AGENDA

1. Welcome & Safety Reminders – Elizabeth Ripley
2. Land Acknowledgement – Chris Edmond
3. Blessing / Prayer – Lisa Wade
4. Thank You to VIPs & Project Purpose – Elizabeth Ripley
5. Community Importance – Stephanie Nowers
6. Team Introduction – Michelle Penn
8. Community Data – Dr. Jeri Brittan
9. Concept Presentation – Tom Trenolone and Doug Bisson
10. Closing / Next Steps – Michelle Penn
11. Thank You / Conclusion – Elizabeth Ripley
VISION

The Mat-Su Health Campus is…

A welcoming community center promoting health and wellness for ALL peoples of the Mat-Su.
EVALUATION CRITERIA

- Heritage & Diversity
- Social Support
- Preserving Adjacent Assets
- Community Benefit
- Connection to Nature
- Connecting People Together
- Resiliency & Sustainability
- Education & Learning
- Economic Catalyst
- 8 to 80 (All Ages)
- Bodies Must Move
- Destination / Gateway to the Valley
- Housing

Use during Design Concept Development to evaluate proposed master planning solutions.

Ensure Design team’s direction aligns with priorities of stakeholders.
CREATING A THRIVING HEALTH CAMPUS & COMMUNITY

Social Engagement + Built & Natural Environment + Economic Sustainability
Measurably improve the health of the entire Mat-Su community over time.
HEALTH INFLUENCES

On the Campus:
Health-promoting venues and activities that draw Mat-Su communities and families to the campus

Beyond the Campus:
Economic and programmatic development that spurs health-promoting support and innovations across all of Mat-Su
CAMPUS CONSIDERATIONS

- Focus on primary prevention for long-term, sustainable health impacts
- Social determinants of health: early childhood conditions, education, employment, circumstances of elders, community resilience, social and economic security and equity
- Respect for land and heritage
- Measurable health impacts
COMMUNITY INPUTS

Community Recreation and Activities
- Community center, indoor sports/recreation
- Gardens
- Accessible walking and social areas, inside and out

Complement and Preserve Existing Assets
- Partner with UAF and others
- Tie into local trails and help preserve the core area trail system for generations to come

Mixed-Use
- Hotel/lodging
- Meeting spaces
- Housing diversity
- Childcare

Tribal Relevance
- Engagement with tribes
- Respectful of land and heritage

Medical-Related
- Outpatient care (especially behavioral health)
- Senior/progressive care living
WHY MARKET ANALYSIS?

A vital development contains a mix of elements. But how do we know what will work? Market analysis looks at different types of development within the big picture and evaluates how well each would work in this location.
WHAT WILL WORK

- Housing
- Senior Housing
- Office
- Retail / Food
- Hospitality
- Civic / Institutional
The Mat-Su Borough is in the path of growth. The state estimates that over the next 20 years, the Borough will add an average of 2,000 new residents each year.
These new residents will need housing. We estimate that each year, these new residents will create demand for:

700

housing units per year
in the Mat-Su Borough
CHANGE IN POPULATION BY AGE GROUP IN THE MAT-SU BOROUGH BETWEEN 2020 AND 2040

Age Group

0 - 19: 10,200
20 - 24: 1,900
25 - 34: 6,300
35 - 44: 4,900
45 - 54: 4,100
55 - 64: 400
65 - 74: 900
75+: 8,700
RETAIL, FOOD, AND OFFICE

These new residents will create demand for:

100,000 square feet of retail and restaurant space
and
22,000 square feet of office space
per year in the Mat-Su Borough.
HOSPITALITY AND PUBLIC SPACES

A place to host visitors

And spaces for community members to socialize and play
TOGETHER THESE ELEMENTS CREATE A PLACE

- Public Spaces that are
  - Integrated
  - Meaningful
  - Walkable
  - Respectful of Natural Resources

- SUSTAINABILITY
- VALUE
- COMMUNITY
- QUALITY OF LIFE

Housing
Office
Senior Housing
Retail / Food
Hospitality
Civic / Institutional
CONCEPT PRESENTATION
PROCESS/INPUTS: INVENTORY & ANALYSIS
PROCESS/INPUTS: MARKET PROFILE

MARKET PROFILE
MAT-SU HEALTH CAMPUS
MASTER PLAN

LELAND CONSULTING GROUP
March 2021
PROCESS/INPUTS: VISIONING

COMMUNITY HEALTH CAMPUS MASTERPLAN

VISIONING SYNTHESIS

MAY 17TH 2021
SITE ACCESS:
• Two main access points; connection to Glenn Highway will be removed by future DOT&PF project.
• Roundabout at Trunk Road has capacity for full build out of site and can be improved for additional capacity.
• Cottrell Campus Drive to north.
• Current focus has been on internal circulation routes.

SNOW STORAGE:
• Parking Lots: 5% - 10% of paved area to be preserved.
• Streets: 7-8 feet between back of curb and sidewalk.
UTILITIES:

- Shallow Utilities (Enstar, GCI, MTA, MEA)
- Water (City of Palmer)
  - 10 feet deep, 400-foot max hydrant spacing
- Sewer (City of Palmer)
  - 8 feet deep, 400-foot max manhole spacing
- Storm Drain (Mat-Su 2020 Subdivision Construction Manual)
  - 5 feet deep, 300-foot max manhole spacing
PROCESS/INPUTS: BASE MAP
SUNDAY: SITE VISIT
MONDAY: UAF EXPERIMENT FARM
MONDAY: MAT-SU COLLEGE
MONDAY: ALASKAN NATIVE HERITAGE CENTER
Cultural Heritage
MONDAY/TUESDAY: INITIAL CONCEPTS
TUESDAY: STEERING COMMITTEE REVIEW
TUESDAY: STEERING COMMITTEE REVIEW
TUESDAY / WEDNESDAY: DEEPER DIVE

Site Access & Topographic Study
TUESDAY / WEDNESDAY: DEEPER DIVE

Stormwater Catchment Study
TUESDAY / WEDNESDAY: DEEPER DIVE

Terracing Diagrams
WEDNESDAY: REFINEMENT

Concept A

Concept B
THURSDAY/FRIDAY: REFINEMENT
THURSDAY/FRIDAY: PRECEDENT IMAGES
PRECEDENT IMAGES: VISITOR DESTINATIONS
PRECEDENT IMAGES: MIXED USE & OUTDOOR COMMUNITY SPACE
PRECEDENT IMAGES: ACTIVATED HILLSIDES
PRECEDEENT IMAGES: SHARED-SPACE STREETS
PRECEDENT IMAGES: RESIDENTIAL STREETS
DEVELOPMENT FRAMEWORK: LAND USE
DEVELOPMENT FRAMEWORK: MOBILITY
DEVELOPMENT FRAMEWORK: OPEN SPACE
DEVELOPMENT FRAMEWORK: PARKING
DEVELOPMENT FRAMEWORK: URBAN DESIGN
MASTER PLAN: BUILDINGS

STRUCTURES
A VISITOR DESTINATION
B HOTEL
C FOOD HALL
D MEDICAL OFFICE
E PARKING STRUCTURE
F PODIUM APARTMENTS
G SENIOR LIVING
H APARTMENTS
I TOWNHOMES
J EARLY CHILDHOOD CENTER
MASTER PLAN: OPEN SPACE & AMENITIES

**OPEN SPACE & AMENITIES**

A. ENTRANCE LAWN  
B. SHARED SPACE STREET  
C. COMMUNITY GREEN  
D. AMPHITHEATER  
E. STORMWATER DEMONSTRATION GARDEN  
F. GRAND STAIR & INCLINE PROMENADE  
G. CURATED HILLSIDES  
H. NEIGHBORHOOD PARK  
I. COMMUNITY GARDEN  
J. OVERLOOK TRAIL CONNECTION
DETAILS: NORTH – SOUTH SECTION
DETAILS: EAST – WEST SECTION
DETAILS: EAST – WEST SECTION
DETAILS: HERITAGE & DIVERSITY

- Connection to Nature & the Land
- Acknowledge & Educate About Native Heritage
- Cross-generational Social Connection
- Celebration & Expression of Diverse Local Cultures
- Inclusive Programming
**DETAILS: DEVELOPMENT YIELD**

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<th>Category</th>
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<td><strong>Residential:</strong></td>
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THANK YOU / CONCLUSION