



# Reconnecting Fairview Corridor Plan

Lindsey Hajduk, she/her | Director of Community Engagement

*Dena'inaq etnen'aa' gheshtnu ch'q'u yeshdu. (Dena'ina)*

*I live and work on the land of the Dena'ina. (English)*

Translated by Joel Isaak & Sondra Shaginoff-Stuart



August 2025

# For today

Share our partnership in Fairview to heal the Gambell-Ingra Corridor.



Overview of NeighborWorks Alaska



Partnership with Fairview Community Council

- Fairness for Fairview
- Reconnecting Fairview



# Affordable Housing & Supportive Housing

917

## RENTAL HOMES

Across eight properties, our Housing team serves approximately 1,600 residents

70

## UNITS MANAGED

Across seven properties, our Housing team manages these units for seniors and people with disabilities

\$30,000

## HOUSEHOLD INCOME

Almost half of our households (48%) earn less than \$30,000 per year.

NUMBERS FROM 2024



## Our Mission

NeighborWorks® Alaska is dedicated to improving the quality of life for families and individuals by preserving homes, creating new housing opportunities and strengthening neighborhoods.

757

## SUPPORTIVE HOUSING CLIENTS

Clients served with disabilities or who experience homelessness moved to housing

99.7%

## HOUSING STABILITY RATE

successful % of clients who exited our programs and remained in Permanent Housing

88.0%

## INCREASE IN INCOME

The successful percentage of clients who increased their income while engaged in our programs

# Community Engagement



Empower neighborhood residents to create safer, more connected, and vibrant communities through:

- **Neighborhood Revitalization**
- **Community Leadership Development**
- **Community Building**



**2,850**  
VOLUNTEER HOURS  
Community members volunteered their time, energy, and expertise for our community engagement efforts (in 2024)

**3,265**  
VOLUNTEERS  
Volunteers in our Anchor Gardens network, where everyone is empowered to lead and move projects forward with each other

# Fairview Neighborhood



Merrill Crossing property



Leadership support



Committee



Partnerships

22+  
23

# Fairness for Fairview

Fairview Community Council & NeighborWorks Alaska



## Partnership

- **EPA Environmental Justice Grant:** Grant support for Jan 2022 - Sept 2023. Heal the Gambell-Ingra corridors to reconnect Fairview.
- **Reconnecting Communities:** Laid groundwork for this effort, through 2026.

## NWAK Connection to Fairview

- NWAK committed to the Fairview neighborhood, and our property Merrill Crossing since 1993

- Partnership began in early 2022, including Community Leadership Institute training
- Focus on building a team of change makers

# Community Council



Community Gardens



Fairview Block Party



Revitalization



Transportation



# Reconnecting Fairview

Community-led solutions to reimagine the  
Gambell and Ingra Street corridor

The Fairview community seeks to revitalize the Gambell/Ingra Corridor with economic analysis, traffic modeling, greenway design, and robust public engagement including civic dialogues and visualization processes.

- Lead Public Engagement Activities to Re-envision the Couplet Corridor
- Conduct Planning Studies to Enhance Neighborhood Connectivity
- Lead Planning Activities for Neighborhood Revitalization



# Reconnecting Communities Pilot Program



First-ever Federal program dedicated to reconnecting communities that were cut off from economic opportunities by transportation infrastructure

*"THESE PROJECTS WILL BETTER  
CONNECT PEOPLE TO OPPORTUNITY,  
TO PROSPERITY, AND TO EACH OTHER,  
WHICH IS WHAT TRANSPORTATION IS  
ALL ABOUT."*

*FORMER U.S. TRANSPORTATION  
SECRETARY PETE BUTTIGIEG*

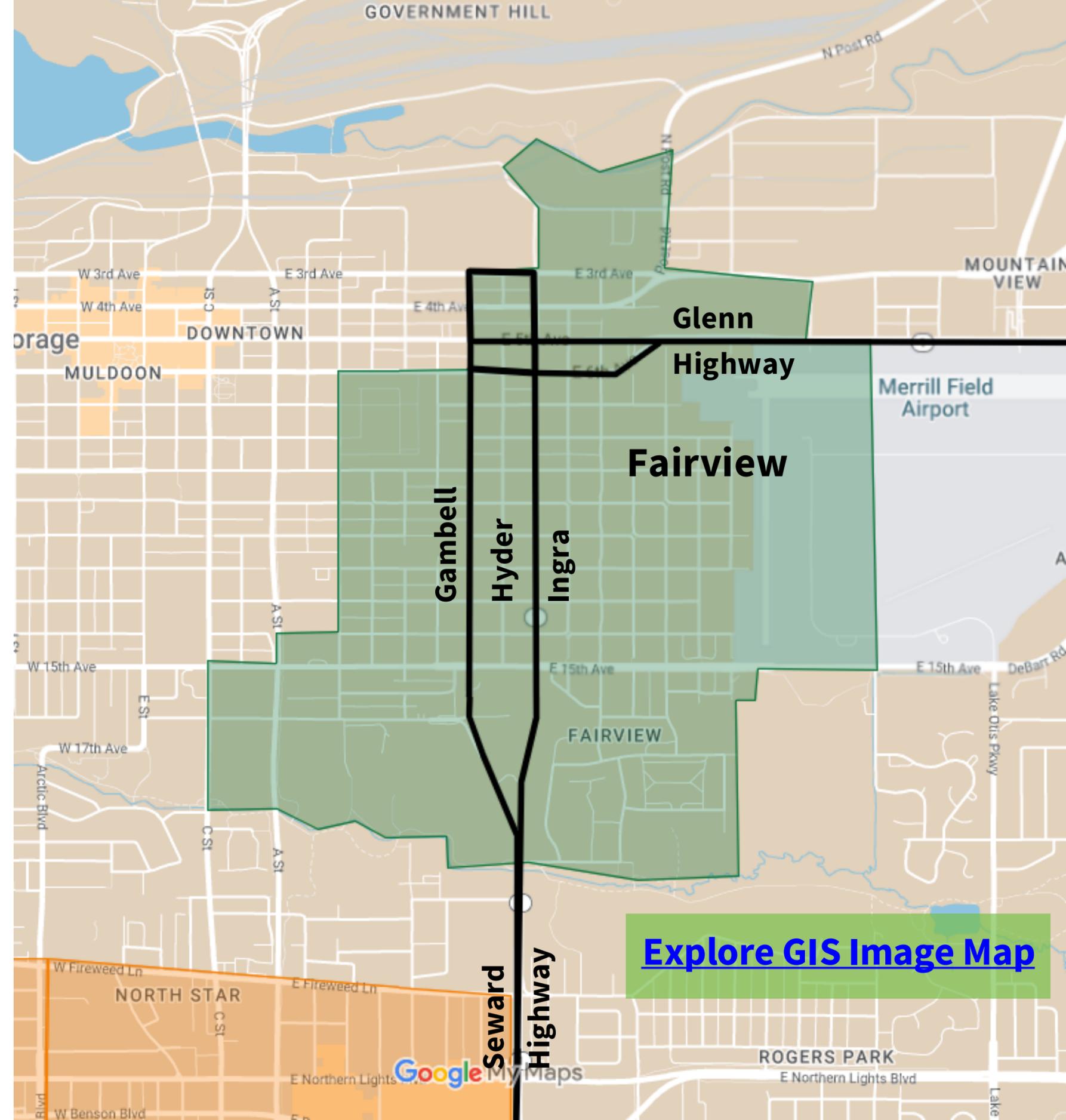
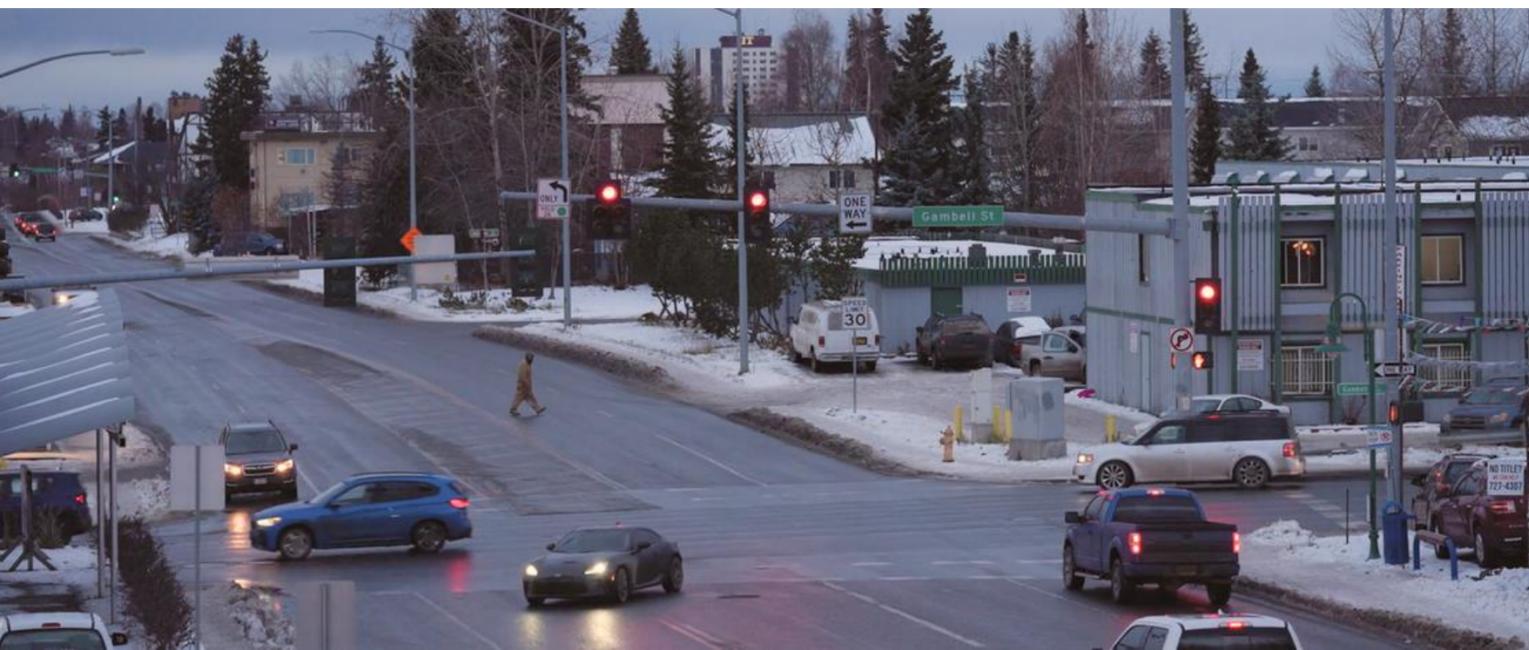


# “The Corridor”

**THE HISTORY** The decision to divide Fairview with an expanded Gambell and Ingra Streets was made with the conscious knowledge that it would negatively affect the neighborhood. In 1965, the city stated that the corridor would “*cut the neighborhood and create an island two blocks wide and ten blocks long.*”

- **David Reamer**, @ANC\_Historian

\*Learn more on Sun, Feb 23 @ 1pm at SEED Lab!



# Impacts of the Corridor

- What does an 8-lane highway couplet do to a neighborhood?
- What happens in the 10 block x 2 block area between the couplet?

*"THEY PUT THE FREEWAY THROUGH THERE, IT KNOCKED OUT A LOT OF THE BUSINESSES, YOU KNOW, (MADE IT) DIFFICULT TO WALK ACROSS THE STREET. THERE WAS NO CONSULTATION WITH THE NEIGHBORHOOD. THEY JUST CAME IN AND BULLDOZED IT AND SET IT UP."*

2015 "An Oral and Written History of Fairview: Past, Present, & Future." David Reamer, @ANC\_Historian



**What's the plan...?**

# FAIRNESS FOR FAIRVIEW IT'S TIME.

# Building on Efforts to Date

**GAMBELL STREET REDEVELOPMENT AND IMPLEMENTATION PLAN**  
July 2013

Prepared for: Fairview Business Association  
PO Box 201262  
Anchorage, AK 99501  
907.351.0407

Prepared by: CH2M HILL, INC.  
949 E 36th Avenue  
Suite 500  
Anchorage, AK 99508  
907.762.1500

In association with: Kittelson & Associates, Inc.  
880 H Street  
Suite 202  
Anchorage AK 99501  
907.646.7995



**FAIRVIEW NEIGHBORHOOD PLAN**  
*Where People Make the Difference!*



## Form-Based Code Overlay Zone

Fairview Community Council

Date: March 1, 2019

Authored By:  
Fairview Design  
Committee

DRAFT



## Fairview Innovation Area A White Paper (DRAFT)

Prepared for: Interested Parties  
Prepared by: Allen Kempen, AICP-CTP,  
President, Fairview Community Council  
February 20, 2021



## A Neighborhood Walk in Fairview Anchorage Design Week February 25, 2024

Mary Dean Broussard  
AARP AK  
Age-Friendly Anchorage



## Fairview Workshop: Solving Scenarios for the Future of Fairview SUMMARY REPORT

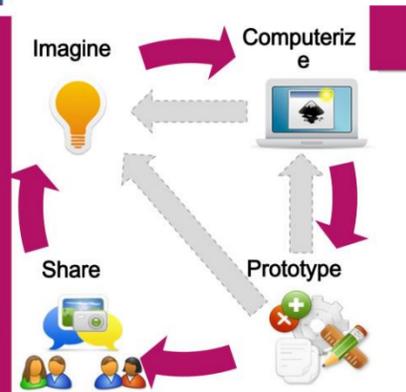


## Fairview Workshop: What is a Gambell Main Street? SUMMARY REPORT

**Fairview Design Initiative—Visual Preference Survey Results**

(-3)	(-2)	(-1)	(0)	(+1)	(+2)	(+3)
Strongly Unappealing	Unappealing	Somewhat Unappealing	Neutral	Somewhat Appealing	Appealing	Strongly Appealing

## The Fab Lab Process



## A FAIRVIEW COLOR PALETTE

To Inspire & Create a Sense of Place  
Design Workshop # 4



Inspiration can be found in soft mosses and lichens growing around and covering glacial erratics - fiery reds, buttery golds, and burnt oranges. The rocks are a cooling influence with deep blues, almost indigos, and pale ivy greys.

## CONNECTING OUR URBAN NEIGHBORHOODS

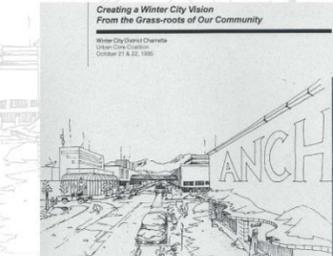
### FAIRVIEW GREENWAY

An investment to revitalize the eastern side of Anchorage's urban core.

The Fairview Greenway makes a significant contribution to the revitalization of the Fairview community, East Downtown and brings the urban neighborhoods together. It was identified as a goal as far back as 1995 in a Winter City District Design Charette. The Fairview Greenway represents an over-due investment in the public realm of the economically depressed Gambell/Ingra Street corridor. Such investments are typically perceived favorably by private capital markets as they constitute a valuable public amenity considered of high value by real estate developers.

## "Vision empowers one to bridge the gap between imagination and reality"

Of particular note is that the project "Closes the Loop" and create a pedestrian/bicycle greenway trail around the entire urban core of our Winter City. Such a unique public amenity will stand out as a attractive feature contributing to a strong sense-of-place. The project represents an investment benefiting the entire urban core area.



## Seward to Glenn Connection PEL Study

Project Fact Sheet

### OVERVIEW

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region, is conducting a Planning and Environmental Linkages (PEL) Study to consider potential transportation improvements in Anchorage (see Figure 1 below), with the intent to improve:

- Safety
- Livability
- Regional travel between the Seward and Glenn Highways
- Local travel within the surrounding neighborhoods
- Access between the interstate highway system and the Port of Alaska

The PEL Study process gives DOT&PF an opportunity to engage the community and stakeholders in identifying transportation needs, developing potential solutions, and narrowing down the list of alternatives that are slated to be carried into future environmental review and design processes.





# Project Vision

**The Reconnecting Fairview Corridor Plan will result in:**

*Community-led solutions to reimagine the Gambell-Ingra corridor*

**Throughout this effort, we aspire to:**



Center equity and community-driven solutions



Foster participatory planning, engaging community members and building trust



Identify opportunities to address key challenges caused by divisive infrastructure



Strengthen community resilience and livability



Establish a clear path forward for implementation roles and responsibilities



# Project Team



**Lindsey Hajduk** – NeighborWorks Alaska, Director of Community Engagement & External Affairs



**Carleton Wong** – Arup, Project Manager, Task 6 Conceptual Design lead



**Elizabeth Owen** – Arup, Deputy Project Manager, Task 2 Engagement, Task 4 Land Use Assessment



**Christine Stavish** – Arup, Task 5 Multimodal Travel Demand, Task 6 Conceptual Design



**Tina Villaraza** – Arup, Task 4 Economic Assessment



**Ethan Ebinger** – Arup, Task 5 Multimodal Travel Demand



# Project Schedule

Winter 2025    Spring 2025    Summer 2025    Fall 2025    Winter 2026    Spring 2026    Summer 2026    Fall 2026

**Public Engagement**



**Existing Conditions Analysis**



**Visioning for Future Conditions**



**Existing & Potential Multimodal Demand**



**Designs for Gambell, Ingra, & Hyder**



**Final Plan & Implementation**

**We are here!**





# Engagement Milestones

Winter 2025

Spring 2025

Summer 2025

Fall 2025

Winter 2026

Spring 2026

Summer 2026

Fall 2026



Focus Groups

May

Ongoing Agency & Community Orgs Collaboration



Technical Advisory Committee

June

Sept.

Feb.

TBD Summer



Walk Audits

Feb.

Aug.



Digital Surveys

Fall 2025

Winter 2026



Community Workshops

Aug.

Oct.

TBD Winter



FVCC Neighboring Initiatives

Ongoing

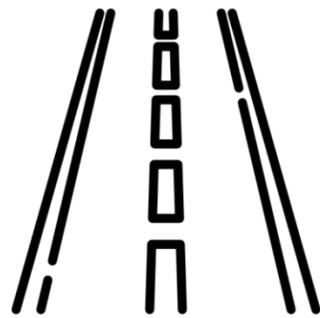


# Goals for Today



# 1) Establishing Context

Throughout the room, you will see the following 3 posters summarizing findings to date on these themes:



**Creating Safer  
Streets for  
Everyone**

**Planning for a  
Multimodal  
Future**

**Promoting  
Revitalization  
and Community**

## 2) Defining our Focus

As you engage with the posters and each another, we encourage you to consider the following throughout Fairview:

**Strengths:** *What is already here that we can build on?*



**Opportunities:** *What issues do we need to address?*



**Aspirations:** *What solutions do we want to see?*



**Results:** *How do we make these solutions successful?*

## 3) Create Together

There are 3 “vision boards” throughout the room that provide inspiration and photo examples of design interventions. These reflect three proposed aspirations for this Plan to address:

### Reclaiming Streets for Fairview

How do we design **connected, safe, and vibrant** streets throughout Fairview?

### Rethinking Mobility for Fairview

What are **accessible, easy to use, and multimodal** solutions for Fairview?

### Reimagining Places for Fairview

How can we create **active and engaging** places that uplift our community?



# 4) Learn From Each Other

We hope that throughout today, you connect with community members who share unique perspective and ideas.



## Reconnecting Fairview Corridor Plan Community Visioning Events



Join the Fairview Community Council, NeighborWorks Alaska, and your neighbors to learn about and shape the **Reconnecting Fairview Corridor Plan**. Learn more about progress to date and upcoming focus areas between now and Fall 2026 to facilitate community-led solutions to reimagine the Gambell, Hyder, and Ingra Street Corridor.



**Wednesday, August 13<sup>th</sup> 6:30 - 7:30 PM**

Shiloh Missionary Baptist Church | 855 E 20th Ave  
Community Pop-Up Event



**Thursday, August 14<sup>th</sup> 5:00 - 6:30 PM**

Fairview Recreation Center | 1121 E 10th Ave  
Reconnecting Fairview Open House & Dinner



**Friday, August 15<sup>th</sup> 5:00 - 6:00 PM**

Fairview Lions Park | 1201 E 8<sup>th</sup> Ave  
Community Pop-Up Event & BBQ



**Saturday, August 16<sup>th</sup> 9:00 AM - 11:00 AM**

Anchorage Farmers Market | 1420 Cordova St  
Community Pop-Up Event



**Saturday, August 16<sup>th</sup> 12:30 - 4:00 PM**

Fairview Recreation Center | 1121 E 10th Ave  
Reconnecting Fairview Community Visioning  
Lunch & Workshop



**Sunday, August 17<sup>th</sup> 10:00 AM - 12:00 PM**

Fairview Recreation Center | 1121 E 10th Ave  
Reconnecting Fairview Community Walking Tour

RSVP HERE:



# Stay Involved

## Reconnecting Fairview Committee

1<sup>st</sup> Thursday of each month | 5:00 PM Fairview Rec Center

## Fairview Community Council

2<sup>nd</sup> Thursday of each month | 6:30 PM Fairview Rec Center

## Fairview Collaborative Meetings

1<sup>st</sup> Monday of each month | 5:00 PM NeighborWorks Alaska

All events are free and open to everyone! Please RSVP online at [www.fairviewak.org](http://www.fairviewak.org) and note any dietary or accommodation needs.



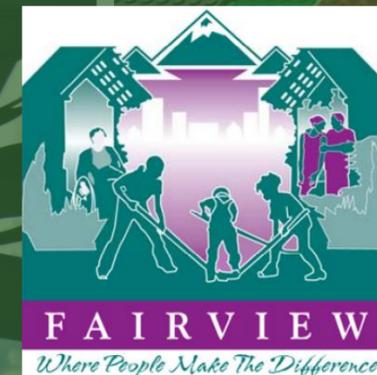
For future events, follow  
**FairviewAK.org**





Thank you!

**FAIRNESS  
FOR FAIRVIEW  
IT'S TIME.**



**NeighborWorks®**  
ALASKA