

Mayor Edna B. DeVries
Deputy Mayor Pete LaFrance
Council Member Julie Berberich
Council Member Steve Carrington
Council Member Linda Combs
Council Member Sabrena Combs
Council Member David Fuller

City Attorney Michael Gatti
City Clerk Norma I. Alley, MMC
City Manager Nathan Wallace

City of Palmer, Alaska
Special City Council Meeting
June 11, 2019, at 6:00 PM
City Council Chambers
231 W. Evergreen Avenue, Palmer
www.palmerak.org

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF AGENDA

E. AUDIENCE PARTICIPATION

F. NEW BUSINESS

1. Committee of the Whole: Presentation on the Brownfields Project from Stantec Consulting Services, Inc. Planner Katrina Nygaard, AICP (note: action may be taken by the council following the committee of the whole)

G. RECORD OF ITEMS PLACED ON THE TABLE

H. COUNCIL MEMBER COMMENTS

I. ADJOURNMENT



PALMER

Palmer, AK
June 11, 2019

Downtown Palmer

AREAWIDE PLAN



Introductions

Stantec Consulting Services Inc.

- Katrina Nygaard, Planner
- Wendy VanDuyune, Landscape Architect + Planner

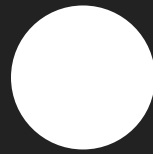


Agenda

1. Project Overview
2. Design Process
3. Proposed Concepts
4. Next Steps



Project Overview



Site Reuse & Revitalization Program

Background



- \$550,000 **EPA Brownfield Assessment Grant** awarded in 2016
- Funds can be used for eligible **privately- and publicly-owned sites** with known or potential impacts from **petroleum or hazardous substances**
- Funds can be used for environmental site assessment and cleanup/reuse planning activities that support property sale or redevelopment activities



Project Goals & Desired Outcomes

- Focus on sites with greatest redevelopment potential
- Encourage site reuse projects (infill development)
- Transform underutilized properties into community assets
- Restore the environment and protect human health



Downtown Palmer Study Area

Downtown Palmer Study Areas



City of Palmer, AK
Brownfields Areawide Plan

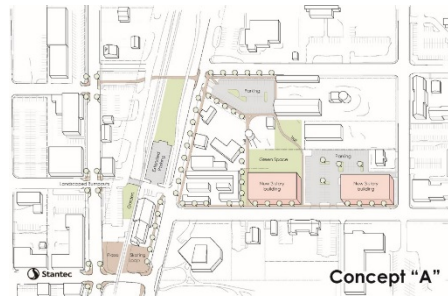
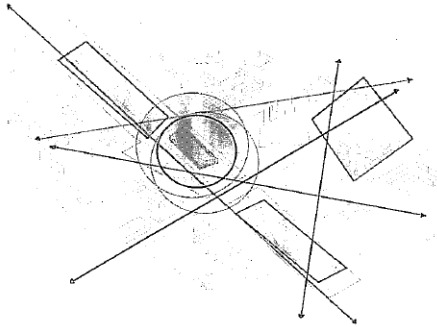
Project Focus Areas

-  Downtown Study Area
-  Mat-Maid Dairy Site
-  Parcels



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

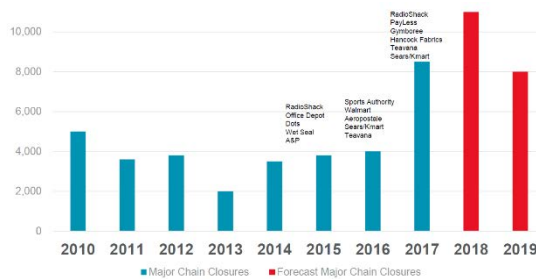
Areawide Planning Process



DOWNTOWN MIXED-USE CATEGORY	
LAND USE MAP SYMBOL	
CHARACTERISTICS	The Downtown Mixed-Use land use category is intended to reflect the significance of Downtown Aberdeen's role as the center of the community and region. The category accommodates the broad range of conditions that exist in Downtown today.
MIX OF USES	<i>Primary:</i> Varies by location, but generally includes a mix of civic, cultural, retail, restaurant, educational facilities, medical, religious, hotel/convention, professional offices, financial institutions, medium/high-density housing, government (federal, state, and local) buildings; and properties. Land uses can be developed in a variety of forms.



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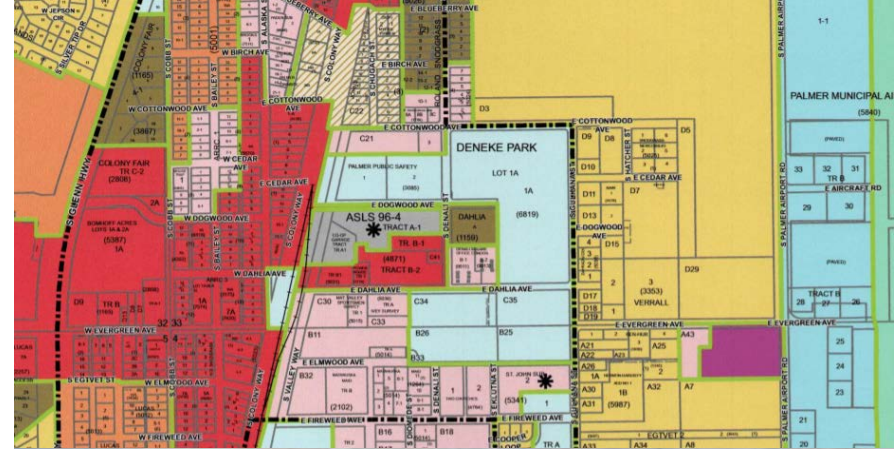
WE ARE HERE!



Early Engagement

Land Use and Zoning

Understand existing land use and zoning as well as proposed redevelopment in the Downtown Area.



Transportation + Connectivity

Identify transportation challenges and opportunities for all modes (car, bike, walk).



Wayfinding + Open Space

Identify opportunities for parks, open space, and beautification in the Downtown Area – especially incorporated into new development.



Design Process



Design Process

Mapping Existing Conditions

Existing Land Use

- Palmer has approximately 6 Land-Use Categories:

1. Low-Density Residential

- Located around perimeter areas of the community. Single-family developments.

2. High-Density Residential

- Interspersed in pockets throughout the community.

3. Commercial

- Concentrated within the Downtown District and along primary vehicular corridors

4. Parks and Open Spaces

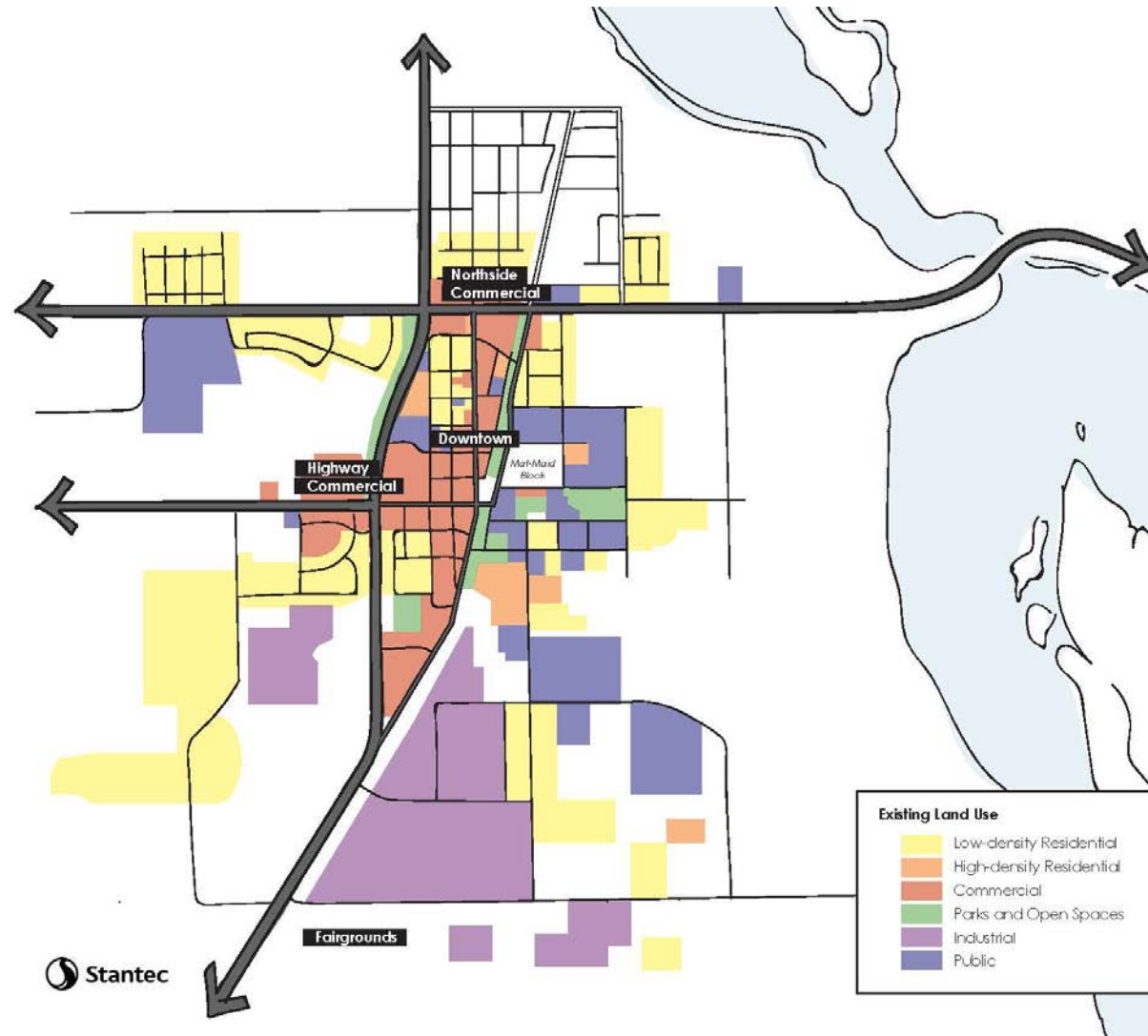
- Centrally-located and along RR corridors

5. Industrial

- Concentrated on southern edges of the community

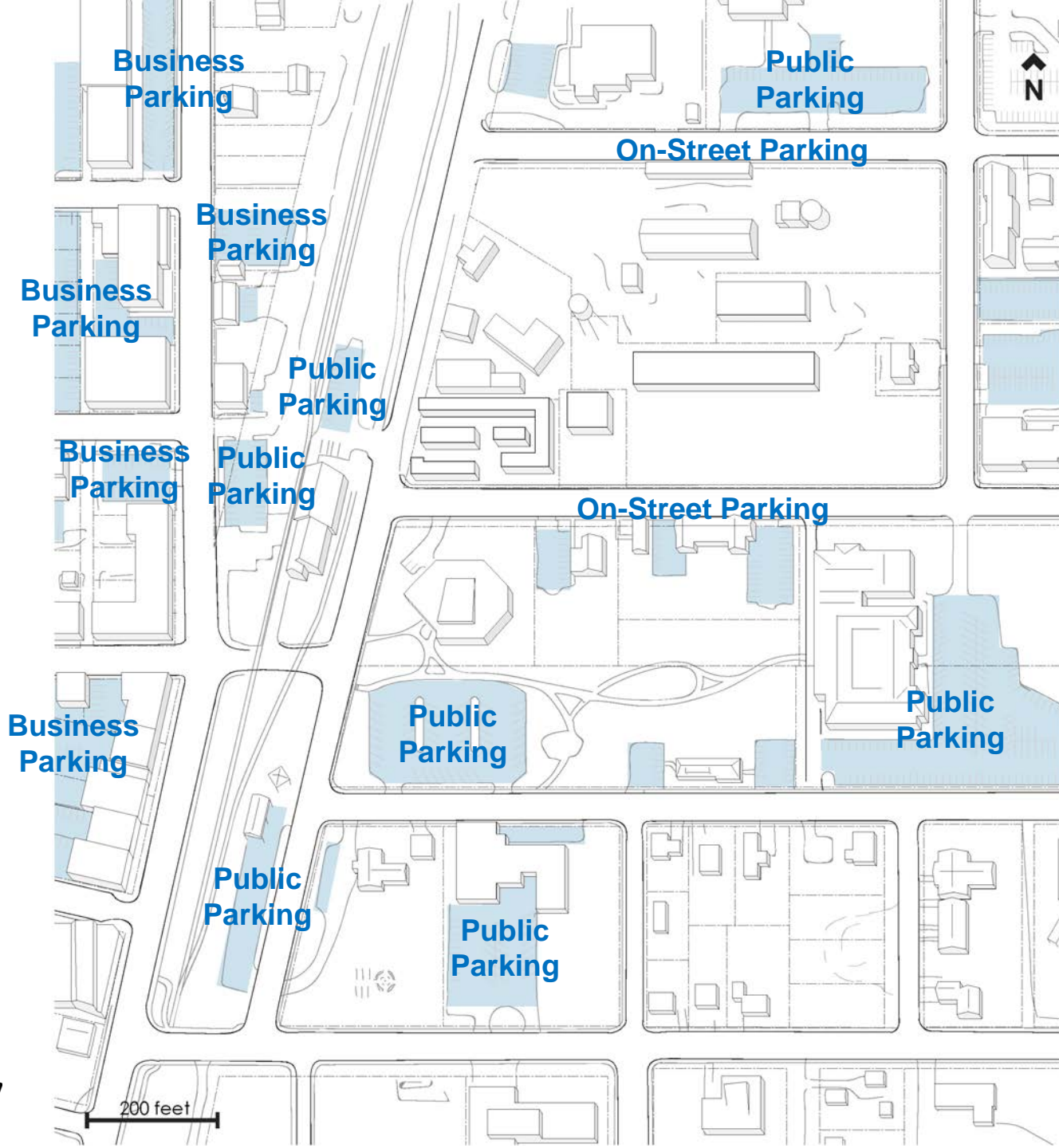
6. Public

- Centrally-located along the eastern fringes of the community



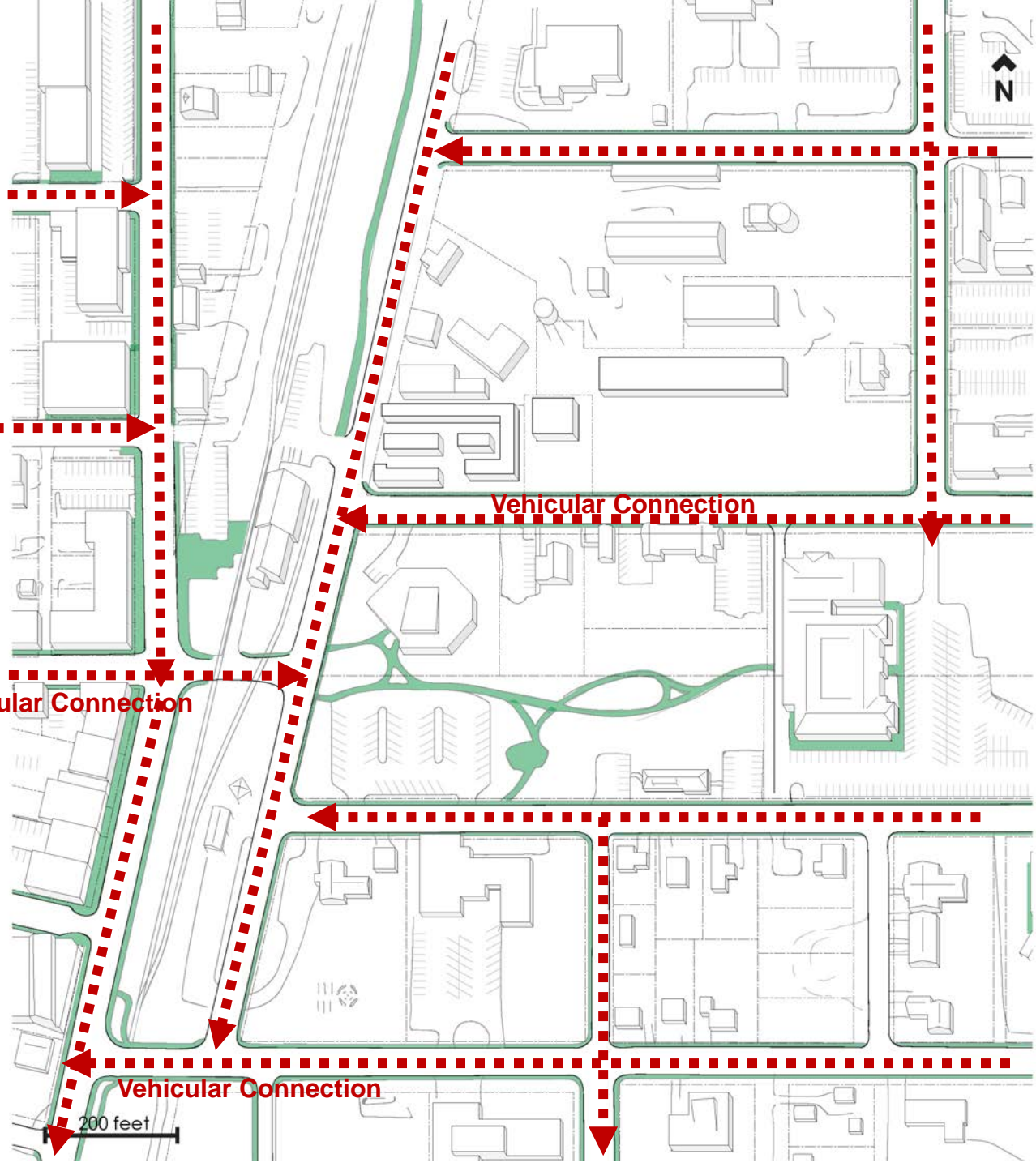
Existing Parking

- Off-street surface parking lots are evenly dispersed within downtown
- The ratio of parking to building footprints is nearly balanced
- On-street parking is available around the perimeter of the site, and is widely used by area businesses
- Surface parking lots, serving institutional and government offices, are open to the public



Existing Connections

- Trails and sidewalks (illustrated in green) enhance walkability for downtown
- Trails should be further developed within the Mat-Maid site
- Vehicular connectivity is strong in the downtown core, but is underserved to the Mat-Maid site
- Additional vehicular connectivity, between the Mat-Maid site and downtown, should be considered to support long-term growth



Design Process

Identifying Design Inspiration

Local Design Inspiration

Local History



Regional Influences



Color & Texture



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Possible Future Development



Proposed Concept Plans



Concept A

Schematic Concepts

Concept A

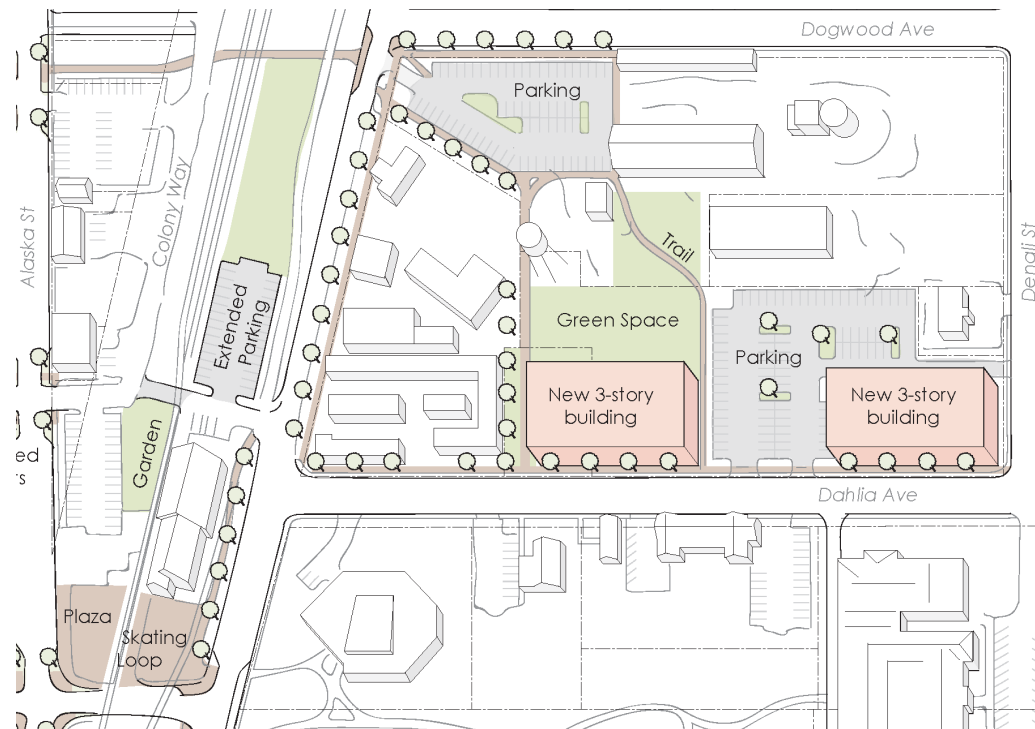
Incrementally develop the site with the least amount of improvement to existing infrastructure.

Site-Specific Uses

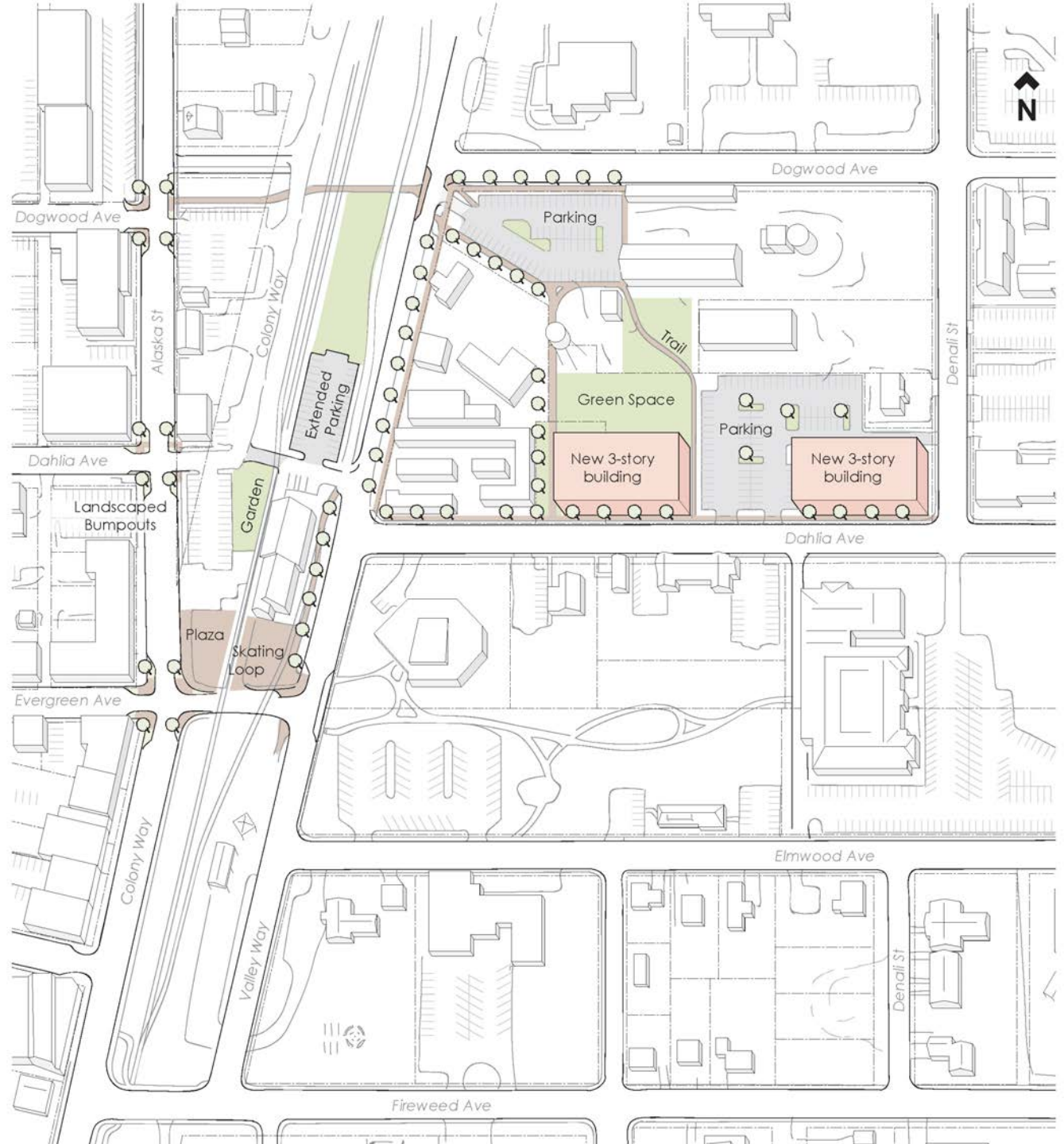
- Develop two 3-story, mixed-use structures with either commercial on lower level and upper housing units (vertical) or a mix of uses across buildings (horizontal)
- Provide surface parking for patrons, residents and community activities in green space
- Establish green space with playgrounds, trail connectivity and community gardens

Community Connectivity

- Provide pedestrian trail connection across railroad corridor into downtown
- Provide trail linkages and pedestrian trails along the perimeter of the site



Concept A



Concept B

Schematic Concepts

Concept B

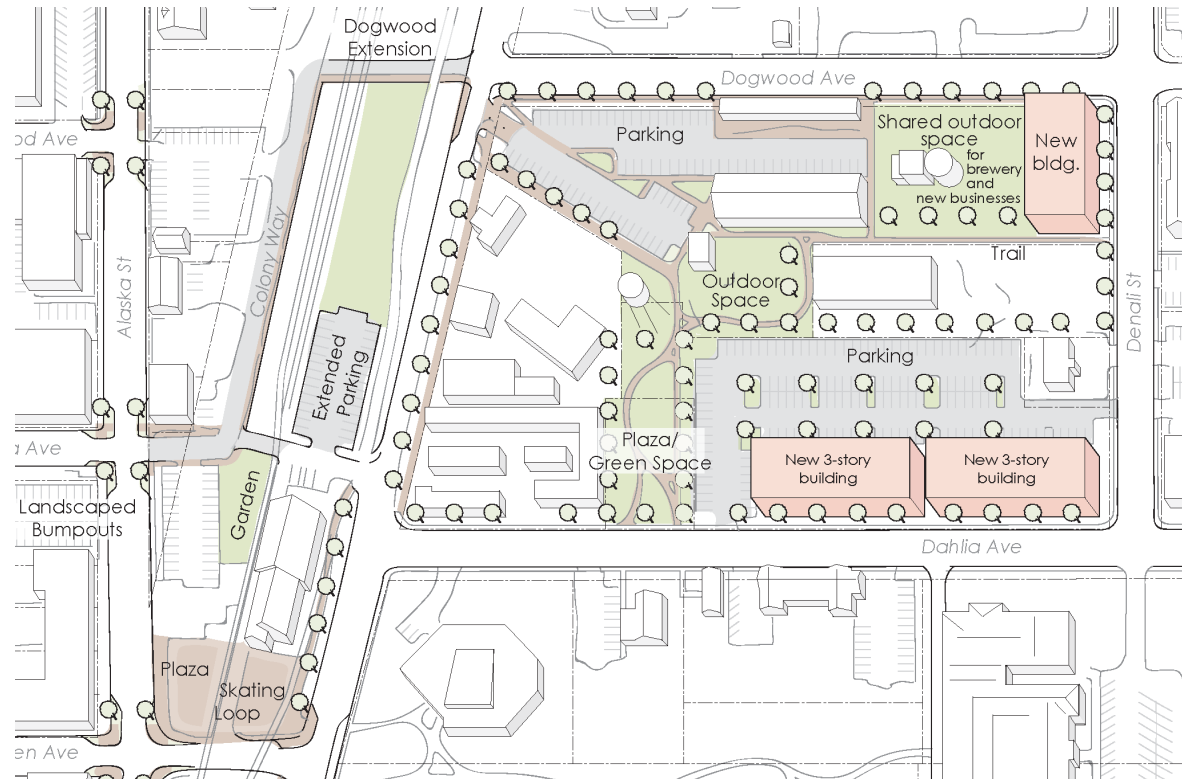
Take a more active role in developing the site with a few improvements to surrounding community infrastructure.

Site Specific Uses

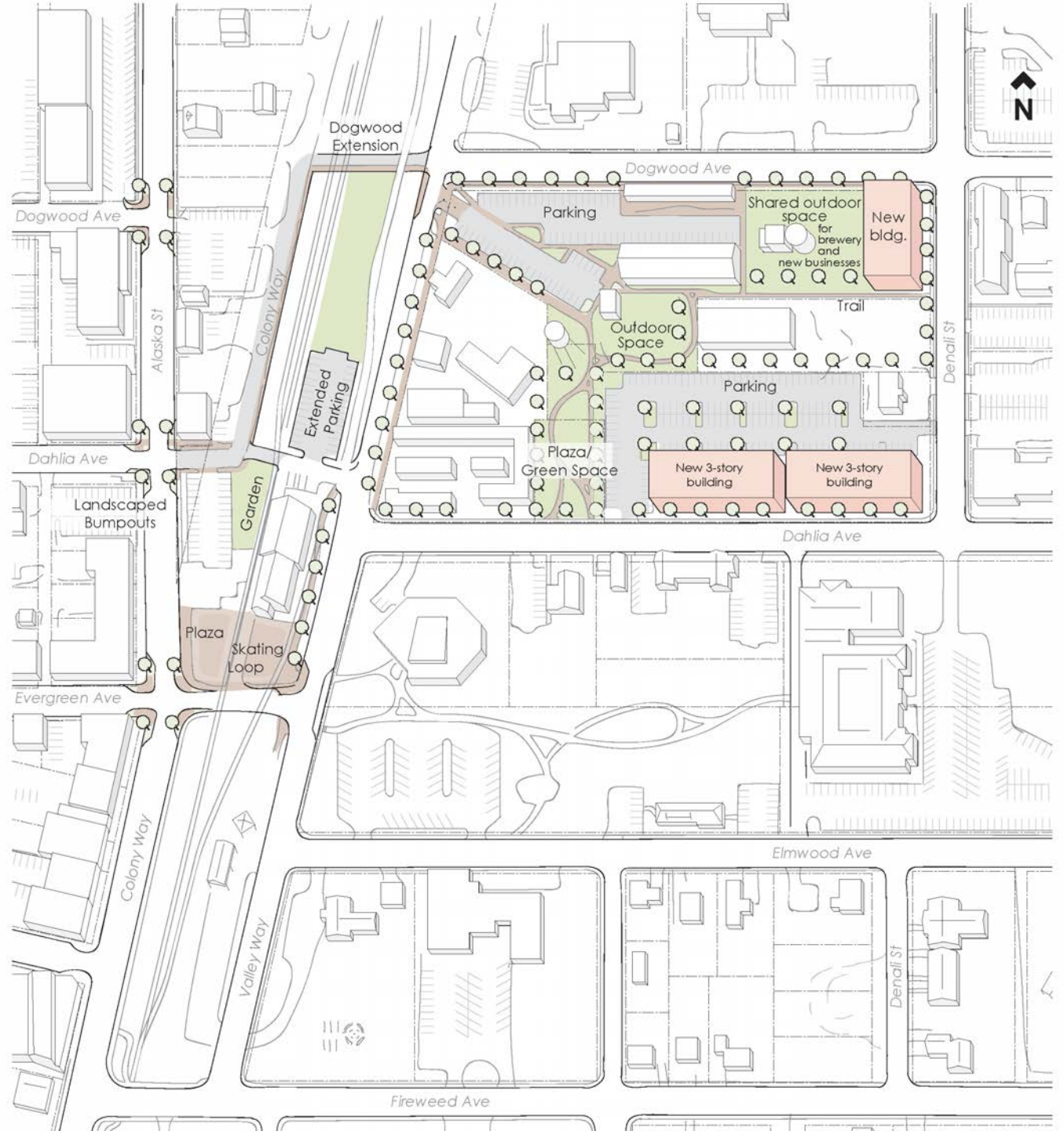
- Develop three 3-story, mixed-use structures with commercial on lower level and upper housing units
- Provide surface parking for patrons, residents and community activities in green space
- Establish green space with playgrounds, trail connectivity and community gardens

Community Connectivity

- Abandon RR corridor and develop cohesive plaza space near Depot
- Add roadway segments from site, into downtown, to improve vehicular connectivity



Concept B



Concept C

Schematic Concepts

Concept C

Maximize site redevelopment opportunities with most changes to existing community infrastructure.

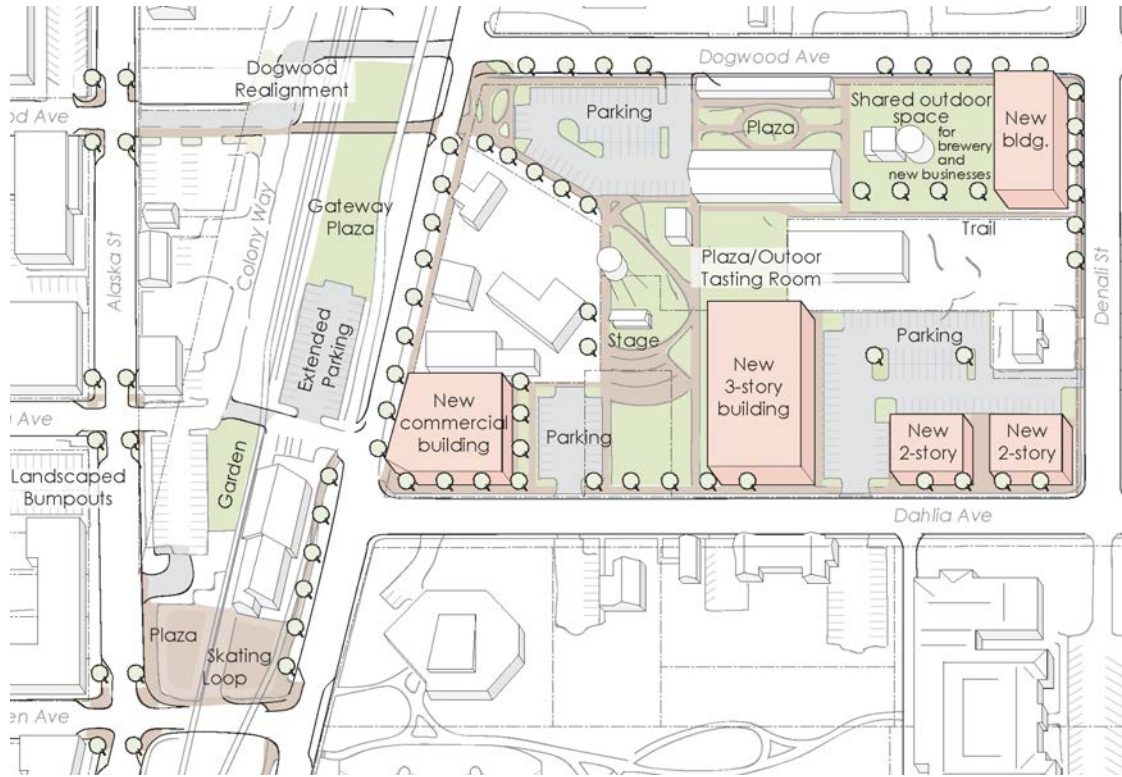
Site Specific Uses

- Develop five 3-story, mixed-use structures with commercial on lower level and upper housing units
- Provide surface parking for patrons, residents and community activities in green space
- Establish green space with playgrounds, trail connectivity and community gardens

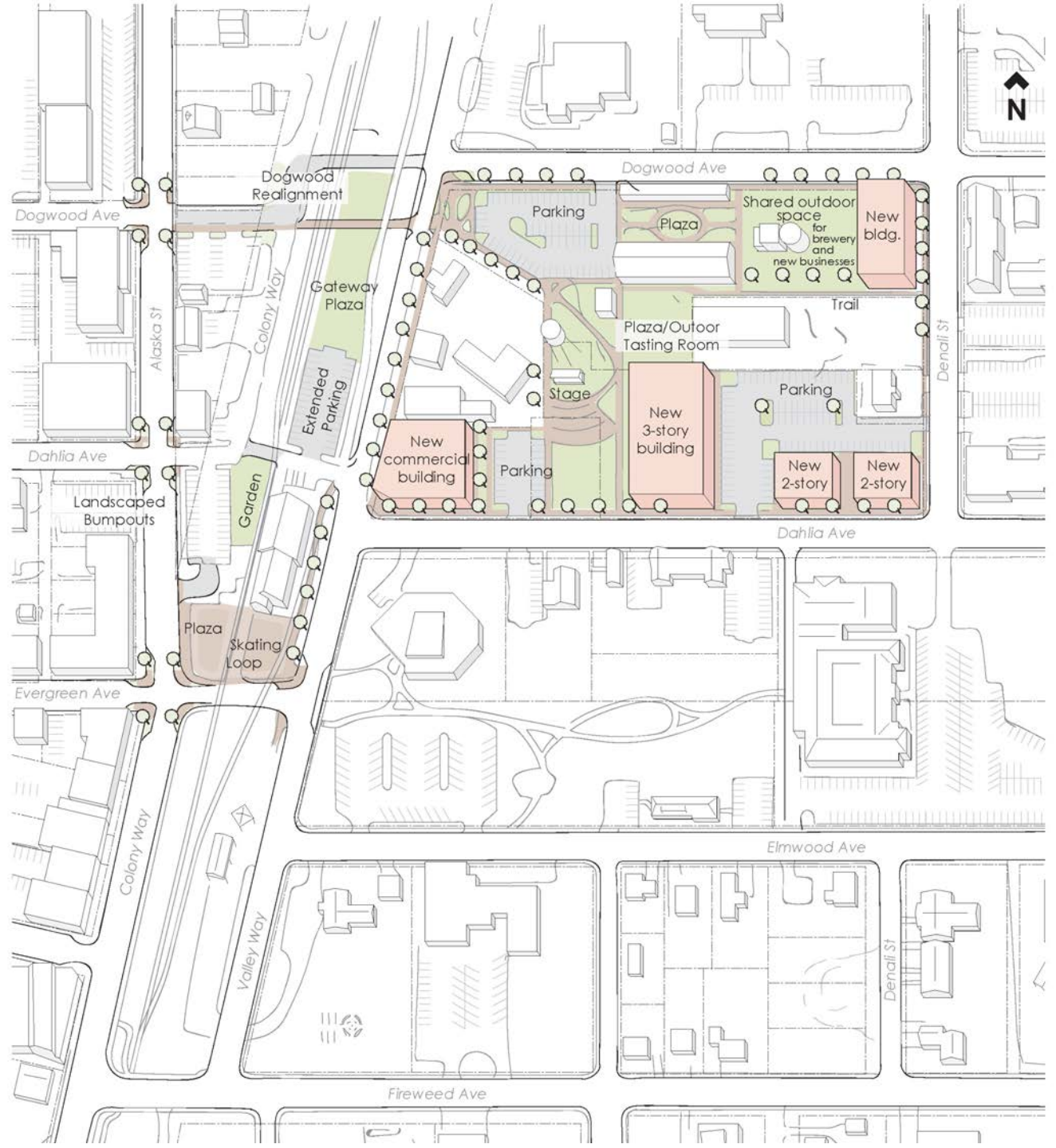
Community Connectivity

Abandon RR corridor and develop cohesive plaza space near Depot

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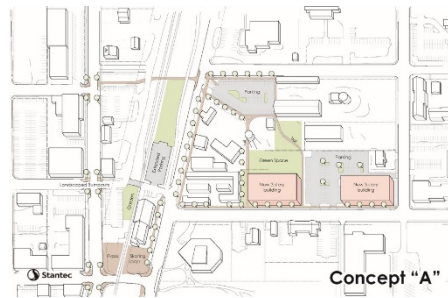
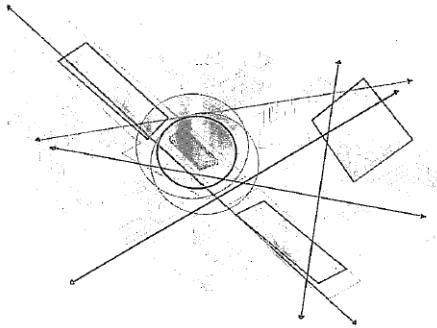
Concept C



Next Steps



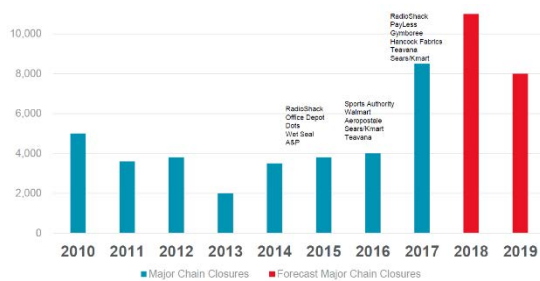
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Questions?



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PALMER *Alaska*

