

Master Plan – Former Alaska Native Service Hospital Site

Municipality of Anchorage – Heritage Land Bank

Stakeholder Working Group Meeting #4

Wednesday, January 30, 2019

5:00 – 6:30 PM

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

SUMMARY

Welcome and Re-Introductions – Goals for SWG Meeting #4

1. Discuss & Provide Feedback on Draft Summary Report
2. Discuss & Provide Feedback on Preferred Alternative
3. Activity: Immediate Site Activation Activities/Uses

Remarks from Mayor Ethan Berkowitz

The Mayor thanked the Stakeholder Working Group for their participation and reiterated his support to activate this site for a positive reinvestment in East Downtown Anchorage and planning for longer term economic development.

DRAFT Summary Report and Preferred Alternative: Group Activity, Discussion and Feedback

The SWG was broken into five (5) groups to review the Draft Master Plan Report. They spent 45 minutes reviewing the draft and discussing the sections. The groups then reported their findings back to the larger group.

Group 1: Introduction/Physical Environment - Pages 1 - 14

Group 2: Planning Context – Pages 15 - 26

Group 3: Evolution of the Master Plan – Pages 26 - 39

Group 4: Preferred Development Alternative – Pages 40 - 48

Group 5: Near-Term Implementation – Pages 49 - 56

The groups were given the following prompts from which to begin discussion/review of their respective sections of the report:

1. Please give a brief summary of the section of the report you reviewed.
2. What do you think about the section of the report?
3. Is the section of the report mission something? Do you agree with the report as written? What would you change?

Group 1 Report: Introduction/Physical Environment

- This section provides a good baseline to help guide future investment.
- This section lacks a meaningful discussion on the existing social environment.
- In section 3.2.2., please identify the source of the contamination as the former dry cleaner so that the reader understands the context.
- Please resolve the conflict in the two geotechnical maps or describe why the maps are different.

Group 2 Report: Planning Context

- The report is missing references to freight. Please add a more robust discussion on freight (3rd Ave Channelization Project).
- Add traffic data.
- Add transit ridership data.
- The utility information is helpful to include, however there might need to be a discussion about their existing condition and if there is any gap in standard. For example how much will the utilities need to be upgrades to meet existing design standards?
- If this master plan proposes things that are inconsistent with the 2040 land use plan, please make sure part of this plan's implementation includes amending the land use plan map.

Group 3 Report: Evolution of the Master Plan

- This section describes the public involvement and stakeholder engagement as an inventory. Please include narrative that tells more of a story, rather than just a list of what you did.
- Please include a list of stakeholders.
- The narrative of the report should describe what is next. How will this report be implemented and how can the public stay involved? How will the space evolve?

Group 4 Report: Preferred Development Alternative

- Please add a more robust discussion about freight, and how 3rd Ave is significant to the movement of freight in Anchorage.
- The draft report could have more robust narrative around safety, sense of place, cultural heritage, pedestrian focus of the site, and how to get investment from private investors.
- If this master plan proposes things that are outside of or inconsistent with other adopted municipal plans, please make sure part of this plan's implementation includes amending those other plans.
- Please make sure that the preferred development alternative provides consistency and connections across 3rd Ave to the neighborhood.
- The difference between housing in the two concepts isn't really that much, even though one concept is a "residential focus" – one is 2 acres and one is 3 acres.
- Local Dena'ina focus.
- Resolve language on page 40 (economic listed twice)

Group 5 Report: Near-Term Implementation

- Add more details on the brownfield/EPA clean-up funding opportunities
- The neighborhood does not support light industrial – the recycling center is light industrial, so likely there wouldn't be support for a recycling center as a short-term use.
- The neighborhood would not support the site as a snow storage facility.
- We question the likelihood for funding P&R-type activities or uses.
- We favor a combination of complimentary near-term activation uses on the site. Activities that activate the site during different times of the day or that can share facilities like parking and/or utilities.
- It should be stated that anything that happens on the site in the near term will need to be operated, managed, and maintained by someone or an organization.

- As the identification and implementation of near-term interim uses of the site progresses, please continue to keep this committee engaged, or identify a new committee to help.

Activity – Short-Term Use Priority

As a continuation of the group brainstorm at meeting #3 for short-term site activation, the SWG participated in an activity to help HLB prioritize possible near-term improvements. Nicole stated that HLB is willing to invest \$50K in order to improve the site so that it can accommodate activities that will activate the site.

A conference table was set up with seven cups each labeled with one of the following near-term improvements:

Each SWG member was given a roll of pennies and asked to place the money in the cups or cup that they think that HLB should invest money to implement short-term uses.

Results:

Pump Track: 144

Drive-In Movie Theater: 29

Food Trucks: 268

Recycling Drop Off Center: 27

Farm Effort: 60

Art / Creative Placemaking: 141

Community Garden / Flowers: 305

Next Steps

February 11 through March 14: Draft Summary Report and Preferred Alternative Public Review Period

March 14th: HLB Advisory Commission Meeting: