

Memorandum

To Fairview Community Council
Date September 10, 2026
From NeighborWorks Alaska & Arup
Subject Reconnecting Fairview Corridor Plan – Project Update

1. Introduction

The Reconnecting Fairview Corridor Plan (the Plan) is a community-led effort to heal the Gambell-Ingra Corridor by identifying opportunities for neighborhood revitalization, improved safety, increased economic opportunity, and other strategies that foster community identity and well-being. Development of the Plan is supported through NeighborWorks Alaska and the council with a consultant contract with Arup that is funded through a USDOT Reconnecting Communities Pilot Program Grant and the Municipality of Anchorage.

A recent milestones includes the finalization of the Alaska Department of Transportation & Public Facilities' **"Seward to Glenn Highway Connection Planning and Environmental Linkages Study."** This separate but collaborative effort was led by the ADOT&PF with ongoing collaborative meetings between the Fairview Community Council with this planning effort. The final plan recommends a list of short- to long-term projects in Anchorage, including the Fairview Bypass and priority projects within the Fairview neighborhood. The final PEL Study Report and additional documents are available at:

<https://dot.alaska.gov/creg/sewardglennconnection/>



Photograph 1. Fairview Block Party outreach

2. Public Engagement Efforts

Throughout the Summer 2026, our team attended several in-person events in Anchorage, as well as ongoing partnerships with other organizations. A brief summary is included here.

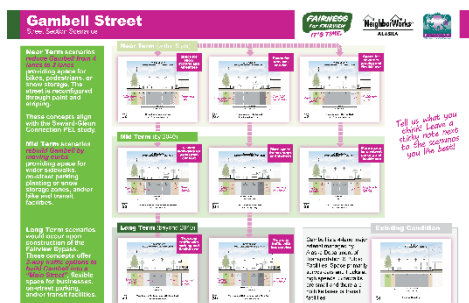
2.1 Public Engagement Events

The Fairview Community Council and NeighborWorks Alaska participated in a public events to share information and gather public input throughout the summer. These included:

- June 10: Access Alaska's Fairview Summer Bash
- July 18: Fairview Block Party
- August 8: Fairview Back to School & Health Fair

Outreach materials are included on the Project Library at: <https://fairviewak.org/project-library/> and include: Gambell, Hyder, and Ingra Street posters with near-term (within 5 years), mid-term (by 2040), and long-term (beyond 2040) scenario approaches to the street cross-sections. For the long-term, the approaches focus on these areas after a Fairview Bypass is constructed:

- Gambell: Offer 2-way traffic to build a "Main Street" with flexible space for businesses, on-street parking, and/or transit facilities.



Photograph 2. Image of the Gambell Street block party poster board.

- Hyder: Emphasize safety, community art and storytelling, and catalyze investment by balancing connectivity and subarctic design.
- Ingra: Reduced traffic allows for 2-way traffic and reallocating space for pedestrians and bicyclists.



Photograph 3. Image of Perseverance Garden at Ingra & 14th Ave.

2.2 Community Survey

The team hosted an online survey to gather community feedback on the plan focused on priority interests from community members. You can continue to share your feedback on our website here:

<https://fairviewak.org/reconnecting-fairview/>

2.3 Perseverance and Serenity Gardens

The Fairview Community Council partnered with Anchor Gardens / NeighborWorks Alaska and other organizations and funders to move forward two community gardens since 2024. The Serenity Garden is located at Karluk & 13th Avenue, and the new Perseverance Community Garden is located at Ingra & 14th Avenue. Both are immense efforts to bring local, healthy food into Fairview especially after the closure of the Carrs grocery store. This is one of the council's

strategies toward neighborhood revitalization coming into fruition. More information is available at:

<https://fairviewak.org/fairview-gardens/>

2.4 Community Partnership Projects

The Fairview Community Council and NeighborWorks Alaska are coordinating efforts with a broad group of community partners.

- **Anchorage Museum:** Ongoing work with the Anchorage Museum includes a university connection with the University of Texas in Arlington, building on work over the last two years. This current semester, fourth-year architecture students will be designing projects within the Gambell-Ingra corridor. Additionally, the museum is working to finalize and install our “Faces of Fairview” mural in the coming months.
- **Municipality of Anchorage Traffic Department:** The team is coordinating with the MOA Traffic Department to install traffic calming projects on Hyder Street and 10th, 12th, & 14th Avenue, as well as LaTouche & 10th Avenue. This will occur in September 2026 and beyond—so stay tuned!
- **University of Alaska Anchorage:** In partnership with the Anchorage Museum in early 2025, we participated with Joy Mapaye, PhD Professor in Journalism & Public Communications on a course focused on pedestrian safety campaigns. The class developed and tested both messages and images for different audiences to change driver behavior in Anchorage. A brief summary of final ads are on our homepage at: <https://fairviewak.org/>



Photograph 4. Image of outreach at the Anchorage Transportation Fair (April 2026).

3. Technical Projects

The team hosted a series of agency meetings in May 2026 to delve into technical questions and challenges. Rather than one Technical Advisory Committee meeting, three meetings were hosted to focus on issue-specific topics among agency partners. The “May 2026 Agency Check-in Summary” is available at: <https://fairviewak.org/project-library/>

3.1 Draft Vision, Guiding Principles, and Corridor Goals

The project team is working closely with the Reconnecting Fairview Committee to bring a Draft Plan together in late September. The draft plan goals and guiding principles are shared here and open for feedback to lhajduk@nwalaska.org. These items will inform the overall approach for prioritizing strategic projects in the short- to long-term relating to transportation and land use.

Community Vision Statement:

Fairview is a vibrant, safe, and connected neighborhood that honors its rich history and culture. Through investments like the Fairview Greenway, a revitalized mixed-use main street along Gambell Street, and safer transportation connections on Ingra Street, the community continues to build on its strengths while creating new opportunities for economic investment and innovation.

At the heart of Anchorage, Fairview helps meet the city's need for affordable housing, local businesses, and retail opportunities. Walkable streets, reliable transit, and access to a world-class trail network and arena district connects residents to jobs, services, and recreation across the city.

With safer streets, active public spaces, reduced highway impacts, and strong community partnerships, Fairview is a resilient and welcoming community. As a vibrant winter city neighborhood, it supports year-round livability, desirable new housing, and opportunities for people and businesses to thrive.

Guiding Principles:

- **Reconnect Fairview:** Strengthen connections to jobs, downtown, services, and trails while fostering a sense of community and belonging north-south and east-west throughout the corridor.
- **Empower a unique sense of place:** Create a distinctive winter city destination that celebrates Fairview's identity, supports housing and businesses, and embraces year-round outdoor life.
- **Celebrate Fairview culture and history:** Integrate art, culture, and storytelling into design, placemaking, and infrastructure.
- **Build equitable community spaces:** Repair and heal past divides and highway impacts through strategic reinvestment and revitalization.
- **Safety for all:** Improve walking, biking, transit, and driving experiences for all.
- **Deliver meaningful change:** Improve daily life for residents now, building toward an envisioned future.
- **Re-energize the corridor:** Build public and private partnerships that catalyze investment in Fairview.

Corridor Character Goals:

- **Gambell Street: Welcoming Main Street**
A vibrant, walkable main street that welcomes residents, workers, and visitors with pedestrian-friendly design, on-street parking, transit, mixed-use properties, and winter city amenities that work year-round.
- **Hyder Street: Fairview Greenway**
A signature community corridor that serves as an ecosystem for healing and transformation; prioritizes active transportation, gathering, art, open spaces, and connectivity; celebrates the cultures and lifeways of residents in Fairview; and attracts investment both large and small.
- **Ingra Street: Complete Street**
A safer, calmer street that balances local access, connectivity, and mobility while prioritizing people traveling safely along the corridor.

Gambell Objectives:

- G.1: Encourage re-investment and redevelopment building design that orients entrances, windows, and storefronts to the sidewalk, creating an inviting walking experience.
- G.2: Incentivize and encourage a mix of new and renovated housing options that build on existing structures and opportunity locations.
- G.3: Capitalize on opportunity sites for mixed-use, innovation areas, redevelopment, or adaptive re-use to create retail, dining, entertainment, and cultural destinations that attract residents and visitors.

- G.4: Establish gateways, public art, signage, and neighborhood features signifying the Fairview neighborhood.
- G.5: Slow traffic to create a comfortable environment for people and businesses.
- G.6: Work with community, public, and private partners to attract investment and unlock opportunity sites.

Hyder Objectives:

- H.1: Connect Ship Creek to Chester Creek with as few roadway crossings as possible.
- H.2: Build a unique and vibrant Winter City street environment that encourages people to walk, explore, and visit local destinations in every season.
- H.3: Create a network of public spaces that support recreation, gathering, art, and community events.
- H.4: Build infrastructure, lighting, plantings, flexible space to support year-round use through Winter City approaches and amenities.
- H.5: Strengthen connections between residents, destinations, and natural areas.
- H.6: Activate the Greenway through community programming and partnerships to invest in and build on this unique cultural amenity.
- H.7: Work with community, public, and private partners to attract investment and unlock opportunity sites.

Ingra Objectives:

- I.1: Design roadway features to slow traffic, improve predictability, and create a more comfortable environment for everyone.
- I.2: Make it safer and easier to walk year-round by improving sidewalks, crosswalks, curb cuts, lighting, planting, and snow storage.
- I.4: Transform Ingra from a barrier to a connector to the Greenway and neighborhood to the east & west through community-focused design with innovative use of materials, lighting, public art, and gateway features.
- I.5: Prioritize and foster neighborhood livability while supporting efficient regional mobility.

3.2 Land Value Analysis

The Arup project team is conducting a Land Use Analysis to forecast transformative impacts of Reconnecting Fairview, specifically around transforming Hyder Street in the long-term as a Fairview Greenway connecting to the Ship Creek and Chester Creek trails. Investing in new amenities (parks, transport, jobs, schools, etc.) has a direct and intuitive benefit on residents, workers, business owners, and visitors—but how much? A new linear park and active travel corridor, for instance, broadens access to employment opportunities, creates a venue for recreation, and promotes public health. The main challenge in Fairview, however, is a legacy of disinvestment which has resulted in elevated poverty and depressed economic activity. While we can all agree that the interventions proposed as part of Reconnecting Fairview would be pleasant for the people of Fairview, how will it generate concrete economic benefits?

The investment logic:



New amenities can cause property nearby to increase in price. This is not due to changes in the value of

buildings, but rather the value of their locations, i.e. the land value. When land is costly, owners are incentivized to use it more efficiently. They will fill empty lots, build higher, or renovate existing buildings in order to realize the premium associated with higher property values. This is exactly the sort of regeneration which Fairview needs: more infill and more (high quality) housing. Simple economic models can help us predict if Reconnecting Fairview will produce the magnitude of land value increases required to support regeneration. This analysis is ongoing and will be shared in the upcoming month.

4. Timeline Next Steps

Key next steps in the project schedule are summarized below:

- September: Input from Reconnecting Fairview Committee members; Draft Vision Plan business case document shared internally.
- October: Graphics/renderings finalized during plan draft review; Final document shared in late Oct/early November.
- November to January: Technical work completed and edits.
- Early 2027: Work with FVCC and NWAK to move the plan forward to policy adoption.

5. Materials Shown at Events

All project plan materials referenced in this document are available at: <https://fairviewak.org/project-library/>.