



D Street Area-Wide Planning Project

October 3, 2024
CEDC

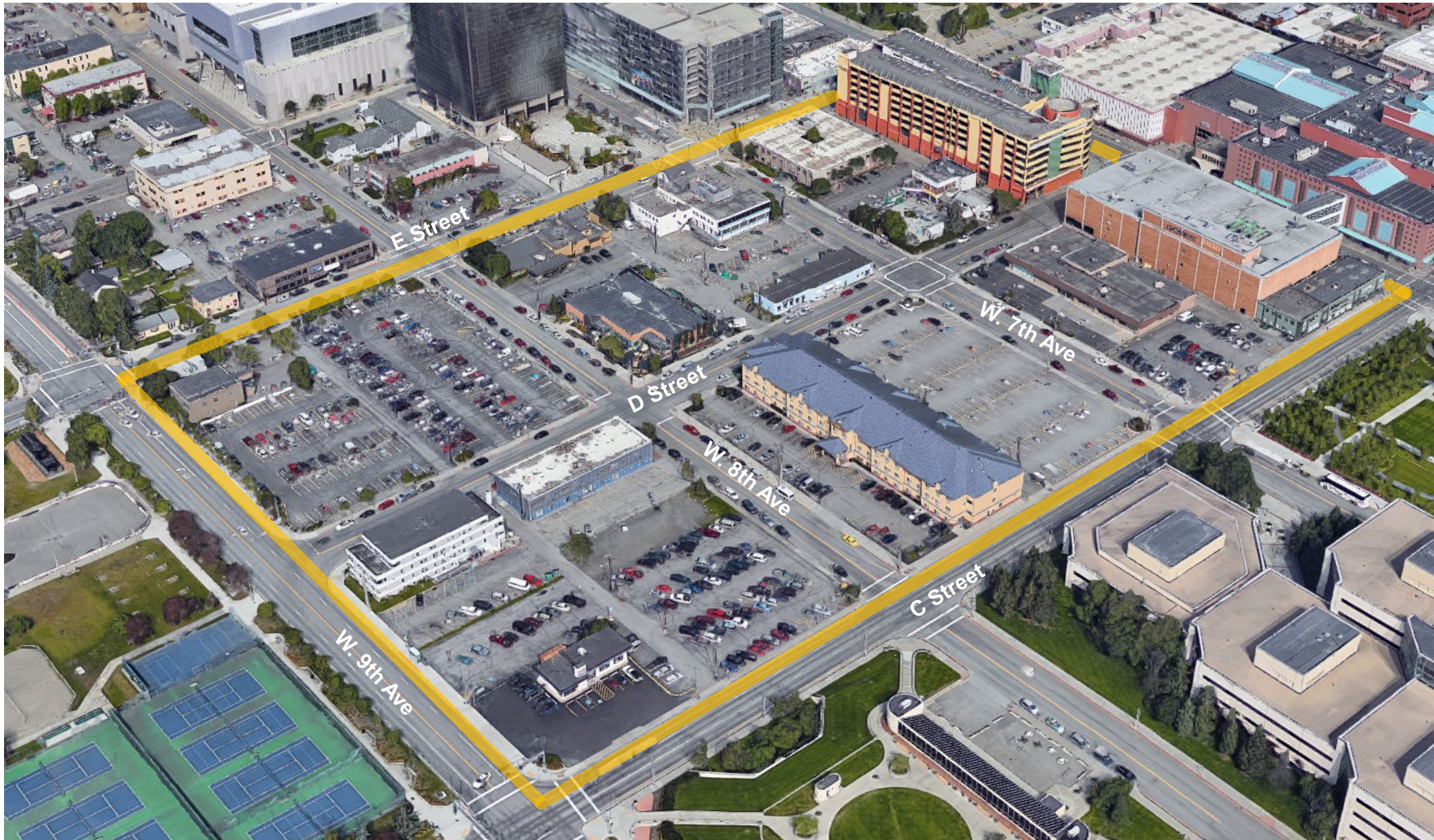
A small area plan project funded as part of the MOA's 2019 EPA Brownfield Grant.

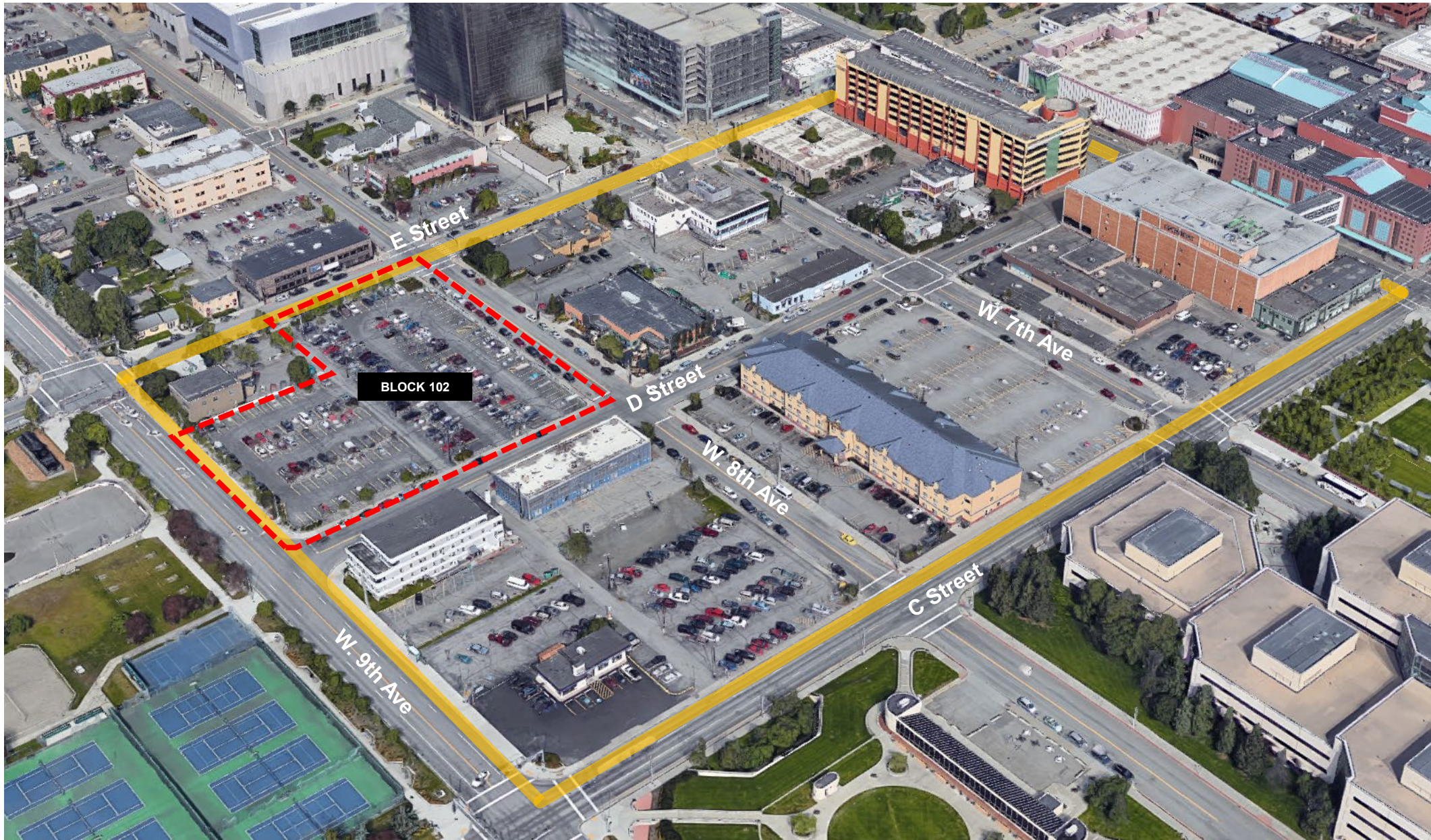


2019 Brownfield Grant & Other Projects



- **Brownfield site assessment throughout the Bowl**
- **Area Wide Planning is a component of the grant**
- **Downtown recently completed the Our Downtown Plan update and code changes**
- **D Street Areawide Plan Completed in 2023**
- **MOA awarded an additional \$1,000,000 EPA Brownfield grant in 2023**





Public Outreach (page 143)

Interview Questions & Responses December 6, 2022	
Question/Inquiry	Participant Responses
	individual noted that there is opportunity to reduce vehicle speeds (e.g., 20 miles per hour).
<p>Opportunities Q.3.a - Describe the near- and long-term opportunities you see for Downtown in terms of amenities, businesses, housing, and redevelopment. Q.3.b - What land use focus should the City plan for in the AWP Focus Area (e.g., urban residential neighborhood, retail core, office district)</p>	<p>Housing – Several individuals suggested there is a significant need and opportunity for housing. Some participants recommended that a mix of housing types be provided in the Focus Area (e.g., market rate and affordable housing options). Streetscaping – Several participants noted that there needs to be better streetscaping as many of the current corridors feel sterile and/or dated. Outside Dining – Some individuals recommended that Downtown needs more outdoor dining opportunities with heaters (as strategies to attract people). Misc. Amenities – Some participants suggested that additional amenities be incorporated to Downtown; this may include public sculptures and gathering spaces. Sauna and Winter Activities – Several participants suggested that Downtown (and the community) need to embrace the winter season. Some suggested adding saunas. Others suggested adding winter-themed events like an outdoor ice-skating rink. Parking – Many participants recommended reducing the number of surface parking lots in Downtown with new urban-scaled development projects. Others noted that parking garages are less preferred over surface lots (for security/safety reasons). A few individuals recommended adding valet service to Downtown (for convenience and to eliminate the need for individuals to access garages). Pedestrian-oriented Street Design – Several participants supported the idea to improve streetscapes to better accommodate pedestrians. Some individuals would like to explore the idea of "road diets" for certain Downtown corridors. Snow Storage – A few individuals noted that the planning process needed to accommodate (or plan for) snow storage. One individual noted that there is not enough money to haul snow away from the Downtown core (e.g., the project team will follow up with Paul on potential snow storage approached in the Focus Area). Another noted that the snow removal service is funded/provided through an existing Business Improvement District.</p>
<p>Land Use Viability Q.4.a – Describe how retail should be planned for the AWP Focus Area (e.g., which streets, tenant space size, tenant focus). Q.4.b – Describe how housing should be planned for the AWP Focus Area (e.g., which streets/corridors, unit sizes, community style, household incomes).</p>	<p><i>Topic not covered in the meeting.</i></p>
<p>Amenities / Capital Projects Q.5.a – Describe the types of amenities that are needed to entice new</p>	<p>Housing – Several participants recommended adding affordable housing to the Focus Area/Downtown.</p>

Participant Responses
<p>Amenities – Various participants recommended adding a skating outdoor gathering spaces, cultural elements, and ambient lighting like a "Festival Street"). Street Design / Woonerf – One participant suggested (and supported by others) that the planning process incorporate a "Woonerf" (A Dutch street design that promotes a variety of users and slows vehicle speed). Participants suggested that D Street might be a good candidate as a woonerf. Trash – A participant recommended that the planning project accommodate/consider trash collection. Noted that underground trash chutes are regularly provided in the Netherlands and there are no open dumpsters (eliminating smells or mess). Location/Parcel – Some participants recommended capitalizing on locations/parcels that have a lot of sun exposure. Indoor House / Indoor Gardens – One participant recommended adding a terrarium / indoor garden spaces which are heated. Pointed to the Spheres as a potential example that would add amenities and attract people to the area. Building Design – Several participants recommended that buildings include creative architectural features like roll up doors for the storefront.</p>
<p><i>not covered in the meeting.</i></p>
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<p><i>not covered in the meeting.</i></p>

Recommended Actions

Q.9.a – Describe what you feel the City should do to support/entice reinvestment in the AWP Focus Area.

Park Strip – Several participants suggested utilizing the Park Strip more (especially in the winter) as it represents a significant community amenity. Some suggested adding a skating rink and winter-theme programs. Many recommended creating a strategy to activate the Park Strip.

Public Outreach



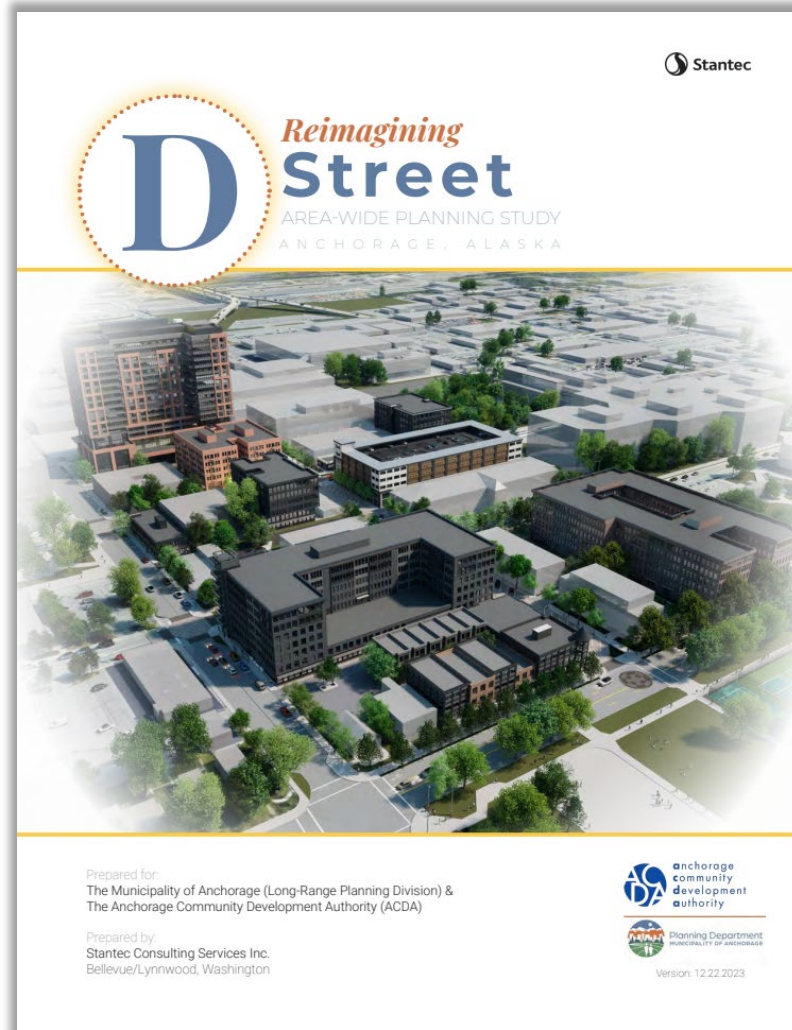
Public Outreach



Things we heard:

- D Street as a pedestrian street/centerpiece
- Connecting with adjacent museum and federal buildings
- Taking advantage of location next to park strip & solar access
- Build housing first.
- Encourage north/south orientation.
- Don't build any more parking.
- Ensure quality streetscapes: outdoor gathering spaces, pathways

D Street Area Plan



<https://www.muni.org/Departments/OC PD/Planning/Projects/SiteAssets/Pages/brownfields/rpt anchorage awp dstreet 20231222 fin reduced.pdf>

Vision Plan

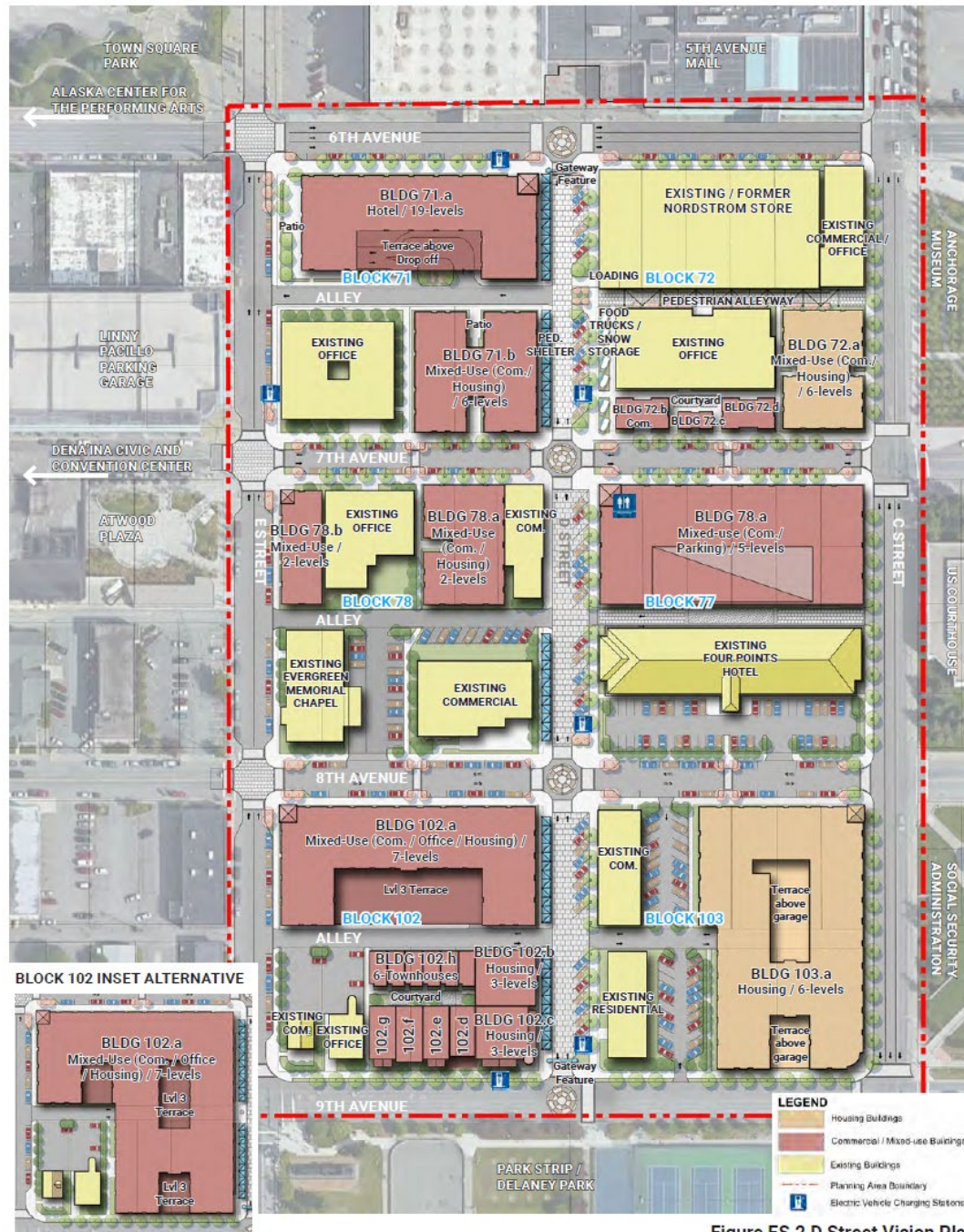


Figure ES.2 D Street Vision Plan



DESTINATION HOTEL

TOWN SQUARE PARK

MIXED-USE INFILL

MIXED-USE INFILL

MIXED-USE INFILL

ATWOOD PLAZA

MIXED-USE INFILL

PEDSTRIAN SHELTERS

TOWNHOUSES

COURTYARD

RESIDENTIAL INFILL

FESTIVAL STREET

5TH AVENUE MALL

FOOD TRUCK COURTYARD

FORMER NORDSTROM STORE

PEDESTRIAN ALLEYWAY

MIXED-USE INFILL

ANCHORAGE MUSEUM

GARAGE WITH RETAIL & RESTROOMS

FOUR POINTS HOTEL

JAMES M. FITZGERALD US COURTHOUSE AND FEDERAL BUILDING

SOCIAL SECURITY ADMINISTRATION

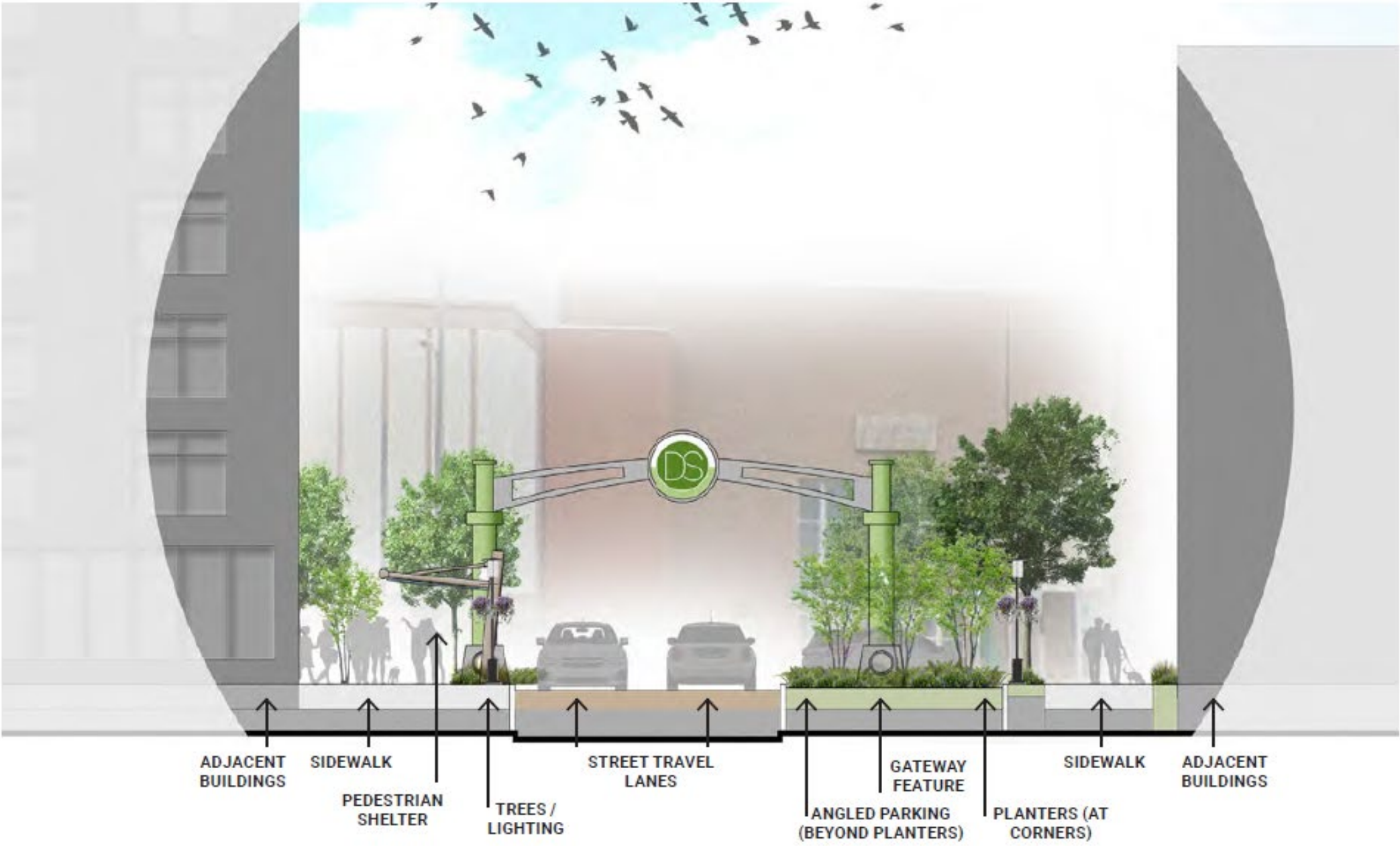
RESIDENTIAL INFILL

9TH AVENUE

PARK STRIP/
DELANEY PARK



D Street Conceptual Streetscape Plan



Opportunity Sites

#

LEGEND



Focus Area



Opportunity Site Label

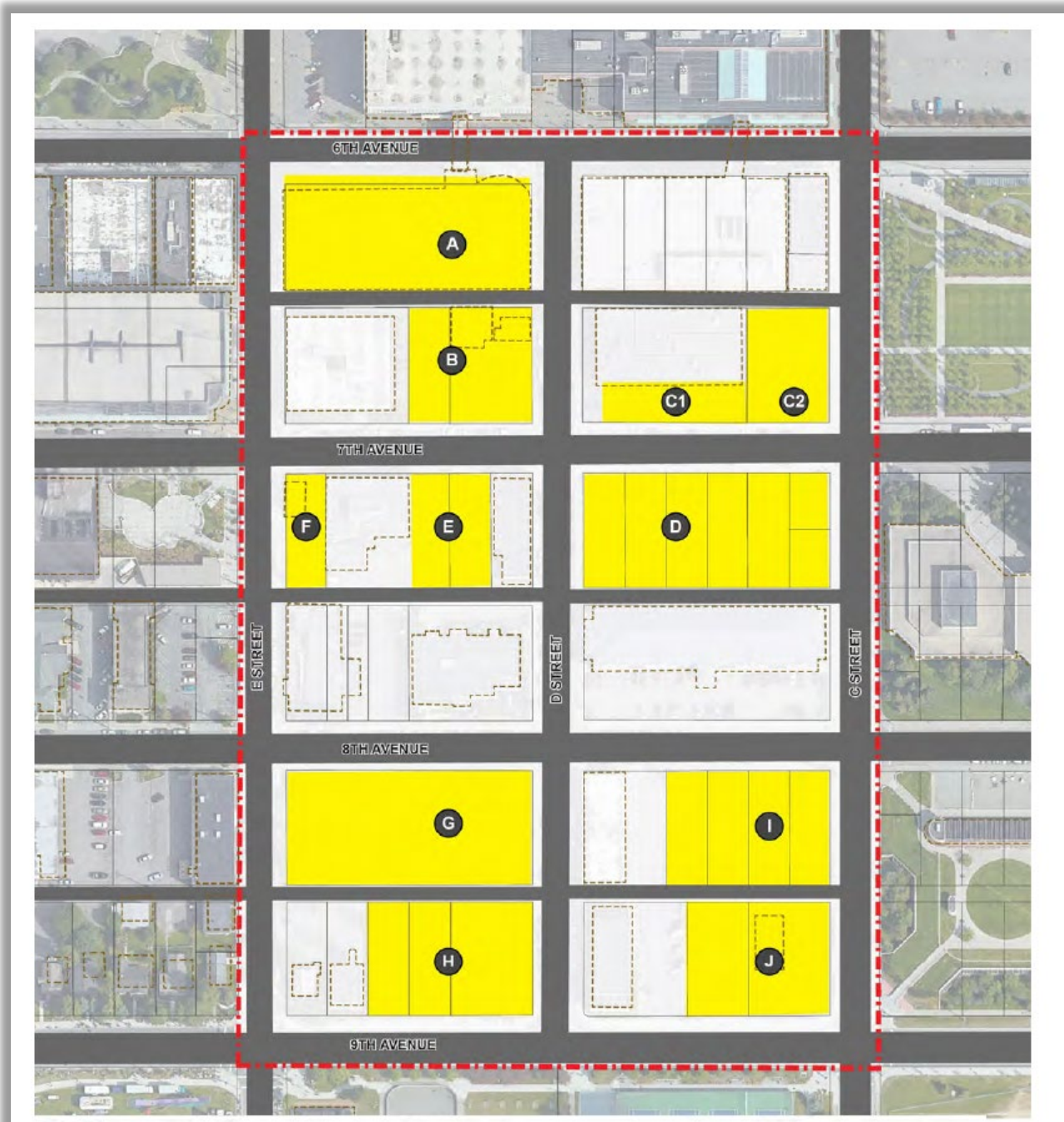


Existing Buildings



Designated Opportunity Sites

Figure 6.3.1. Opportunity Sites Map



Action Plan (page 131-134)



Section 6.8: Action Plan Matrix

The Project Team created an Action Plan Matrix with a list of activities which are intended to move the D Street District towards its Vision. Incremental actions and capital investments are believed to position the D Street District for near- and long-term success. The Matrix is organized to follow the overarching implementation strategies followed by corresponding strategic actions (as introduced in the previous sections). For each implementation strategy, the Matrix lists actions, the target timelines, lead entity and partners, resources required, and detail/components. These are high level recommendations to ensure the AWP projects move forward; to be successful, the MOA and ACDA are encouraged to integrate each action into their annual work plans. Some strategic actions may necessitate partnerships with other governmental agencies, community organizations, business enterprises, financial institutions, non-profit housing providers, and property owners – the Matrix will help guide those partnership arrangements.

Table 6.8.a – Action Plan Matrix

Implementation Strategies and Actions	Short-Term (5 years)	Medium-Term	Long-Term (10+ yrs)	Lead Entity & Partners	Resources Required	Detail / Components
Strategy 1 – Fill Our Downtown						
Action 1.A: Opportunity Site Designation	✓			MOA / ACDA Property Owners, Financial Institutions, Real Estate Professionals	Staff Resources	Partner with property owners, real estate professionals, financial institutions, and developers to promote redevelopment on the designated Opportunity Sites.
Action 1.B: Project Programming	✓			MOA / ACDA Property Owners Realtors/brokers	Staff Resources	Develop a list of desired land uses and development forms for each of the designated Opportunity Sites.
Action 1.C: Commercial Tenant Spaces	✓	✓	✓	MOA / ACDA Property Owners Realtors/Brokers Developer Entities	Staff Resources	Develop a regulatory framework that requires active ground-floor tenant spaces along the primary corridors in the Focus Area (as depicted/ designated on the DFP).
Action 1.D Housing Diversity	✓	✓	✓	MOA / Housing Authority Developer Entities	Staff Resources	Develop strategies to achieve a variety of housing options in the D Street District – emphasize Downtown's need for all income level housing units.
Action 1.E: Interim Uses	✓	✓	✓	Property Owners Community Organizations Businesses	Staff Resources & Budget Allocations	Work with property owners and community organizations to implement interim uses on underutilized properties in the D Street District.

Detail / Components

in grant resources to fund environmental studies throughout the Street District to identify potential opportunities and hazardous property conditions..

Components

a unique streetscape plan set allowing for community Secure funding for project initiation and performance.

ner with property owners and estate professionals to identify existing structures that are most conducive for long-term preservation adaptive reuse activities.

nd implement a intensive wayfinding program Street District.

ner with property owners and estate professionals to recruit/retain tenants to reactivate empty existing spaces

ccess and safety ns in and around the public id open spaces.

op grant resources to assist building modernization to port tenant recruitment and ling viability. Prioritize support nergy efficiency through CPACE her programs, ADA access, and safety improvements.

plan to transform the alley 6th Avenue (between C and s) into a Pedestrian Alleyway. unding and perform tion. Work with adjacent owners to improve adjacent facade.

in grant resources to fund onmental studies and regulated ling material surveys to identify ntial liability and hazardous ling materials

a detailed assessment of ing utility lines to define their n, capacity, and opportunities ation.

op streetscape designs for each way corridor in the D Street ict. Secure funding for project ementation and perform ruction. Work with partners integration into larger efforts in the area.

now removal/storage plans the D Street District lly after redevelopment

to try pilot projects and encourage

ditional police personal (as le) to address crime activity. ing, signalization, and ng. Follow Title 21 Chapter rements for street-level on new buildings.

Detail / Components

Develop a comprehensive maintenance and cleaning program for the D Street District to address trash, landscaping, and paving.

Develop a district brand including a logo, tagline, and color scheme.

Develop and implement a developer recruitment plan to entice investment entities to redevelop the designated Opportunity Sites and to adaptively reuse (or improve) existing buildings for new uses.

Continually promote the Vision for the D Street District with the goal to entice investment, new businesses/residents, and visitor activity.

Support the creation of a neighborhood association (or equivalent) after redevelopment has commenced in the D Street District.

Plan and host a series of community events to bring civic activity to the D Street District. Build upon other Downtown traditions.

Concurrent Efforts



Upgrade/new placement of transit center & potential route changes



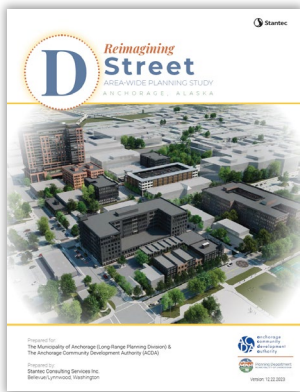
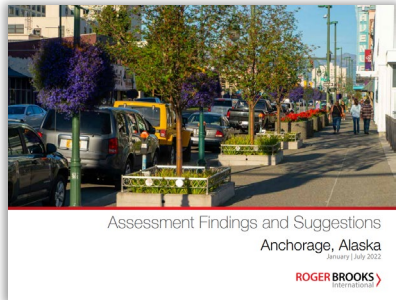
Options for street redesigns, space reallocation, directional changes

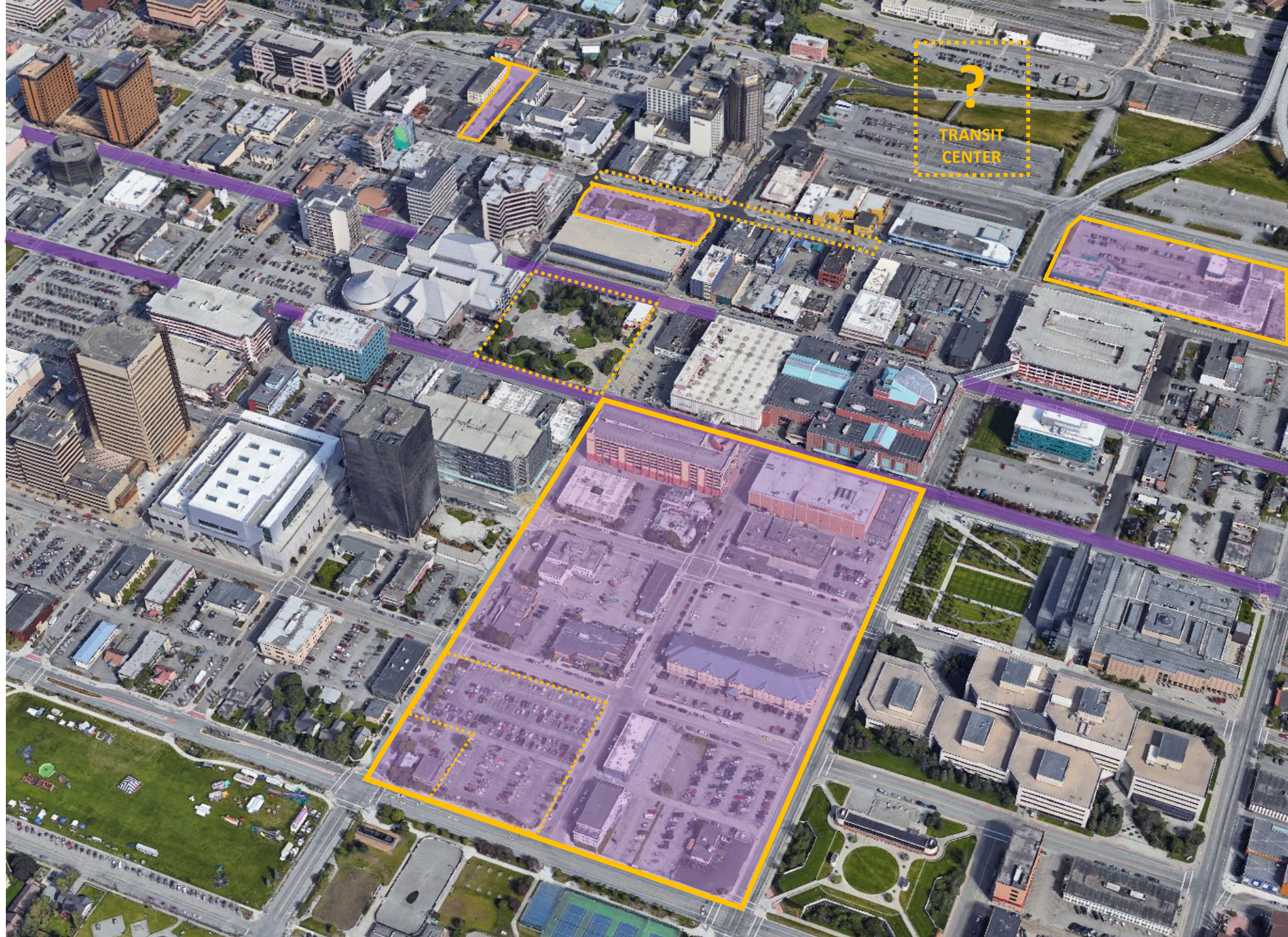


General design/programming strategies



Specific Area Concept





TRANSIT
CENTER

Questions?



Thank you

Daniel Mckenna-Foster

Daniel.mckenna-foster@anchorageak.gov

Melinda Gant

mgant@acda.net

Mike Robbins

mrobbins@acda.net

