



CITY OF WASILLA

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WASILLA, ALASKA 99654-7091
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COUNCIL MEMORANDUM NO. 96-55

From: Mayor Stein
Date: May 22, 1996
Subject: Site Selections

In their approved scope of services, Architects Alaska proposed to allocate \$4,000 to ice arena planning. As Council is aware, considerable work has been done by Nugent/Menard advancing just such a facility (IM 96-14 distributed separately).

Staff respectfully asks Council to:

- (1) Table the ice arena planning project;
- (2) Direct administration to work with the Mat-Su Borough and Nugent/Menard to support development of Meridian Ice Center;
- (3) Approve Architects Alaska option for a mini downtown master plan and site selection process using the \$4,000 now available from the tabled ice arena project. Site selection and master plan will explore the issue of a City facility "campus".

John C. Stein, Mayor

Attachments: Architects Alaska April 2, 1996 letter with Option #4
Diagram of Planning Projects

APPROVED

DATE: 5/31/96 or 5/29/96 Meeting

BY: [Signature]

April 2, 1996

City of Wasilla
290 E. Herring Avenue
Wasilla, Alaska 99654

Attn: John Stein, Mayor
Subject: Three Projects Scope of Work
File No.: 9617.01

RECEIVED

MAY 13 1996

CITY OF WASILLA, ALASKA

Gentlemen:

Pursuant to your Purchase Order 5403, Gary Wolf has been working with you and Ms. Emmons to firm up an understanding of the Scope of Services and Schedule for your projects and I have been working with him to get something on paper to help get us started.

We understand that the Library people are anxious to move forward while there is as yet no formal Building Advisory Committee formed for the Community Center. Further, there are apparently second thoughts regarding the Ice Arena.

There are also questions relating to combining the Library and Community Center into a single project as well as sites selection for those projects. As you know from conversations with Gary, we recognize the importance of these facilities as "catalysts" which will help shape the growth and development of downtown. While a process to select the most appropriate site for each of the facilities themselves is relatively straight forward, the process involved in selecting which will be best for the future of Wasilla is virtually impossible without some kind of "vision" of that future. The "vision" is usually included in a "downtown master plan" which can be instrumental in selecting sites for public facilities. As you know, locating these facilities is one of the strongest tools at the City's disposal to influence and direct future development. The absence of a downtown master plan during the selection of these sites severely limits your ability to see into the future and maximize the potential long term city planning benefits of these projects.

We, therefore, suggest that some type of process be completed prior to selecting sites, whereby, at least a "crystal ball vision: of a Wasilla in the year 2020 be developed. Your current \$20,000 budget for three projects unfortunately will not allow for much of a planning process,. Should the Ice Arena indeed not materialize as something to pursue, you might consider shifting some portion of the funds to a "mini" downtown master planning effort to at least get some idea which sites might be most appropriate for Wasilla's long term benefit.

Should the Ice Arena remain viable, we would be pleased to provide pro bono services to conduct a "Saturday Charette" with you, Duane Dvorak, and a small group (3-5) of key citizens to "brainstorm" Wasilla's future. At a minimum, the importance of continuing a planning process

will be reinforced to the participants; the maximum benefits will be limited only by the time available and the creativity of the group.

In order to maximize flexibility and facilitate your decision making we have developed separate Scopes of Services for each of the three projects and included a fourth Scope for some downtown master planning services should these services prove more appropriate than Ice Arena facility planning services. Please review the attached proposed Scopes and schedules. If you see anything that does not seem to meet your needs we will be happy to work with you to make necessary adjustments.

Respectfully submitted,



Marvin Ungerecht, A.I.A.
Principal

Note: It would be preferable to Architects Alaska to undertake these tasks with the intimate involvement and leadership of Duane Dvorak in a manner which facilitates integrating his expertise, experience and local knowledge to the maximum extent possible.

Task Outline

- 4.1 (To be determined) Meet with City personnel to establish schedule and confirm scope.
- 4.2 (2 weeks) City to Advertise First "Open Work Shop"
- 4.3 Gather existing planning data: utilities, streets and roads, highway department plans, topography, land use plan, etc. Identify "downtown" study area. Identify existing land use within downtown area. Identify unoccupied land with down town area. Identify land status (ownership) of unoccupied land and/ marginally occupied public land.
- 4.4 First "Open Workshop" to gather community testimony.
- 4.5 (3 weeks) Analyze data in terms of current land use patterns, future land use patterns, natural amenities (lakes, views, open space), topography, future transportation plans, etc.
- 4.6 Prepare maps proposing two optional future land use, transportation patterns.
- 4.7 City advertise second "Open Workshop"
- 4.8 "Open Workshop" to present draft future land use, transportation plans and receive testimony.
- 4.9 (3 weeks) Integrating testimony prepare "21st Century Wasilla Downtown Land Use and Transportation Map."
- 4.10 Applying site selection criteria defined above, analyze, score and rank not more than 3 potential for each of the two projects.
- 4.11 Present "21st Century Wasilla Downtown Land Use and Transportation Map." and site selection recommendations to the City Council to facilitate site selection

Project 3 Cost: \$4,000

**CITY OF WASILLA
PUBLIC WORKS DEPARTMENT**

290 East Herning Avenue
Wasilla, Alaska 99654
(907) 373-9095 FAX (907) 373-9054

SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

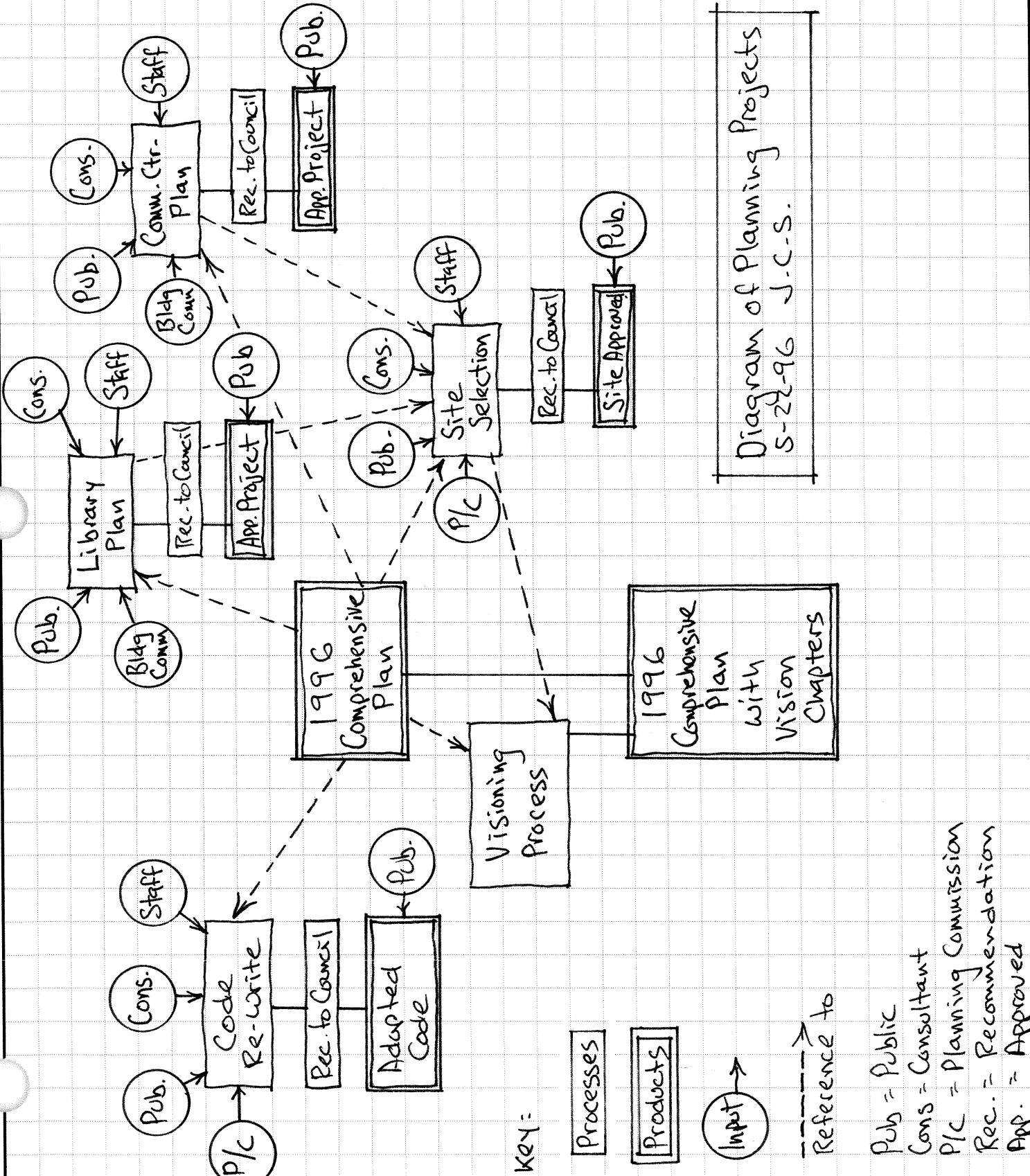


Diagram of Planning Projects
S-22-96 J.C.S.