

DRAFT Health Science District Master Plan Amendment

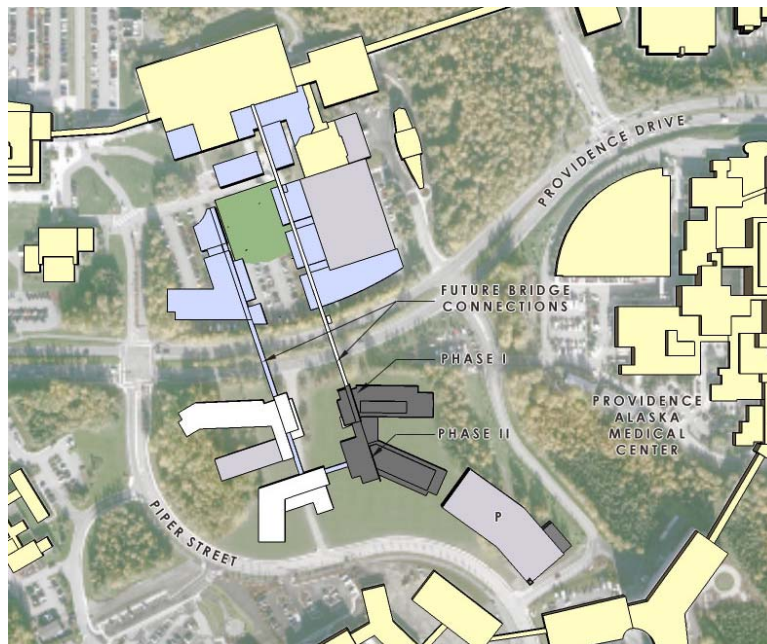
Purpose

Since the UAA Campus Master Plan was drafted in 2003, and adapted in 2004, a number of significant decisions have been made, the Health Science parcel of land was acquired, four building projects have been undertaken, and a number of personnel and policy changes have occurred. The purpose of this master plan amendment is to address the Health Science district and how it ties back to main campus.

Health Science District

This recently acquired property of approximately 10 acres will enable the University to announce its presence on both sides of Providence Drive. A sub-area master plan was prepared for this area in 2008. It describes the Health Sciences district south of Providence Drive connected by footbridges to a new Honors College and Classroom building to the west and a new Engineering complex to the east forming a quad that spans Providence Drive. The Health Sciences complex will benefit from proximity to PAMC, the Alaska Psychiatric Institute and McLaughlin Youth Center. The Southwest Campus is valuable as a potential expansion of the heart of the campus, and should be planned as a whole before any new buildings are constructed there.

Attached is a rendering of the envisioned Health Science district and how it ties back to the main campus via a quad element.



The first building in the district would be the Health Science Building Phase I. This building has Formal Project Approval and is in the design phases. It is expected to be constructed beginning Summer 2009 and complete for the fall 2011 semester. This building will be built as a standalone initially with attachment to further development on the south side of Providence as well as future development on the North side.

The Health Science Buildings provide for the multidisciplinary education of Alaskan students in the Health Science and Medical Professions. This multidisciplinary approach involves students and faculty from three of the colleges within UAA: the College of Health and Social Welfare, the College of Arts and Science, and the Community and Technical College. A key element for all three colleges is the use of high tech/ high fidelity patient simulators where the Nursing, Medical and Allied Health students work together in a controlled situation to solve problems.

The Health Science Building Phase I will be designed to meet some of the immediate needs of Nursing, WWAMI/MEDEX, and Allied Health in a facility of approximately 78,000 gross square feet. Future growth in these programs and the development of new programs in the Health Sciences and Medicine will need to be accommodated in other buildings in the district.

The intent of the development of this portion of campus is:

- Create a traditional quad to serve as an organizational element, center for the health science district and connection to the broader UAA
- Establish a bridge (virtual at first) between the university and medical center campus
- Promote interdisciplinary education and research
- Create the perception of the university as a quality institution to attract and retain students in Alaska.
- Provide an attractive, vibrant campus buildings that are bright and spacious
- Provide a healthy & sustainable facility to promote health
- Welcome students and visitors by providing a gateway to the campus
- Establish a health science campus with state of the art technology to serve the university system.

Massing Considerations

Views

New Quad/ open space
Corners & Edges
Natural landscape

Natural Light

Orientation
Floor plate proportions
Shadow envelope
Quality

Scale & Proportion

Relationship to context
Footprint/ site coverage
Height to width ratio
Exterior space making

Prominence

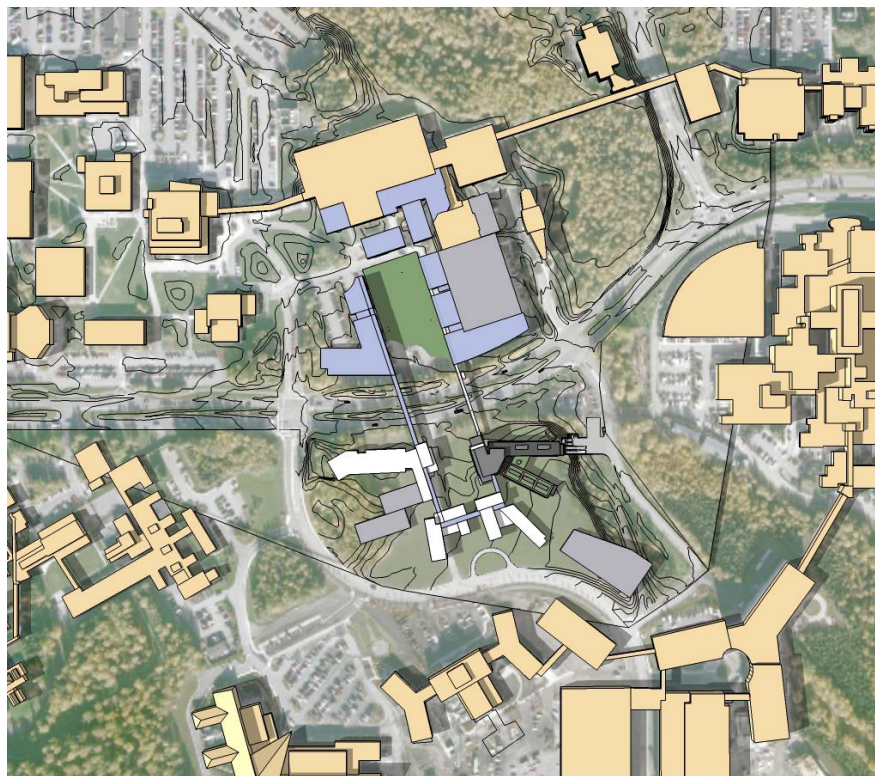
Iconography
Articulated elements

Connectivity

Future development
Density

Building Requirements

Program stacking
Flexibility/ Adaptability



Site plan

Health Sciences District

The Health Science Building Phase I will be the first building in the District. The need for the new building is based on the academic programs of Nursing, WWAMI/MEDEX and Allied Health. The spaces being provided include: offices for staff and faculty; classrooms and seminar rooms; laboratories for patient simulators, Med Tech and Gross Anatomy; and student activity spaces. The consultants have worked with the academic representatives from the three Colleges and the Facilities staff to come up with a Program Profile that will provide approximately 39,000 net square feet of required program space and approximately 78,000 gross square feet of total building area. The project budget including preliminary planning, utilities, surface parking and other related infrastructure is \$46,500,000. This building is currently in design with expectation of occupancy for Fall 2011.

Infrastructure

- Parking for the phase I will be surface parking accessed off Piper Dr.
- Parking for Phase II is expected to be structured parking of approximately 500 spaces to accommodate phase I and II facilities.
- Pedestrian access in Phase I will be by existing sidewalks along Providence Dr. and sidewalks to be constructed in Ph 1 from the NW corner of the HSB to Providence Dr. and also along Seawolf Drive to AHS and WFSC. Municipality People mover work will be upgrading transits stops along

Providence during the summer of 2009. Municipality Traffic will be installing a traffic signal and an at grade crossings at the intersection of Spirit Loop and Providence Dr.

- Pedestrian Access Phase II is intended to be the first of two spine connections back across Providence Dr. developing the environmentally controlled walkway connection.
- Future phases on the west side of the Health Science district property will require surface parking and ultimately the development of the second spine connection across campus.

Utilities

This district will use the commercial infrastructure along Providence Drive for access to natural gas, water, storm water, sewer and electricity. IT infrastructure will have to be brought from campus to the District. If a Co-gen Plant becomes the Universities source of heat and power, this district would be connected to Co-Gen Distribution.

Landscaping

Landscaping will comply with the MOA ordinance and the Landscaping and Amenities guidelines of the Campus Master Plan.

Signage

Signage will be accomplished in accordance with MOA approved UAA exterior sing plan.

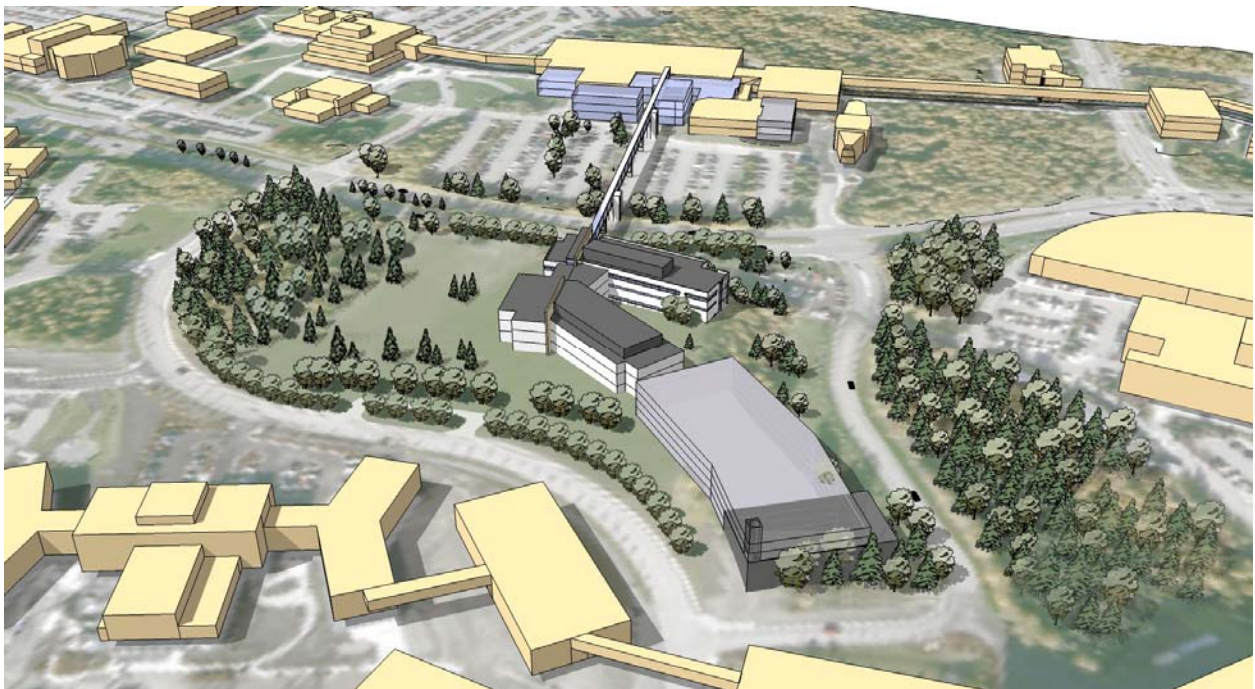
Environment

Environmental consideration will comply with the planning principals and objectives of the Campus master Plan.

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Sketch of the Master Plan with HSB Ph I and surface parking



The next phases of the district development may accommodate:

Co-Gen Plant 2011

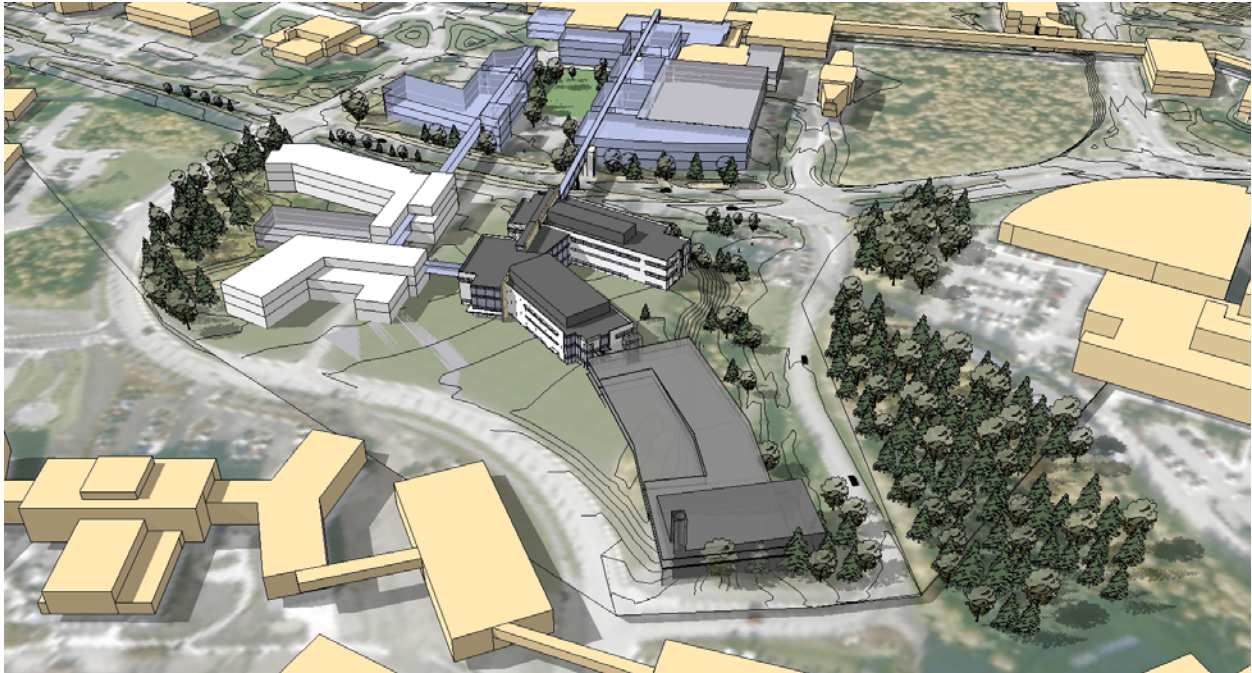
Health Science Ph II tentatively scheduled for 2011

Structured Parking for the site and Campus connections 2011

Heating Distribution Ph I- III 2012, 2013, 2014

College of Education Learning Lab

Administration, Alumni Relations and Visitor Center Building
Health Sciences Ph III
Health Science Ph IV
Medical and Pharmacy Schools



Rendering of the built out District.

Motion:

Approve the HS District Amendment to the 2004 UAA Campus Master Plan. This amendment will be incorporated in the revision of the UAA Campus Master Plan currently underway.

DRAFT Sports Complex Master Plan Amendment

1. Purpose:

Since the UAA Campus Master Plan was drafted in 2003, a number of significant decisions have been made, the Health Science parcel of land was acquired, four building projects have been undertaken, and a number of personnel and policy changes have occurred. The purpose of this master plan amendment is to address the area for the proposed UAA Sports Arena and other sports related development and how it ties back to main campus.

2. Description of UAA Sports Complex—

UAA Sports complex is the 20 acres SW sector of Elmore and Providence and north of University Housing. It is a flat, well drained, wooded parcel slated for future development. The parcel is bounded by University housing to the south, Elmore on the east, Providence Drive on the north and East Providence Loop on the west.

A winter university must provide students, faculty, and staff with recreation and athletics opportunities. Facilities proposed are an arena, gymnastics gymnasium, training facility, locker rooms, offices, parking, and possibly outdoor athletic fields. The proposed arena will engage the community in events and funding, so public access is important. At the proposed site, there is sufficient developable land to meet initial and long term needs for the complex. Buildings will have to be carefully planned and sited in order to preserve as much open space as possible for future sports and rec needs, preserve the natural environment, benefit from adjacent parking availability and must complement and connect to the trail system.

The Previous site in the NE quadrant of Campus was too far from the core of campus/housing for students, staff and athletes to easily use and support. Community Councils were opposed to the Sports Arena in this densely trafficked area. Access from Northern Lights was a problematic and cost prohibitive for the University to accomplish. The NE site although uplands is bounded by wetlands and would have been expensive to develop.

traffic safety and circulation problems. With the cooperation of Providence Alaska Medical Center, the Municipality of Anchorage and Alaska Pacific University we expect to increase road system capacity and resolve many safety concerns along Elmore Road.

Connected to core campus: location of the arena within walking distance of the existing campus core provides convenient access for students and faculty. It also leverages the use of existing campus parking, reducing the cost of developing new parking and preserving land area for future uses.

Well connected to major traffic patterns & pedestrian trails: the site is connected to the MOA road system by two major arterials, Providence Drive (access to the west and north) and Elmore Road (access to the south, east & west). If Elmore Road is extended in the future this site will also have a direct route to the Glenn Highway. A network of existing and proposed trails surround the site creating excellent connections for walkers, runner, bikers and skiers.

Opportunity to create a gateway to campus: arguably the sports arena will be the most 'public' of UAA's buildings. It will become the largest dedicated basketball court facility in Anchorage and will attract large gatherings for UAA and community events. Many people will use this facility that otherwise have no connection with UAA. As such it seems appropriate that the facility be highly visible, readily accessible and create a positive image for UAA. The Elmore Road/Providence Drive site is well positioned to create a positive first impression for those entering the campus from the south and east.

Strengthens existing partnerships: through thoughtful development this project has the potential to support the goals and needs of UAA neighbors including, improved traffic patterns, shared facility use, and enhanced pedestrian environments, safer intersections, and a vastly improved venue for Anchorage's University Varsity Teams.

This amendment to the UAA Campus 2004 Master Plan supports the UAA Strategic and Academic Plans and was developed with substantial the community input. It is closer to the campus core, student housing and has expansion potential for future sports facilities expansion; it will allow for traffic improvements in the UMED district and will engage our neighbors in a cooperative way. This amendment is being requested to the 2004 Master Plan because the site selected was not the site depicted in the 2004 UAA Campus Master Plan. A revision of the 2004 UAA Campus Master Plan Summer 2009. In order to keep this project on schedule for a late 2012 opening we would like get this amendment approved so we can begin the design for the UAA Sports Arena. This amendment will be incorporated into the Master Plan Revision. We anticipate requesting Formal Project Approval at the February meeting which will allow us to begin design of the Facility with the \$15M of FY 09 funding made available for the UAA Sports Arena programming, design and limited site work. Preliminary planning, programming is in progress and a sustainability charrette has taken place. The Designer is McCool Carson and Green with Hastings and Chivetta.

4. Policy Compliance

Infrastructure:

- Parking for the Sports arena will be surface parking accessed off Providence and Elmore. Several Parking scenarios are in planning. The intent is to provide sufficient site parking with a reliance on other nearby UAA and UMED partner facilities.
- Providence East loop will require upgrades part of which would be project supported.
- Pedestrian access will be by existing sidewalks along Providence Dr. and Elmore and the student tails to housing. Municipality People Mover work will be upgrading transits stops along Providence during the summer of 2009.
- Pedestrian access in future phases is intended to be by spine connection from North side of housing parking to the Library Plaza providing the environmentally controlled walkway connection.
- Future phases of housing and the sports complex could result in structured parking being required on the site of the planned surface parking.

Utilities:

- This district will use the commercial infrastructure along Providence Drive and Elmore for access to natural gas, water, storm water, sewer and electricity. IT infrastructure will have to be brought from campus to the District. If a Co-gen Plant becomes the University's source of heat and power, this district would be connected to Co-gen Distribution.

Landscaping:

- Landscaping will comply with the MOA ordinance and the Landscaping and Amenities guidelines of the Campus Master Plan.

Signage:

- Signage will be accomplished in accordance with MOA approved UAA exterior sign plan.

Environment:

- Environmental consideration will comply with the planning principals and objectives of the Campus master Plan.

Capital Development:

- Sports Arena, parking and connecting infrastructure 2009, 2010
- Sports Field/Track, not yet in Capital Plan
- Sports Field House, not yet in Capital
- Expanded surface parking or Parking Garage, not yet in capital plan



Road Improvement Diagram

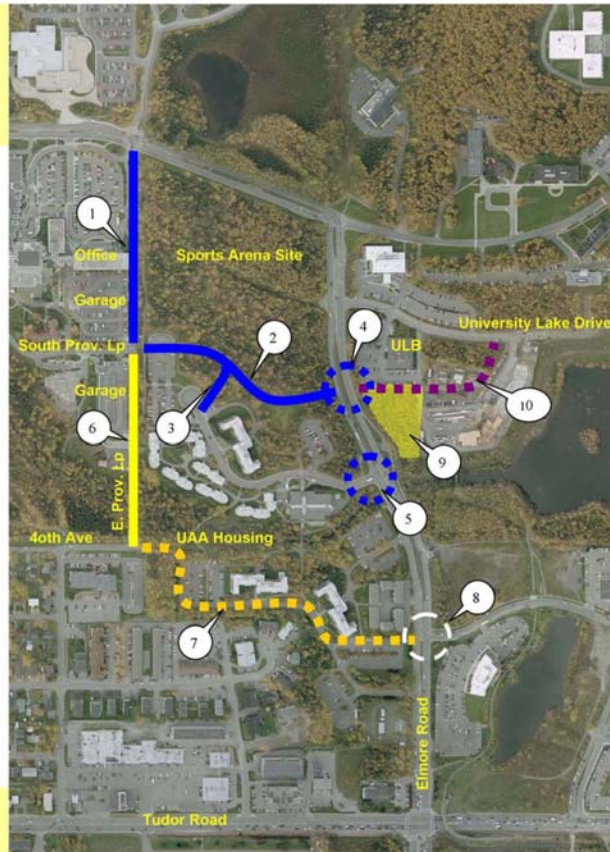
Arena Project Improvements

1. Providence East / North Segment – 3 lanes w/sidewalks
2. Providence South Extension – 2 lanes with sidewalks
3. Sharon Gagnon Connection to Providence South
4. Providence South/Elmore signal or round-a-bout.
5. Convert Sharon Gagnon to right-in/right-out

Future Improvements

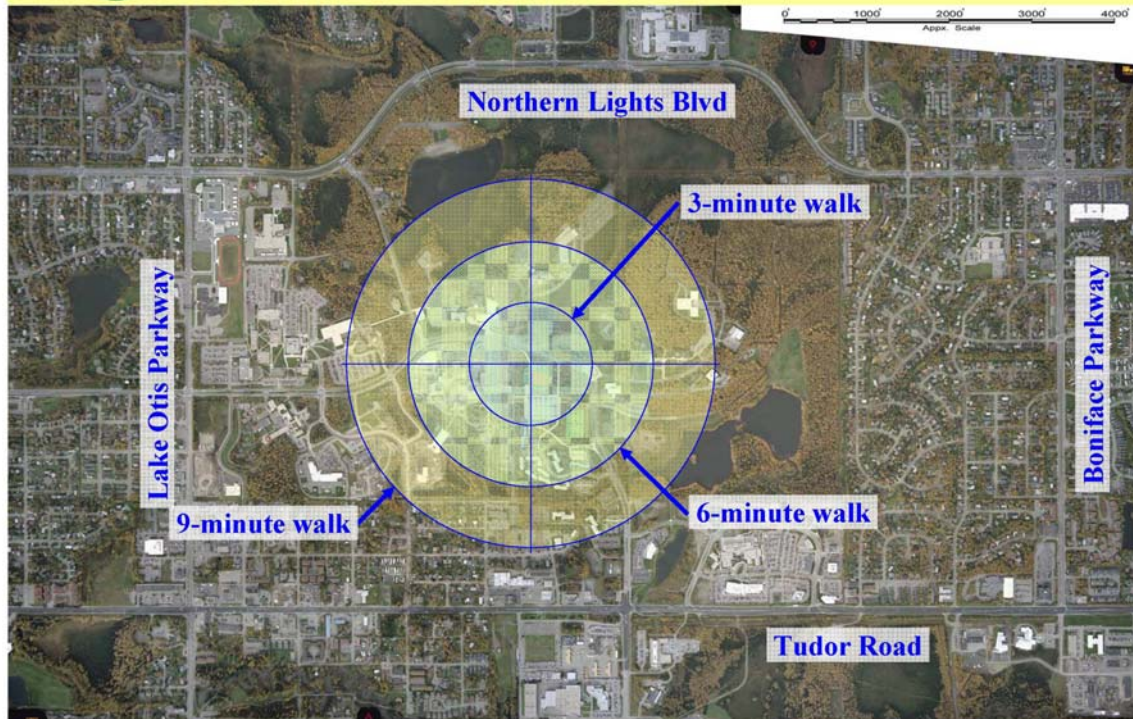
6. Providence East / South Segment
7. South Housing connection to Providence East
8. South Housing/Elmore Signal
9. ULB Parking Expansion
10. Univ. Lake Drive Connection to signal or round-a-bout

Seawolf Sports Arena
1-22-09





Concept A1 – Walking Isochrones



Seawolf Sports Arena Parking Strategies

Parking Strategies: The total calculated peak demand for a sold out spectator event is expected to be around 1300 cars. In order to maintain flexibility to address budget issues and respond to partnering opportunities the project currently is exploring 3 possible strategies for accommodating this peak demand:

- **Provide approximately 1/3 of the required spaces in surface parking spaces on site:** on site parking would be prioritized for specified groups such as disabled spectators, VIPs, energy efficient vehicles and car pools. An additional charge for close in parking may also be considered. The balance of the parking would be accommodated in existing UAA parking such as the library and the University Lake Building. Improved shuttle service will be considered to increase service to more remote lots. Additionally UAA is in discussions with PAMC about the possible shared use of parking during off peak times.
- **Provide approximately 2/3 of the required spaces in surface parking on site:** this option would utilize all the remaining site area, except landscaping and trails areas, for surface parking. The on site parking would accommodate most spectator events immediately adjacent to the

Sports Arena. During peak events nearby UAA parking (Library, ULB, etc.) could be utilized to accommodate excess needs. These areas are within reasonable walking distance so enhanced shuttle service will probably not be needed.

- **Provide 100% of the required spaces on site in structured parking:** this option is the most convenient parking scenario for spectators and allows portions of the site to remain available for athletic fields or other uses. The cost of constructing and operating the new garage are the primary obstacles to implementing this scenario.

5. Approval

President Recommends

Motion:

Approve the Amendment to the 2004 UAA Campus Master Plan. This amendment will be incorporated in the UAA Sports Complex into the revision of the UAA Campus Master Plan currently underway.