

NEIGHBORHOOD PLAN SERVICES

ANCHORAGE, ALASKA



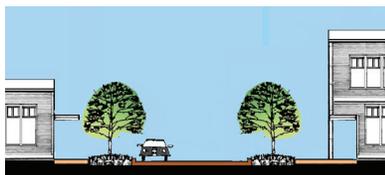
Government Hill Neighborhood Plan

Government Hill, the oldest neighborhood in Anchorage, sits above Ship Creek and the Port of Anchorage, and is the front door to the Joint Base Elmendorf-Richardson. A network of trails offers spectacular views and attracts users from throughout the Anchorage Bowl. All of these areas, as well as Alaska Railroad lands, are a part of the planning area boundary.



Anchorage Port

At its center is a small commercial area that serves the neighborhood as nearby employers. Valued as a livable place by its residents, Government Hill is challenged with constrained development patterns and the uncertainty of major transportation projects. In response, the Municipality sponsored development of a neighborhood plan, the first in Anchorage, to establish a vision for future investment. Winter & Company lead a multidisciplinary team to develop a framework that incorporates circulation, parks and open space and land development opportunities, while emphasizing preservation of the historic residential areas.



New street sections, which include amenities for pedestrians, are established in the plan.

The process included active public participation in a series of community design workshops where residents envisioned the future, seeking to establish a concept for good stewardship and strategic investment. The plan presents improvements in a coordinated set of systems including land use, transportation, parks and open space and historic resources. A focus of the plan is establishing opportunity for redevelopment in the commercial center.



Residents participated in a series of community design workshops.

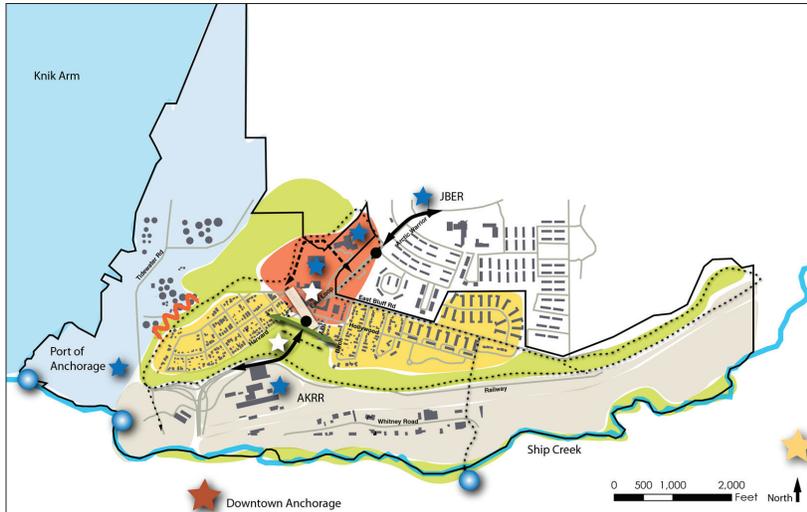


A series of alternative development scenarios illustrates opportunities for redevelopment that could occur in the center of the Government Hill neighborhood.

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SERVICES:

- » Community outreach
- » Design guidelines
- » Economic feasibility study
- » Design proposals for specific opportunity sites

CLIENT:

Joni Wilm, Senior Planner
Community Development Dept.
Municipality of Anchorage

DATE:

2011-2012



The potential to implement each scenario in phases is a key part of demonstrating feasibility in the plan development.



Commercial area in Anchorage