

ALSOP TOWN SITE



COMPOSITE

RESIDENTIAL

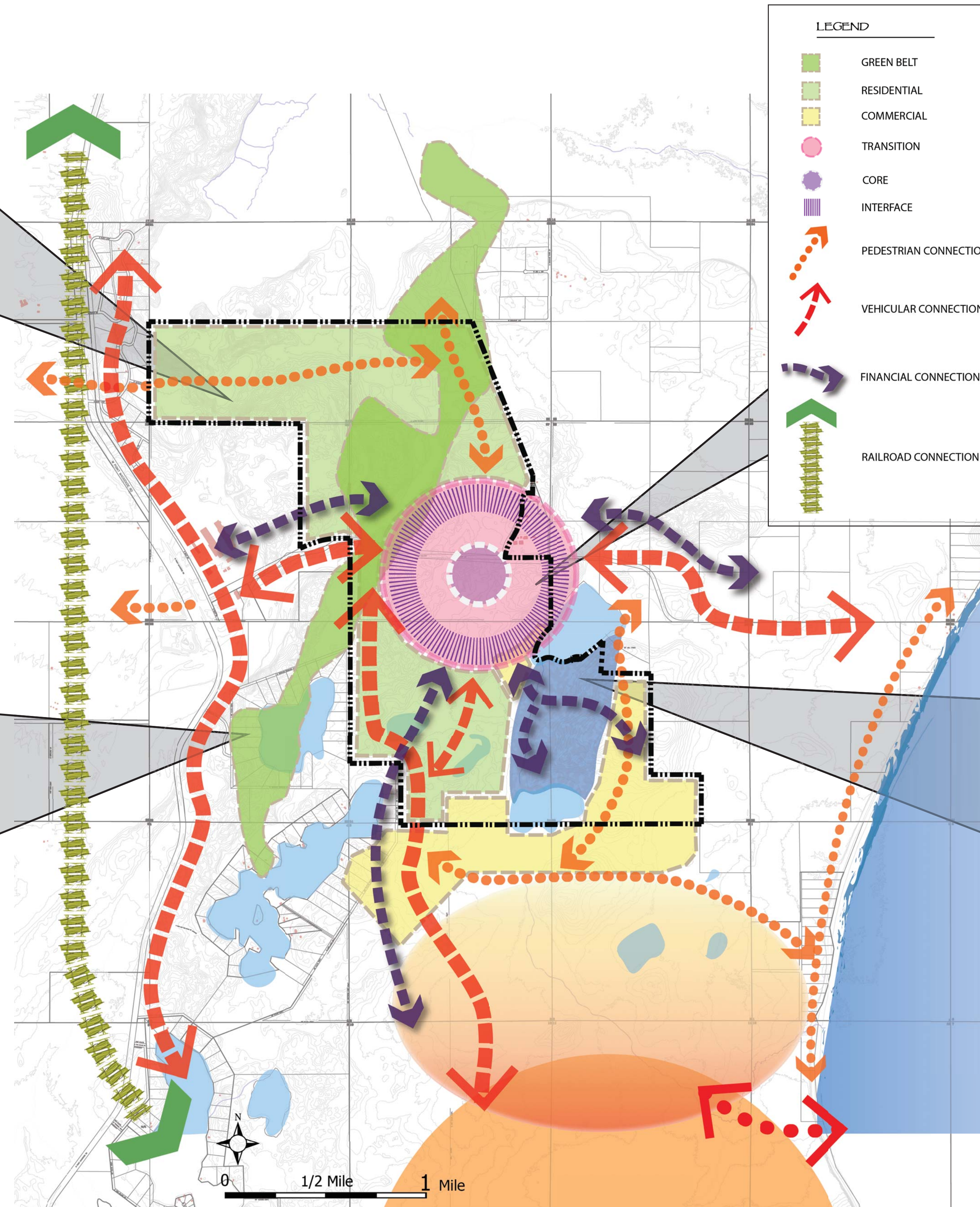


Alsop Town Site will provide varied housing options, including single family homes. Located on "town size" lots, neighborhoods will be developed reflecting the local character in a design that fosters building connected communities.

GREEN BELT



As part of establishing and maintaining the quality of life that Alsop residents and visitors will experience, the green belt will provide a direct link with the surrounding environment. By bringing the natural world directly to the doorstep, Alsop's sense of place is clearly defined.



HIGH DENSITY



High density housing provides residents with additional housing options. In downtown areas, these may range from live-work to apartments. In other residential areas, town homes in attractive and inviting configurations would complement neighborhood development.

FLOAT PLANES



Alsop's build-out would include providing a detailed float plane community complete with homes, tourist amenities, and commercial/industrial growth areas. The float plane community would be linked with the balance of Alsop's development to assure an integrated overall community.

Connecting People - Creating Places

ALSOP TOWN SITE



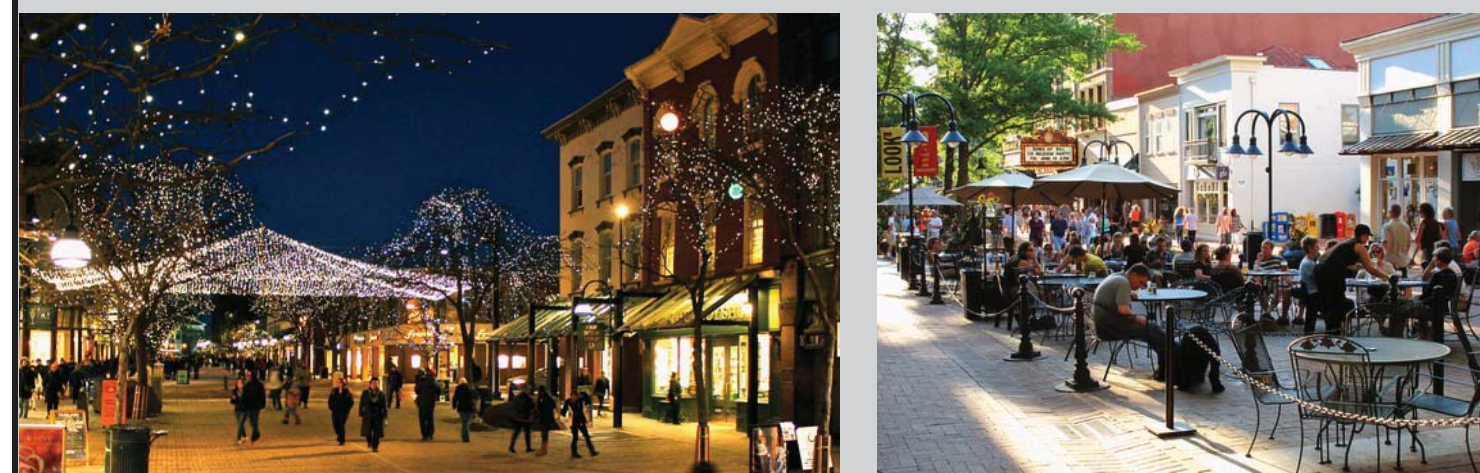
DOWNTOWN

COMPREHENSIVE

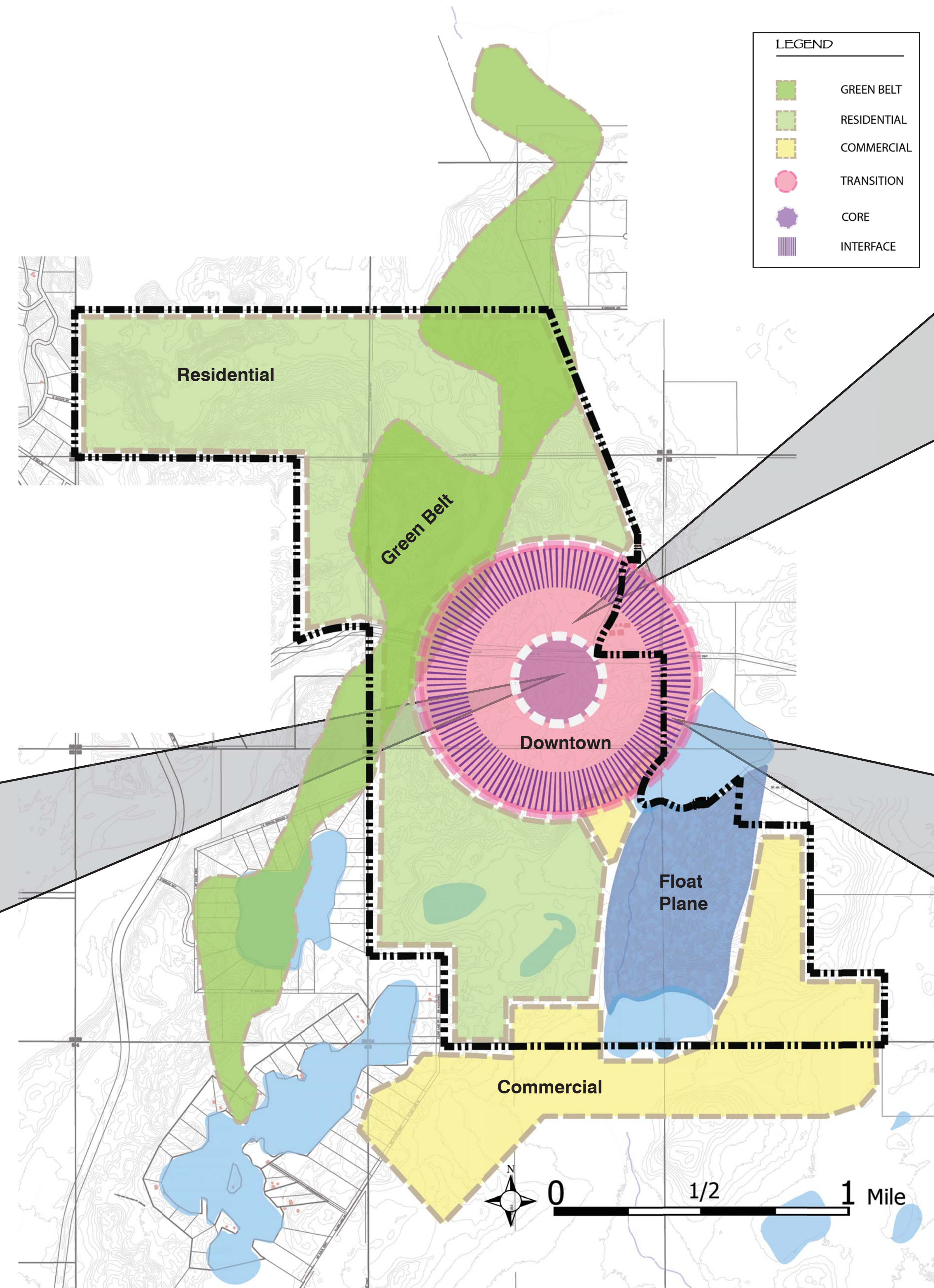


Alsop is intended to be a livable, walkable community. Roads are to be designed as complete streets, encouraging safety and creating flexible community spaces while allowing for an integrated snow storage/removal and maintenance. Complete streets bring inviting spaces to residents and visitors while encouraging business development.

CORE



The Core of Alsop's downtown will contain pedestrian plazas fronted by businesses and shops. Interaction of visitors and residents with local vendors will occur as part of everyday activities and specialized events such as farmer's markets, celebrations, and planned functions.

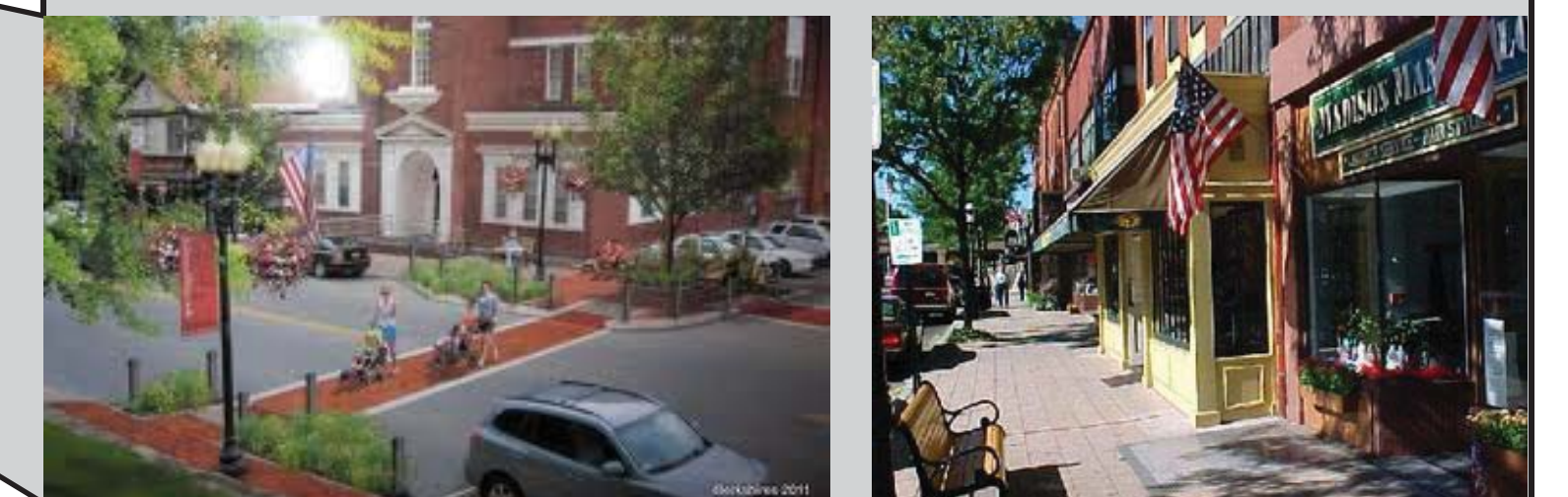


TRANSITION



The downtown Transition Zone will contain high density housing as well as retail and commercial enterprises. Complimentary housing designs and landscapes will reflect and facilitate Alsop's active lifestyle. Connected to the downtown core, street and building layouts will support a fully walkable community.

INTERFACE



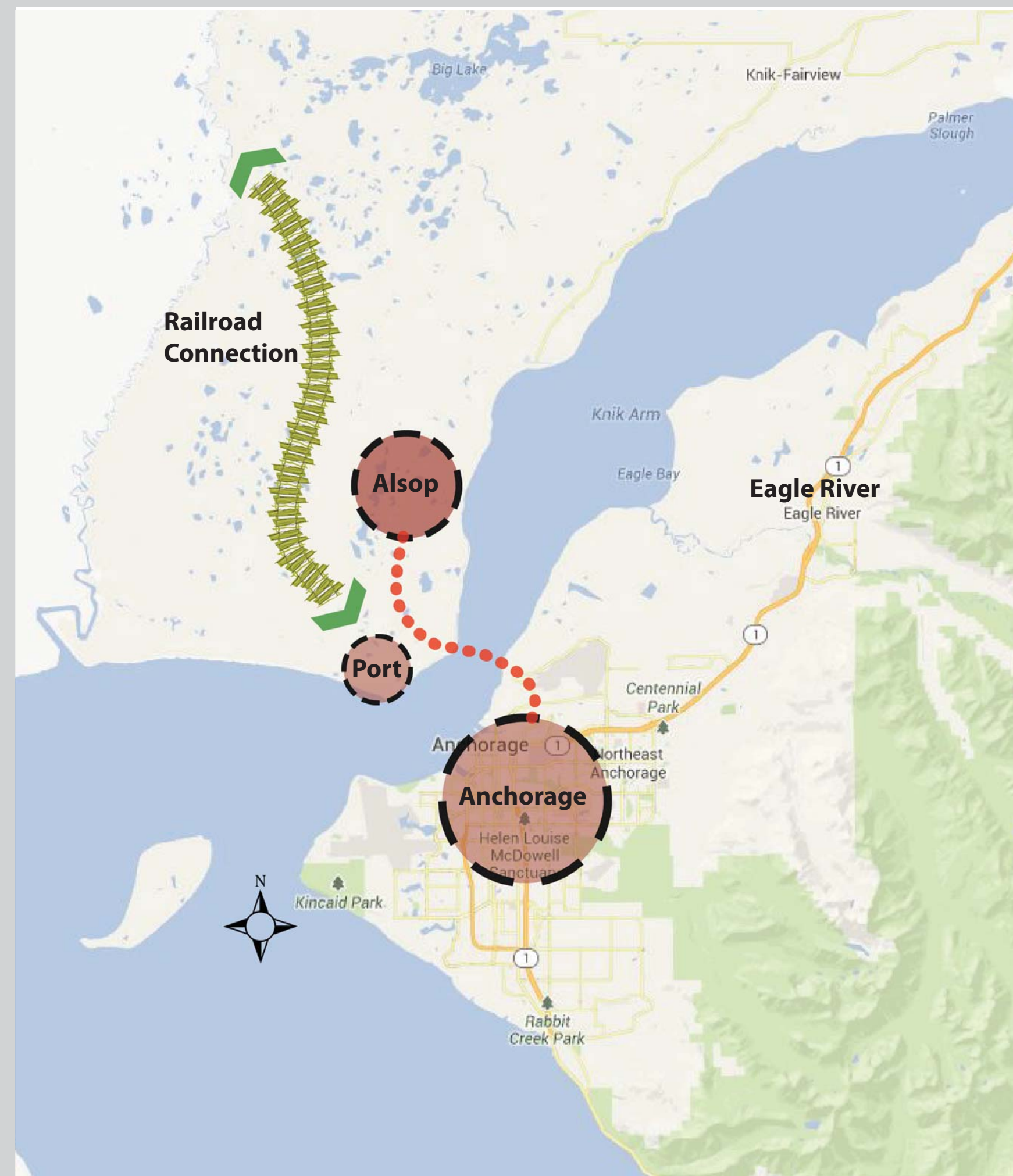
At the edge of the downtown, Alsop's Interface zone will foster the transition to single family home, townhouses, and larger tracts of open space for parks and recreation. Similar design principles will be applied, extending links and connections to the downtown core and transition zones.

Connecting People - Creating Places

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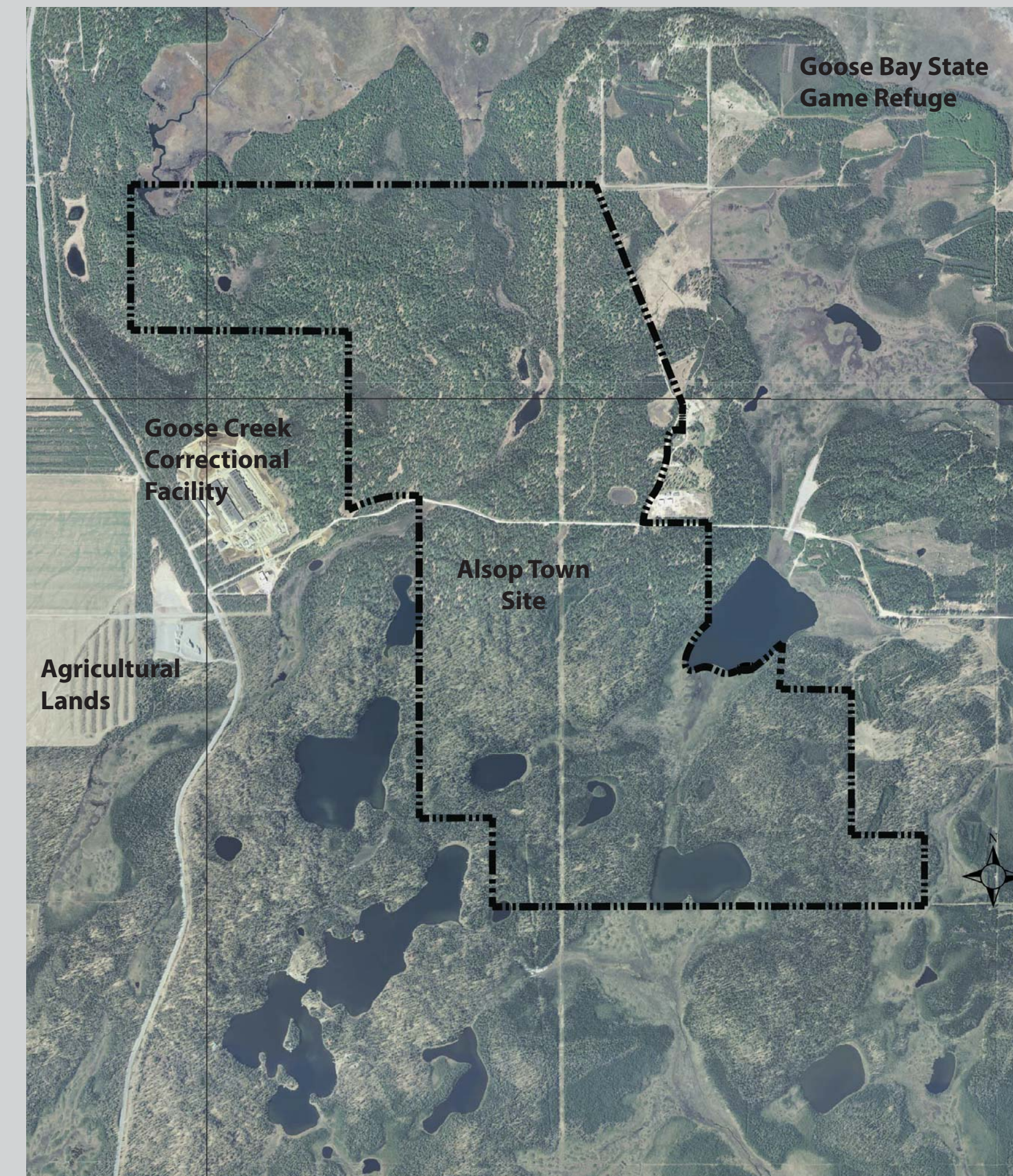
INVENTORY

REGIONAL CONTEXT



Alsop Town Site is more convenient than Eagle River at only 15 minutes to downtown Anchorage.

EXISTING SITE CONDITIONS

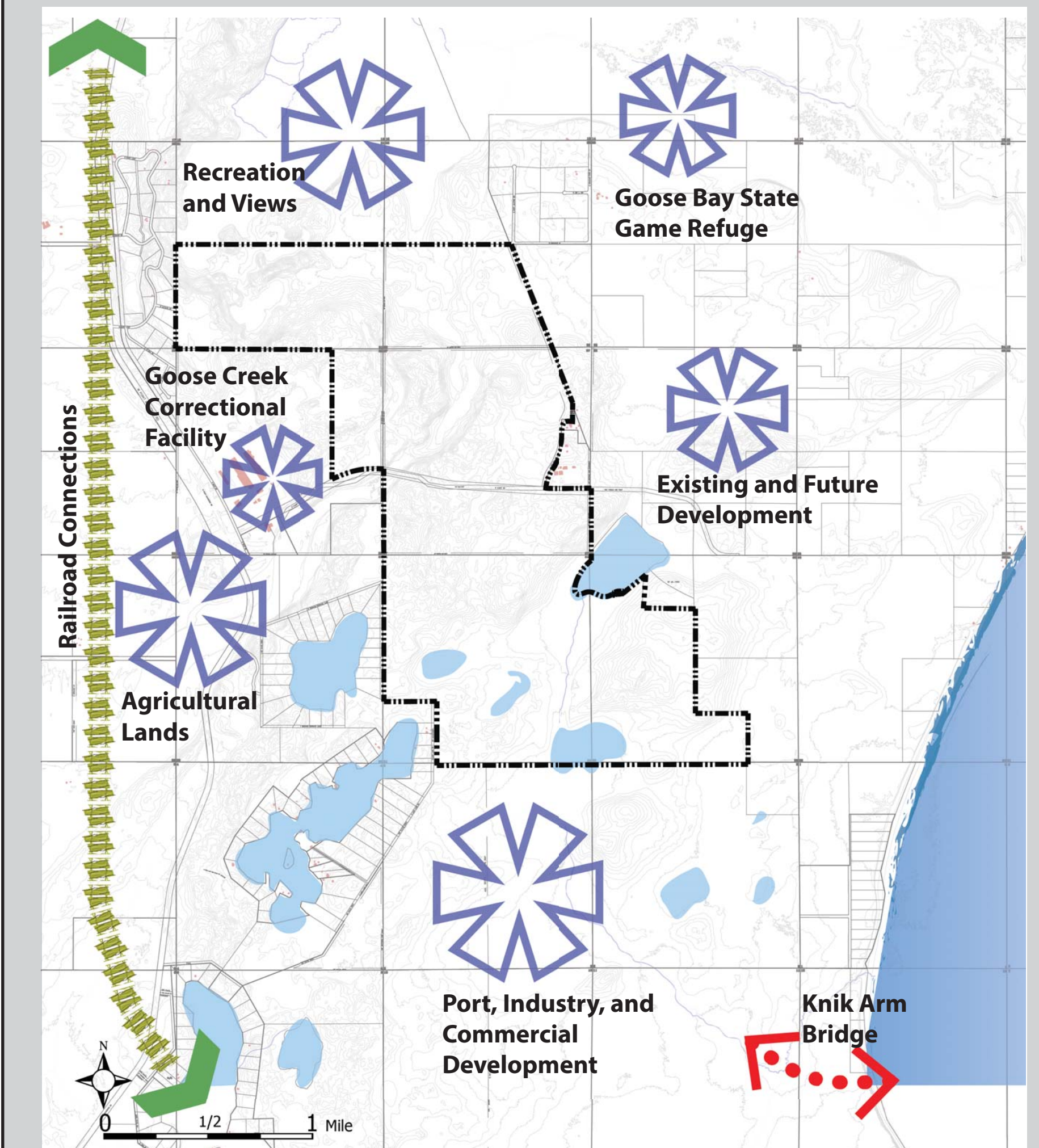


The town site is comprised of public lands which contain many natural features:

- Lakes
- Waterways
- Forest and Wildlife
- Views
- Recreation and Trails

Alsop is a Mat-Su Borough jewel that when developed will bring our quality of life to new residents and share opportunities with visitors, nature lovers, and recreation enthusiasts.

SITE CONTEXT



The success of Alsop town site is broadly supported by the proximity of adjacent land uses and existing business, on-going and future development, and links to local and global markets.

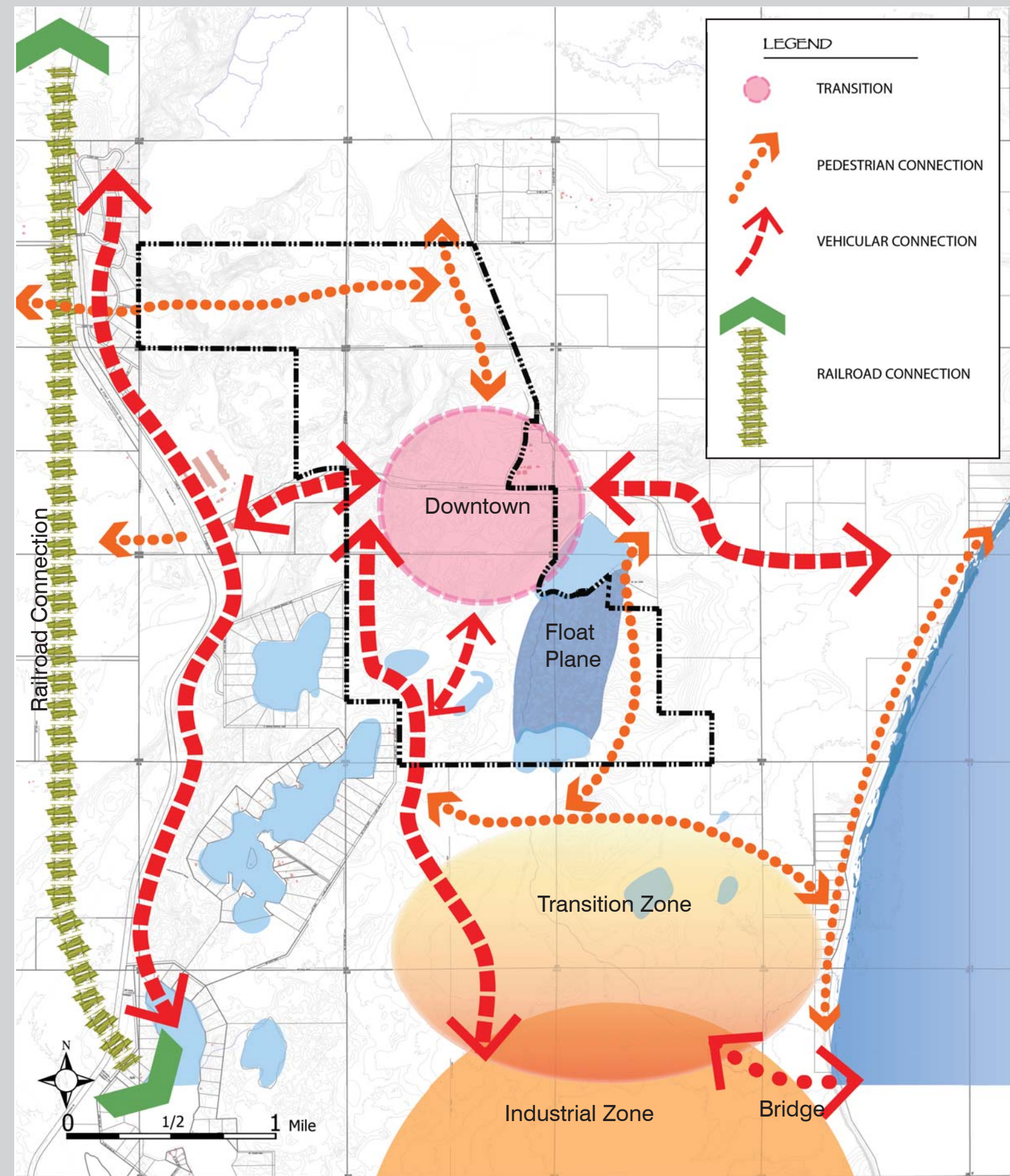
Alsop's development lends support to success of the Fish Creek town site planned as a service center for small to mid-sized agricultural parcels to be located northwest of this community.

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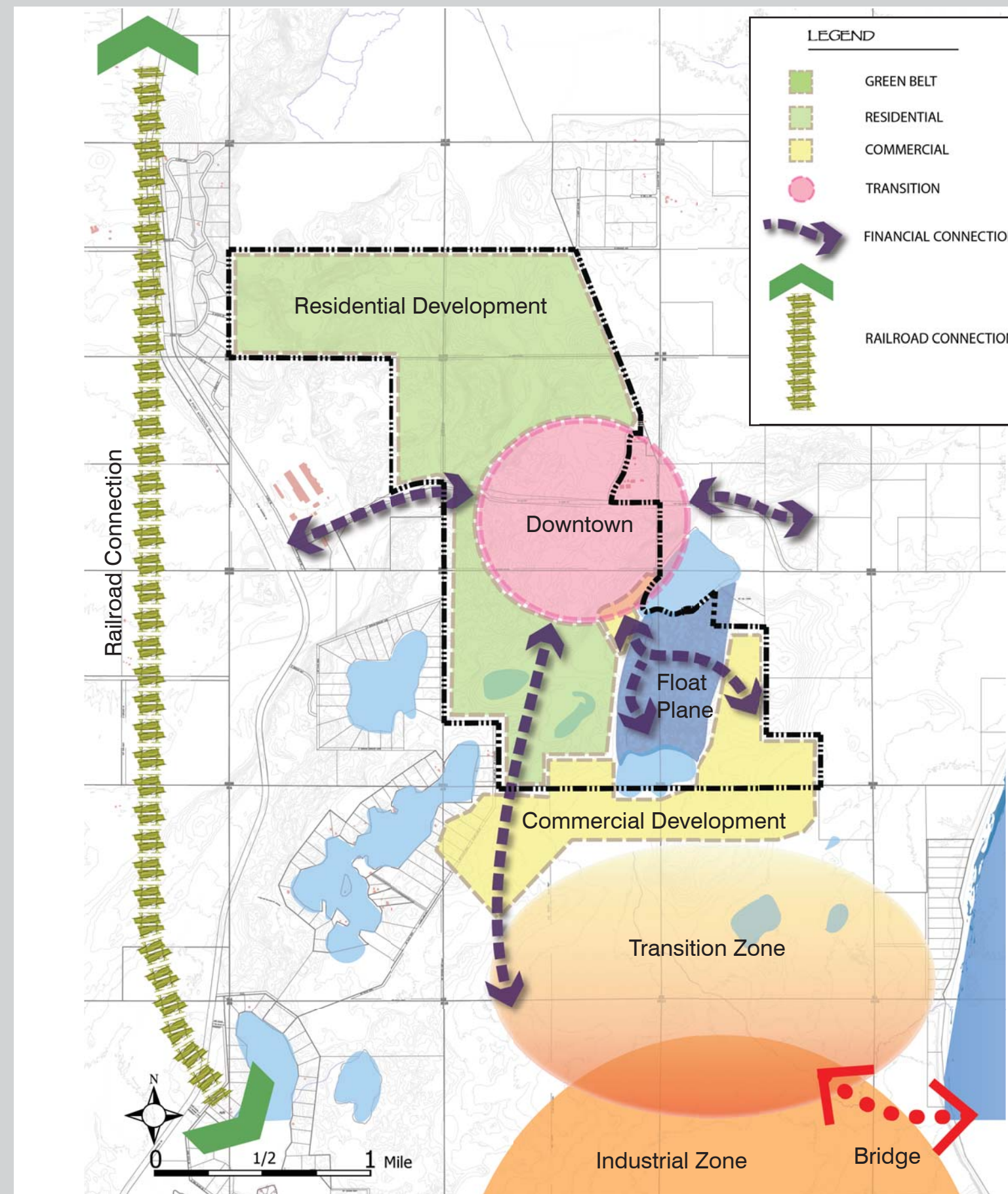


ANALYSIS

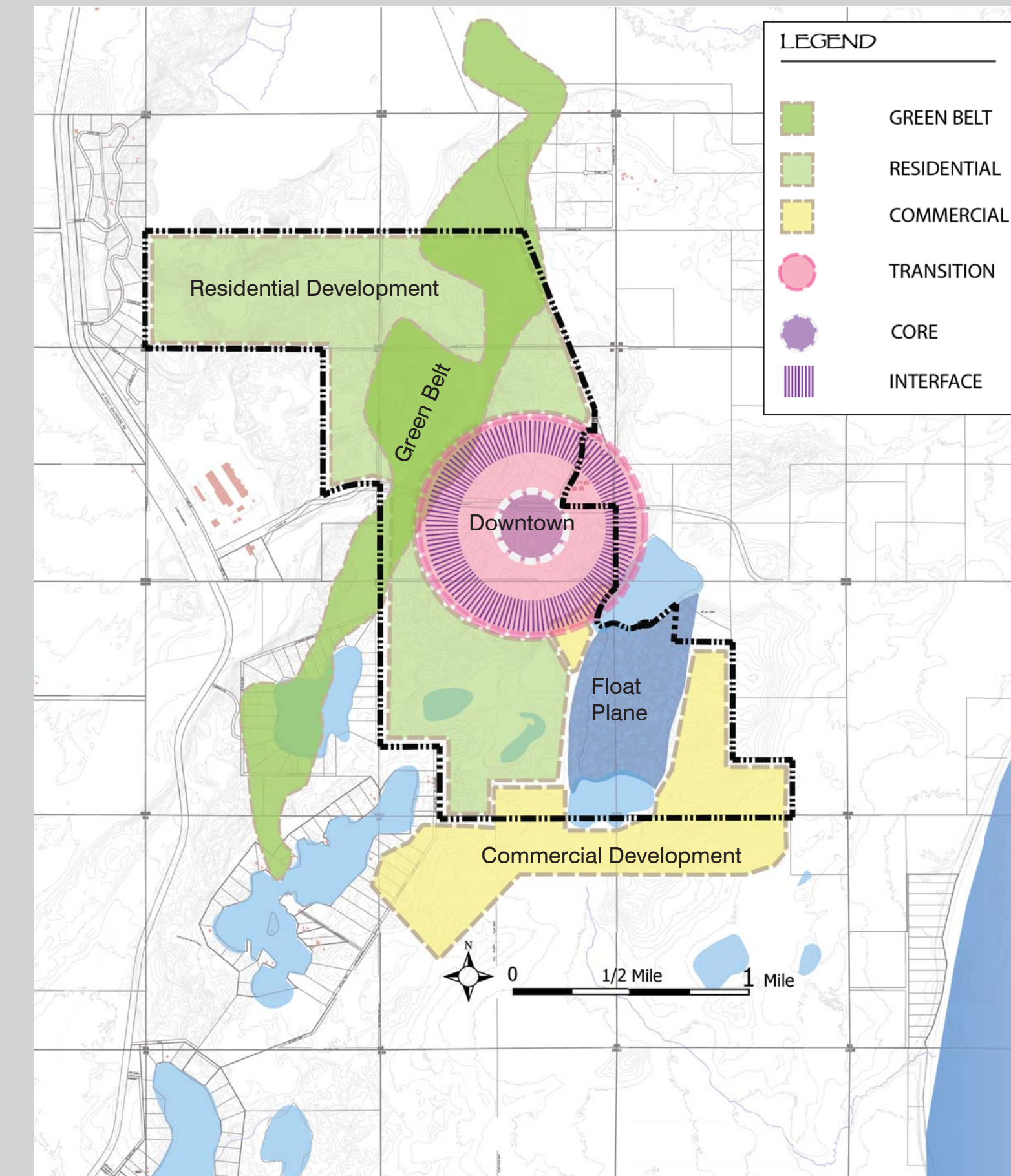
CIRCULATION



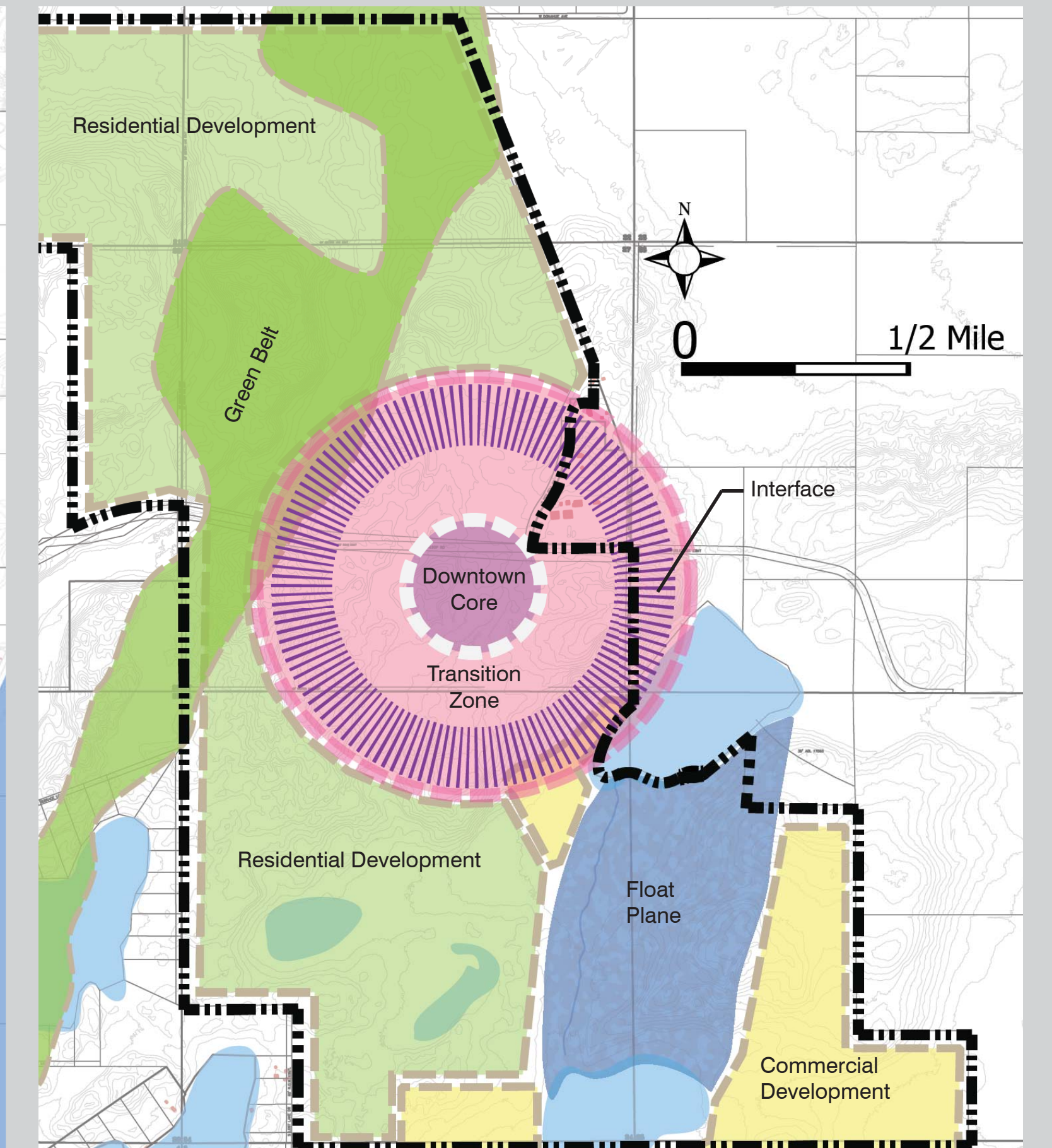
FINANCIAL STABILITY



SITE CHARACTER



NEIGHBORHOOD



WALKABILITY

Trails will provide links to nearby destinations and a larger network beyond the town site limits. Within Alsop, trails will provide safe and efficient access between residential areas, schools, work locations, and community spaces. There will also exist an internal town site circulation system that will consist of trails for pedestrian traffic inside the green belt, along with links to other land uses and activities. Clear and informative signs will create a way finding system that easily guides and directs users. Pedestrian connections will link residents and visitors with outlying areas including existing trails and access to the inlet shoreline. Internally, trails will link recreation, the commercial districts, work locations, schools, community facilities, industrial parks, and residential developments.

CONNECTIVITY

Strong vehicular connections to MSB Communities, the Port, Anchorage, activities, and recreation are within short driving distances from Alsop. Pedestrian circulation will parallel vehicular routes supported by separated trails and pathways. Connections will be strengthened between the town site, future commercial residential and industrial development, agricultural assets, that railroad, and the port.

COMMERCE

Jobs and businesses connect Alsop's downtown with a variety of local amenities and opportunities in neighboring communities. Sales, marketing, and goods will be available through connections with local and global venues: farmer's market, local produce, restaurants, grocery stores, the railroad, port, and bridge, Anchorage, local businesses, global markets, community supplies, skilled worker pool, local consumers, and a multitude of transportation and availability.

ECONOMIC GROWTH

Criteria for economic growth and stability surround the proposed town site. Current and future commerce will expand rapidly, tying existing and new infrastructure to the Alsop town site. Float-plane connections will stimulate and reinforce the economy fostering nearby commercial development. A thriving downtown will promote future growth of: the business core, local jobs, the downtown, local businesses, future industrial parks, commercial districts, float plane zones, bridge access, deep water port, and a 15 minute commute to Anchorage.

RECREATION

Multi-use parks will be linked throughout the site offering a wide variety of recreational opportunities and experiences.

Residential developments will connect to the Goose Bay State Wildlife Refuge through a series of recreational trails and facilities. Hiking and walking trails, bike routes, fishing, wildlife viewing, snowmachining, ATV/OHV routes, cross country skiing, snowshoeing, and sledding will all be catered to.

ENVIRONMENT

To ensure Alsop existing site character is retained, a greenbelt will be accessible from the heart of downtown as well as all residential areas.

The accessible green belt will provide pedestrian trails that compliment a functional wildlife corridor.

As benefits of the greenbelt, residents will enjoy numerous accessible recreation opportunities, retention of the open space and characteristic natural beauty, and a healthy environment that functions towards actively cleaning the water and air.

COMMUNITY

Alsop will be a walkable, community focused development providing flexible space to accommodate community events, activities, functions, and gatherings.

Integrated development and circulation will create zones for residential, float plane and commercial development connected to the downtown.

DOWNTOWN

Alsop's downtown will provide inviting pedestrian-oriented spaces attracting business and the community to interact.

The downtown will provide services and goods for residents and visitors while connecting to ongoing and future commercial development.