

Valdez Museum Site Selection Process



Workshop #1 – December 7, 2017

Workshop #1 Agenda



Review site selection goals and process

Review museum site requirements

Define site selection criteria

Assign weighting

Review available parcels



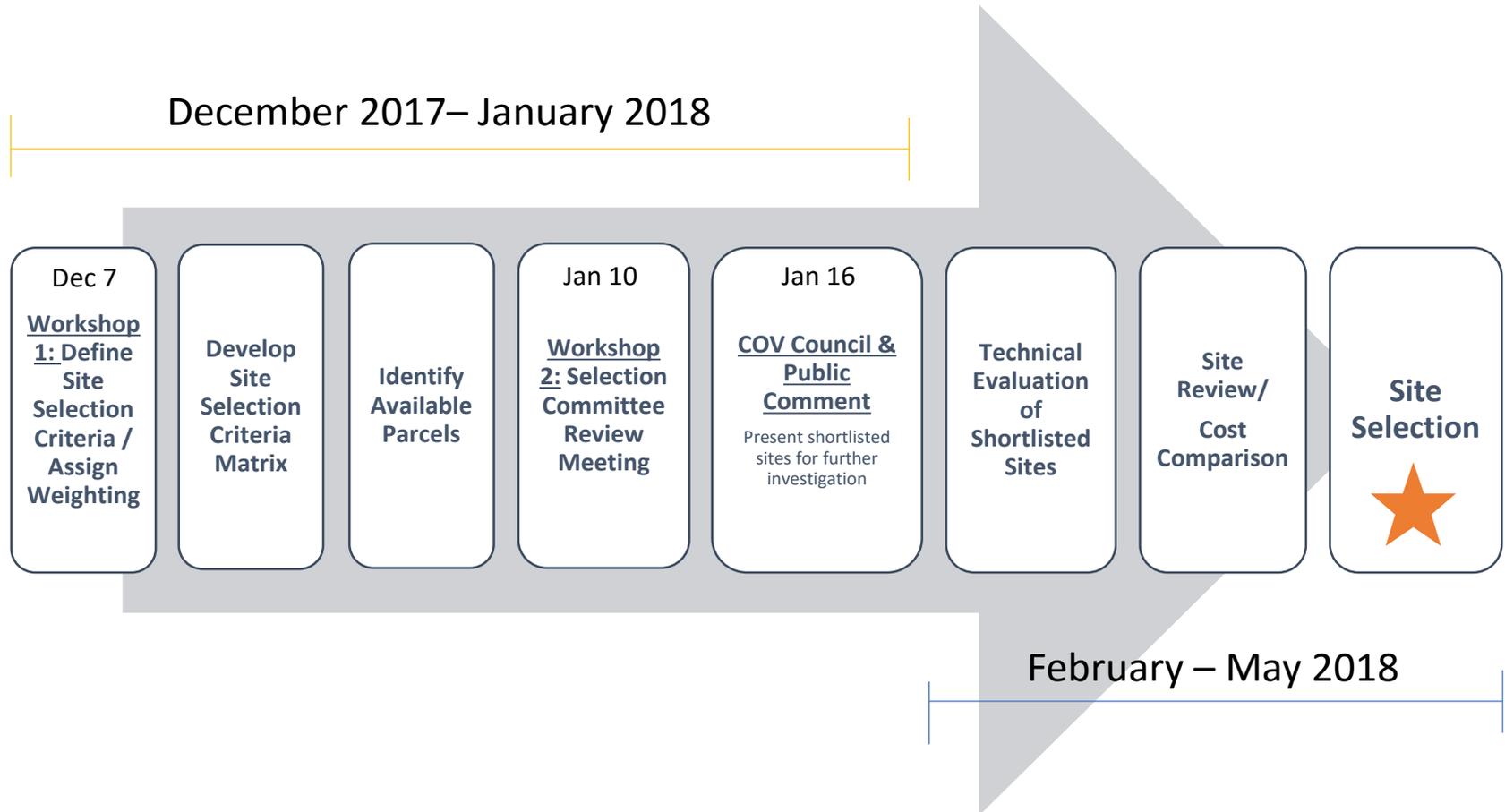
Site Selection Goals and Process



Museum Site Selection Goals

- Conduct an objective and transparent site selection process
- Select preferred site for museum based on COV and museum priorities

Site Selection Process





Review Museum Site Requirements



Museum Scope/Program

- Minimum site size: 1 acre
 - 28,464 GSF building
 - 1 story vs 2 story building
 - Staff and visitor parking
 - Back-of-House/loading
 - Snow storage/summer parking



Public Entry Areas	1,430 NSF	6%
Retail Shop	920 NSF	4%
Exhibit Galleries	12,650 NSF	53%
Education	820 NSF	4%
Collections / Curation	5,310 NSF	22%
Administration	1,540 NSF	7%
Building Support	1,050 NSF	4%
Total Building	23,720 NSF	100%
Total Gross Building Area	28,464 GSF	



Define Site Selection Criteria

Site Selection Criteria

Lot size, configuration and future expansion
Topography/slope
Site access
Utilities available
Walking distance to downtown
Snow storage

Site Features



Compatibility with Museum program
Compatibility with adjacent uses
Conformance with COV Zoning
Comprehensive Plan and Visioning

Site Compatibility



Tsunami/Avalanche
Surface water
Subsurface investigation
Archeological/historic sites
Threatened/endangered species

Environmental



City-owned
State of Alaska
Private

Purchase Cost/Terms



Access Costs
Utility Costs
Preparation Costs
Mitigation Costs

Site Development Costs



Impact on local community
Public review of shortlisted sites
Public comment period

Community Acceptance





Assign Weighting/Priorities



Assign Weighting/Priorities

Potential Sites	Weight	Site A	Site B	Site C	Site D	Site E	Site F
Site Features <i>Very Good = more points; Not good = less points</i>	25						
Site Compatibility <i>Very compatible = more points; Not compatible = less points</i>	20						
Environmental <i>Little environ. concerns = more points; High envir. concerns = less points</i>	10						
Purchase Cost/Terms <i>City-owned or donated = more points; High purchase price = less points</i>	25						
Site Development Costs <i>Low dev. costs = more points; High dev. costs = less points</i>	10						
Community Acceptance <i>High community acceptance = more points; Low community acceptance = less points</i>	10						
TOTAL SCORE	100	0	0	0	0	0	0
<i>For high priorities, assign higher weighting</i>							



Review Available Parcels



PROPOSED SITES FOR VALDEZ NEW MUSEUM

PROS:

- ▶ The site is large enough to contain a 1 story building and use the existing Museum building to serve as the annex is used now. The old building can possibly be used for artifact storage as well.
- ▶ The site maintains the City's desire to revitalize the downtown corridor.
- ▶ The location is a marquee spot for many tourists and the local audience. It is located at the entry point to the city.
- ▶ Movement of larger delicate items like the light house lens is made easier by this location.
- ▶ The potential for a Museum campus is created by the proximity of the new building to what is existing.
- ▶ Land is flat and parking is available.
- ▶ Low infrastructure costs
- ▶ Easy right turn into the lot as visitors enter the city

CONS:

- ▶ Need to determine if the lot is available
- ▶ If needed can the building be 2 floors?
- ▶ Cost to buy the land and develop it
- ▶ Sightlines are limited for a single story building

Source: Master Interpretive Plan – September 2016

Site A

Old 3 bears

7040-029-001-0

137 Egan

Lot 1 Blk 29 Mineral Creek Subdiv

Commercial-Central Business District

.625 Acres

Currently has some legal issues, but they are with the City.



Proposed Site A Valdez New Museum



PROS:

- ▶ The location is a marquee spot for many tourists and the local audience. It is located at the entry point to the city.
- ▶ Low infrastructure costs
- ▶ Tanks have been removed; site has been mitigated

CONS:

- ▶ The site is too small.
- ▶ At present the site has a slight slope on the property that may be a hindrance to construction costs.
- ▶ Cost to buy the land and develop it
- ▶ Visitors entering the city would need to make a left turn against traffic; limited parking

Source: Master Interpretive Plan – September 2016

Site B Old Tesoro

7040-033-001-0

109 S. Meals

LT 1A BK 33 MINERAL CREEK

General Commercial

.853 Acres

Had some clean-up on the site, pros & cons listed in report.



PROS:

- ▶ Land is donated.
- ▶ The building affords the opportunity to see the landscape of the area.
- ▶ Close proximity to Kelsey Dock traffic / activities and docking point for Alaska Marine Highway ferry
- ▶ First place visitors see when entering the port via water
- ▶ A place for inspired architecture

CONS:

- ▶ Infrastructure needs to be addressed
- ▶ The incline of the access road is steep and will be challenging in the winter.
- ▶ The incline is daunting for a casual walk for most people.
- ▶ The remote location relative to the rest of town presents security issues for the Museum, its collection and other types of less than desirable behaviors.
- ▶ This location doesn't support the city's desire to revitalize the downtown corridor.

Source: Master Interpretive Plan – September 2016

Site C Meals Hill

7120-005-000-0

301 Hazlet Ave.

Tract E Port Valdez

Waterfront Commercial

5.32 Acres



Site D Gavora Property

7060-005-002-0

241 E Egan.

LT 2 SLEEPY HOLLOW ADD #5

General Commercial

14.964Acres

*14 acres city is looking at procuring for
a fire station*

Proposed Site D Valdez New Museum



Site E Old Prospector

7040-033-027-0 and 7040-033-028-0
141 Galena
LT 27-28 BK 33 MINERAL CREEK SUBD
General Commercial
.323 Acres

*Could be the old prospector building This
would be a purchase & demo situation*

Proposed Site E Valdez New Museum



Site F Pipeline Club

7040-033-010-0

142 Egan Dr

LT 9B BK 33 MINERAL CREEK

General Commercial

0.513Acres

The land the Pipeline club sits on (off Egan). Not sure if it would be for sale.

Proposed Site F Valdez New Museum

Next Steps

- Confirm if there are additional sites to consider
- Collect information on available parcels
- Evaluate each site per scoring criteria
- **Jan 10 Workshop #2: Review shortlisted sites**