - wider sidewalks, etc.	Too much parking - replace with multi-level garages or even underground.
Need more discussion about the 3rd Ave face to the neighborhood	Integrate 3rd Ave freight corridor - wider sidewalks, etc.
While I support on site power generation, this solar cell space will not draw people into this site.	The urban agriculture space is too small
The trail doesn't connect to anything!	Community garden could be bigger
Parking accessibility	The trail doesn't connect to anything!
Do not like the elbow road	Lacks sufficient agriculture space
Parking is overwhelming	Lacks solar
Too rectilinear, more organic.	Too rectilinear, more organic.

If you could change something about the concepts, what would you change?

Concept 1A

Concept 2A

Get rid of the road segments on the north side of the Native Heritage Memorial.	Get rid of the road segments on the north side of the Native Heritage Memorial.
Convert amphitheater to passive green space	Move all residential to seismic zone 4
Add a food truck park	Add a food truck park
Replace the amphitheater with something that can be used year-round - maybe a sledding hill in the winter?	Residential in seismic zone 5 is inappropriate.
Remove the amphitheater and put the dog park in that space. Dog park on east side could be a solar area.	Move residential to focus on access corridors and away from seismic risk zones.
I'm concerned about the solar farm. No one brought that concept up at any of the stakeholder meetings and if developed it would be an inactive space. I would support solar on building, but not taking up land space.	Switch the community park with parking so the park is connected to the memorial.
No on ground solar farm	Spread out the grocery/restaurant/coffee places to promote pedestrian movement
Solar farm space could be used for something else or integrated into the urban farm.	The public space could be a Native museum/educational center and language center.
Replace the solar farm with something that helps with food security. (Vertical gardens?)	Needs more green space and urban farming
Add more space for urban farming, community gardens, etc.,	Increase public space and decrease residential
More urban farming	Increase public space and decrease residential
Identify the possibility of solar above the agriculture.	Decrease residential. More community involvement.
Integrate a community farm with a community grocery store - this could be a good collaboration.	
Ensure that there is a community educational component added - or more directly implemented.	Ensure that there is a community educational component added - or more directly implemented.
Add a sledding hill on the north side for winter use.	Add a sledding hill on the north side for winter use.
Amphitheater needs to be year-round	

What would you change?

Concept 1A

Concept 2A

Add educational entertainment components like kids camp, workshops, rope course/zip line, biodome, rainforest pyramid, 3D theater, bike rental area, discovery museum.	Add bike rental/rope course/zip line.
More trails	
Better access for pedestrians and bicyclists	More urban farming
Plan a better pedestrian access point.	Needs more mixed-use
Add bike lanes	Add bike lanes
Access to parking lot on SW corner	
Make access more organic, less straight shots.	
Need a sidewalk along to road to the memorial	
Address 3rd Ave face	
This concept needs access that will draw people in non-linear, winding sidewalks with planters (trees) like Zaks project on 4th Ave. brick sidewalks, green space, something to draw people's attention.	Increase the size of the community garden by decreasing parking net to it, or maybe a little residential.
Need larger sidewalks on 3rd Ave.	
Wider green buffer space along 3rd Ave.	Wider green buffer space along 3rd Ave.
The vision for the site must meet needs of community. What do current Fairview multifamily residents want as amenities.	The vision for the site must meet needs of community. What do current Fairview multifamily residents want as amenities.
	Honestly, I just prefer the other concept.

Does the size/area of each land use seem appropriate to you?

Concept 1A

Concept 2A

Pretty much	Pretty much
Needs more green space	Overall it looks OK
Replace the amphitheater with an overlook like the one near West High School.	More green space, farming, peony farm, composting, education.
Consider a boardwalk	
Solar Farm should not take up ground space	A little heavy on residential
Yes	Too much residential, increase public or mixed-use
It is difficult for me to believe that the solar farm is big enough for commercial development. If I am incorrect, then great!	I would anticipate the residential structures to have ground-level parking, therefore the parking lot space may be larger than needed.
Good density and a mix of used space	Seems too spread out
Yes	Maximizing residential is GREAT!
Yes	Increase the size of the community garden by decreasing parking net to it, or maybe a little residential.
Yes	I think overall that the use of space is dated and does not mesh with future needs.
Too much parking for urban site	Too much parking for urban site
Yes, active use of the site.	Full and active use of the site, but may need more buildings! With the size of the lot the green space is too much for a dog park.
Yes, may need more street-facing parking or parking access to be successful.	Too much devoted to parking considering the advancement of ride share.
Amphitheater is a waste of space - they never get used.	
Not enough parking close to amphitheater.	

Do you have any other comments?

It seems ironic that the Q house property is not being considered in relationship to this development. The Former AK Native Hospital Site and its relationship to AK Native history should be more explicitly acknowledged. Potential partnership opportunity - funding opportunity?

I think the street view needs lots of flowers and attractive landscaping to catch attention and draw people in to the site.

Please incorporate AK Native design elements throughout the site.

Please consider pedestrian connectivity from other areas besides parking.

I feel that leading with a native memorial will have the most interest and support.

Create a streetscape that is compatible with the south side of 3rd Ave.

Please place significant focus on site activation between the hours of 9 pm and 6 am.

Allow for artist work spaces in addition to retail. Emphasize a stronger sense of place for the site that is unique to the larger Anchorage urban fabric. The key themes should be native culture, winter city, livability, pedestrian focus rather than auto focus. Strengthen the rebranding of the site with a more positive image. Need to address the responsibility/costs of common areas. Consider the site as a planned unit development (PUD). Consider adding a designation of "urban forest".

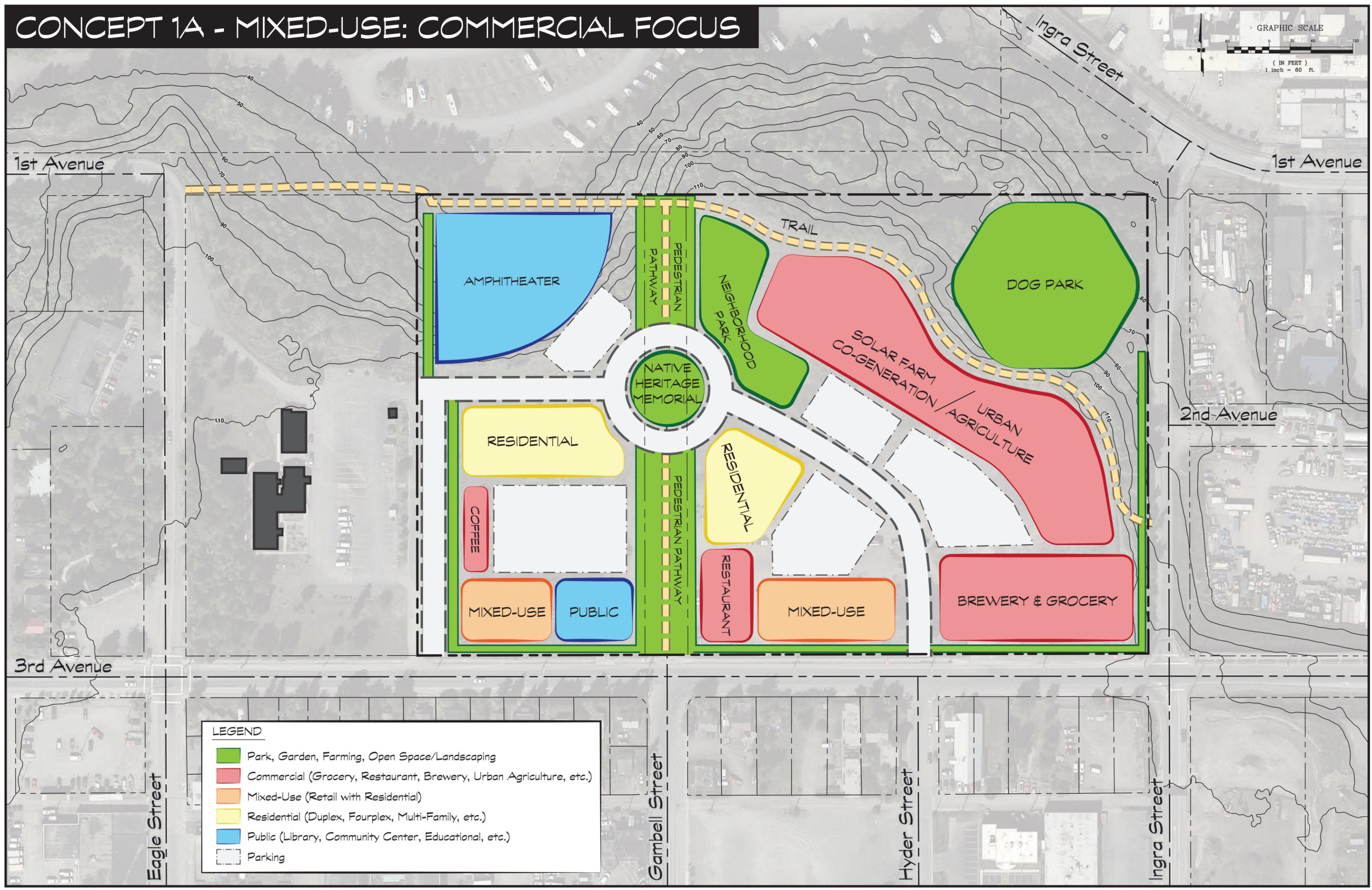
I like the multiple uses - residential and commercial - on both concepts.

The name of the concepts suck. I need you to give me something to dream about. Mixed-use and commercial are boring urbanist terms - stop being boring. It's hard to think about the program of these concepts without showing the surrounding program/zoning of the others.

CONCEPT 1A - MIXED-USE: COMMERCIAL FOCUS

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



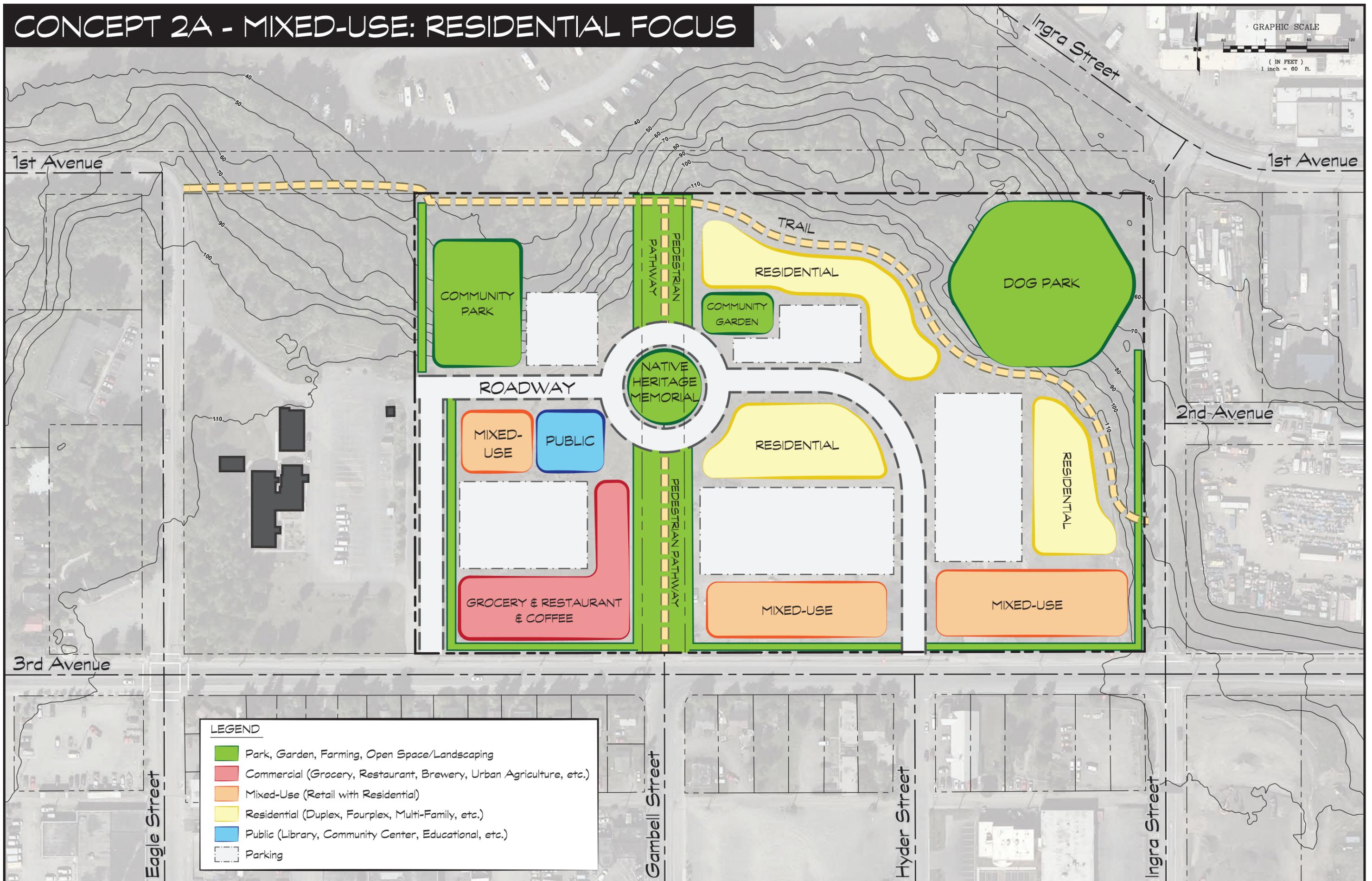
LEGEND

- Park, Garden, Farming, Open Space/Landscaping
- Commercial (Grocery, Restaurant, Brewery, Urban Agriculture, etc.)
- Mixed-Use (Retail with Residential)
- Residential (Duplex, Fourplex, Multi-Family, etc.)
- Public (Library, Community Center, Educational, etc.)
- Parking

CONCEPT 2A - MIXED-USE: RESIDENTIAL FOCUS

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



LEGEND	
■	Park, Garden, Farming, Open Space/Landscaping
■	Commercial (Grocery, Restaurant, Brewery, Urban Agriculture, etc.)
■	Mixed-Use (Retail with Residential)
■	Residential (Duplex, Fourplex, Multi-Family, etc.)
■	Public (Library, Community Center, Educational, etc.)
	Parking