

UNIVERSITY OF ALASKA ANCHORAGE

Campus Master Plan 2013



PRELIMINARY FOR REVIEW



University of Alaska Anchorage

Campus Master Plan 2013

PRELIMINARY FOR REVIEW

Acknowledgments

ACKNOWLEDGEMENTS

- UA Board of Regents
- UAA Representatives
- UAA Chancellor’s Cabinet
- UAA Facilities, Planning & Construction

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Chancellor's Message

TEXT IN DEVELOPMENT

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Red Text :: Under Development



The University of Alaska Anchorage has an important role in providing higher education opportunities for the State of Alaska, the Municipality of Anchorage, and Southcentral Alaska.

Overview

Section I

I.1 :: EXECUTIVE SUMMARY

The UAA Master Plan serves as a framework to ensure that capital projects are planned, designed and implemented in accordance with the University strategic, academic, and guiding documents. It provides a vision for future development and redevelopment of the campus. It establishes the inter-relationships between facilities throughout the campus and is sufficiently flexible to admit the inclusion of unanticipated facilities. While it is not possible to know in what order or form development on campus will occur, it is possible to provide guidance that is flexible yet achieves a functional campus and attractive physical environment.

The Master Plan serves as a tool to:

- Create predictability and common expectations for campus growth and (re)development.
- Establish development expectations for stakeholders, the University and the Anchorage community at-large.

The Master Plan is intended to be a practical reference document that will be regularly used by the Administration, Facilities Planning & Construction (FP&C), and consultants to guide all levels of decision-making for the betterment of the campus and the institution. It provides a detailed zoning analysis and design guidelines that respond to the desired future vision and characteristic of the UAA campus. They address a comprehensive set of interconnected design elements including: siting, orientation, functionality, sustainability, and maintenance as well as image and scale.

The Master Plan should be referenced and adhered to during all project phases from project planning through construction and occupancy. In addition to describing a future vision, the Master Plan also establishes guidelines for development. Proposals that depart significantly from the Master Plan shall follow the formal amendment process as outlined in the University of Alaska Bylaws of the Board of Regents.

It is the intent of the Master Plan to acknowledge current planning efforts in the community while forging an interactive relationship between UAA, its neighbors, and the Municipality of Anchorage. Suitable partnerships and complementary resources of both UAA and other groups can bring new investments to the University, while expanding UAA's influence and contribution to the larger Anchorage and Alaskan communities.

It is important to be clear about what is not included in the scope of this document. As a strategic master plan for UAA, it establishes the vision and guidelines for facilities and the built environment, but the identification and development of academic programs is entirely outside the scope of this document. Thus, future buildings shown are diagrammatic in nature and based on current conditions, which are to be verified through the implementation of the Master Plan during the project development.

I.2 :: MISSION

The mission of the University of Alaska Anchorage is to discover and disseminate knowledge through teaching, research, engagement, and creative expression.

I.3 :: GUIDING DOCUMENTS

The Master Plan is a strategic document with enduring principles of campus organization that are based on the core guiding documents defining UAA and its mission. The Master Plan has its foundation in the following Guiding Documents:

- Strategic Direction Initiative
- UA Board of Regents Master Plan Policy – Twelve Elements
- UAA Strategic Plan 2017
- UAA Accreditation Plan 2017
- UAA Academic Master Plan 2005-2009 (update underway)
- UA Academic Master Plan 2011-2015

It is important that the Master Plan be responsive to changes in guiding documents, rather than lagging behind them. It is recommended that an entity in the University administration be charged with reconvening the Campus Master Plan Working Group (CMPWG) at intervals not exceeding seven years for the purpose of deciding whether the campus master plan is sufficiently up-to-date to serve its intended purpose. This responsibility should be attached to a position, rather than an individual, so that it is not forgotten in a personnel transition. At UAA this responsibility resides with the Associate Vice Chancellor, Facilities and Campus Services.

I.4 :: PROCESS & VISION

This campus master plan updates and replaces one which was formulated in 2004 and updated in 2009. Although most of the buildings represented in the Master Plan are still in use, changes have occurred incrementally, overtaking the assumptions of the previous master plan.

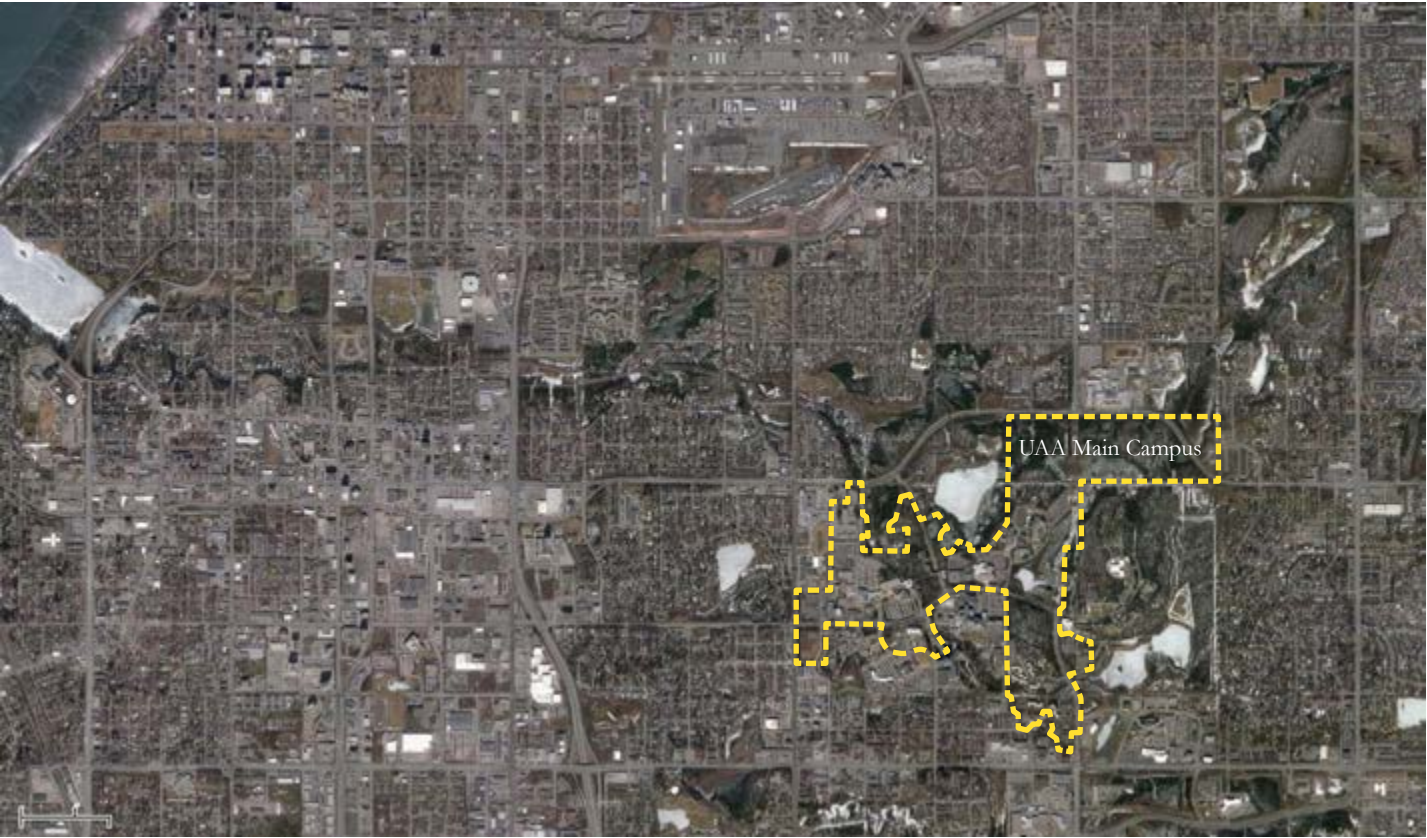
At the beginning of the process a group of individuals representing the faculty, staff and students of UAA convened to form the Campus Master Plan Working Group (CMPWG). Their purpose was to provide guidance for the master plan, represent their constituents, and advise the consultant team. The consultant team led an extensive data collection and interview process of UAA faculty, staff, and students as well as outreach to the surrounding community. This resulted in a broad set of visions and themes which were instrumental in the development of the Master Plan.

UAA Interview Key Themes:

- Alaskan Native Identity
- Alumni Engagement
- Academic Pedagogy
- Collaboration
- Community Connections
- Consolidation & Density
- E-Learning
- Intercultural
- International Emphasis
- Renewal & Rejuvenation
- Research & Innovation
- Student Life
- Sustainability
- Vehicular & Pedestrian Circulation



Data Collection & Interview Summary with CMPWG



Regional aerial photo showing UAA and the surrounding context

I.5 :: CONTEXT

Anchorage

Anchorage is situated between the Chugach State Park to the east, Turnagain and Knik Arms to the west and south and Joint Base Elmendorf Fort Richardson to the north. With its strategic location on the Pacific Rim, Anchorage is closer to Asia than any other major North American City. Anchorage is Alaska’s largest city and it is the State’s primary trade, transportation, finance, service and administrative center. Today’s population is around 298,000 residents.

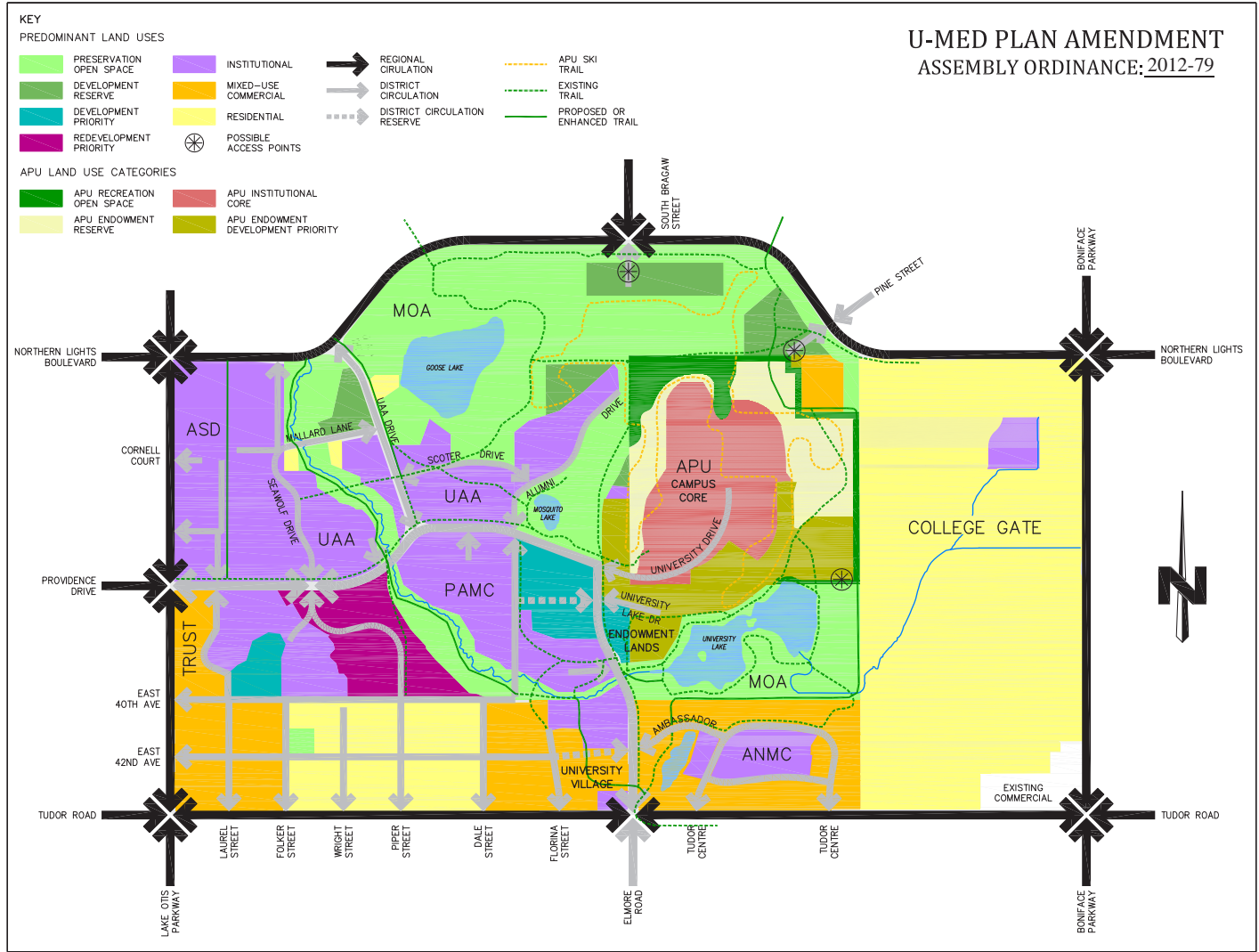
U-Med

The U-Med District encompasses approximately 1,100 acres within the Anchorage Bowl and is one of the fastest growing areas in the city. The Municipality of Anchorage Comprehensive Plan “Anchorage 2020” designates the area as a major employment center and strongly supports the growth of UAA and its partners, including associated infrastructure important to their success. The U-Med District Framework Master Plan adopted in 2003 and currently being updated, is a collaborative planning effort between the MOA and U-Med District members. The focus of the plan is to guide area growth to support academic and medical uses while protecting valuable natural resources.

University of Alaska Anchorage

The UAA campus gains a powerful identity from its natural setting; from the Chugach peaks to the east and the more distant Alaska Range to the west, to the creeks, lakes and bogs with stands of black spruce and birch that occur on campus, and the subarctic flora and fauna that inhabit the land. Nowhere else is a major university set in both a wild, northern landscape and major urban city.

UAA also has a rich institutional history dating to 1954, before Alaska gained statehood, when Anchorage Community College was founded. In 1977, it merged with the Anchorage Senior College to become a single entity: University of Alaska Anchorage. This union resulted in the linear arrangement for the campus which currently stretches a mile from Lake Otis Parkway to the northeast. Within the campus are elements of iconic quality that help to organize its overall form. One of these remarkable and unifying elements is Chester Creek and its wooded margins that pass under the Spine and connect the Campus Core with Student Housing.





I.6 :: ENROLLMENT

It is anticipated that UAA will continue to see steady demand in programs that meet Alaska’s critical higher education needs in workforce development, especially the high priority programs in health, engineering, business, teacher education, and vocational/technical fields. As these programs continue to develop, so will the demand for mathematics, science, English, and other general education requirements needed to support them.

The current conservative estimate is that enrollment will grow over the next twenty years at a rate of 0.0 to 0.5

percent per annum. Recent growth at UAA correlates almost directly to population growth in the Anchorage bowl and the Matanuska-Susitna Valley. The primary focus of Student Affairs and Enrollment Services in the short term is retention, graduation and student success. If growth does occur, it is expected to include distant learning and physical enrollment of (1) International students, (2) a larger percentage of the graduating high school students, (3) students taking coursework to retrain or prepare to seek employment, (4) students preparing for increasing employer demands for trained individuals to work in the natural resource sector of the economy, and (5) overall population growth.

I.7 :: FACILITY PROJECTIONS

UAA is a young university that still needs to grow in relation to its peers as indicated in the UAA Peer Space Benchmarking Study conducted by Ira Fink & Associates concurrently with the Master Plan update. Any enrollment, increase in retention rates, or student credit hour growth will put heavy pressure on special purpose and general use infrastructure. To achieve the vision of UAA Administration and student demands for a larger traditional residential community, additional housing and student life facilities will be needed. Success in attracting top Alaska academic students through a combination of the University of Alaska scholars program, a vibrant on-campus community, high quality faculty and an attractive student-to-faculty ratio will necessitate more infrastructure development.

The UAA zoning figure and Capital Improvement Plan reflect a consensus on the facilities that are likely to be necessary to meet academic and student life needs over the next ten years. There are many variables that could change the mix and priority of improvements. Notable among variables is a significant change in enrollment growth rates, future program development and expansion, and the unpredictability of project funding.

The Capital Improvement Plan summary is based on peer benchmarking, projections of enrollment, and the gross floor space of proposed facility additions that represent known and substantiated needs on the campus. Unfilled demands for a stronger transportation system, traditional student housing, student life facilities, and recreation must be addressed to accommodate current needs and future growth. Funding for these facilities will come from different sources, so the precise timing of each cannot be predicted. Those included are presented in the order of their priority at the time of writing. These have been identified by a consensus among senior UAA personnel as top priority projects to be built within the next ten years.

Capital Improvement Plan (CIP) Summary:
Renewal and Renovation Highlights:

- Beatrice McDonald Building Renewal
- Fine Arts Mechanical System Renewal
- Cuddy Phase II Renewal

New Construction Highlights:

- Engineering Phase I - Engineering & Industry Lab Building
- Campus Road Improvements
- Wells Fargo Sports Center Renovation & Student Recreation Addition
- Alaska Native Arts Program Building
- Health Sciences Phase II Building, Parking Structure & Bridge to Campus
- Library North Entrance and Student Services Addition
- Community Arena and Athletic Facility

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Infrastructure

Section 2



The Fireside Cafe provides a gathering place north of the Alaska Quad

2.1 :: Land

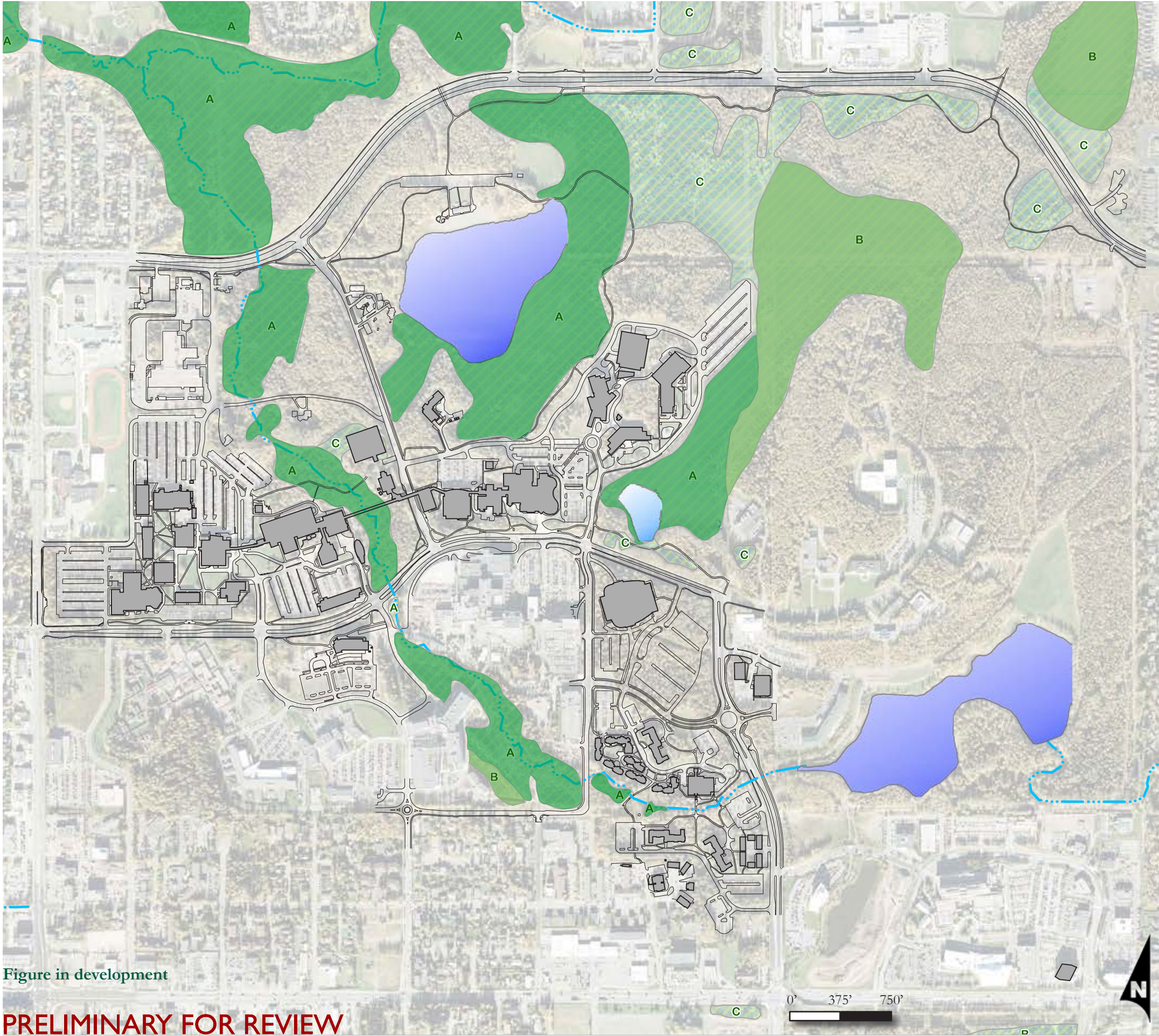
The natural landscape is one of the most memorable features of the UAA campus. It plays a significant role in defining the character and image of UAA and is highly valued by students, faculty, staff and visitors. The natural areas provide for views, active and passive recreational use, and important biological and ecological functions. One of the premier assets is the Chester Creek riparian zone that meanders under the pedestrian Spine through the heart of campus. The creek, an anadromous fish stream (Stream Number 247-50-10050), is home to coho salmon (*Oncorhynchus kisutch*) and also supports rainbow trout (*Oncorhynchus mykiss*) and Dolly Varden char (*Salvelinus malma*). Undeveloped land north of Mosquito Lake and east of Goose Lake are a combination of forested uplands and wetlands. The areas provide a rich habitat for moose, fox, coyote, bear, raptors, waterfowl and song birds.

Chester Creek, Mosquito Lake, and Goose Lake as well as the majority of land adjacent to them are classified as jurisdictional wetlands with values and functions important for water quality and flood control, and fish and wildlife migration, breeding, and habitat.

LEGEND:

- Main Campus Area - 387 Acres
- Type A Wetlands - 8.18% - 32 Acres
- Type B Wetlands - 6.49% - 25 Acres
- Type C Wetlands - 10.24% 40 Acres
- Leased to ASD - 3.35% - 13 Acres

Note :: Wetland acres based on GIS Mapping



The Anchorage Wetland Management Plan classifies the wetlands as follows:

- Class A wetlands have the highest biological and hydrological functions and values. These wetlands are generally not to be developed, cleared or otherwise altered unless the action would restore or enhance a site's functions and values.
- Class B wetlands typically have a mixture of higher and lower values and functions. The intent of the B designation is to conserve and maintain a site's key functions and values by limited and minimizing fills and development to less critical zones while retaining higher value areas.
- Class C wetlands have the lowest value and are generally suitable for development to support community expansion and infilling.

The Anchorage Wetlands Management Plan also requires setbacks and buffers from water bodies, streams, and wetlands to protect wildlife corridors, sensitive riparian zones, and water quality. Setbacks and buffers generally range from 25 feet to 100 feet. All three wetland types within the campus have soil characteristics that are challenging for development due to shallow depths to water, areas of topographic relief, or organically rich soil.

The U.S. Army Corps of Engineers regulates discharges of dredged and/or fill material in wetlands and the Anchorage Wetlands Management Plan defines management strategies and enforceable policies. Work in anadromous streams is also regulated by the Alaska Department of Fish and Game. As part of the permitting process, applicants must include a mitigation statement that describes how impacts to waters of the U.S. have been avoided or minimized. Compensatory mitigation is required to offset unavoidable impacts and can be achieved through restoration, enhancement, establishment and/or preservation of aquatic sites, mitigation banks or in-lieu fees calculated using the Anchorage Credit/Debit Methodology.



The Spine carries pedestrians across Chester Creek and gives them an intimate view of the natural landscape.

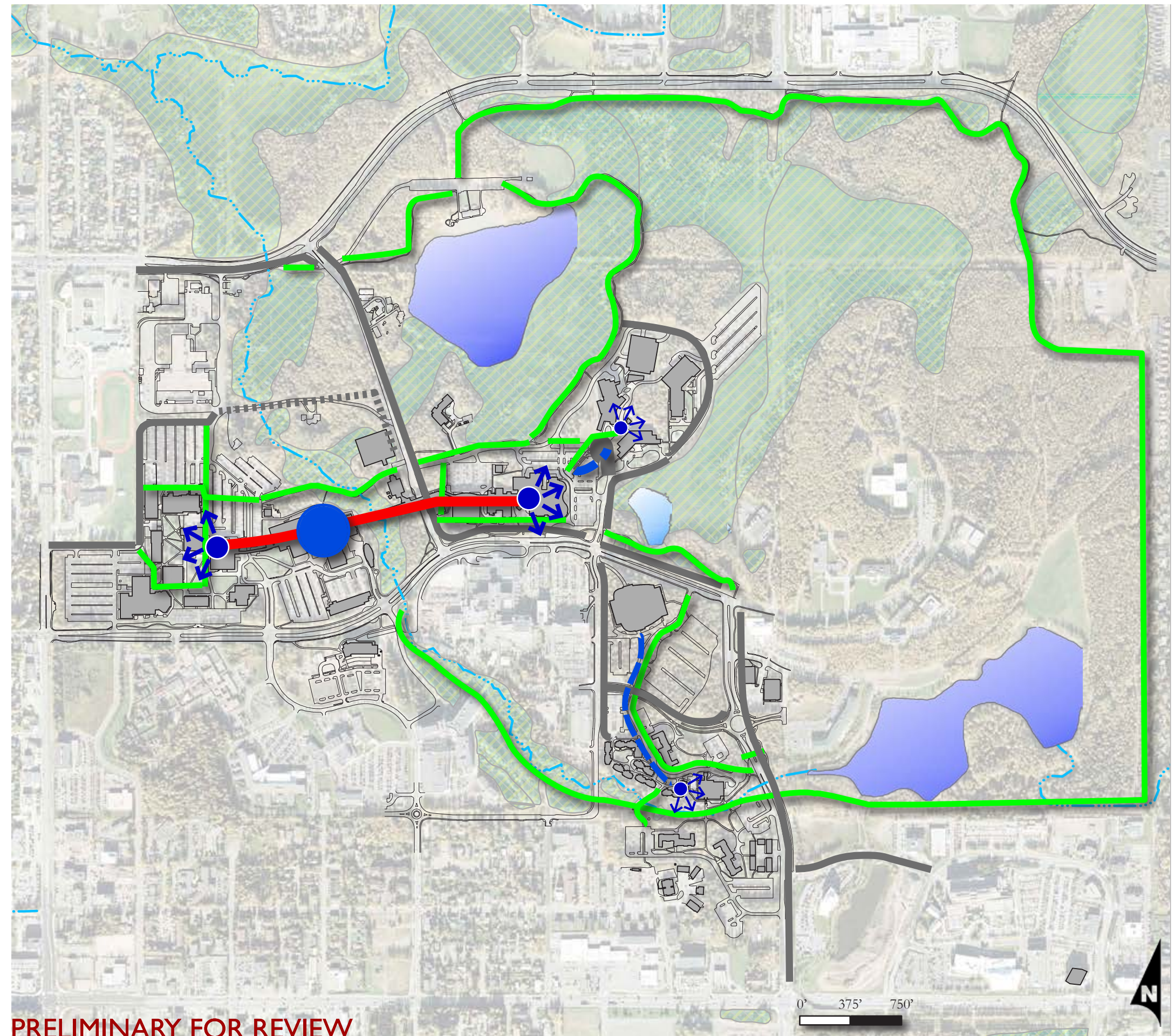
2.2.1 :: Non-motorized Pathways :: Existing

The layout of the UAA campus leads to lengthy travel between buildings and other areas of campus. Much of this travel occurs on foot and is accommodated in the weather-protected elevated walkway, commonly known as the “Spine.” The Spine provides the most direct route between many of the more popular destinations on campus – throughout the day in every season. The Spine has evolved into a place to study or socialize at different places along its half-mile length. As it crosses Chester Creek among the treetops, the Spine provides its users a view of pristine Alaska, leaving a valuable and indelible memory of the campus on its future alumni.

The UAA campus also has a hierarchy of walkways and multi-use trails that serve pedestrians, cyclists, and Nordic skiers, year round. An extensive system of trails laces through the Goose Lake recreation area and the UAA and Alaska Pacific University properties, providing access to the natural landscape that contributes to the unique character of the campus. The trails are highly valued by nearby institutions and provide recreational opportunities for the entire Anchorage community. Bicycle commuters also use the trail system and local roadways to reach UAA or destinations within the U-Med district.

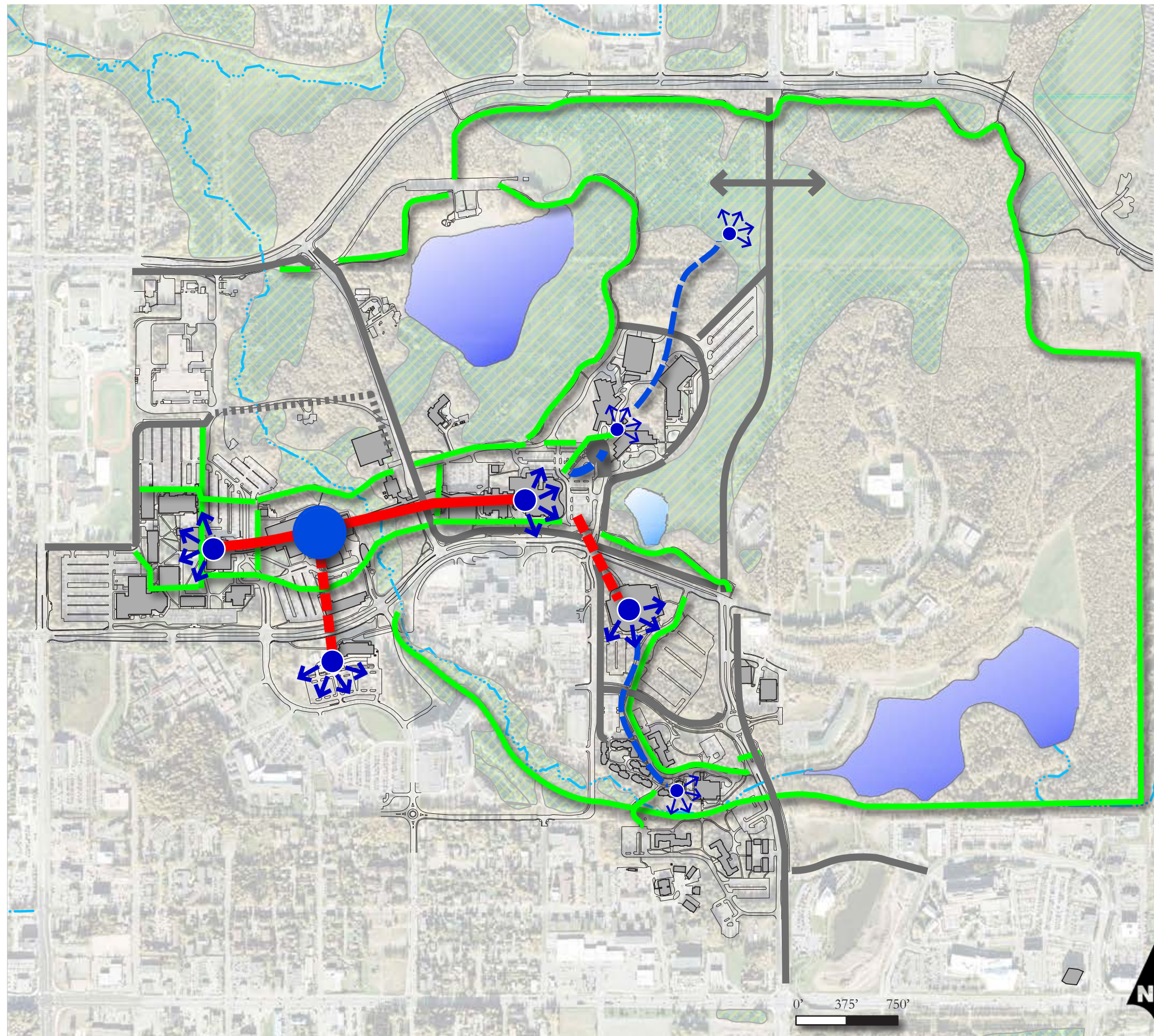
LEGEND:

-  Sidewalks
-  Multi-Use Pathways
-  Regional Trail System
-  Spine - Existing
-  Generalized Flow
-  Transitional Node



2.2.1 :: Non-motorized Pathways :: Future

Providing safe and convenient multi-modal access to, and circulation within the campus is a priority. Through incremental densification of the campus, missing links in the at-grade pathway system and Spine will be completed increasing connectivity and enhancing the user experience. Over time, pedestrians and bicyclists will dominate the campus, with vehicular movement and parking elegantly accommodated on the periphery.



LEGEND:






- Sidewalks
- Multi-Use Pathways
- Regional Trail System
- Spine - Existing
- - Spine - Future
- - - Generalized Flow
- Transitional Node

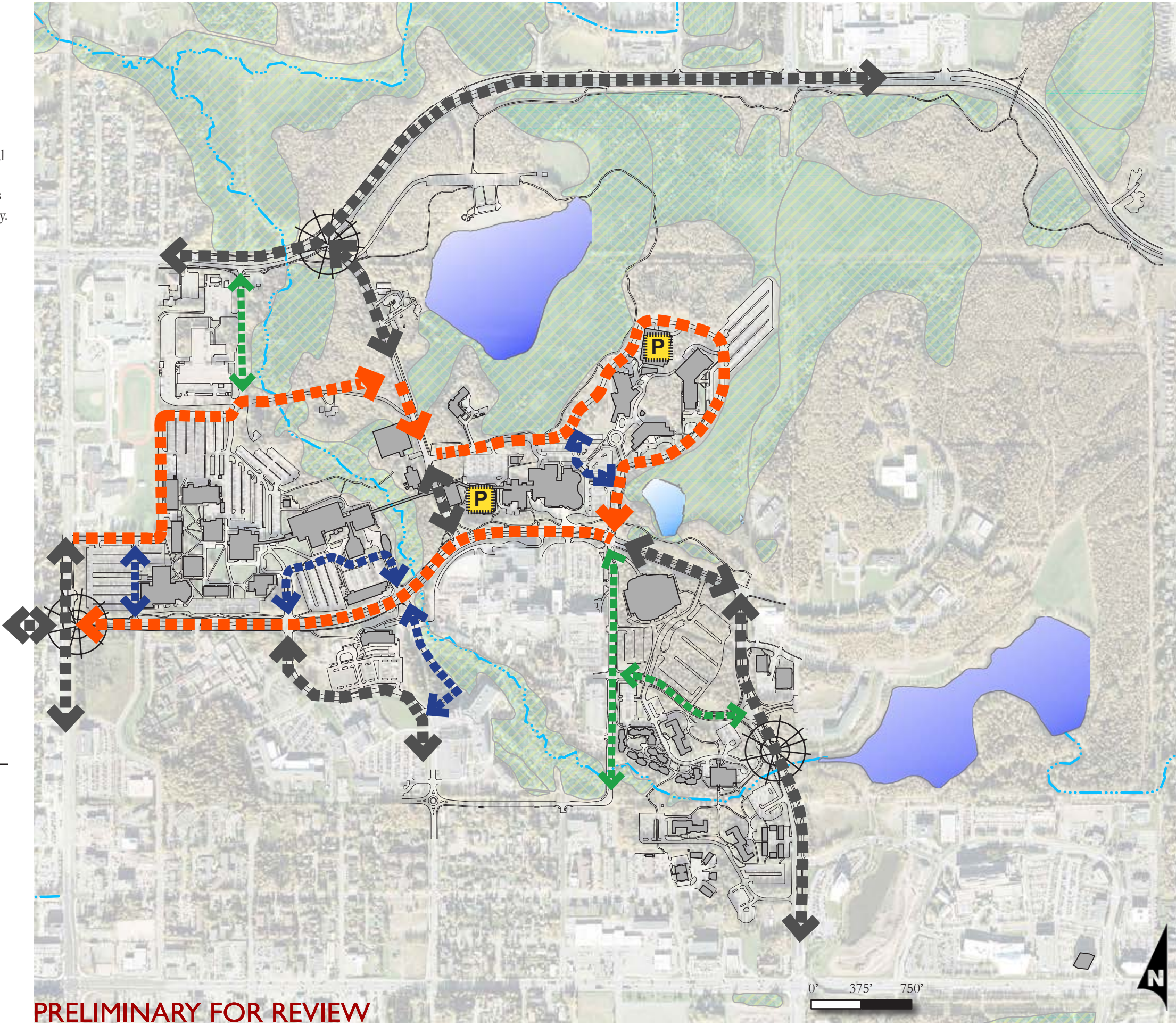
2.2.2 ::Vehicular Circulation ::
Existing

The UAA campus is located within one of the most dense employment districts in the city; surrounded by institutional partners and residential neighborhoods. Primary vehicular access is provided by Elmore Road, Tudor Road, Lake Otis Parkway, Northern Lights Boulevard, and Boniface Parkway. In addition, the campus is bisected by two major streets, Providence Drive and UAA Drive, relying heavily on these roads for access and cross-campus vehicular circulation. In light of that context, these major access roadways not only serve UAA, but also its institutional neighbors.

A number of local streets have developed as the campus has evolved, such as Alumni Drive, Spirit Way, Seawolf Drive, West Campus Drive, Career Center Drive, and Mallard Lane. These facilities serve the dual purpose of providing vehicular access/circulation and link to 4,400 campus parking spaces. The dispersion of parking throughout the campus also contributes to congestion and creates a less efficient pedestrian circulation.

LEGEND:











-  District Access Roads
-  Campus Access Roads
-  Internal Vehicle Circulation
-  Campus Gateway
-  Existing Structured Parking

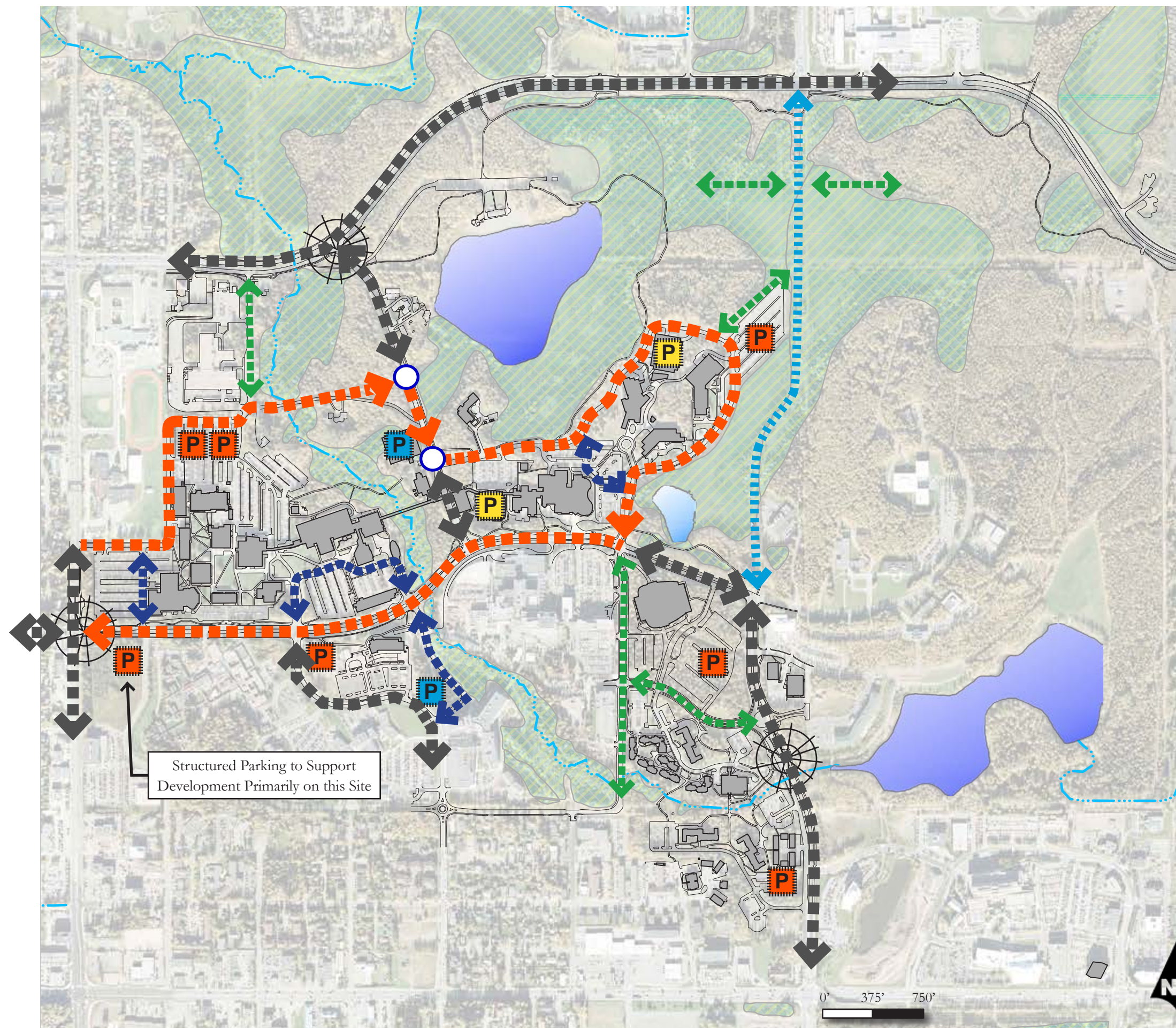


2.2.2 :: Vehicular Circulation :: Future

As UAA evolves, cars will continue to have a presence on campus but moving parking to periphery, and making walking, cycling and transit use easier, the number of vehicles traveling to and across campus can be reduced. The loop road concept communicates a perimeter boundary for vehicular circulation and parking access, while preserving the inner campus core as a pedestrian-friendly place. Establishing this boundary and the policy of a car-free campus core will improve the quality of campus life. This concept is further advanced when parking can be consolidated and strategically located adjacent to the loop road and by improving the loop road connections to the major access roads. As the campus vision is realized, more of the overall campus parking system is provided in structures. Finally, each parking structure is provided with high-quality, direct pedestrian connections to the surrounding campus and shuttle system.

LEGEND:

-  District Access Roads
-  Campus Access Roads
-  Internal Vehicle Circulation
-  Loop Road
-  Proposed District Access Road
-  Campus Gateway
-  Proposed Roundabout
-  Existing Structured Parking
-  Planned Proposed Structured Parking
-  Future Proposed Structured Parking



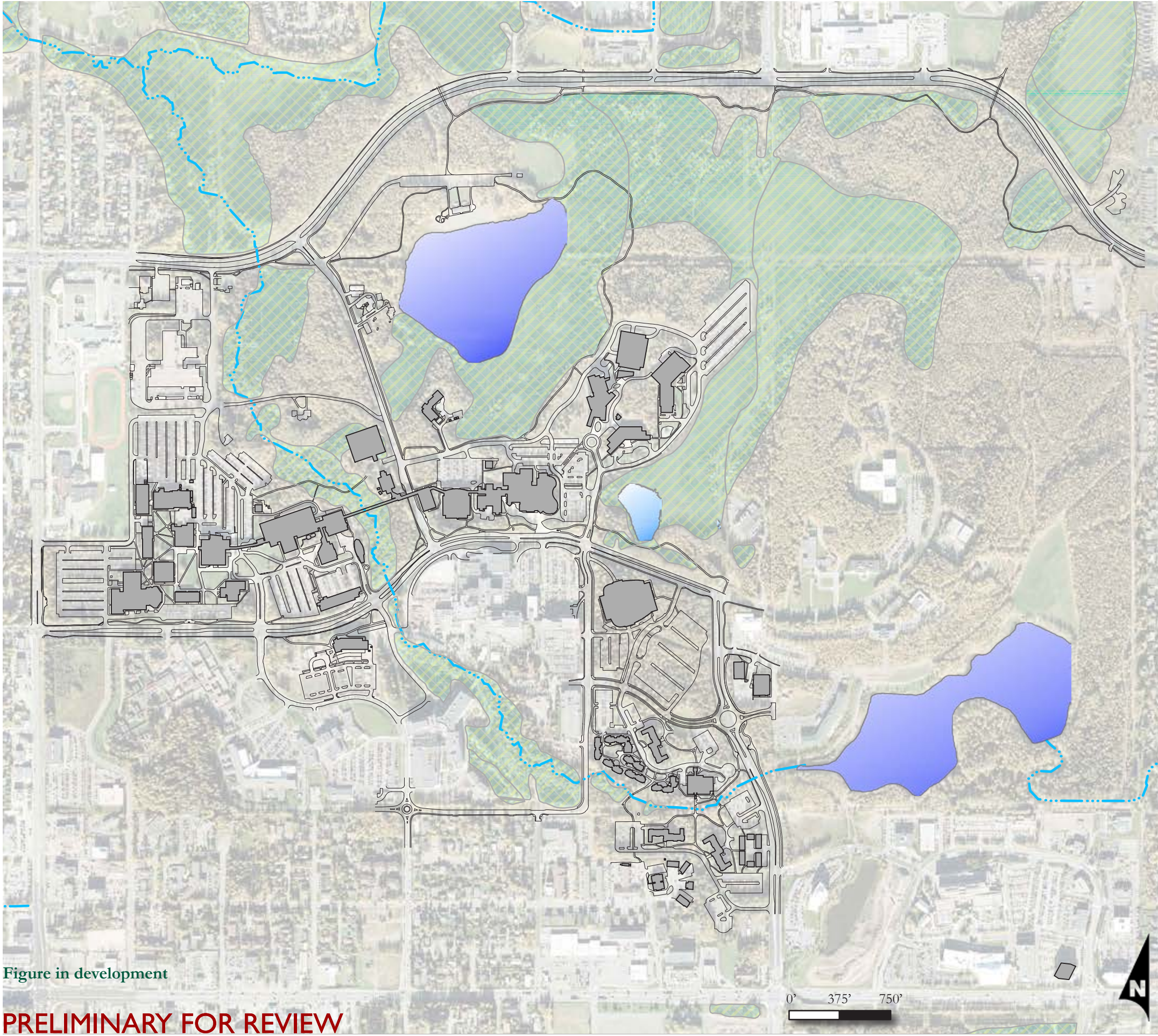
2.2.3 :: Seawolf Shuttle :: Existing

The People Mover bus system serves the UAA campus via six routes, including several connections to the Downtown and Midtown cores. UAA provides free bus passes through the UPASS system to all students, faculty, and staff to encourage transit use and reduce parking demand. Current Seawolf Shuttle routes operate throughout campus and provide connections to off-campus UAA destinations, reducing the need to drive within the campus boundaries. However, these routes operate on 15-minute schedules (or longer), limiting their effectiveness during class change periods. UAA has developed the WolfTracks web interface to provide real-time shuttle location mapping to reduce wait times and enhance the shuttle experience for students and faculty.

Note: Existing Seawolf Shuttle routes will be added in next revision of Master Plan

LEGEND:

- 'Class' Connector
- Parking/Access Connectors (2 Routes)
- Residential Connector
- External Campus Shuttle
- Shuttle Stop
- Indicates Direction of Travel



2.2.3 :: Seawolf Shuttle :: Future

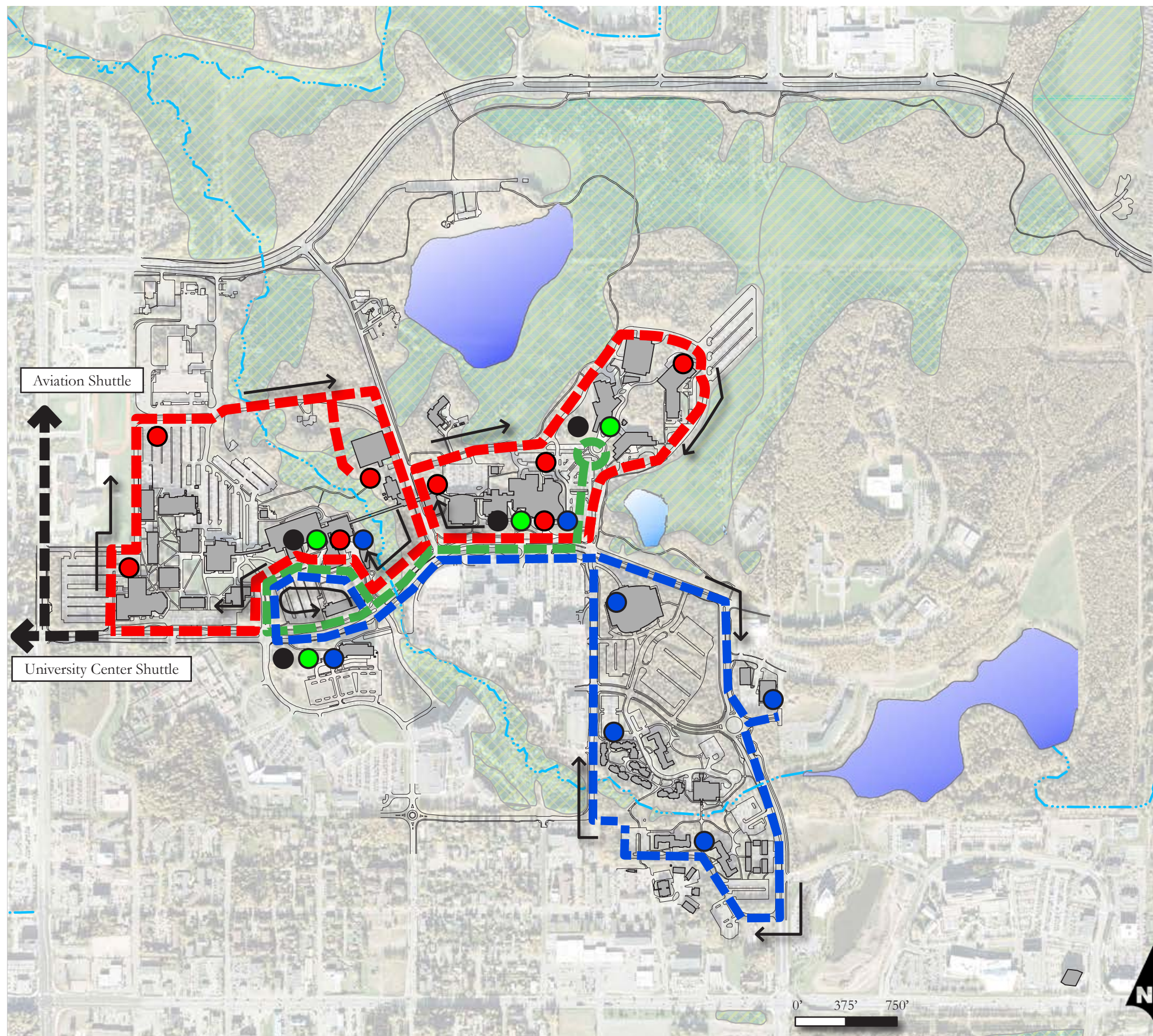
Transit and shuttle service will play an ever-increasing role in providing access to the campus and circulating within it. With improvements to the frequency of People Mover service to the campus, UAA can expect greater numbers of students, faculty, and staff to choose this option. With adaptations of Seawolf Shuttle routes and service frequencies to support cross-campus movements in less than 15 minutes, the core of campus is preserved for pedestrian use.

Targeting shuttle service at specific trip types—such as class changes, residential connections, and periphery parking—yields a mix of frequent core shuttle service and periphery coverage routes.

- The “Class” Connector (green route), provides express service between the east and west campus cores so that riders can make class changes in less than 15 minutes.
- The Residential Connector (blue route), carries resident students to the campus in time to make each class.
- The Parking/Access Connectors (red routes), carry arriving campus users to core areas of campus every 10 minutes.

LEGEND:

- 'Class' Connector
- Parking/Access Connectors (2 Routes)
- Residential Connector
- External Campus Shuttle
- ● ● ● Shuttle Stop
- ← Indicates Direction of Travel



2.3 :: Facility Key & Condition Assessment

Narrative in development.

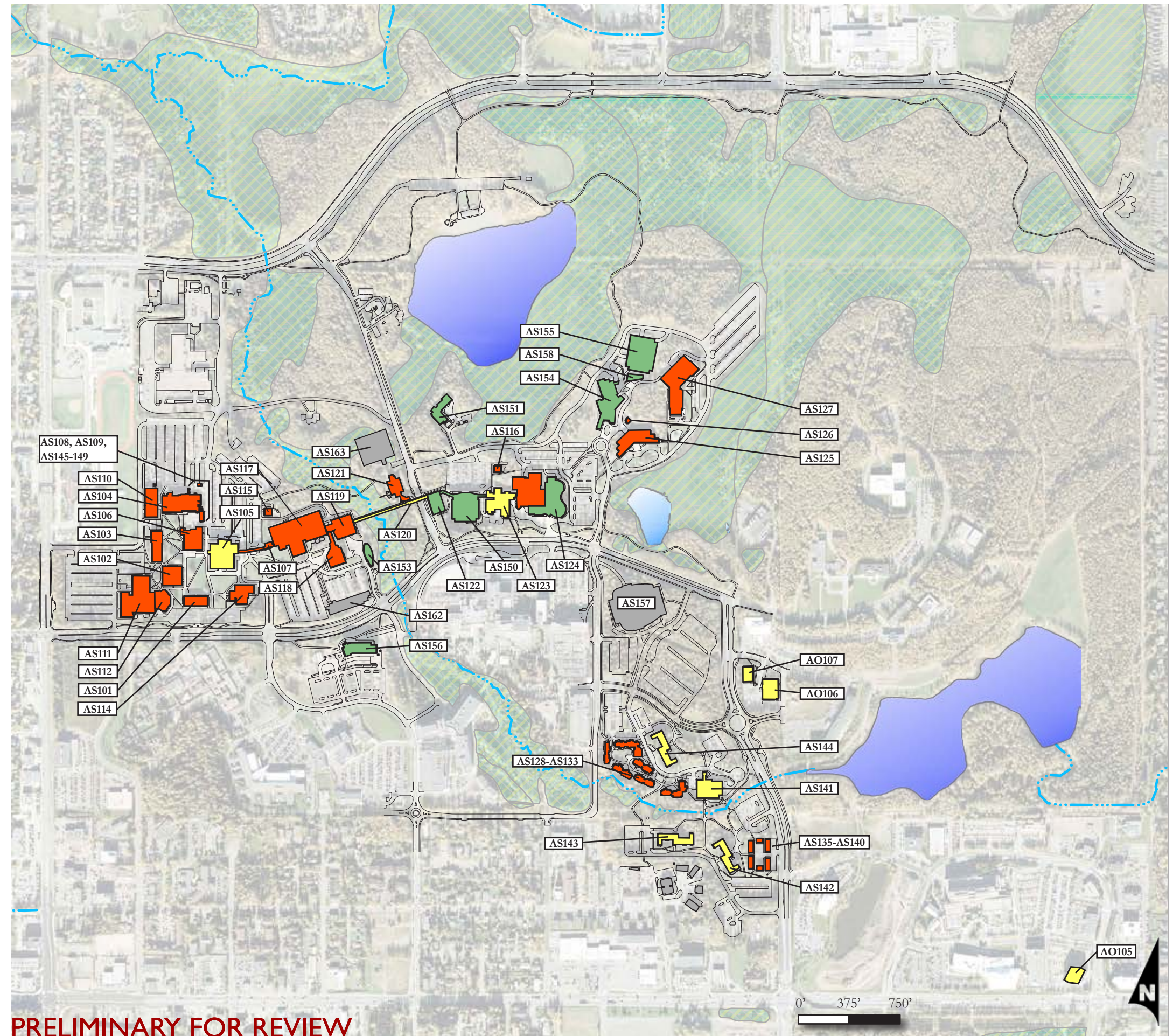
LEGEND:

- Due for a Major Renewal/
Replacement within 30+ years*
- Due for a Major Renewal/
Replacement within 20 years*
- Due for a Major Renewal/
Replacement within 10 year

* Dependent on Funding



2.22 :: INFRASTRUCTURE
2013 CAMPUS MASTER PLAN



PRELIMINARY FOR REVIEW

Reference 43

Anchorage Off-Campus Buildings

AO101 Aviation Technology Center *

AO102 Aviation Technology Storage *

AO103 No longer in inventory(Adult Learning Center) *

AO104 ENRI Building *

AO105 Diplomacy Building

AO106 University Lake Building

AO107 University Lake Building Annex

AO108 University Center *

AO109 Transportation Research Center *

AO110 State Fairground Cabin *

Anchorage Main Campus Buildings

AS101	Eugene F Short Hall
AS102	Sally Monserud Hall
AS103	Beatrice G McDonald Hall
AS104	Gordon W Hartlieb Hall
AS105	Edward & Cathryn Rasmuson Hall
AS106	Lucy Cuddy Hall
AS107	West Bridge
AS108	Greenhouse
AS109	Greenhouse Storage Shed
AS110	Auto/Diesel Technology Building
AS111	Professional Studies Building
AS112	Wendy Williamson Memorial Auditorium
AS113	Building Removed (Marc Bourassa Hall) *
AS114	Allied Health Sciences Building
AS115	Energy Module No. 1
AS116	Energy Module No. 2
AS117	Wells Fargo Sports Center
AS118	Bookstore
AS119	Student Union
AS120	Arcade & Bridge Lounge
AS121	Engineering Building
AS122	Natural Sciences Building
AS123	Social Sciences Building
AS124	Consortium Library
AS125	Administration/Humanities Building
AS126	Administration Utility Building
AS127	Fine Arts Building
AS128	Student Housing Unit No 1
AS129	Student Housing Unit No 2
AS130	Student Housing Unit No 3
AS131	Student Housing Unit No 4
AS132	Student Housing Unit No 5
AS133	Student Housing Unit No 6

AS134	Building Removed (Campus Storage Building) *
AS135	Templewood Bldg "A"
AS136	Templewood Bldg "B"
AS137	Templewood Bldg "C"
AS138	Templewood Bldg "D"
AS139	Templewood Bldg "E"
AS140	Templewood Bldg "F"
AS141	Edward Lee Gorsuch Commons
AS142	East Hall
AS143	West Hall
AS144	North Hall
AS145	Grounds Main Office Building
AS146	Grounds Staff Building
AS147	Grounds Equipment Shop
AS148	Grounds Irrigation Equipment Shop
AS149	Custodial Storage Shed
AS150	Central Parking Garage
AS151	Ecosystem-Biomedical Health Laboratory
AS152	Engineering Greenhouse *
AS153	Alaska Native Science & Engineering Programs
AS154	ConocoPhillips Integrated Science Building
AS155	East Parking Garage
AS156	Health Sciences Building
AS157	Alaska Airlines Center
AS158	Fireside Café
AS159	Hazardous Materials Storage Building *
AS160	Engineering Temporary Building 1 *
AS161	Engineering Temporary Building 2 *
AS162	Engineering & Industry Building
AS163	North Parking Garage

Current Lease Space

- AL108 Eagle Center - Eagle River Campus *
- AL115 Cordova Extension *
- AL117 SBDC-Anchorage *
- AL122 Behavioral Health Research & Services *
- AL124 Gambell Professional Building *
- AL125 University Center Lease *
- AL127 SBDC-Soldotna *
- AL129 UC Warehouse *
- AL130 Sysco Foodservices of Seattle *
- AL131 Publix Storage *
- AL132 Tudor Storage *
- AL133 Alaska Communications Systems - Satellite Site *
- AL134 Northland Maxi Vaults *
- AL135 Providence Childhood Learning Lease *

* Indicates facility ID not mapped



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Land Use & Zoning

Section 3



Rasmuson Hall and western terminus of the Spine

Zoning Overview & Guidelines

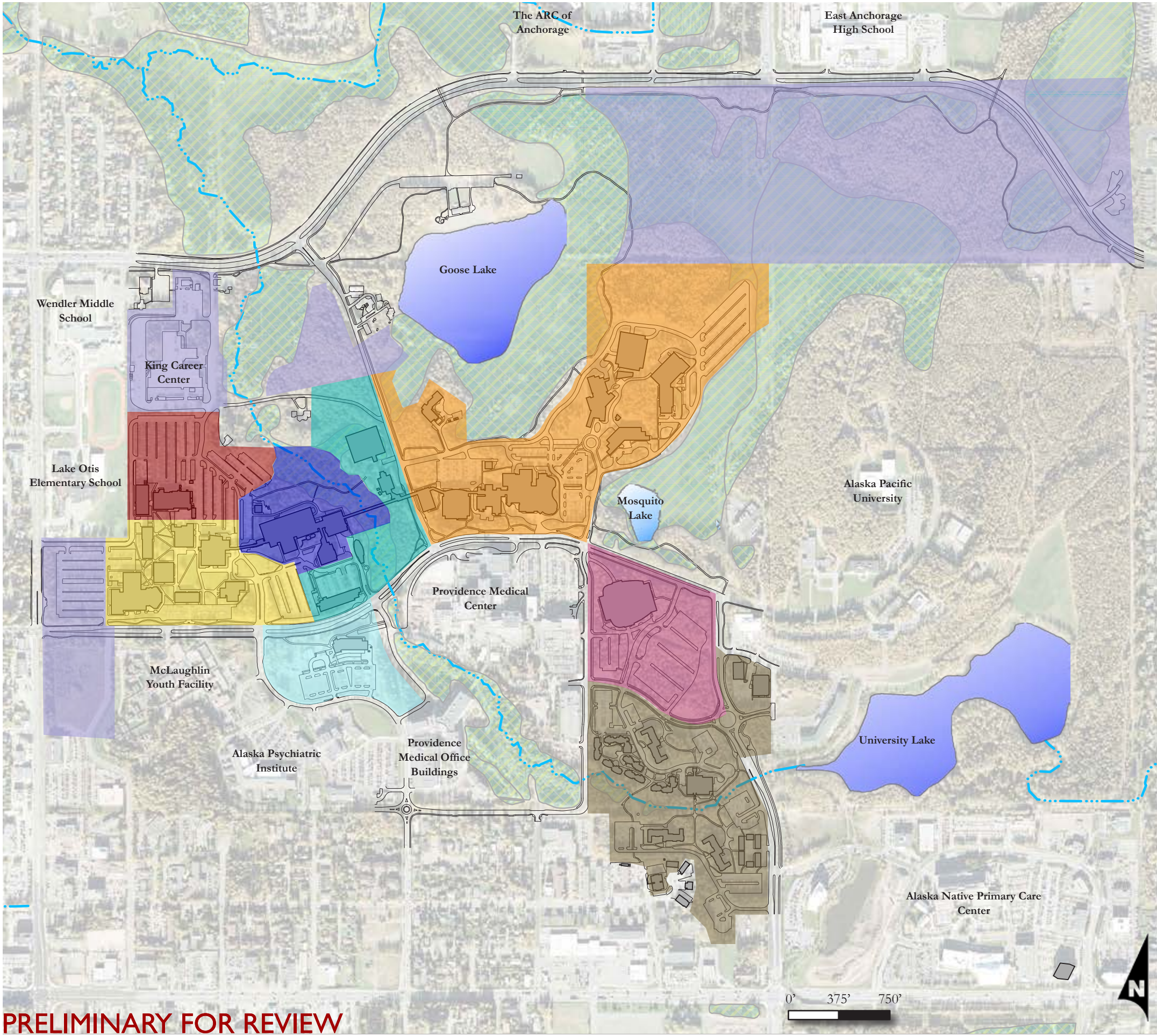
3.1 :: OVERVIEW

This revision to UAA Master Plan has been developed utilizing a network of campus zones, each with a distinctive identity and role in support of UAA’s mission, both academic and strategic. The zones provide a framework and guideline to allow each zone to evolve and develop distinct characteristics while still maintaining a holistic campus wide vision. This section of the Master Plan identifies the intent, opportunities, and key elements of the campus zones and their application as a tool to guide future development.

The outlined zones establish the baseline criteria, with the goal of enabling long range visioning and coordination across current and future projects to improve operational effectiveness. They are integral to any planning, design, and construction process at UAA. To ensure this campus wide approach is integrated, a detailed process including zone analysis, infrastructure integration, and design guidelines are outlined in Section 4 - Implementation of the Master Plan.

LEGEND:

- Community Interface Zone
- West Academic Zone
- Campus Core Zone
- Engineering Zone
- Transitional Zone
- Health Zone
- East Academic Zone
- Recreation Zone
- Student Housing Zone





For each of the defined zones, the following information is provided:

Summary ::
Describes the location and primary landscape and architectural fabric for the zone as well as any significant historical or contextual elements.

Intent ::
Conveys the concept for the zone and outlines the overall role and organization as it relates to the existing and future vision for UAA. Key defining characteristics and quality of place to be retained or achieved are discussed.

Existing Facilities ::
Summarizes the facilities existing at the time the 2013 Master Plan was completed.

Potential Future Actions ::
Characterizes program and infrastructure development examples that are appropriate applications to the Zone Intent. Actual zone placement for a particular building or program may vary from this list if a better location is identified through the Implementation Process as described in Section 4. Items cross referenced from the Capital Improvement Plan are indicated with a ‘CIP-ranking #’.

Design Guidelines ::
See Section 5 – Design Guidelines

Connectivity* ::
Describes and illustrates the zone’s high level relationship to the future UAA vision for wayfinding, circulation, parking, and the loop road.

Open Space* ::
Describes the present and future UAA vision for the Open Space overlay.

**Indicates elements specific to each zone. Campus Wide Zone Criteria are outlined in Section 5 – Design Guidelines.*



Community Interface Zone :: Overview

Summary ::

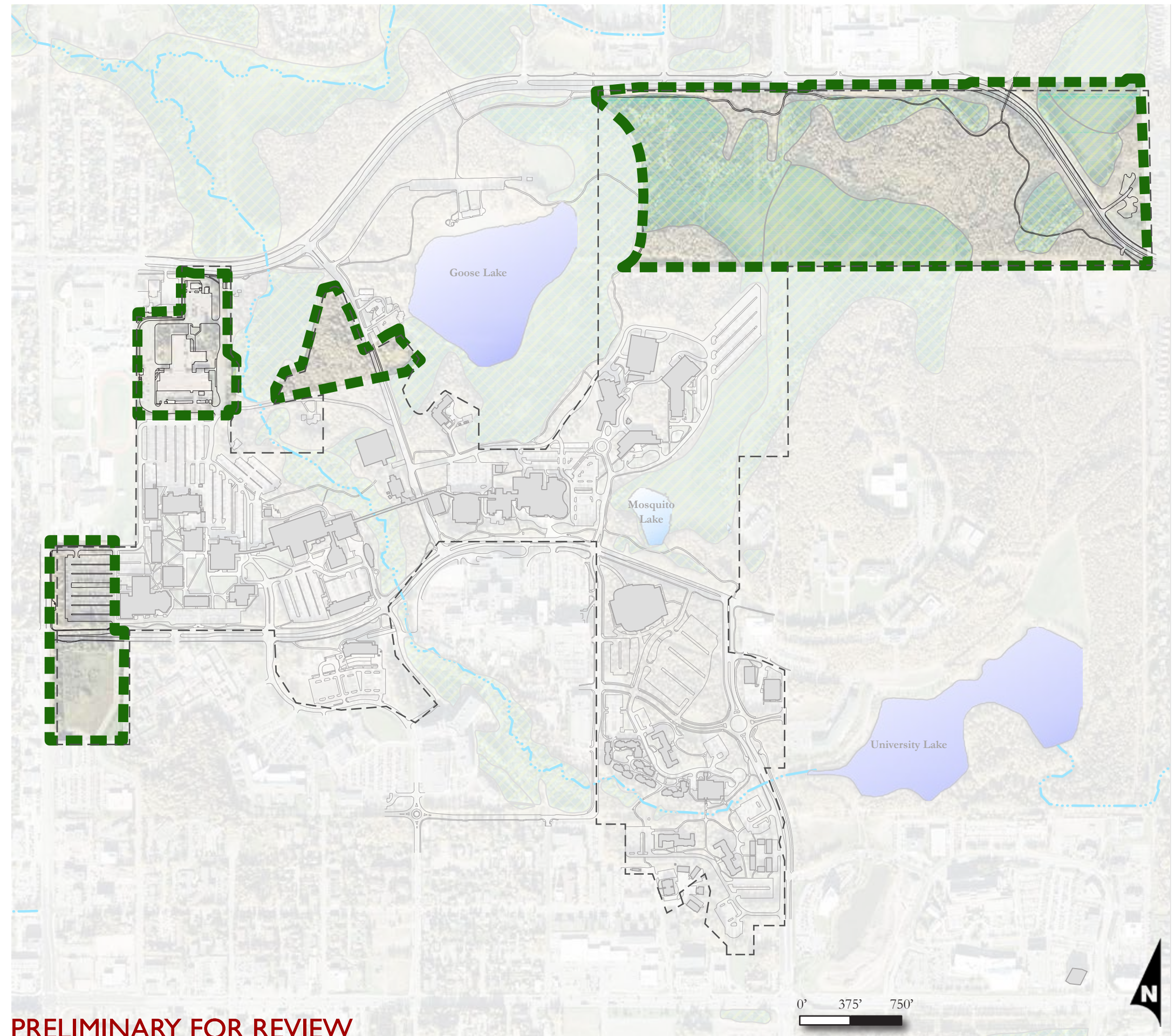
The Community Interface Zone includes lands that front the greater Anchorage community. As a result, any development will become identified as gateways to UAA. The majority of the land is currently undeveloped with the exception of the King Career Center and the west parking lot. Existing recreational trails meander through the UAA lands near to Northern Lights Boulevard and provide connectivity to Goose Lake and Alaska Pacific University. The trail network is highly valued by the Anchorage community.

Intent ::

The surrounding landscape and adjacencies to the Anchorage community allow for development that focuses on bringing UAA and community partners together for educational partnerships and public service. This zone becomes a visible bridge between academics and the community. Key characteristics and design elements include community access and services, collaboration, and recreation.

Existing Facilities ::

- King Career Center



Community Interface Zone :: Site Analysis

Potential Future Actions ::

- Performance Ice Facility
- Public Safety
- Community Partnerships
- Turf
- Student Recreation
- Mixed-Use Development
- Parking Structure(s)

Connectivity (Community Interface West) ::

- Provide link to the main east/west at-grade non-motorized pathway. (see Section 2.2.1)

Connectivity (Community Interface East) ::

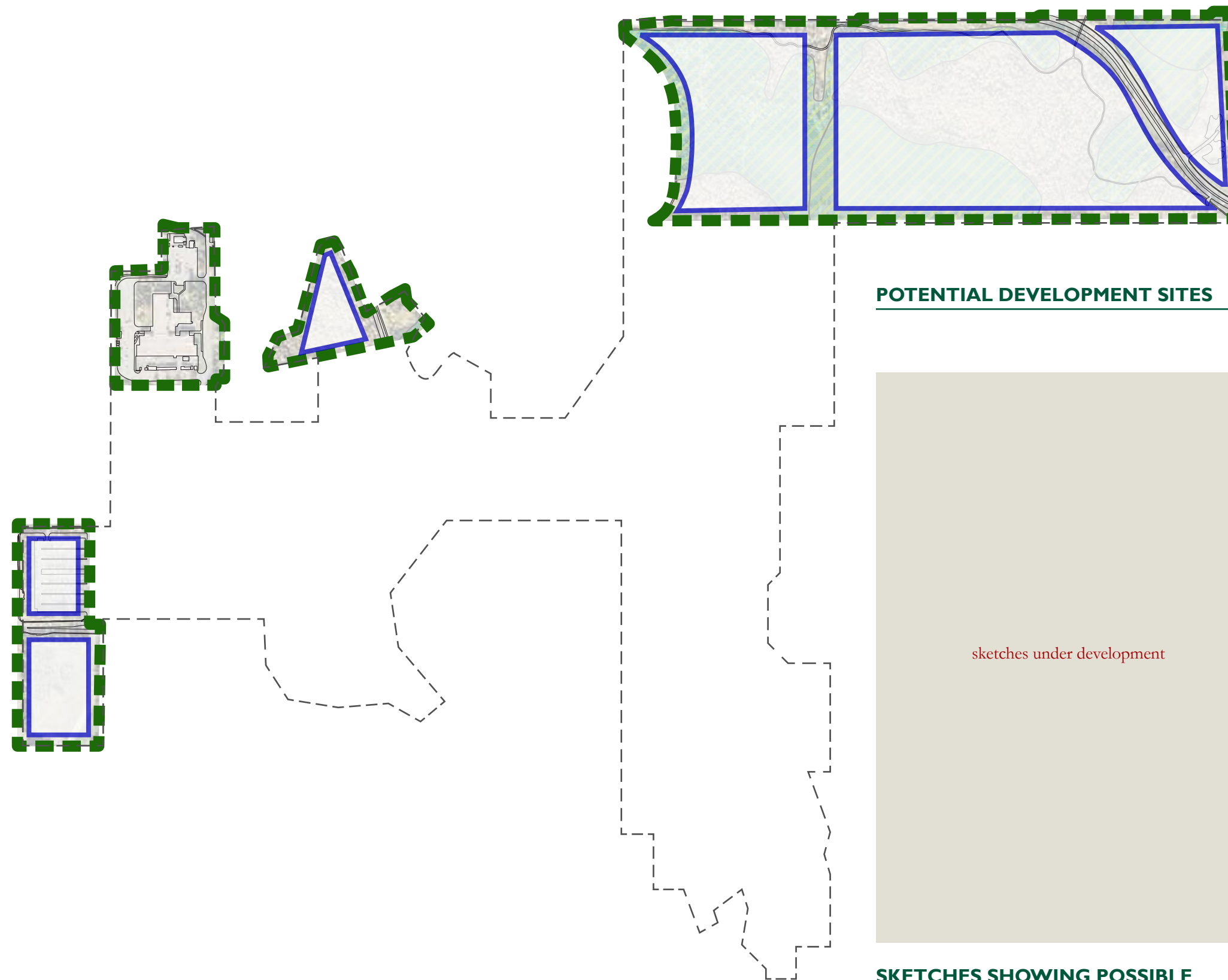
- Maintain and enhance the connectivity to the adjacent MOA non-motorized pathways, specifically the east/west connection to Goose Lake Park and a north/south connection to the Chester Creek trail system.
- Provide for a north/south at-grade pathway that links to the East Academic zone.

Open Space (Community Interface West) ::

- None specific to only this zone

Open Space (Community Interface East) ::

- This zone shall receive a large multi-purpose open space area.



POTENTIAL DEVELOPMENT SITES



SKETCHES SHOWING POSSIBLE BUILD-OUTS

West Academic Zone :: Overview

Summary ::

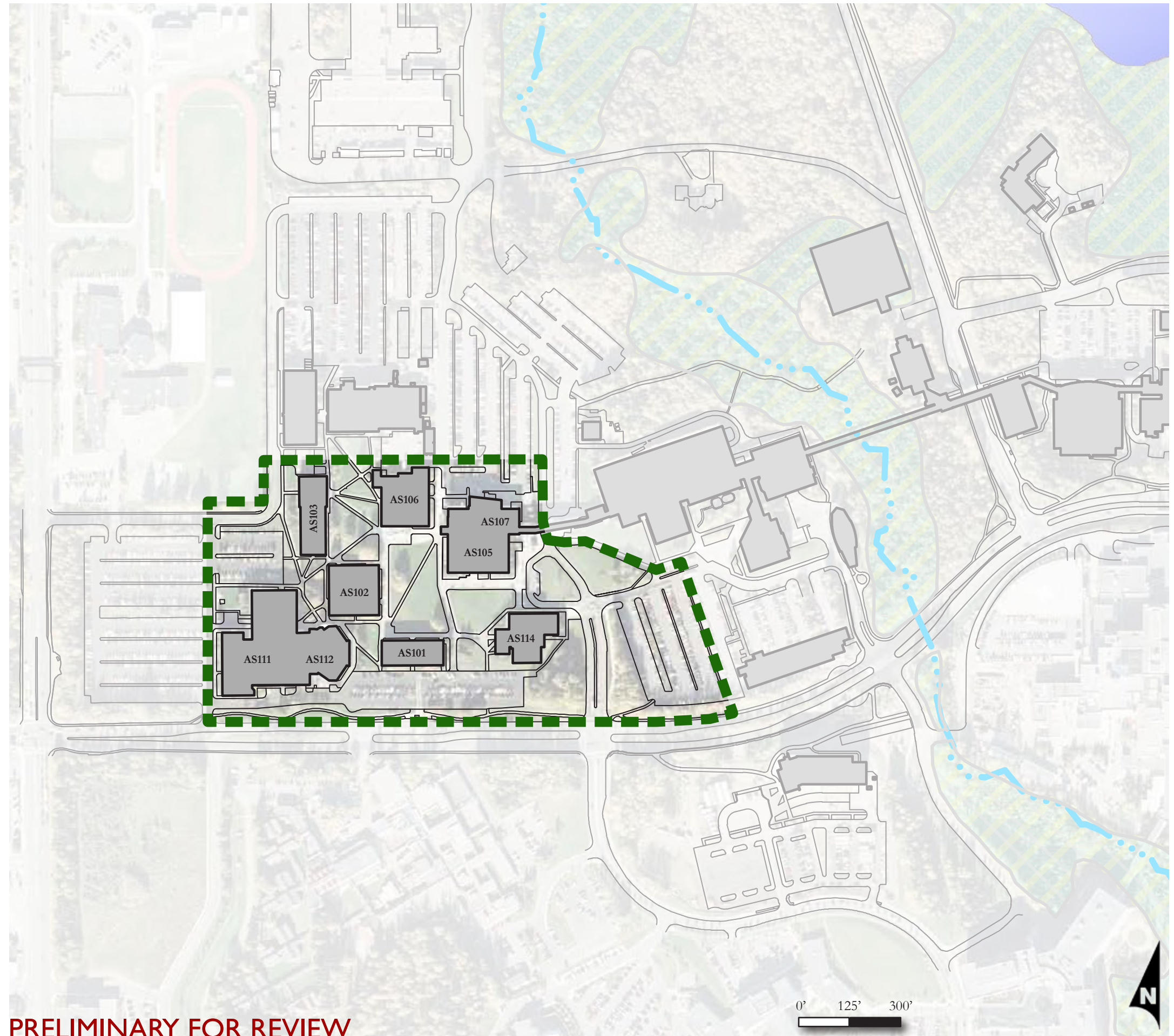
The West Academic Zone is bordered by Lake Otis Parkway, Providence Drive, West Campus Drive, and the future Campus Core Quad. It houses the earliest buildings on the University property. Most of these buildings were built for the community college and were later absorbed into the University when the University of Alaska Anchorage merged in 1987. As a result, it has the highest percentage of older facilities with a lower height than other areas of campus. As the Community Interface Zone to the west is developed and becomes a gateway, this zone will transition into a defining edge along Providence Drive.

Intent ::

Development in this zone should support academic foundations for the entire UAA community with a focus on advanced technical and occupational skills, and professional development in the business, public policy, education, and vocational fields. New and replacement facilities should increase density and height while retaining the traditional quad characteristic of the zone.

Existing Facilities ::

- Eugene Short Hall - AS101
- Sally Monserud Hall - AS102
- Beatrice McDonald Hall - AS103
- Rasmuson Hall - AS105
- Lucy Cuddy Hall - AS106
- West Bridge - AS107
- Professional Studies Building - AS111
- Wendy Williamson Auditorium - AS112
- Allied Health Sciences Building - AS114

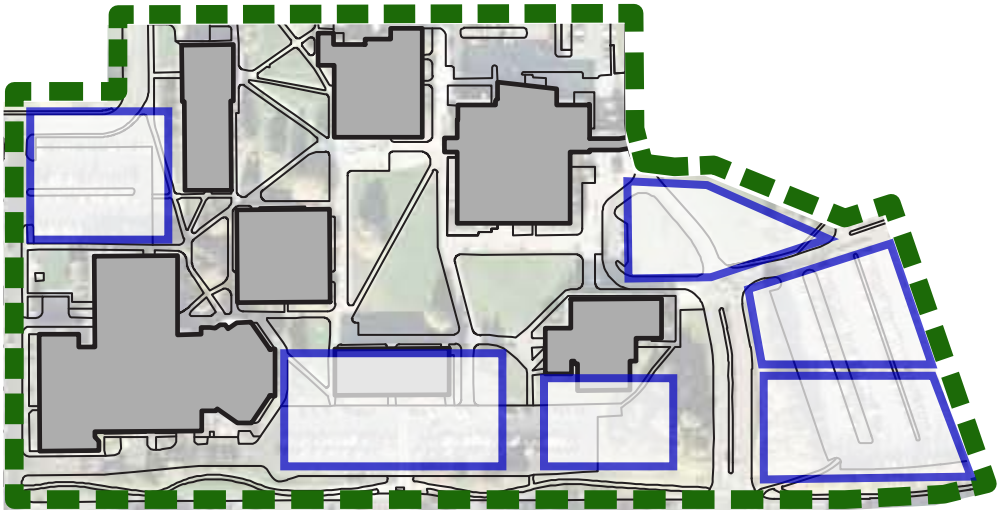


West Academic Zone ::
Site Analysis



sketches under development

SKETCHES SHOWING POSSIBLE BUILD-OUTS



POTENTIAL DEVELOPMENT SITES

Potential Future Actions ::

- College of Education Expansion
- Tanaina Child Development Center Relocation
- Classroom Building
- Army & Air Force ROTC

Connectivity ::

- Maintain the main east/west at-grade non-motorized pathway. (see Section 2.2.1)
- Maintain and enhance the north/south at-grade non-motorized pathways to the Transition Zone and Community Interface Zone.
- Maintain and enhance the central Spine dispersal point and connections to the at-grade non-motorized pathways.

Open Space ::

- Maintain the Cuddy Quad.
- Develop an open space to the west of the new Engineering & Industry Building that provides a visual connectivity to a mirrored open space in the Health Science zone.



Campus Core Zone :: Overview

Summary ::

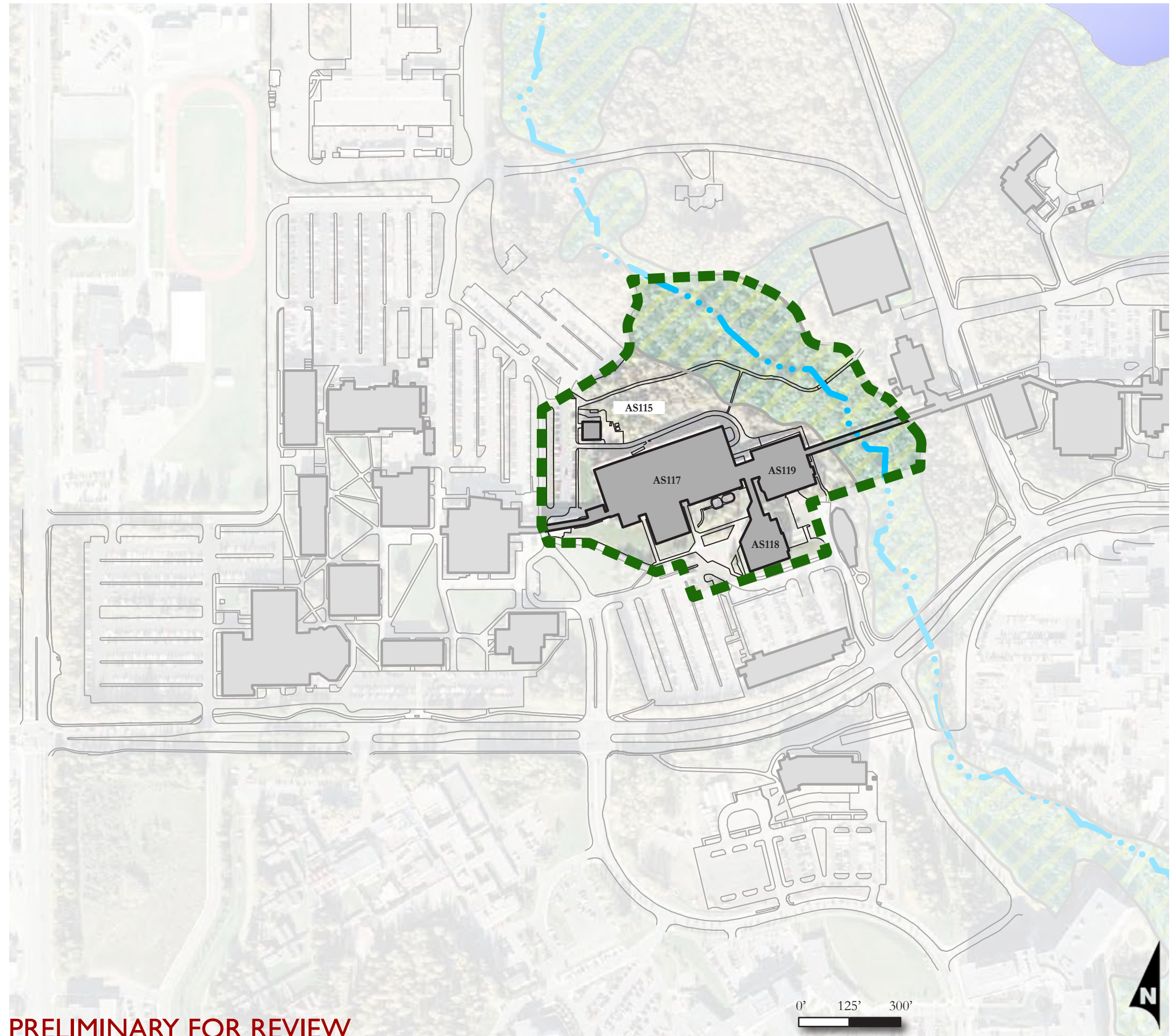
The Campus Core Zone is located next to Chester Creek and is encircled almost entirely by adjacent zones. Due to its location and existing program elements, this zone is the primary hub and connector for the campus as a whole. Historically, by hosting the recreation and student union programs, it became the bridging element for the integration of the community college and the university. Expansion and densification in this zone will require repurposing or replacing existing facilities in addition to strategic infill developments.

Intent ::

This zone serves as the heart of UAA. It is a place of gathering and the primary interface between academics, student life and the visitors. In addition to this core zone, student amenities are dispersed throughout the UAA Campus to develop an integrated and cohesive student life experience.

Existing Facilities ::

- Energy Module No. 1 - AS115
- Wells Fargo Sports Center - AS117
- Bookstore - AS118
- Student Union - AS119



Campus Core Zone ::
Site Analysis



sketches under development

SKETCHES SHOWING POSSIBLE BUILD-OUTS



POTENTIAL DEVELOPMENT SITES

Potential Future Actions ::

- New/Expanded Student Union
- Alumni Center
- Student Services Building
- Multi-Cultural Facility
- Honor’s College
- Central Classroom Building
- Student/Faculty Amenities
- Administration

Connectivity ::

- Provide link to the main east/west at-grade non-motorized pathway. (see Section 2.2.1) The connection will generally run parallel and along the south side of the Spine across Chester Creek.
- Maintain and enhance the central Spine dispersal point and connections to the at-grade non-motorized pathways.

Open Space ::

- Provide access to the adjacent proposed quad in the Engineering Zone.
- Develop a major open space adjacent to Chester Creek greenbelt with direct connection to the east/west pathways.



Engineering Zone :: Overview

Summary ::

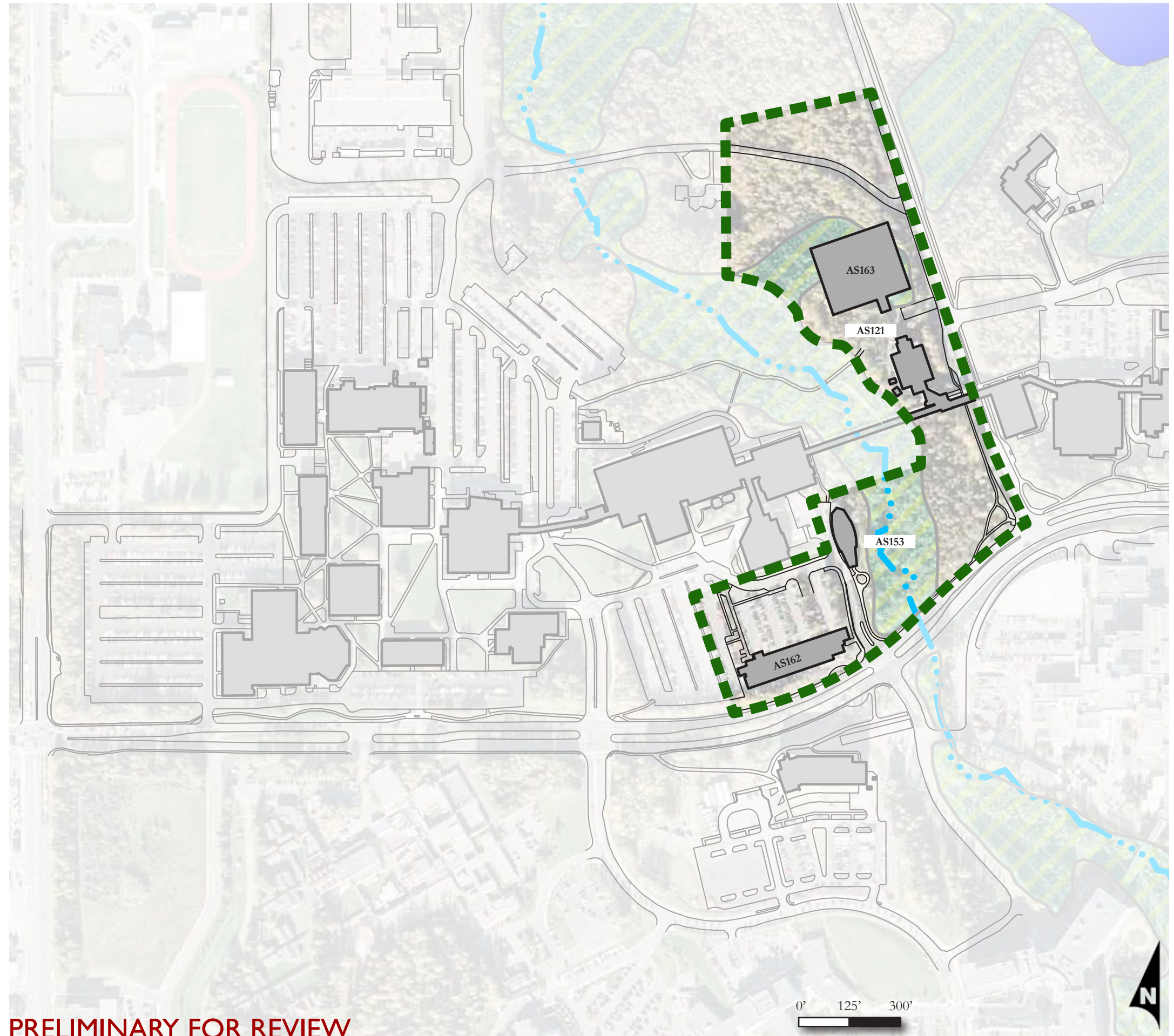
The Engineering Zone parallels Chester Creek and UAA Drive with a high level of connectivity to adjacent zones. It is linear in nature and relies on the Campus Core Zone for facility integration.

Intent ::

The common goal of this zone is to inspire learning and research through the discipline of engineering, and to spark research collaboration with adjacent Health and East Campus zones. Key zone characteristics are a collaborative, multidisciplinary approach to education, research, professional development, and community partnerships.

Existing Facilities ::

- Arcade & Bridge Lounge - AS120
- Engineering Building - AS121
- ANSEP - AS153
- Engineering and Industry Building - AS162
- North Parking Garage - AS163



Engineering Zone ::
Site Analysis

Potential Future Actions ::

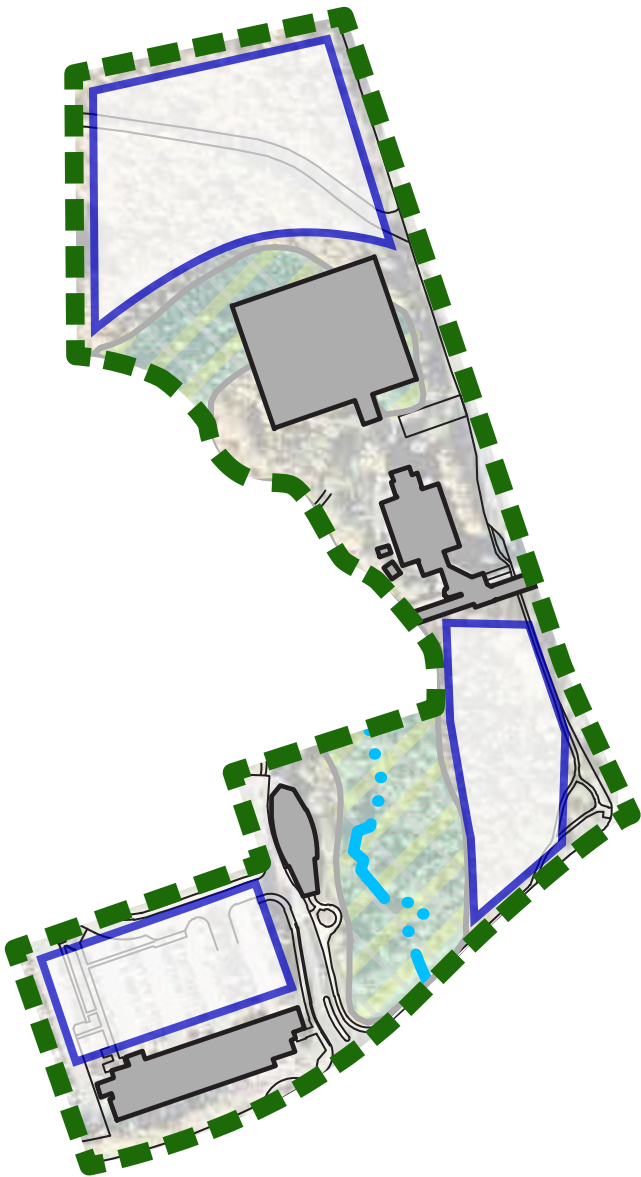
- Engineering Phase II
- Architecture & Planning
- Spine upgrades to improve vertical transitions

Connectivity ::

- Provide the main east/west at-grade non-motorized pathway. (see Section 2.2.1) The connection will generally run parallel and along the south side of the Spine across Chester Creek.
- Provide spine connection to the Health Zone.
- Channelize pedestrians, cyclists, and skiers to designated crossings of UAA Drive.
- With redevelopment, modify existing spine connection to allow a more direct and intuitive interior crossing above UAA Drive.
- Provide a safe pedestrian crossing of UAA Drive. Priority should be given to a grade-separated option.

Open Space ::

- Maintain Chester Creek in a natural state.



sketches under development

SKETCHES SHOWING POSSIBLE BUILD-OUTS

POTENTIAL DEVELOPMENT SITES



Transitional Zone :: Overview

Summary ::

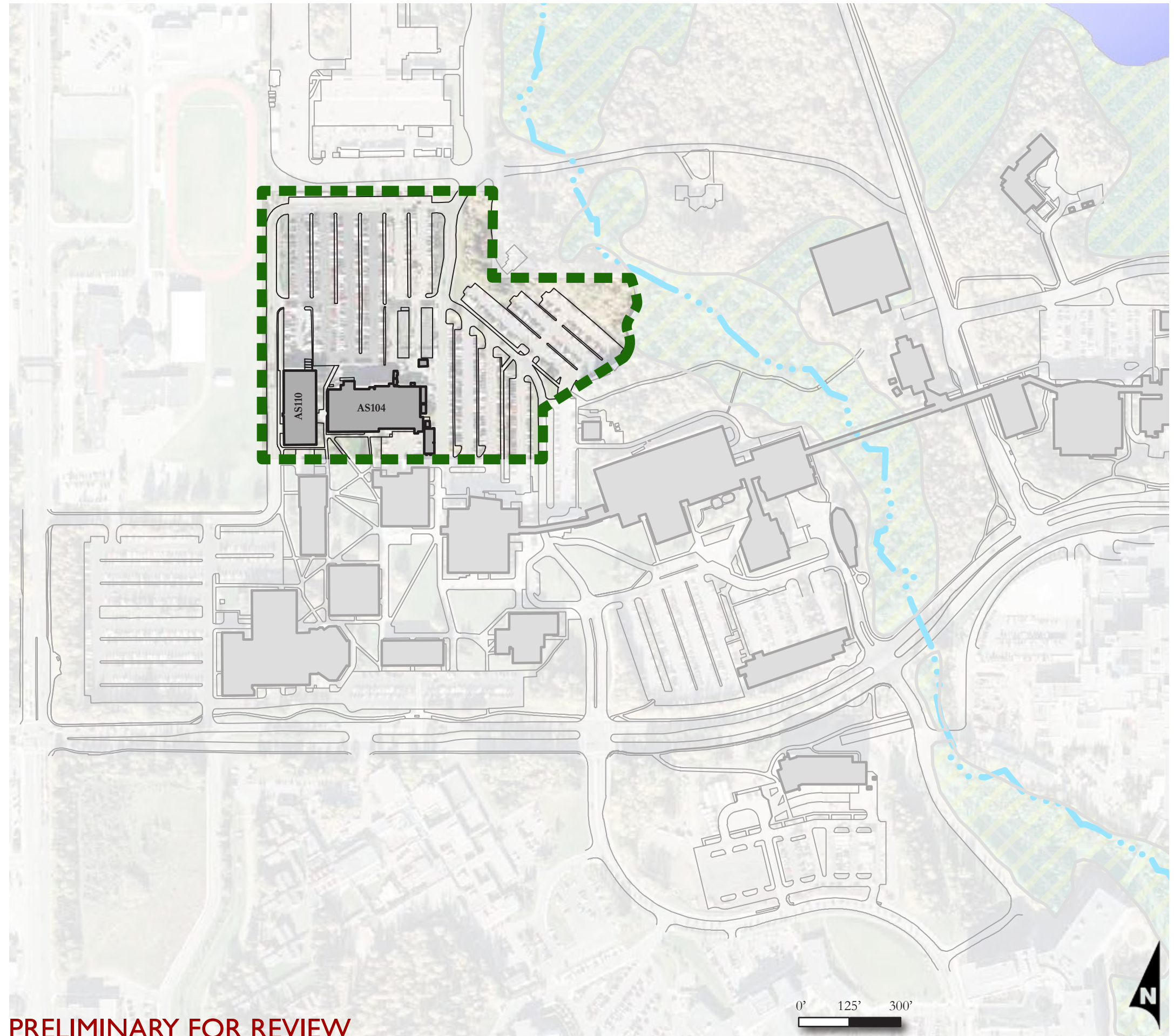
The Transitional Zone is bordered by Mallard Lane to the north and has strong connections to the Community Interface Zone and the Anchorage School District. Its lands are internal to the campus and primarily composed of surface parking lots that support the adjacent zones to the south. Any new development in this zone will displace surface parking.

Intent ::

The key characteristic of this zone is a place in transition. The long-term vision is a bridge between the community through technical and applied academics.

Existing Facilities ::

- Gordon Hartlieb Hall - AS104
- Auto/Diesel Technology Building - AS110



Transitional Zone ::
Site Analysis

Potential Future Actions ::

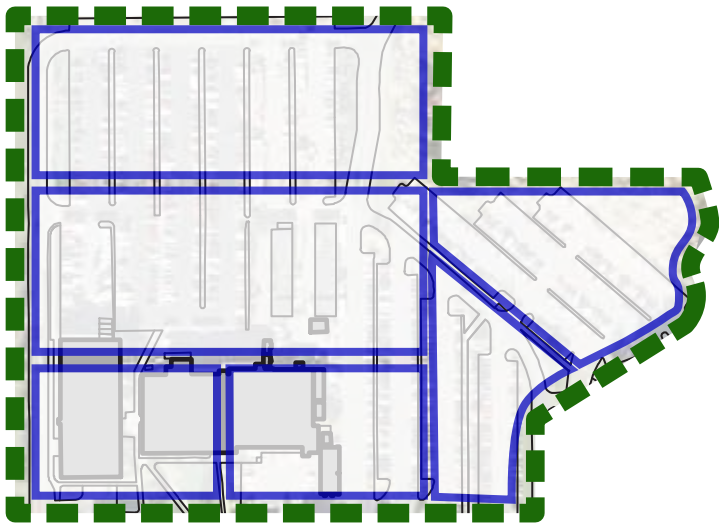
- CTC Industry & Technology Center
- Construction & Design Technology
- Academic Flex Space
- Facilities & Campus Services (F&CS)
- Parking Structure(s)

Connectivity ::

- Provide north/south pathway linking to the loop road and West Academic Zone.

Open Space ::

- Provide new open space that has a relationship to and is an extension of the Campus Core and/or Cuddy Quad.



sketches under development

SKETCHES SHOWING POSSIBLE BUILD-OUTS

POTENTIAL DEVELOPMENT SITES

Health Zone :: Overview

Summary ::

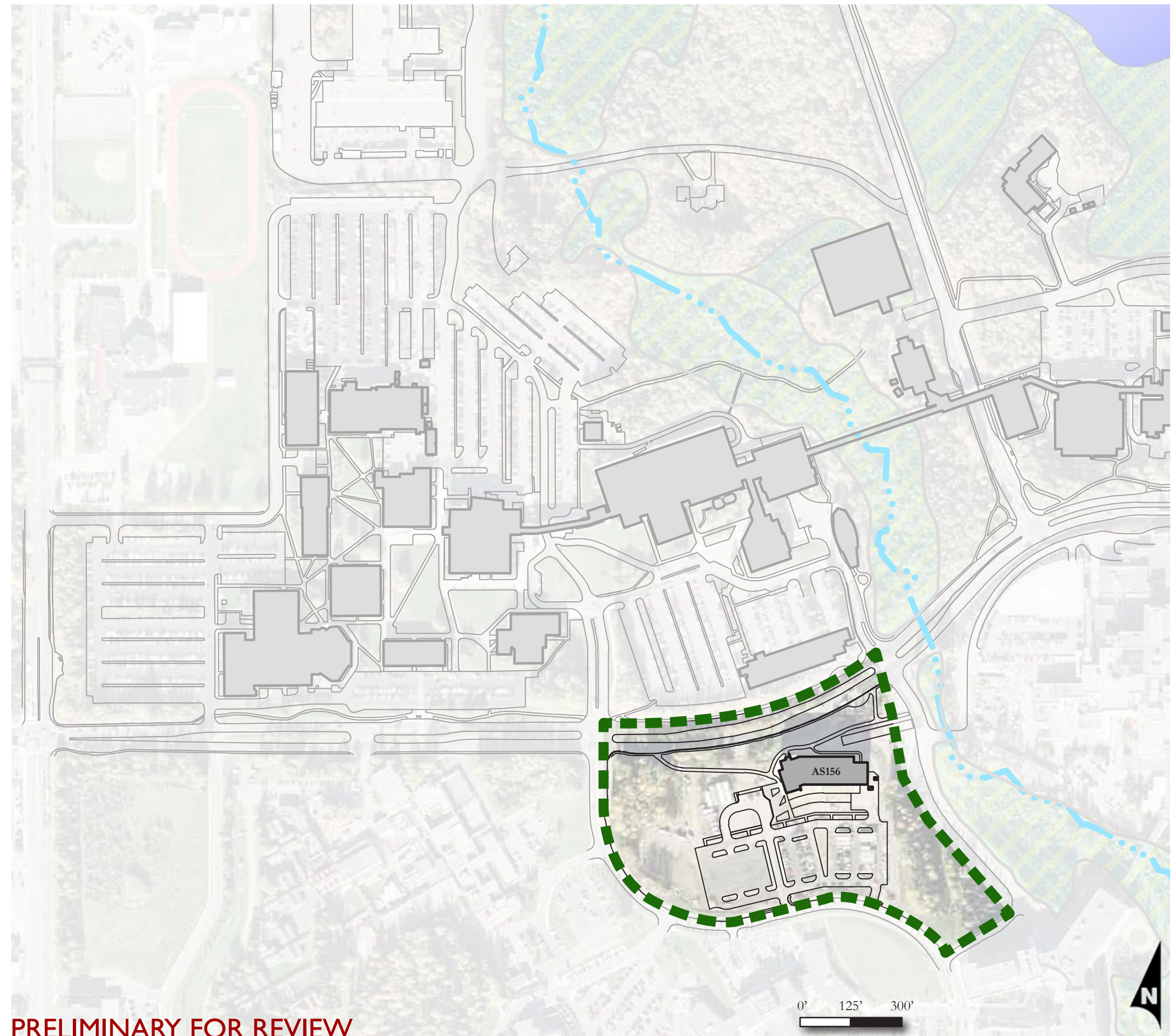
The Health Zone was a recent expansion of UAA and has been approached as a planned development, with all future facilities potentially identified. It has close adjacencies to the central region of campus as well as strong ties to the surrounding medical community. Much of its growth will be through new program development as well as relocation of programs that currently reside primarily in the West Academic Zone. Its location across Providence Drive creates opportunities for collaboration across the U-Med District.

Intent ::

The common goal of this zone is to inspire learning through the disciplines of health and social welfare. It has direct adjacency to the surrounding medical community and key zone characteristics are a collaborative, multidisciplinary approach to education, research, service, and community partnerships.

Existing Facilities ::

- Health Sciences Building - AS156





Potential Future Actions ::

- Health Sciences Phase II, III, IV
- Parking Structure(s)

Connectivity ::

- Provide at-grade non-motorized pathway to link to the Health Zone to Chester Creek. (see Section 2.2.1)
- Provide spine connection to the Engineering Zone
- Provide a Spine dispersal point and connections to the at-grade non-motorized pathways.

Open Space ::

- Develop an open space that provides a visual connectivity to a mirrored open space across Providence Drive.

SKETCHES SHOWING POSSIBLE BUILD-OUTS



POTENTIAL DEVELOPMENT SITES

East Academic Zone :: Overview

Summary ::

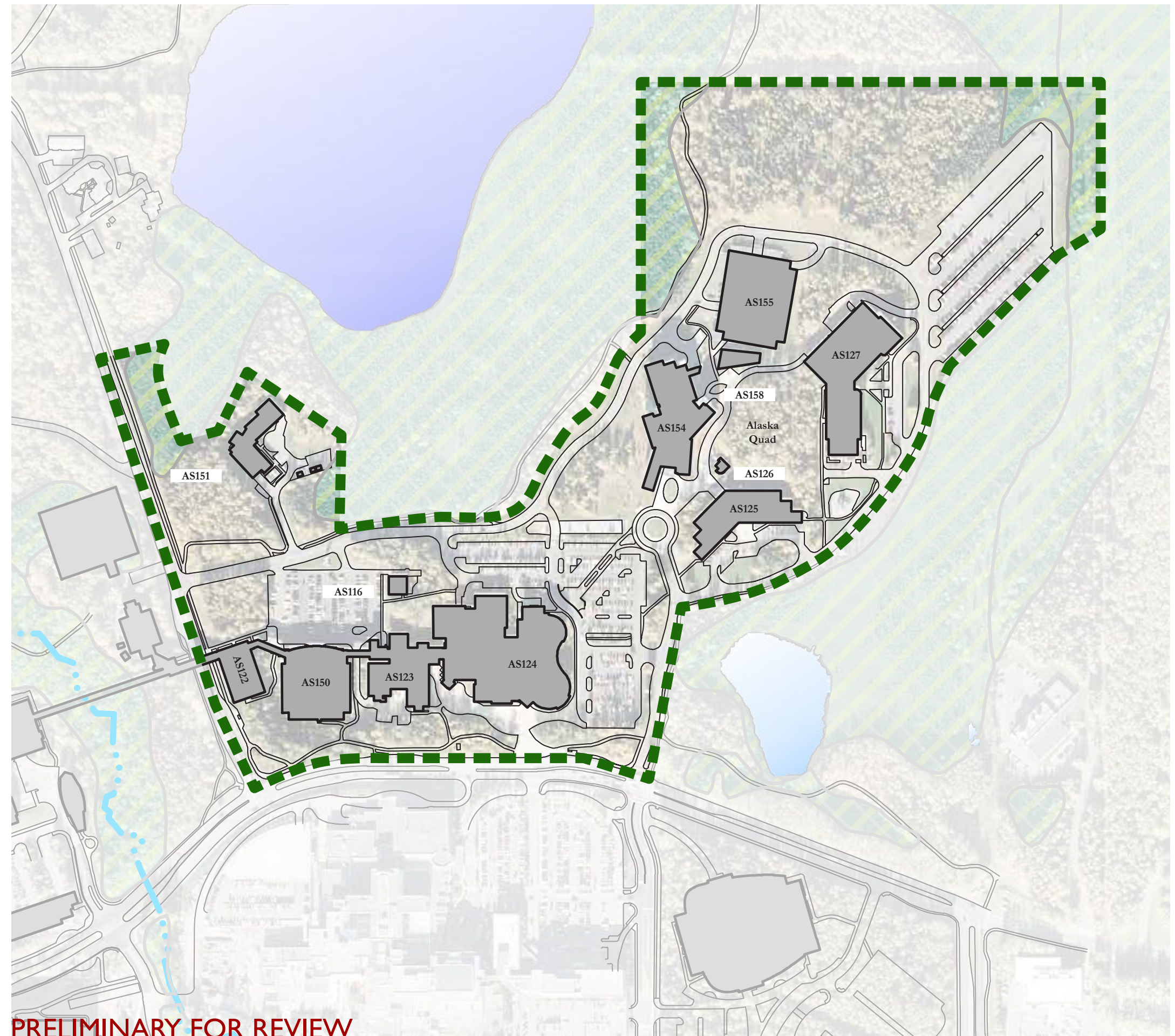
UAA Drive, Alumni Drive, and Providence Drive mark the primary boundaries of the East Academic Zone with additional land to the north, adjacent to Goose Lake. This part of the campus is made up of a variety of buildings that are arranged around the Alaska Quad as well as a linear grouping along the east/west Spine. In addition to a multitude of academic facilities, this zone houses the Consortium Library, which has a key student and academic life function and serves as an extension of the Campus Core, serving UAA and APU.

Intent ::

Development in this zone should center primarily on education in the liberal arts and sciences as well as academic institutions for the entire UAA community.

Existing Facilities ::

- Energy Module No. 2 - AS116
- Natural Science Building - AS122
- Social Science Building - AS123
- Consortium Library - AS124
- Administration Building - AS125
- Administration Utility Building - AS126
- Fine Arts Building - AS127
- Central Parking Garage - AS150
- Ecosystem-Biomedical Health Laboratory - AS151
- ConocoPhillips Integrated Science Building - AS154
- East Parking Garage - AS155
- Fireside Cafe - AS158



PRELIMINARY FOR REVIEW



East Academic Zone :: Site Analysis

Potential Future Actions ::

- Classroom Building
- Native Arts Facility
- Performing Arts Center
- Parking Structure

Connectivity ::

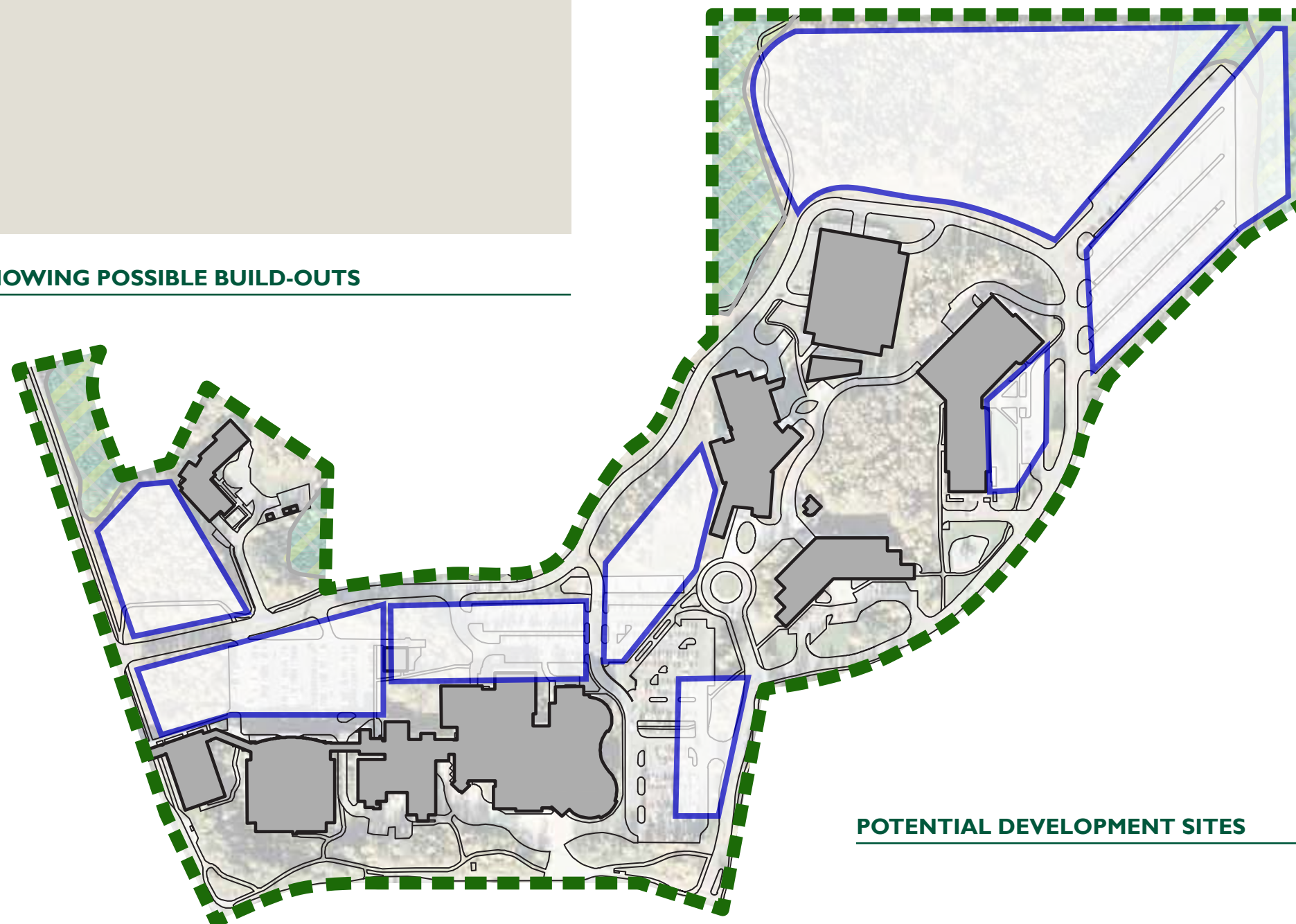
- Provide the main east/west non-motorized pathways. (see Section 2.2.1) The connection will generally run parallel and along the south side of the Spine across Chester Creek.
- Provide a north/south non-motorized pathway to the Community Interface Zone (see Section 2.2.1)
- Provide Spine connection to Recreation Zone.
- Maintain the northern east/west at-grade pathway.
- Enhance the Spine dispersal point and connections to the at-grade pathways.

Open Space ::

- Maintain the Alaska Quad.
- Maintain and enhance the library plaza.

sketches under development

SKETCHES SHOWING POSSIBLE BUILD-OUTS



POTENTIAL DEVELOPMENT SITES

Recreation Zone :: Overview

Summary ::

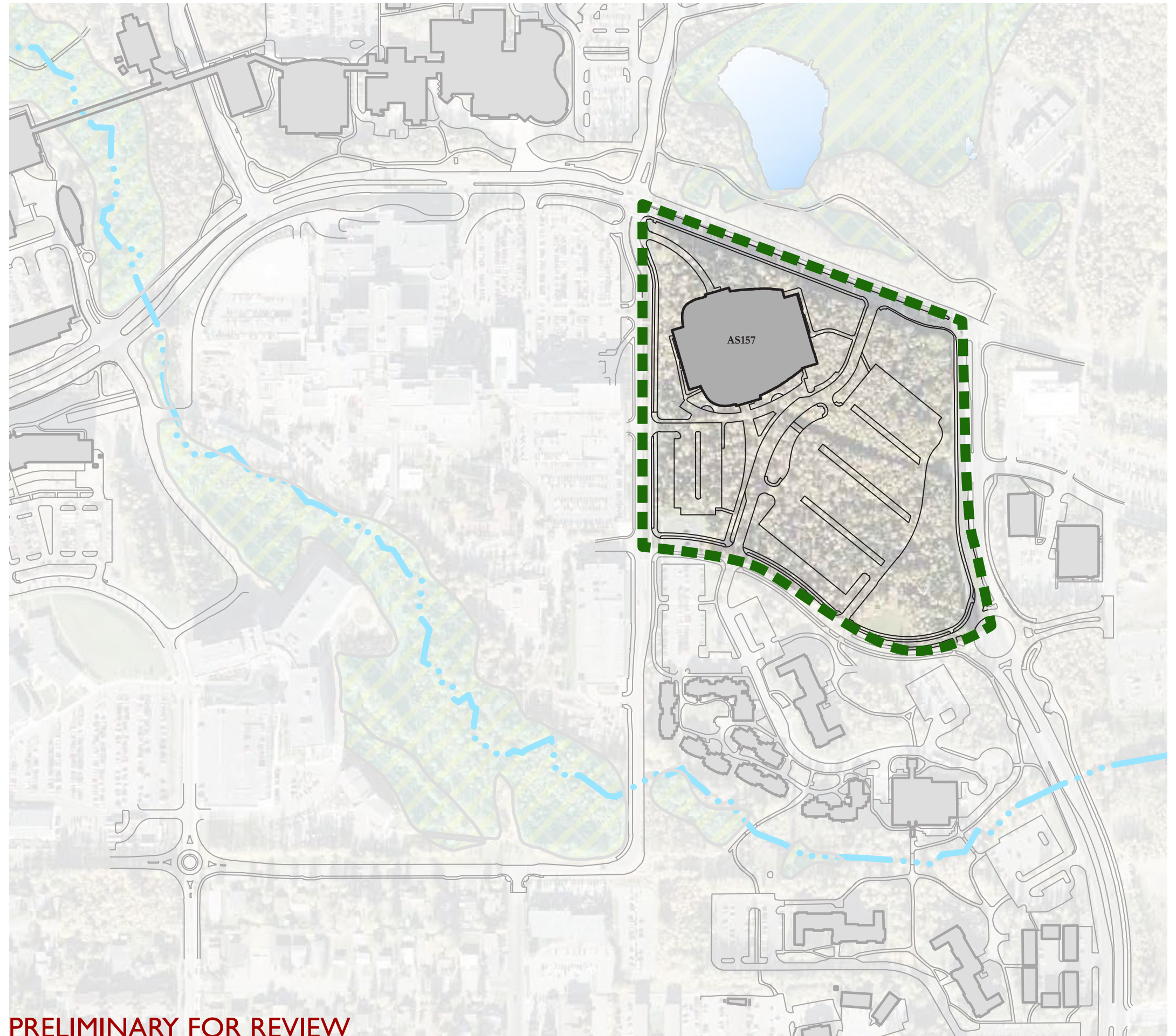
The Recreation Zone is a gateway to UAA on the corner of Providence Drive and Elmore Road. It acts as a bridge between academics and resident life as well as the larger community. The Alaskan Airlines Center acts as a landmark for the region. Future development in this zone will be defined by the limited land resources and event parking requirements.

Intent ::

The vision of the recreation zone is the promotion of the health and welfare for UAA and the surrounding community.

Existing Facilities ::

- Alaska Airlines Center - AS157



Recreation Zone ::
Site Analysis

Potential Future Actions ::

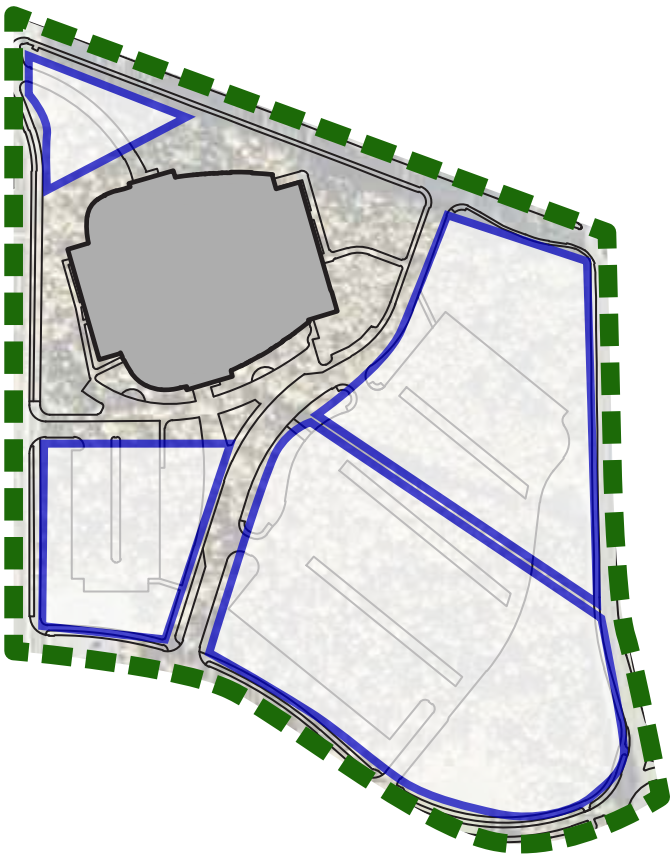
- Student Recreation Facility
- Ice Arena
- Parking Structure

Connectivity ::

- Provide Spine connection to East Academic Zone.
- Maintain the north/south non-motorized pathway linking Housing to the East Academic Zone. (see Section 2.2.1)

Open Space ::

- None specific to only this zone.



sketches under development

SKETCHES SHOWING POSSIBLE BUILD-OUTS

POTENTIAL DEVELOPMENT SITES

Student Housing Zone :: Overview

Summary ::

The south part of the campus is where all existing student housing is located. The housing is composed of a cluster of multi-story buildings, built between the mid-1980s and late 1990s. Providence Alaska Medical Center is to the west and Alaska Pacific University marks the eastern boundary. A benefit of this cluster of housing is that it is in close proximity to Tudor Road where there is the potential for development of a mixed-use university village. Such a development would be expected to prosper due to increases in student residents, employees, and potential customers from the neighboring hospitals and medical offices. Student housing is close to academic facilities, yet enjoys a certain independence from them.

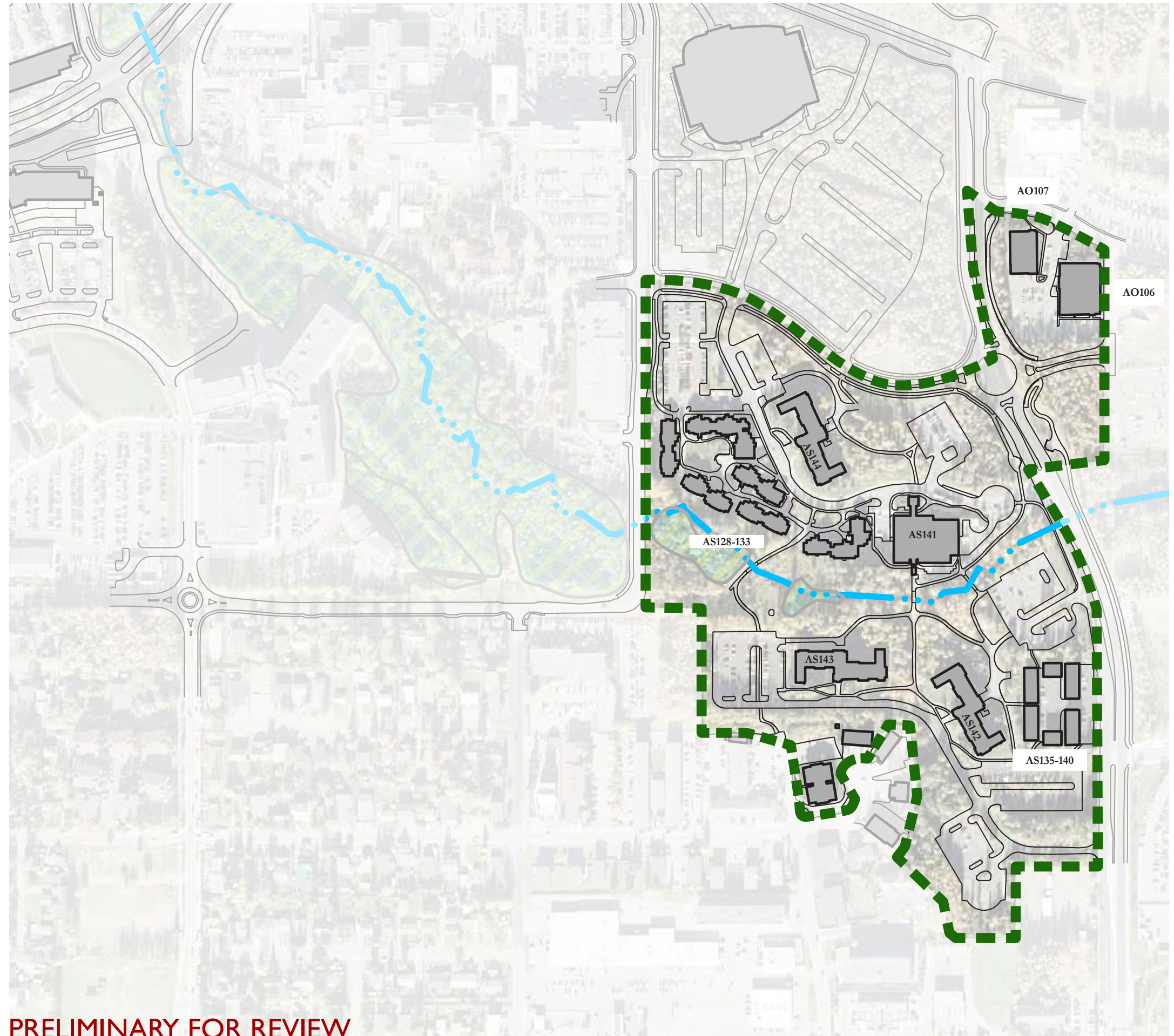
The University owns land adjacent to the Student Housing Zone lying east of Elmore Road on University Lake Drive. The northern part is developed with two single story buildings. The existing low density development and proximity to the current student housing makes this area ideal for future expansion of a variety of housing types.

Intent ::

Development in this zone should focus on housing and mixed-use facilities with the intent of creating a strong sense of place for all resident UAA students.

Existing Facilities ::

- University Lake Building - AO106
- University Lake Building Annex - AO107
- MAC Housing - AS128-133
- Templewood Housing - AS135-140
- Commons - AS141
- East Hall - AS142
- West Hall - AS143
- North Hall - AS144



PRELIMINARY FOR REVIEW

Student Housing Zone :: Site Analysis

Potential Future Actions ::

- Additional student housing
- Mixed retail, service and amenities
- Parking Structure

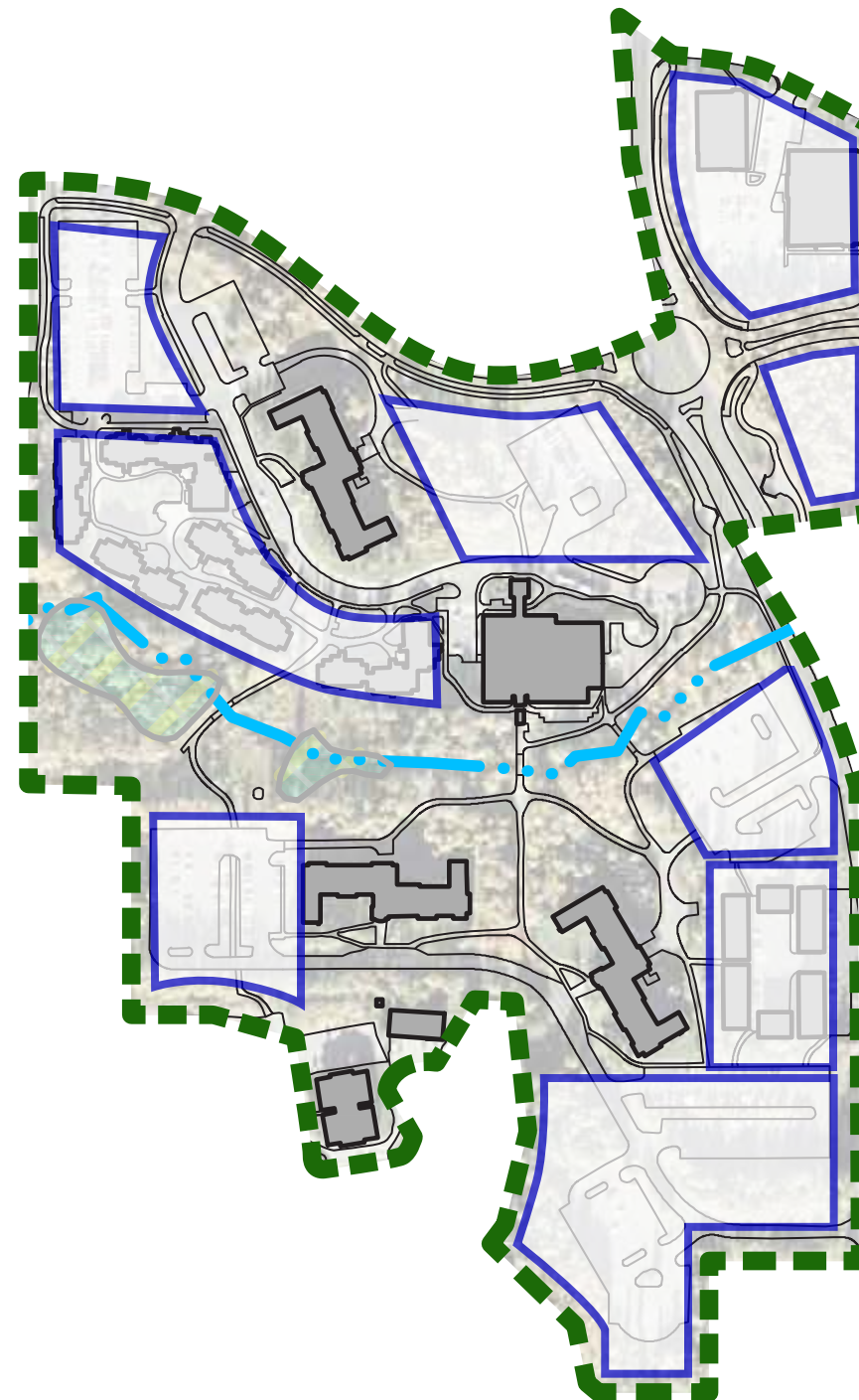
Connectivity ::

- Provide the north/south at-grade non-motorized pathway to link to the main east/west campus connection. (see Section 2.2.1)
- Maintain east/west connectivity to the Chester Creek and University Lake trail systems. (see Section 2.2.1)

Open Space ::

- This zone shall receive a large multi-purpose open space area.
- Maintain Chester Creek in a natural state.

sketches under development



SKETCHES SHOWING POSSIBLE BUILD-OUTS

POTENTIAL DEVELOPMENT SITES

Off Campus Zone ::
Overview

Summary ::

Some UAA Community and Technical College programs and functions are currently accommodated away from the campus. Primary among those is the University Center which is located a mile west of the campus at Old Seward Highway north of Tudor Road. The University Center is occupied by job training programs, computer labs, classrooms, and enrollment services (admissions, financial aid, new student recruitment, registration and records, UAA One-Stop). Three other major UAA off-campus facilities are: the Aviation Complex at Merrill Field, the Downtown Center at 7th and A Streets, and the Diplomacy Building near the Alaskan Native Tribal Health Consortium along Tudor Road. The UAA Aviation Complex provides instruction and certification for a variety of aviation related fields. The Downtown Center has been primarily used for research institutes and community programs. The Diplomacy Building is currently being used by the Graduate School and several UAA affiliated research groups and its close proximity to the main campus is beneficial. An additional off-campus facility is the UAA Chugiak Eagle River Campus, which serves a geographically different student base.

Intent ::

The Off-Campus Zone provides an opportunity to continue to enhance and grow the ever expanding academic programs. Key program and design elements have strong community outreach and location specific missions. Programs that require stronger connection to on-campus programs should be evaluated and brought back to main campus if an opportunity presents itself. Similarly, programs or administrative services that do not need to be on campus can be considered for relocation off-campus.

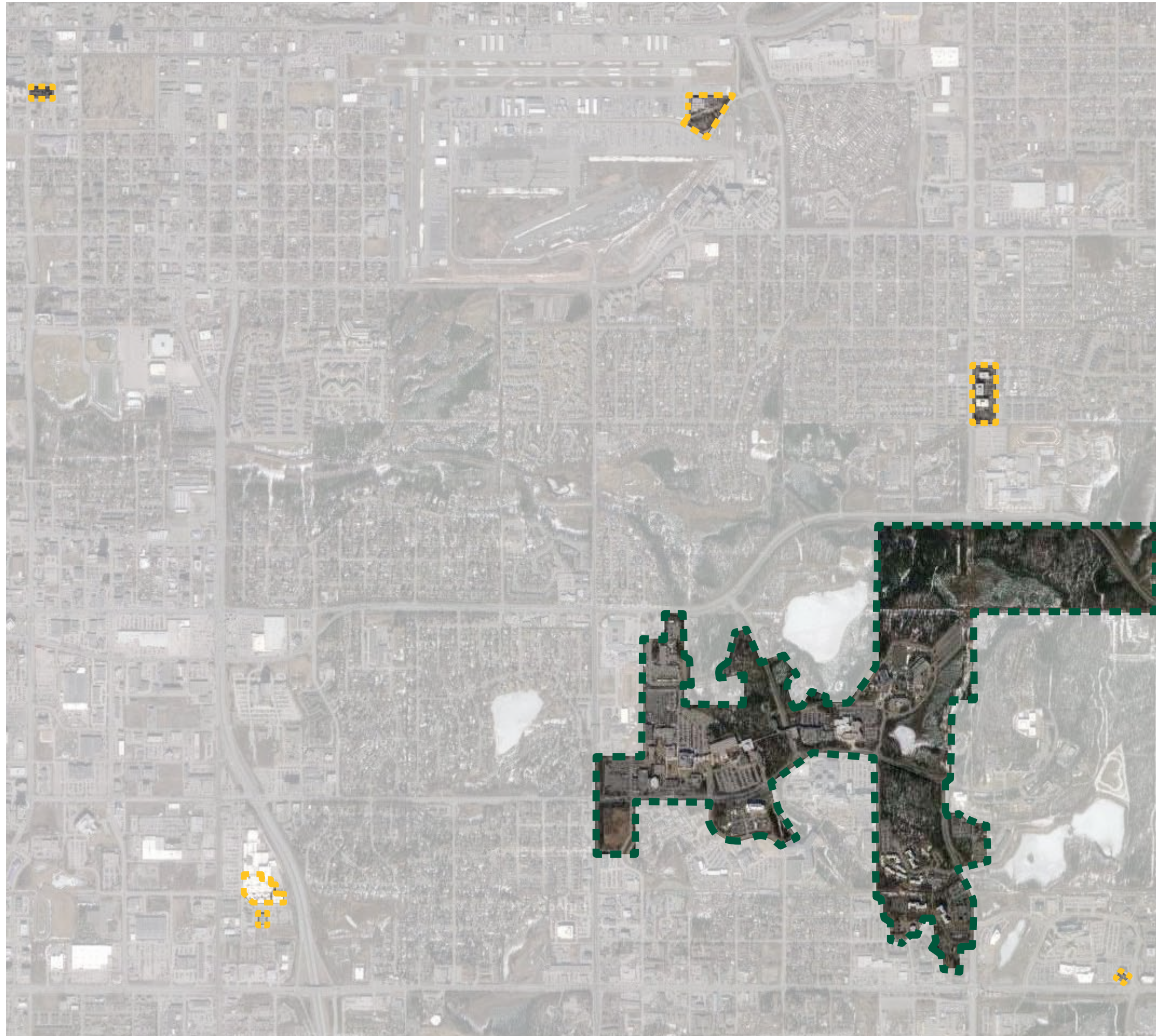
Existing Features ::

- UAA Chugiak/Eagle River Campus - AL108
- Aviation Technology Center - AO101
- 7th & A Building - AO104
- Diplomacy Building - AO105
- University Center - AO108
- Bragaw Office Building - Leased



Reference 43

Off Campus Zone :: Site Analysis



Potential Future Actions ::

- Facilities Maintenance & Operations (FMO) – Equipment & Transportation Operations
- Other acquisition/disposal assets

Connectivity ::

- Provide connections to the Seawolf Shuttle, People Mover, and regional multi-use trail systems.

Open Space ::

- None specific to only this zone.

3.3 :: Open Space Overlay

Summary ::

Campus open space includes land and water areas open to the sky, shaped to provide for campus function or the maintenance of natural resources. For UAA, open space provides a wide spectrum of services including active and passive recreation, programmed event space, a pedestrian transportation network, and ecological services and benefits. Open space can generally be examined using a spectrum from fully programmed user-focused areas to areas with high ecological value and function. For each type of open space, there is an integrated campus system composed of a hierarchy of use area sizes and connections between them, which has taken the form of formal quads to high value wetlands. As development occurs, open spaces may be shaped to accommodate programs, but any loss or devaluing shall be avoided. Open spaces should be deemed as important as the buildings that frame them, and development should be done mindfully with full integration of the program and facilities into the open space infrastructure.

Intent ::

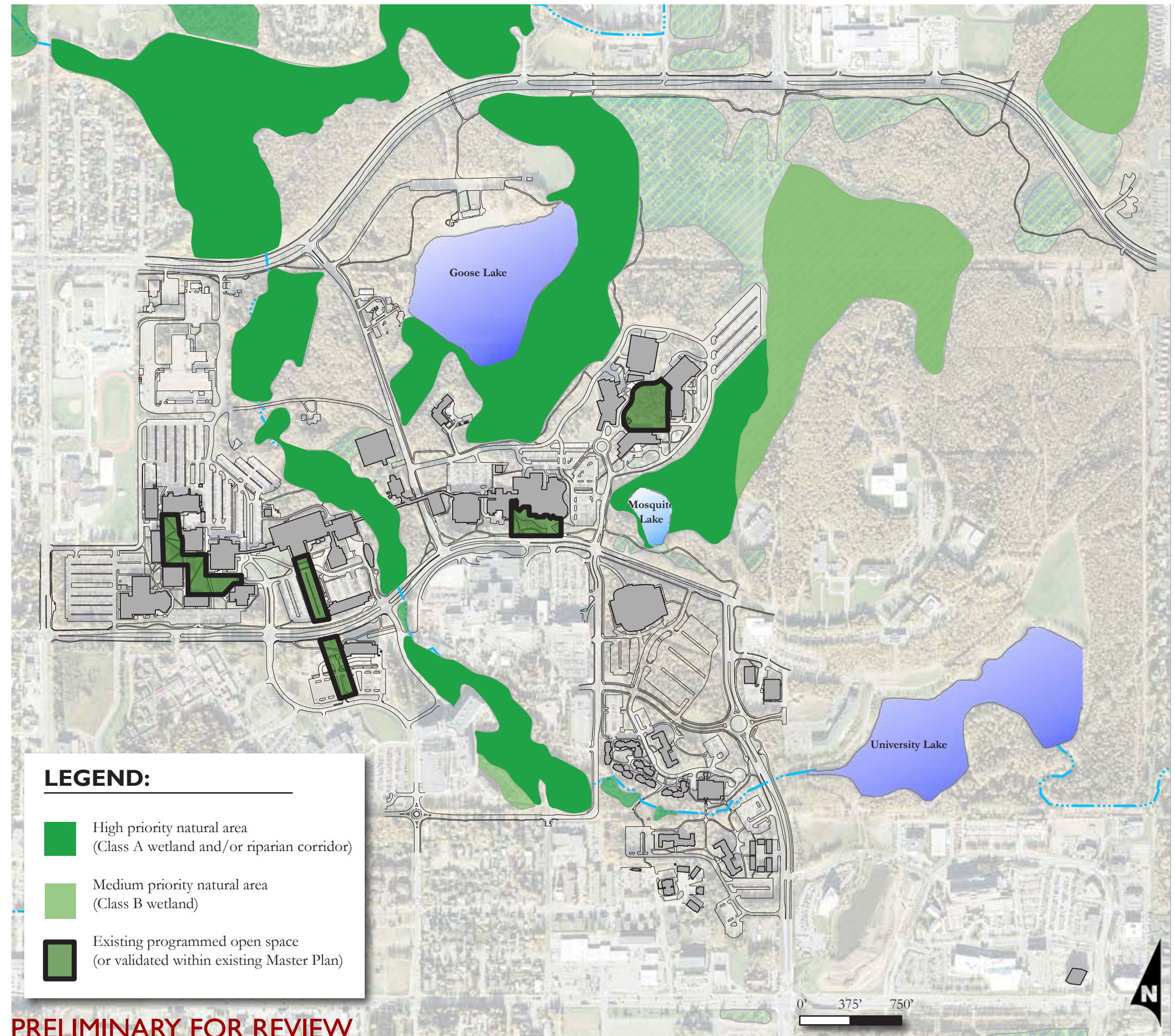
The open space system ties the campus together and serves as the bridge between the natural and urban environments. Growth and development need to carefully assess the value of open space components, as open space (whether natural or programmed) may have a higher value than further developed land. Include design elements for gathering, recreation, and ecological benefits.

Existing Features ::

Campus Quads, South Fork Chester Creek, Goose Lake, Mosquito Lake, and a recreation trail system

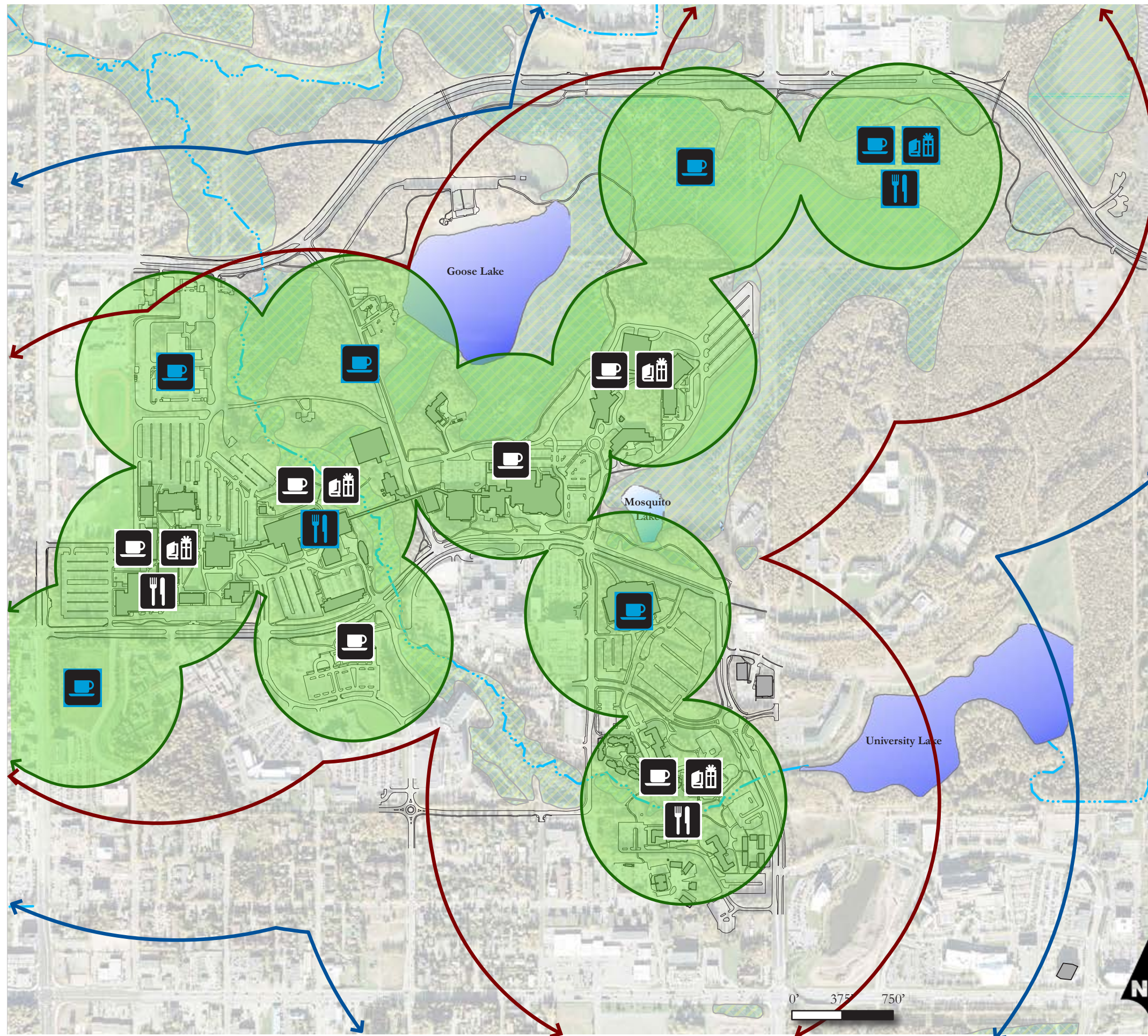
Potential Future Actions ::

Expansion of open space through additional quads or open space areas of a variety of sizes, and the pathway corridors to connect them. Future buildings and development comply with the underlying zone with an emphasis on retaining natural vegetation, enhanced landscaping, improved pedestrian connectivity, addition or enhancement of landscaped quads/plazas, and promotion of views.



Reference 43

3.4 :: Service & Amenities Overlay



Summary ::

Service & Amenities are those campus components where convenience contributes to their success. This convenience can be measured by the time that it takes for a user to travel from any given location to the component. Some components will only require one location on the campus, but others will need to be provided in each zone in order to accommodate users.

Intent ::

Planning at the scale of service & amenity areas relates to campus-wide systems that are nodal in application. This level of planning seeks to ensure that they are convenient, and occur at a frequency that is related to their importance of use.

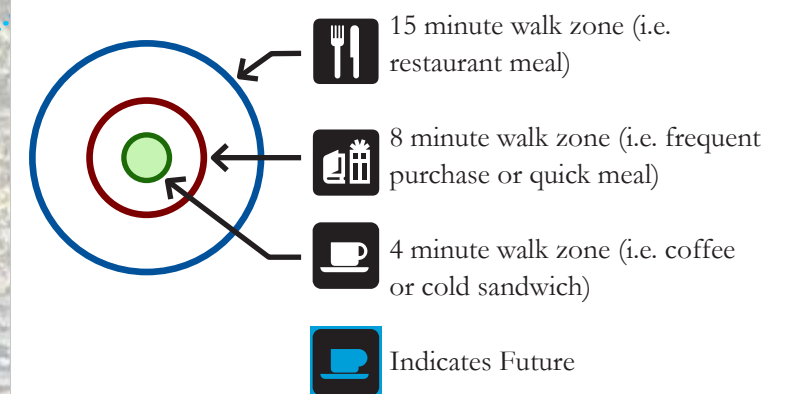
Existing Features ::

Food services, support services, retail, seating area, gathering areas, and child development center

Potential Future Actions ::

As development and redevelopment occur, provide services and amenities as recommended by the design guidelines to complete campus coverage by these components.

LEGEND



3.5 :: Acquisition & Disposal Goals

UAA should strategically consider land acquisition and disposal opportunities outside the main campus to shape the evolution, expansion, and goals of specific campus programs and initiatives. This is especially important given the limited developable land remaining in the U-Med District and at the main campus. Acquisition should focus on properties adjacent to zones that are at or near development capacity. This includes opportunities for land transfers with neighboring institutions, which would offer mutual benefits.

UAA should aim to dispose of properties in satellite locations that do not support consolidation and densification, are not geographical advantageous to the UAA mission, and/or, contribute to land use conflicts in a particular neighborhood or municipal zone.

As a bridging strategy, the use of leased land and facilities is an advantageous interim solution for rapid response space allocation, grant-funded space that may be more temporary in nature, or for specialized functions that are better served from a community location.

The overall goals for acquisition, disposal, lease, and land transfers should address:

- Consolidation and increased density of programs and services
- Reduce duplication
- Result in sustainable operations and energy efficiency
- Industrial space not suitable for main campus
- Student Housing requirements



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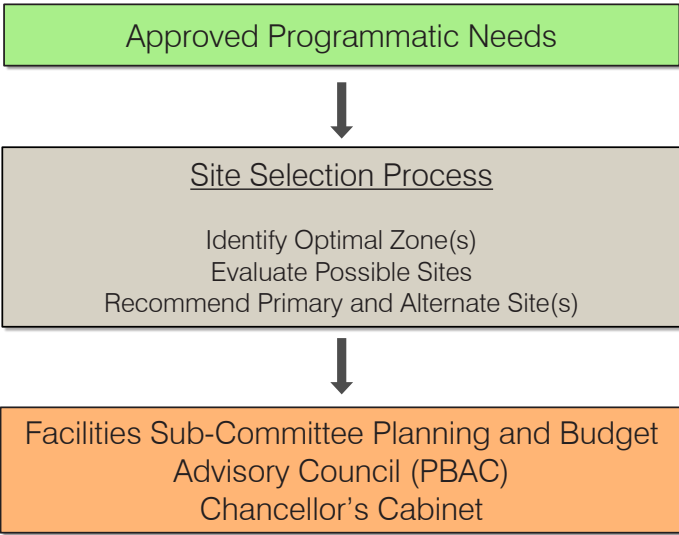
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Implementation

Section 4

4.1 :: OVERVIEW

Implementation of the Master Plan vision will be achieved over time through incremental changes made through individual projects. To direct this change, the site selection process outlines a consistent and efficient means to identify the best location for new, expanded or relocated programs that further the goals of the Master Plan. The site selection process begins after a project has been formally approved by the President through the University of Alaska Statewide



Capital Plan and Project Approval Process and is turned over to UAA Facilities, Planning, and Construction (FP&C) for initial design.

Under the leadership of the FP&C, the sole purpose of the site selection process is to identify, evaluate and recommend optimal locations for approved capital projects. FP&C begins the site selection process by generally quantifying the space needs of the project including necessary support structures and infrastructure. FP&C also identifies any strong existing or reasonably foreseeable relationships the proposed use has with other academic programs.

FP&C documents the process and decision in a brief site selection report that is presented for acceptance by the Planning and Budget Advisory Council (PBAC) through the Facilities sub-committee, and ultimate approval by the Chancellor.



Student life is a vital component of campus life in every season; abundant opportunities to be outdoors in the summer and facilities that can be used through the long winter are equally important.



4.2 :: ZONE/SITE EVALUATION PROCESS

I. Zone Evaluation

- a. Identify the optimal zone for the proposed project/program
 - i. Which zone does it have the strongest relationship with?
 - ii. How does siting the project/program in the zone achieve the long-term objectives of the Master Plan?
 - iii. Of all the projects/programs that could be located in the zone, is the one under consideration the highest and best development given the available land and/or building space for redevelopment/repurposing?
 - iv. How will locating it in this zone functionally enhance the program and adjacent programs?
- b. Infrastructure/support services
 - i. Identify necessary infrastructure improvements that must be undertaken prior to development of the project/program in this zone.
 - ii. Identify concurrent projects that should be undertaken as part of the main project/program.
- c. Adjacent or alternate zone (to be considered if optimal zone has limited development potential)
 - i. Does the project/program also meet the intent of an alternate zone and still achieve the long-term objectives of the Master Plan? Do the infrastructure/support service requirements change?
 - ii. Are there suitable development or redevelopment opportunities adjacent to the optimal zone that have strongly identified adjacencies to the proposed project/program?



2. Site Evaluation

Site concept sketches should be developed that comply with the UAA Master Plan and Municipality of Anchorage Title 21 to test development areas within the selected zone.

- a. Re-purposing of an existing or portion of an existing facility
 - i. Are there existing spaces that can be repurposed?
 - ii. Can an existing program be relocated to a more appropriate zone in order to accommodate the project/program? Will there be a positive, negative or neutral impact on the existing program being relocated?
- b. New Construction
 - i. Physical characteristics
 - Consider land coverage ratios, open space, connectivity requirements, building orientation, building heights, wetlands, soils, slopes, land clearing requirements, etc.
 - 1. What is the “buildability” of the site (soils, wetlands, groundwater, slopes, etc.)?
 - 2. Is the development area large enough to accommodate the project/program and associated infrastructure?
 - 3. Is the land use efficiency maximized?
 - 4. Does the site provide opportunities for strong outdoor spaces?
 - 5. Are there site specific factors that should be taken into account?
 - 6. Are the adjacent land and sites of sufficient size to be included in future site selections processes.
 - ii. Demolition.
 - Consider this criteria when faced with a choice between renovation of an existing facility or demolition and replacement with a new facility.
 - 1. Is the cost of renovation such that it approaches 75% of the cost of a new facility? This accounts for initial or capital costs as well as the life cycle cost of maintenance and operation for the existing facility compared to a new facility over a

- 20 year period.
- 2. Do the existing facility’s physical characteristics make it technically or financially infeasible to alter in such a way that it cannot be easily upgraded to serve current or new functions? This includes compliance with new building codes and standards.
- 3. Is the location on campus more important for another use to achieve the Master Plan long-term vision?
- 4. Is alternative space available to accommodate all displaced functions?
- iii. Campus impact.
 - Consider building shadows, parking, traffic, public safety, views, multi-modal connectivity, etc.
 - 1. Will the location of the project/program have a positive or negative impact on adjacent facilities in the short-term and in the long-term?
- iv. User access (vehicular, pedestrian, bicycle, service and delivery).
 - Consider quality of access to the site from other areas of campus and the general community including visitor and handicap access.
 - 1. Does it provide connectivity or an opportunity to enhance connectivity to the existing multi-modal circulation networks?
 - 2. Where is the nearest UAA shuttle or MOA public transportation stop?
 - 3. Does it allow for the ingress/egress of service vehicles and personnel?

- v. Parking.
Consider parking availability near the site and accommodations for visitor and handicap spaces.
 - 1. Is visitor parking necessary for the project/program?
 - 2. Is sufficient parking available within a reasonable distance from the site or on a shuttle route?
 - 3. Does additional parking need to be added to the campus to serve the new facility or program?

- vi. Utilities.
Consider size, location, and availability of utilities needed to support the project/program.
 - 1. Are the required utilities available to the site and in good condition?
 - 2. Are they sized appropriately for expected capacities?
Will a preparatory infrastructure project be required?

- vii. Community compatibility.
Consider the visibility of the proposed facility to the surrounding community.
 - 1. How do the height, width, shape, and function impact the viewshed and environment from the community's perspective?
 - 2. What are the likely community concerns and/or benefits?
 - 3. Can concerns be mitigated? Can benefits be enhanced?



The Seawolf Shuttle provides a safe and comfortable means of travel around the UAA campus during the cold winter months in Anchorage. Each year, ridership increases, demonstrating unmet demand for transit.

- viii. Timing
Consider the time necessary to complete development of project within the selected zone(s).
 - 1. When does the new program/activity need the space?
 - 2. Will the user agency's activities start before the project can be completed? Is a temporary facility or leased space required?
 - 3. If existing space is to be repurposed, can programs be efficiently relocated within the proposed timeframe?

- ix. Cost
 - 1. Order of magnitude life cycle cost estimates
 - 2. Construction Cost
 - 3. Operations and Maintenance
 - 4. Personnel Costs



Recreation is a vital component of campus life in every season and facilities that can be used through the winter are particularly important.

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Design Guidelines

Section 5



The Chugach Mountain Range is a dramatic landmark providing views that lend unique identity to the campus.

5.1 INTRODUCTION

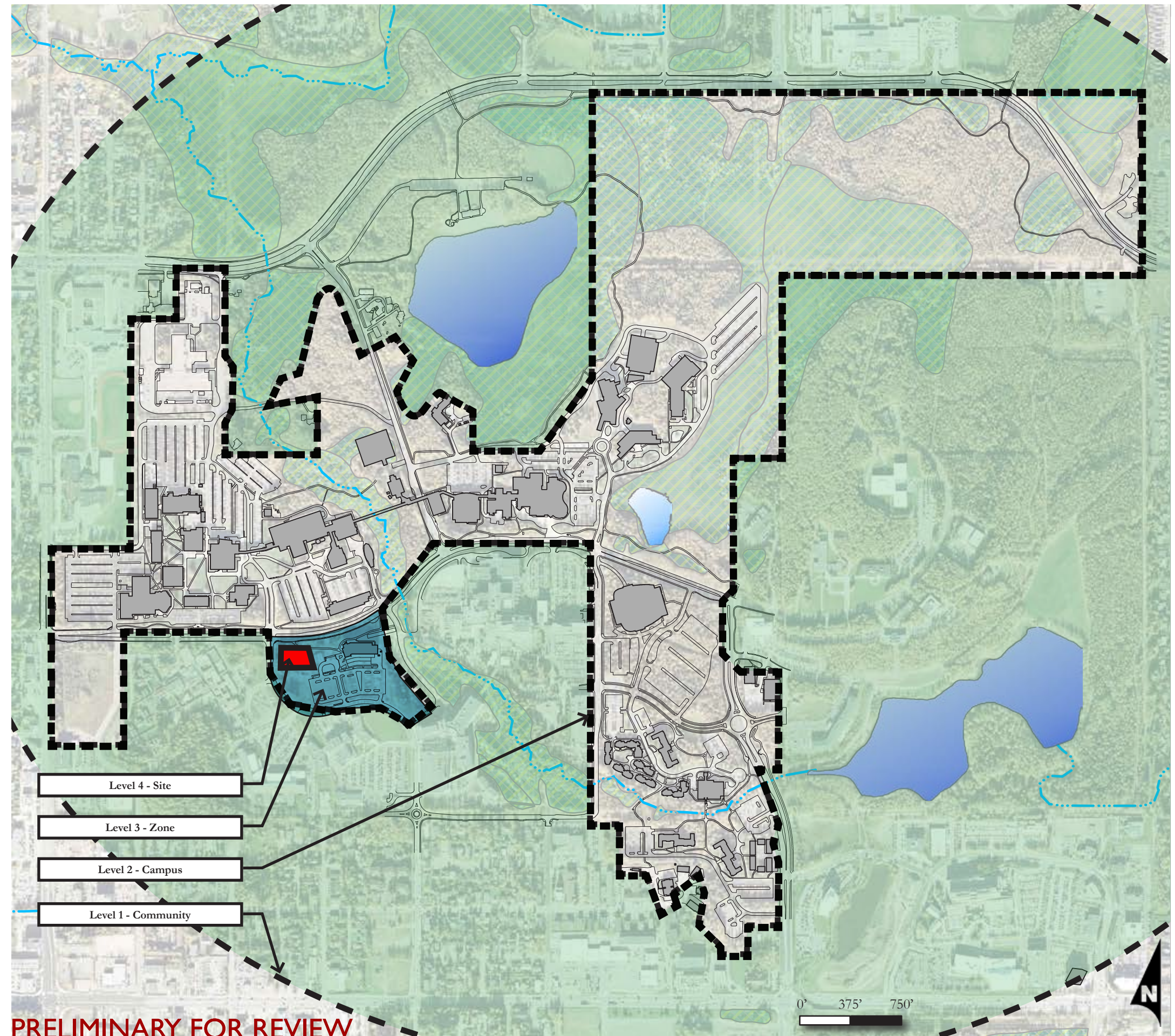
The Design Guidelines provide guidance for campus development that encourages functional design, reinforces a campus character and visual identity and allows for creativity within this larger campus framework. This section is organized with five basic levels of discussion:

- **Guiding Overlays:** The philosophical framework within which all decisions should be made.
- **Community:** The integration of the campus within its larger Anchorage community.
- **Campus:** The elements that contribute to campus identity and the functioning of campus-wide systems
- **Zone:** The characteristics that may be unique to successful development in each zone.
- **Site & Architecture:** The needs to be met for each individual development site. *(These needs are summarized within this Master Plan document, and reference a future Design Guidelines document where a greater level of detail will be presented.)*

The goal for this section is to generally illustrate the following for each subject area:

- **Intent:** A summary description of importance and relevance.
- **Requirements:** Specific aspects which are required.
- **Guidelines:** Specific aspects that are highly recommended.

The graphics to the right illustrate the sphere of influence for the for design guideline levels of community, campus, zone and site.



5.2 GUIDING CONSIDERATIONS

5.2.1 Cultural

- Recognize the university as a driver for the economic, cultural and intellectual development of Alaska.
- Celebrate Alaska Native cultural traditions as part of the Alaskan heritage of the campus.
- Embrace diversity in the University, modeling community and fellowship around academic programs.
- Be responsive to high demand state needs and programs that focus on Alaska’s unique geographic location.
- Create a built environment that is reflective of and celebrates the Alaskan environment and its culture, and is grounded within sustainability.

5.2.2 Social

- Accommodate student needs for incidental study areas with varying degrees of social interaction.
- Configure facilities to encourage interaction between faculty and students.
- Establish and maintain the University’s identity within the U-Med district.
- Develop criteria for selecting off-campus locations for UAA programs.

5.2.3 Character and Identity

- Develop a campus with an overarching visual identity.
- Develop and reinforce a desired campus character.
- ****Reference to Brand Character and Brand Personality as already developed by UAA****

5.2.4 Character Defining Features

- Recognize character defining features and enhance/protect their presence.

5.2.5 Off-Campus Landscape

- Chugach Mountains
- U-Med District and adjacent neighborhoods

5.2.6 On-Campus Landscape

- West Campus Quad
- Alaska Quad
- Proposed major open spaces
- East/west at-grade pedestrian open space corridor
- Goose Lake Area
- University Lake Area
- Mosquito Lake Area
- South Fork Chester Creek & Greenbelt

5.2.7 Built Environment

- Alaska Airlines Center
- Consortium Library
- The Spine

5.3 COMMUNITY SCALE

Planning at the community scale relates the campus and its connections to the Anchorage community surrounding it. This level of planning is intended to provide a campus that when viewed from the outside is consistent with, yet a unique entity within, the surrounding neighborhoods.

5.3.1 General:

5.3.1.1 Intent:

- Create a campus that is well-integrated with its adjacent and larger community.
- Develop the campus perimeter in harmony with adjacent development plans, encouraging interaction and integration, but thoughtfully buffering where needed.
- Create a campus that embraces Winter City design.

5.3.1.2 Requirements:

- Follow established codes, regulations and other requirements such as those established within larger district or area plans. Examples include:
- Municipality of Anchorage Title 21
- ****Insert other regulatory documents****

5.3.1.3 Guidelines:

- Recognize design intents and other regulatory recommendations that provide guidance for the development of the campus, with specific attention to those affecting the perimeter and its relationship to adjacent neighborhoods. **(**Reference Appendix XX for list of relevant documents**)**
- Extend streets and pathways across campus boundaries into adjacent systems.



An existing footbridge crossing Chester Creek is an example of minimizing impacts on the important natural features of the UAA campus.



The vast multi-use trail system at UAA provides multiple recreational opportunities for each season.

5.4 CAMPUS SCALE

5.4.1 Campus Systems

Planning at the campus scale relates to the overarching systems of the campus that apply similarly to all areas. This level of planning provides visual and functional continuity across the campus.

5.4.1.1 Intent:

- Develop an integrated campus with consistent resources, amenities and systems throughout.
- Design buildings and open spaces as components of an integrated system, the purpose of which is to accommodate and support the changing needs of the University.
- Create a unified image that is reflective of the place and its cultural heritage, yet is comprised of facilities that are forward looking and practical.
- Achieve visual consistency while acknowledging the diverse architecture that characterizes the Anchorage campus through careful orchestration of new buildings and remodeling efforts, and through careful husbanding of natural features.
- Give expression to the Arts in the architecture and landscape of each campus through integral design.

- As each project is undertaken, complement neighboring facilities, and contribute to the completion of campus-wide systems. These systems include the landscape master plan, fiber and utility systems as well as driveways and footpaths.

5.4.1.2 Requirements:

- Implement Campus Master Plan
- Implement Campus Signage Guidelines

5.4.1.3 Guidelines:

- Site Selection:
 - Follow site selection process.
 - ****Views - Implement the Master Plan so as to respect views, both general and of identified specific features (see Section XXX)****
- Open Spaces:
 - Provide a network of connected open spaces that create a hierarchy of outdoor use from large multi-purpose open spaces to small plazas and seating areas.
 - Provide open spaces that can be programmed with a variety of active and passive uses.
 - As feasible, integrate open spaces to provide multiple functions (such as recreation, habitat value and snow storage)

- Natural Systems:
 - Balance the needs of development with the preservation of value for natural systems and the multitude of benefits they provide to the campus.
 - Prioritize the retention of existing vegetation
 - Recognize and respond to the natural hierarchy of spaces among lakes, wetlands, woodlands, open meadows, and high and low ground.
- Wayfinding:
 - Provide an intuitive wayfinding experience that uses a comprehensive set of tools to guide and lead people to destinations (architecture, open space and signage)
 - Consolidate and simplify signage to avoid visual clutter and confusion.
 - Use signage as an element of continuity and UAA identity throughout the campus.
 - Locate signage in predictable locations to aid visitor orientation.
 - Coordinate placement of signage and lighting to ensure legibility during hours of darkness.
 - Accommodate the differing viewpoints of drivers, cyclists and pedestrians to whom signs are addressed. This will influence placement and scale of signs.
 - Coordinate circulation systems with buildings and facilities to promote intuitive wayfinding.
- Circulation:
 - Pedestrian:
 - Prioritize pedestrian and non-motorized movement through the campus.
 - Provide an integrated and continuous system of internal and external connections between buildings.
 - Provide a clear system of main pathways to connect between zones and throughout the campus.
 - Implement a hierarchy of pathways to comfortably accommodate expected pedestrian traffic volumes.

- Transit:
 - Provide shuttle stops that in tandem with shuttle scheduling provide adequate time to travel within campus between class times.
- Vehicular:
 - Provide convenient access to parking on the campus perimeter.
 - Provide convenient access for drop-off/pick-up within campus zones.
 - Minimize vehicular traffic within the campus.
- Parking:
 - Move new parking to the perimeter of the campus.
 - Minimize the visual intrusion of parked vehicles.
 - Parking shall be balanced at the Campus level. (i.e. any given zone may not provide all of its necessary parking)

5.4.2 Campus Services

Planning at the scale of service areas relates to those elements which pertain to campus-wide systems, but are nodal in application. This level of planning seeks to ensure that services are convenient, and planned so that their convenience is related to their frequency and importance of use.

5.4.2.1 Intent

- Develop a full-range of services to provide for on-campus user needs.

5.4.2.2 Requirements

- Provide the minimum level of services necessary to allow students, faculty and staff to meet their responsibilities.

5.4.2.3 Guidelines

- Provide duplication of services as necessary to allow reasonable access from any part of campus.



A view of the Chugach Mountains from the UAA campus.



5.5 ZONE SCALE

This scale of planning relates to the zone-specific attributes that may differ from adjacent zones.

5.5.1.1 Intent:

- Reference and follow defined character of zone.
- ****Further develop zone character to (as desired) reference building heights and form, open space and natural space character and balance, zone important views, etc...****

5.5.1.2 Requirements:

- Implement Campus Master Plan
- Implement Campus Signage Guidelines

5.5.1.3 Guidelines:

- Views:
 - Site buildings so as to optimize views into and out of buildings, and to beneficially shape general campus views.
- Open Spaces:
 - Develop building groupings to create coherent open spaces and to complement adjacent natural features.
 - Define outdoor spaces through massing and orientation of buildings.
- Natural Systems:
 - Optimize placement of buildings to minimize negative impacts on adjacent natural systems, and to maximize beneficial relationships such as views.
- Wayfinding:
 - Orient pedestrians within zones and provide an intuitive wayfinding experience

- Circulation:
 - Pedestrian:
 - Provide clear and easy connections to main campus pedestrian routes.
 - Prioritize internal and external pedestrian connections.
 - Transit:
 - Provide sufficient shuttle stops within each zone to facilitate timely movement.
 - Provide shelter for shuttle stops.
 - Vehicular:
 - Provide convenient drop-off/pick-up within campus zones.
 - Parking
 - At-grade parking shall be discouraged, but if present prioritized for visitor parking, ADA accessibility parking, and maintenance access.
 - Parking shall be calculated at the Zone Level.
- Zone Planning Criteria:
 - ****If height is included as zone criteria: Follow height limitations as established within Figure XXX****
 - Cluster buildings and orient entrances to maximize efficiency and comfort of pedestrian movement, without compromising open space needs.
 - Design each cluster of buildings as a component in an organized system of buildings and open spaces that collectively serve and support the changing needs of the University.

5.6 SITE SCALE

Under Development

This scale of planning addresses site and facility specific design requirements and guidelines. Their intent is to balance the benefits of variation in design expression with the establishment of baseline requirements for projects. This will ensure a campus with visual variety and interest, within a framework of functional and aesthetic consistency.

The general format within each section will be of four components:

- **Intent** – Summarizing the relevance of the section and general overview of its application.
- **Guidelines** – Provision of specific guidance relating to the successful implementation of the section.
- **Sustainability** – Summarizing the sustainability components of the section and provision of specific guidance.
- **Maintenance Considerations** – Provision of potential maintenance concerns that should be planned for or considered.

5.6.1 Intent:

- The landscapes and open spaces of the campus are a key component to how the campus is viewed and experienced. The master plan and its design guidelines are intended to ensure that a proper level of outdoor facilities and amenities are provided, as well as that the campus landscape contributes to cohesive visual identity and character.



Consistent signage is a way to promote a clear identity for the University in an otherwise diverse campus.





Connections with nature and scenery surround the University of Alaska Anchorage Campus and are important to the quality of the university environment.

5.6.2 Guidelines:

- General: Overarching guidelines and requirements for how sites will be developed.
- Planting: Retention of existing vegetation where possible, and guidelines for the level and type of plantings.
- Paving: Guidelines for surfacing types.
- Lighting: Guidelines for lighting design and fixture selection.
- Furnishings: Guidelines for site furniture such as benches, bike racks and litter bins.
- Site Grading: Guidelines for general site grading and design of landforms.
- Site Drainage: Guidelines for stormwater design.
- Circulation Systems: Guidelines for pedestrian circulation, vehicle circulation, drop-off/pick-up locations, general parking, maintenance parking and accessible parking.
- Signage: Guidelines for regulatory, informational and wayfinding signage.
- Art: Guidelines for campus artwork.
- Services. Guidelines for the development of a service network for purchased services such as food and supplies.

5.6.3 Sustainability

Under Development

5.6.4 Maintenance Considerations

Under Development

5.7 ARCHITECTURAL GUIDELINES

Under Development

5.7.1 Intent:

- Due mainly to the fact that the campus has grown organically over time, it does not have a consistent architectural character. Master plans have typically provided the freedom for buildings to be of their time, with encouragement to be unique yet fit within an overall campus framework. The master plan and its design guidelines are intended to ensure that buildings meet functional requirements, benchmark levels of efficiency, and balance unique design directions with overall campus visual identity and character. Architecture should complement the zone requirements and overall campus framework.

5.7.2 Guidelines:

- General: Overarching guidelines and requirements for how facilities will be developed.
- Building Orientation and Location: Guidelines for best practices for building design and location.
- Relationship of Interior to Exterior at Ground Floor: Guidelines for best practices for optimizing interior building uses with visual and direct connection to the outdoors.
- Building Massing and Articulation: Guidelines to ensure buildings integrate with adjacent buildings and open spaces, and are in keeping with campus and zone character.
- Building Materials, Systems, and Color Palette: Guidelines for the selection of functional building systems and material choices.
- Building Response to Climate: Guidelines for the development of buildings that respond to the opportunities and challenges of a northern climate.

5.7.3 Sustainability

Under Development

5.7.4 Maintenance Considerations

Under Development

Appendix

Section 6

6.I :: STRATEGY & POLICY COMPLIANCE

6.I.I :: SDI Matrix

Under Development

6.I.2 :: Regents Policy Compliance

Compliance with UA Board of Regents Master Plan Policy

Section	Policy
1.6/1.7/6.3	1. Projected enrollment and other factors affecting the need for facilities and infrastructure;
3.5	2. General areas for land acquisition and disposal;
2/6.4	3. The general location of new or upgraded infrastructure, including roads, parking, pedestrian circulation, transit circulation, and utilities;
4	4. Demolition of buildings, structures, and facilities;
3	5. General location, size, and purpose of new buildings, structures, and facilities;
5	6. Guidelines for landscaping;
3.3/5	7. General location and intent for open spaces, plazas, etc.;
5	8. Guidelines for signage, both freestanding and on buildings and structures;
5	9. Architectural guidelines for all buildings, structures, and facilities;
5	10. Environmental and cultural issues, ADA access, and energy conservation;
1.5/2/4/5	11. The relationship of the campus to its surroundings and coordination with local government land use plans and ordinances; and
1.7/6.3	12. General priorities for capital projects.

6.2 :: UAA HISTORY

Alaska was still a territory in 1915 when the United States Congress set aside federal lands near Fairbanks for a land-grant college. In 1917, Alaska’s territorial legislature approved a statute establishing the Alaska Agricultural College and School of Mines which opened in 1922. In 1935, the institution was renamed the University of Alaska. Today, there are three universities in the state system: University of Alaska Southeast, University of Alaska Fairbanks, and the University of Alaska Anchorage. The University of Alaska Anchorage (UAA) is the largest university in the system and includes seven community campuses: Kenai Peninsula College, Matanuska-Susitna College, Prince William Sound Community College, Kodiak College, Fort Richardson, Eagle River Campus, and Elmendorf Air Force Base.

The University of Alaska first offered classes in Anchorage in 1950 at Fort Richardson. Anchorage Community College (ACC), a joint venture of the Anchorage Independent School District and the University of Alaska, opened in 1954 in the second floor of what is now West High School. Five years later, Alaska became the 49th state in the union. It was not until the 1960’s that the campus was moved to the Goose Lake area, now known as the University Medical District (U-Med).



The community college took form in 1970 when four buildings were completed around a rectangular maintained green space. Each of these buildings is still in use today. In 1972 the Cuddy Center was built, which provided a place for the community college students to eat, gather, and also learn about the hospitality industry.

The Alaska Senior College was founded in 1971 to the east the community college and the Chester Creek greenbelt. The Consortium Library was the first building constructed and was shared by all three learning institutes in the U-Med District: Anchorage Community College, Alaska Senior College, and Alaska Pacific University (a private institution). By 1974 the College of Arts and Sciences building (now referred to as the Social Sciences building) was added and connected physically to the Consortium Library.

The Anchorage Community College meanwhile added Buildings K and J (now referred to as the Professional Studies and the Auto/Diesel Technology) in 1973. In 1975, an addition to the Professional Studies Building was constructed as a Performing Arts Space (now referred to as the Wendy Williamson Auditorium and Memorial Lecture Hall). Towards the latter part of the 1970s the campus added the Sports Center and Campus Center buildings which began to enrich student life at the community college.

In 1977 the Alaska Senior College became the University of Alaska, Anchorage. The Science Building was added which expanded the UAA campus to two buildings. By the start of the 1980s UAA began to expand rapidly. First came Engineering, then the Administration and Humanities buildings (now referred to as the Administration Building), and student housing was built and occupied by 1985. The advent of student housing marked a significant change to the campus atmosphere. Until then, all had students had commuted. The Fine Arts building was the last facility to be constructed in the 1980s.

The community college's last buildings were constructed in 1983; Allied Health and the Book Store. A second and final merger occurred in 1987 in when the Anchorage Community College merged with what had been the Senior College to become a single entity: University of Alaska Anchorage. This expanded UAA's capacity as a university to offer more disciplines through the various colleges and also expanded its enrollment.

In the 1990s new construction consisted of the Business Education building, student housing, and a parking garage. The Business and Education building, now known as Rasmusson Hall, building was the first new building built on the former community college campus. This building is also the western starting point for the enclosed elevated walkway referred to commonly as the "Spine." The elevated walkway was not entirely enclosed until 2002, providing full weather protection. Today the Spine includes informal student gathering spaces, study areas, and extends from the Business Education building to the Consortium Library. Other buildings include the addition to the Consortium Library and the Ecosystems Biomedical Laboratory (EBL).

Significant new construction since the year 2000 includes the Alaska Native Science and Engineering Program (ANSEP) building, the Conoco Phillips Integrated Sciences building and adjacent parking garage, and a new Health Science building on recently acquired land on the south side of Providence Drive. A new undeveloped parcel has also been acquired at the southeast corner of Providence Drive and Lake Otis Parkway. Currently under construction is the Alaska Airlines Center, and a new Engineering Building.

Other off-campus additions have been made to the UAA real estate holdings in the past thirty years: the Aviation Building at Merrill Field, the 7th and A Street Building in downtown Anchorage, the University Center, and the Diplomacy Building which is located in the U-Med District. All of these buildings provide teaching, research, and learning spaces for the university.

The UAA campus has evolved in the last 35 years from its beginnings as a community college to a full scale university that competes on a national level in academics, research, and athletics. It also provides a unique experience to students as a university in a major sub-Arctic city.



1950 :: The Anchorage Goose Lake area.



1960 :: Power lines were extended across Goose Lake.



1967 :: Northern Lights Boulevard was extended eastward.



1978 :: Campus growth begins in earnest.

6.3 :: ENROLLMENT & FACILITIES PROJECTION

6.3.1 :: Enrollment Projection

Figures and brief narrative to be added at a later date. See summary in Section 1.

6.3.2 :: SF Analysis and Peer Benchmarking

6.3.3 :: Capital Improvement Plan :: Framework

A companion to the Master Plan is the UAA Capital Improvements Plan (CIP). Its purpose is to identify specific options for implementation of the Master Plan one project

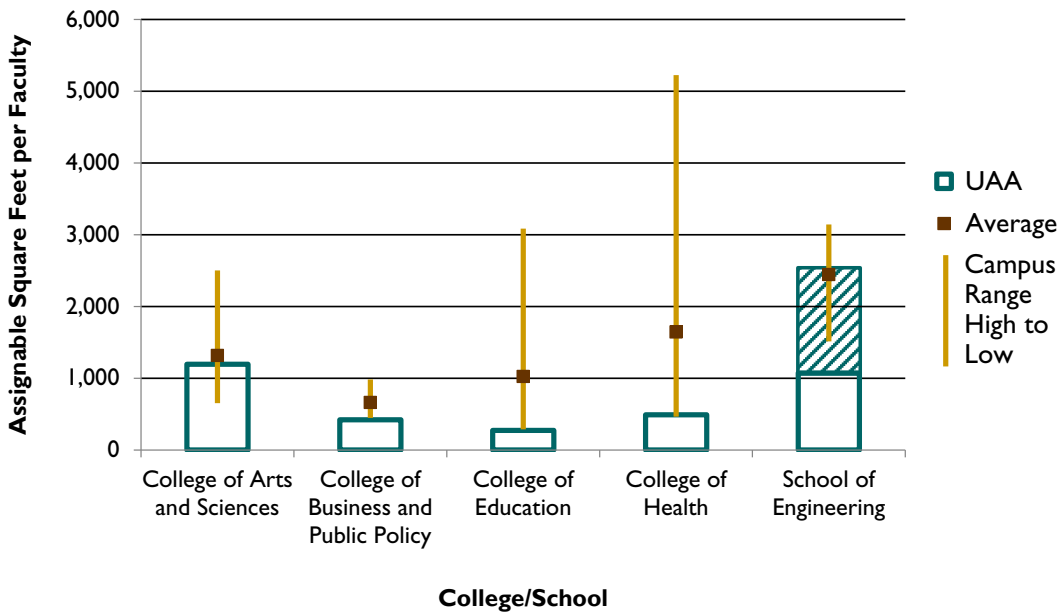
at a time. The CIP is a separate document because as each project is accomplished, the range of options for other projects – for possible building sites, for example – is diminished, thus limiting the useful life of the document. By contrast, the Master Plan is a strategic document in which enduring principles of campus organization and improvement are presented.

The purpose of the CIP is to present to the University’s decision makers the range of options open to them in locating each new planned facility as directed by the Master Plan. For any proposed new facility, available sites on campus are limited by the supply of developable land within each appropriate zone, by the ability to access and service the site properly, by functional adjacency needs of the new facility, and often by the need to relocate and enhance displaced facilities, such as pathways, utilities or parking.

The CIP is arranged by potential development projects and their anticipated sites based on the Master Plan implementation process. Many sites could satisfy the needs of several different facilities, while others might be suited only to a particular type of facility as identified by the zone, such as student housing. The characteristics of each site within the zones are described, and a conclusion is drawn as to which of the priority projects identified in the master plan best fit the intent of the particular site, and what ancillary responsibilities must be funded as part of the project. Thus the basis for total construction cost, as opposed to isolated facility construction costs, can be generated when a decision on siting is imminent.

Much of the strategic direction provided by the Master Plan can be implemented through application of the guiding principles, infrastructure, zoning, and design guidelines. The CIP and the Master Plan implementation process provide the tools for project development that is consistent with the recommendations of the Master Plan. It packages that information concisely so that University decision-makers can have ready access to it, and are thus enabled to make well-informed decisions about the allocation of investment in campus facilities and their impact on the future vision of UAA.

Figure II-1A
Space Comparison of ASF per Faculty,
University of Alaska Anchorage vs. Benchmark Institutions



Source: Ira Fink and Associates, Inc.

- Includes only the existing Engineering Building at UAA.
- Includes both the existing Engineering Building and the new Engineering and Industry Building at UAA.

Table I-1

Carnegie Classification of Peer Institutions Surveyed

Campus Name	Carnegie Classification
University of Alaska Anchorage	Master’s Colleges and Universities (large programs)
Idaho State University	Research University (high research activity)
Southern Connecticut State University	Master’s Colleges and Universities (large programs)
University of Nebraska-Lincoln	Research University (very high research activity)
University of Nevada, Reno	Research University (high research activity)
University of North Carolina at Greensboro	Research University (high research activity)
University of North Dakota	Research University (high research activity)

Source: Ira Fink and Associates, Inc., based on data from the Carnegie Foundation for the Advancement of Teaching.

Note: This information is based on the 2010 edition of the Carnegie Classifications. According to the Carnegie website, the update cycle for future editions has not yet been decided.



6.3.4 :: Space Reallocation Criteria

Prior to including a project on the Capital Improvement Plan, FP&C developed guidelines for space and facility assessment to accommodate academic programs and campus services. Every facilities plan ("Plan") should satisfy as many of the following nine provisions as possible:

- Plan should align with state needs:
 - Satisfy high priority preference as defined by UA Guiding Documents and aligned with institutional planning (e.g., education, nursing, allied health science, etc.).
 - Accommodate program development and enrollment changes in a manner consistent with academic plans.
- Evaluate Distant Learning integration, classroom and laboratory spaces.
- Plan should be consistent with UAA Master Plan.
- Plan should develop building identities:
 - Align with other programmatic functions in the defined campus zones.
 - Ensure efficient consolidation of schools, colleges, or other departmental units, if required in the future.
- Plan should enhance services to students, faculty, and staff.
- Plan should accommodate future anticipated building construction (e.g., new library, future science building).
- Plan should accommodate future upgrades in space to meet contemporary needs.

6.4 :: INFRASTRUCTURE: EXISTING & PLANNED FUTURE CONDITIONS DETAIL

Under Development

6.3.5 :: Capital Improvement Plan :: Facility Improvements

Under Development



1964 :: Historic photos of UAA registration.



Bibliography

Section 7

SECTION IN DEVELOPMENT

