

April 24, 2012

U-Med District Plan Update – Draft Scope of Work:

Introduction:

The objectives of this project, as defined in the scope of work provided by the State of Alaska Department of Commerce, Community, and Economic Development, are to reassess current conditions, to identify and update goals and objectives for future development in the UMED planning area. This project is to be accomplished in support of the *Anchorage 2020 Comprehensive Plan* and the current *2003 UMED District Plan*. The project will evaluate future land use and open space demands including developing options for mixed-use residential and affordable housing for students and workers, commercial, and educational development. The project will identify motorized and non-motorized transportation needs. Determine whether it is feasible to co-generate and distribution electrical power within the UMED planning area. A parking utilization study is also part of the project.

In order to facilitate the timely completion of the project, the Alaska Department of Commerce granted to the Municipality of Anchorage the funding and project management authorization to complete the project on behalf of the UMED District Plan organizational representatives. The following work elements have been drafted to further refine the needs of the project. The draft scope of work should identify in greater detail the research, evaluation, public outreach, and GIS needs that will be required to complete the three major elements of this scope of work; the UMED District Plan update, parking study, and co-generation feasibility project.

Purpose and Need: (Does this need to be refined?)

The UMED organizational representatives anticipate the UMED District Plan update will help reground their thinking and identify new strategies and programs for implementation. Ideas that were mentioned for further exploration include the following:

1. Maintain and expand the campus design concept throughout the UMED District to ensure better connectivity among the organizations.
2. More effectively use the land resources to meet their specific missions, rather than provide non-mission services such as parking.
3. Partner with the Municipality to implement an attractive transportation strategy that will reduce congestion, improve health, and reduce health care costs, referred to as *Active Transportation*. This is a systems approach to provide improved transportation for all users including transit and shuttle services along with pedestrians, bicyclists, those with disabilities, those using cars with more than one passenger, and others using other physical activity, such as cross-country skiing in the winter to reduce the number of single occupant vehicles, using the U-Pass Program and perhaps a new shared-shuttle system, and other travel options.
4. Identify where and how co-generation facilities will work most effectively for UMED to help reduce energy costs and ease the natural gas stress for all of Southcentral.

Project Elements:

1. **DEVELOPMENT PATTERNS:** Review and report on the current development pattern and approvals / zoning changes, etc., since the 2003 adoption to ascertain what land use/zoning has worked and what hasn't worked including: Building set-backs, Parking requirements, Landscaping, Height restrictions, development types, etc.

2. **COMMERCIAL DEVELOPMENT:** Review and report on the Commercial Development Report recently completed by the Muni to determine how recommendations could be supported or incorporated in the UMED planning area. The product will include a determination of the appropriate commercial and mixed use commercial, residential, and institutional development for the UMED District Plan Update. Commercial and Mixed Use commercial and the viability of offerings should be considered and may include a cost/benefit analysis of likely development such as a specialty food market, etc. This report may also include the development of a standard for reduction in Vehicle Miles Traveled (VMT), air quality improvements, and better pedestrian and bicycle access and travel opportunities to those commercial offerings.

3. **MIXED-USE RESIDENTIAL AFFORDABLE HOUSING:** Review and report on the Housing Report recently completed by the Muni and complete area-specific analysis for the UMED District Plan Update based on the pro-forma established for the Muni Housing Report. This report will include a determination of need, pro-forma to assist developers, and housing-types recommended for the UMED plan update. This may include recommendation for employee and student housing increases from current master plans.

4. **TRANSPORTATION SYSTEM:** Review and report on all transportation-related planning and programming documents to determine the motorized and non-motorized transportation needs of the area. This includes the completion of a report with recommendations for roads, trails, standardized signage, and management of the transit system within the UMED area. Transportation system maps will include the proposed development and recommendations from the updated UMED District Plan Update process. This also includes a review and recommendation on the viability of Northern Access proposal with input from the planning partners regarding their current support of the recommendations and alignments identified in the “Northern Access to the University and Medical District Reconnaissance Study Report.” DOWL HKM may be invited to report out to the UMED TAC on this report.

5. **CO-GENERATION POWER AND DISTRIBUTION:** Meet with co-generation advocates/subcommittee to determine the feasibility for the planning and implementation of a co-generation power and distribution system within the UMED District Plan Update planning area. Complete research on existing systems to determine viability of implementing co-generation in the UMED District, including planning, infrastructure, funding, and impacts. This chapter of the plan will include a report on the feasibility of co-generation and recommendations for further action.

6. **PARKING UTILIZATION STUDY:** Complete a Parking Utilization Study for the UMED District Plan Update planning area including:
 - a. Inventory
 - b. Accumulation counts
 - c. Parking turnover
 - d. User survey
 - e. Land-use method of determining demand
 - f. Parking requirements for proposed new development
 - g. Recommendations for optimum use of existing parking inventory, shared parking options, and cost/benefit analysis for a shared shuttle system.
 - h. Ideas for mitigation of future parking needs based on the final land-use recommendation of the updated UMED plan.

7. **OPEN SPACE, NATURAL and RECREATIONAL RESOURCES:** Review and report on the impacts that any future development will make to open space, natural and recreational opportunities and resources, habitat for moose, birds, etc. This section of the plan will include a report on habitat impacts due to loss of habitat through increased development, traffic, people and dogs, and an evaluation of future open space and outdoor recreational demands.

8. **GIS MAPPING AND ANALYSIS:** GIS maps and necessary analysis for the recommendation included in the UMED District Plan Update will be completed by the consultant. A complete set of GIS maps will be developed to depict current information required for land use and transportation analysis. All maps, data, and analysis will become the property of the Municipality and will be developed to Municipality GIS standards for inclusion and distribution on the Municipality website, including the ability to be used on the Muni's CityView portal.

9. **PUBLIC OUTREACH:** Completion of the public outreach plan drafted by Municipality staff at the onset of the planning process. Outreach includes completion of mailings, emails, posters, press releases, and other efforts deemed necessary by Municipality staff and the UMED TAC including:

- a. Community engagement for students, employees, planning partners, surrounding neighborhoods, community councils, elected officials, Municipality Departments and Management, State of Alaska, etc.
- b. Facebook Page and Project Website
- c. Project Logo (a UMED logo is available)
- d. Mapping
- e. Government to Government consultation with local Native Tribal groups.
- f. Printing/graphic design budget

Project Timeline: (Timeline is dependant on the Muni-wide demands for contracting in the Purchasing Department and the Muni Office of Management and Budget approval of the RFP.)

- RFP Advertised – July 2012
- Answers to RFP– September 2012
- Review and Selection – Mid-October 2012
- Kick-off – November 2012
- Draft Plan – January 2014
- Final Plan – July 2014
- Approved Plan – December 2014