

# Alternative Development Session

## Gambell Street Redevelopment and Implementation Plan



# Agenda

- Introductions
- Project Background
- Alternatives Development Workshop
  - Corridor Improvements
  - Streetscape Improvements
  - Aesthetic Treatments
- Next Steps

# Study Area

- Gambell Street from 3<sup>rd</sup> Ave to 20<sup>th</sup> Ave
- Fairview neighborhood

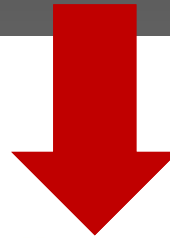


# Project Purpose and Goals

➤ **Purpose:** identify and evaluate potential improvements to improve the **efficiency, appearance, and business/pedestrian friendliness** of the major thoroughfare.

- **Goals:**
- Mobility
  - Accessibility
  - Safety
  - Livability
  - Sustainability
  - Feasibility

# Project Schedule



| Task                                   | Week 1<br>Apr 22 | Week 2<br>Apr 29 | Week 3<br>May 6 | Week 4<br>May 13 | Week 5<br>May 20 | Week 6<br>May 27 | Week 7<br>Jun 3 | Week 8<br>Jun 10 | Week 9<br>Jun 17 | Week 10<br>Jun 24 |
|--|------------------|------------------|-----------------|------------------|------------------|------------------|-----------------|------------------|------------------|-------------------|
| 1 Project Management                   | T1               | KO               |                 |                  | C1               |                  | C2              |                  |                  | C3                |
| 2 Public Involvement                   |                  |                  |                 |                  | PC               |                  |                 |                  | OH               |                   |
| 3 Existing & Future Conditions         |                  |                  |                 | T2               |                  |                  |                 |                  |                  |                   |
| 4 Alternative Development & Evaluation |                  |                  |                 |                  |                  | T3               |                 |                  |                  |                   |
| 5 Redevelopment & Implementation Plan  |                  |                  |                 |                  |                  |                  |                 | DP               |                  | FP                |

## ◆ Deliverables

- T1 Technical Memo #1: Project Overview
- T2 Technical Memo #2: Existing & Future Conditions
- T3 Technical Memo #3: Alternatives Development & Evaluation
- DP Draft Redevelopment and Implementation Plan
- FP Final Redevelopment and Implementation Plan

## ■ Meetings

- KO Kick Off Meeting
- C1 Project Coordination Meeting #1
- C2 Project Coordination Meeting #2
- C3 Project Coordination Meeting #3

## ● Public Involvement

- PC 3-Day Project Charette
- OH Public & Virtual Open Houses

# Project Evaluation Process

Potential Improvements from Existing Plans, FBA, FVCC, Project Team

Potential Improvements from Public/Stakeholders via Charette Day 1

Table of Projects for Considerations

Initial Goal Review and Fatal Flaw Evaluation

Fatally Flawed Projects – Remove

Potential Projects to Move Forward

Further Evaluation of Benefits, Costs, Feasibility

Less Promising Alternatives

Most Promising Alternatives

# Issue Identification

- Project team reviewed local plans, conducted field reviews, collected data, and performed analysis to assess:
  - Existing land uses, businesses, and accesses
  - Existing facilities and operations for vehicles, pedestrian, bicyclists, and transit
  - Crash history of the corridor
  - Planned improvements and projected growth
  - Future operations on the corridor

# Issue Identification

- Issues identified include:
  - Driveway spacing and conflicts
  - Pedestrian deficiencies
  - Top crash causes and locations
  - Opportunities for aesthetic treatments
  - Others
- Today's workshop will focus on identifying additional issues and improvements to consider



# Alternatives Development Workshop

- Identify additional issues
- Review and rate initial options
- Provide additional options

## Options for:

- Corridor Improvements (C)
- Streetscape Improvements (S)
- Aesthetic Treatments (A)

# Corridor Improvements

- **C1:** Signal progression at 35 miles per hour
- **C2:** Left-turn lanes at 9<sup>th</sup>, 13<sup>th</sup>, and 15<sup>th</sup>
- **C3:** Gambell Street Underpass at 15<sup>th</sup> Avenue
- **C4:** Gambell Parking Structure at 16<sup>th</sup> Avenue
- **C5:** Street dead-ending onto Gambell at 8<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, and/or 14<sup>th</sup> Avenues
- **C6:** Shared right of way with businesses
- **C7:** Snow removal strategies for roadway and sidewalks
- **C8:** Pedestrian crossings

# Corridor Improvements

- C1:** Signal progression at 35 miles per hour
- + Consistent travel speeds through corridor
  - Potential increase in delays at major cross streets



# Corridor Improvements

## C2: Left-turn lanes at 9<sup>th</sup>, 13<sup>th</sup>, and 15<sup>th</sup> Avenues

- Right-of-way impacts
- Minimal improvement in operations



# Corridor Improvements

## C3: Gambell Street Underpass at 15<sup>th</sup> Avenue

- + Reduction in queues on Gambell
- Loss of access to businesses between 13<sup>th</sup> and 16<sup>th</sup>
- Increased queue lengths at Gambell St/Fireweed
- May not be compatible with eventual Seward-Glenn Highway connection

*Additional Discussion  
Wednesday at 3:00 p.m.*



# Corridor Improvements

## **C4: Gambell Parking Structure at 16<sup>th</sup> Avenue**

- + Additional parking for events at Chester Creek Sports Complex
- + Additional residential and commercial space
- + Reduction in circulation demand for access from Ingra Street to Sports Complex
- High cost of implementation

*Additional Discussion Wednesday at 3:00 p.m.*

# Corridor Improvements

**C5:** Street dead-ending onto Gambell at 8<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, and/or 14<sup>th</sup> Avenues

- + Improved street area for neighborhood use
- Maintenance costs
- Loss of grid-network connectivity
- Loss of parking to provide street dead end treatment



# Corridor Improvements

## C6: Shared Right of Way with businesses

- + Improved operations
- + Enhanced safety for turning-vehicles





# Corridor Improvements

**C7:** Snow Removal Strategies for Roadway and Sidewalks

**C7A:** Business sponsored track mounted snow blowers

**C7B:** Provision of bike lane/landscape strip for storage

- + Improved pedestrian safety and activities
- + Improved lane utilization
- Maintenance costs
- May require loss of travel lane or right of way



# Corridor Improvements

## C8: Pedestrian Crossings

**C8A:** Enhanced Crossings

**C8B:** Mid-block crossings

**C8C:** Pedestrian Signals/Flashers

+ *Improved pedestrian safety  
and activities*

- *Inefficient pedestrian volumes*

# Corridor Improvements – Work Session

- Identify additional issues on aerials
- Rate and rank each corridor improvement option
- Use aerials to note any suggested improvements

**Corridor Options**




| Option | Description   | Please provide your thoughts on this option for Gambell Street |       |         | How would you rank this option? |
|--------|---|--|-------|---------|---------------------------------|
|        |   | LIKE   | MAYBE | DISLIKE | RANK                            |
| c1     | Signal progression at 35 miles per hour                                 |  |       |         |                                 |
| c2     | Left-turn lanes at 9th, 13th, and 15th                                  |  |       |         |                                 |
| c3     | Gambell Street Underpass at 15th Avenue                                 |  |       |         |                                 |
| c4     | Gambell Parking Structure at 16th Avenue                                |  |       |         |                                 |
| c5     | Street dead-ending onto Gambell at 8th, 11th, 12th, and/or 14th Avenues |  |       |         |                                 |
| c6     | Shared right of way with businesses                                     |  |       |         |                                 |
| c7     | Snow removal strategies for roadway and sidewalks                       |  |       |         |                                 |

Other: Please provide written description below or on aerial or send email examples to team.

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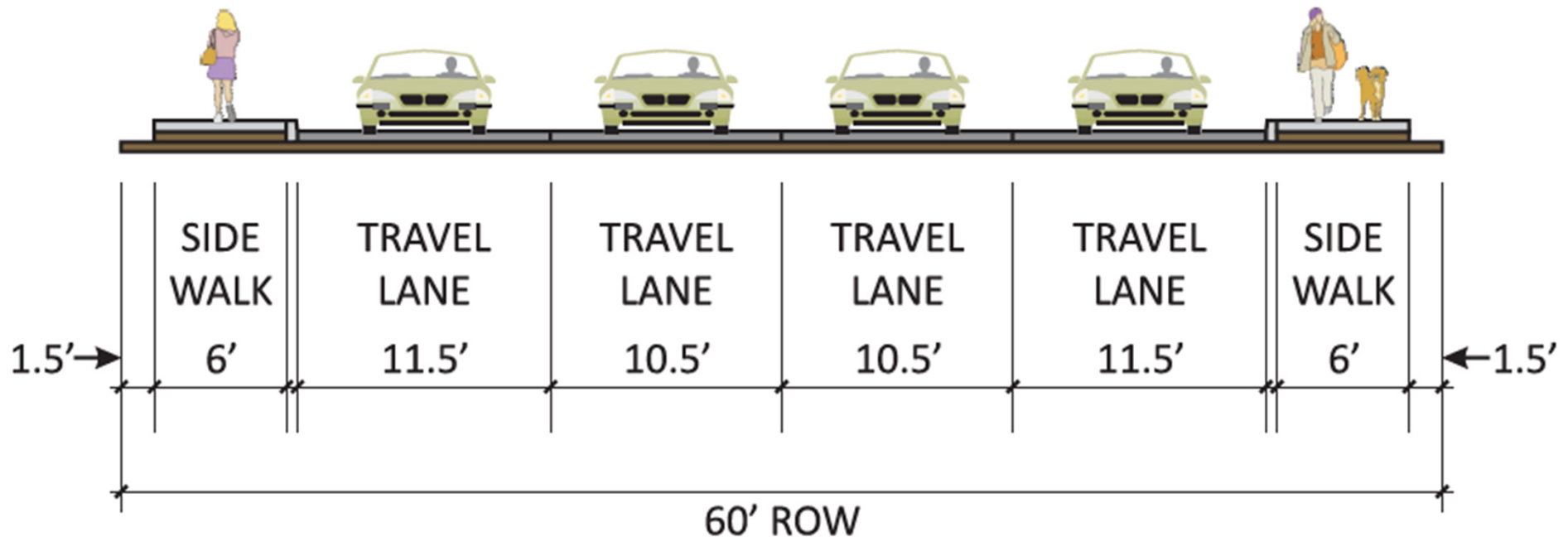
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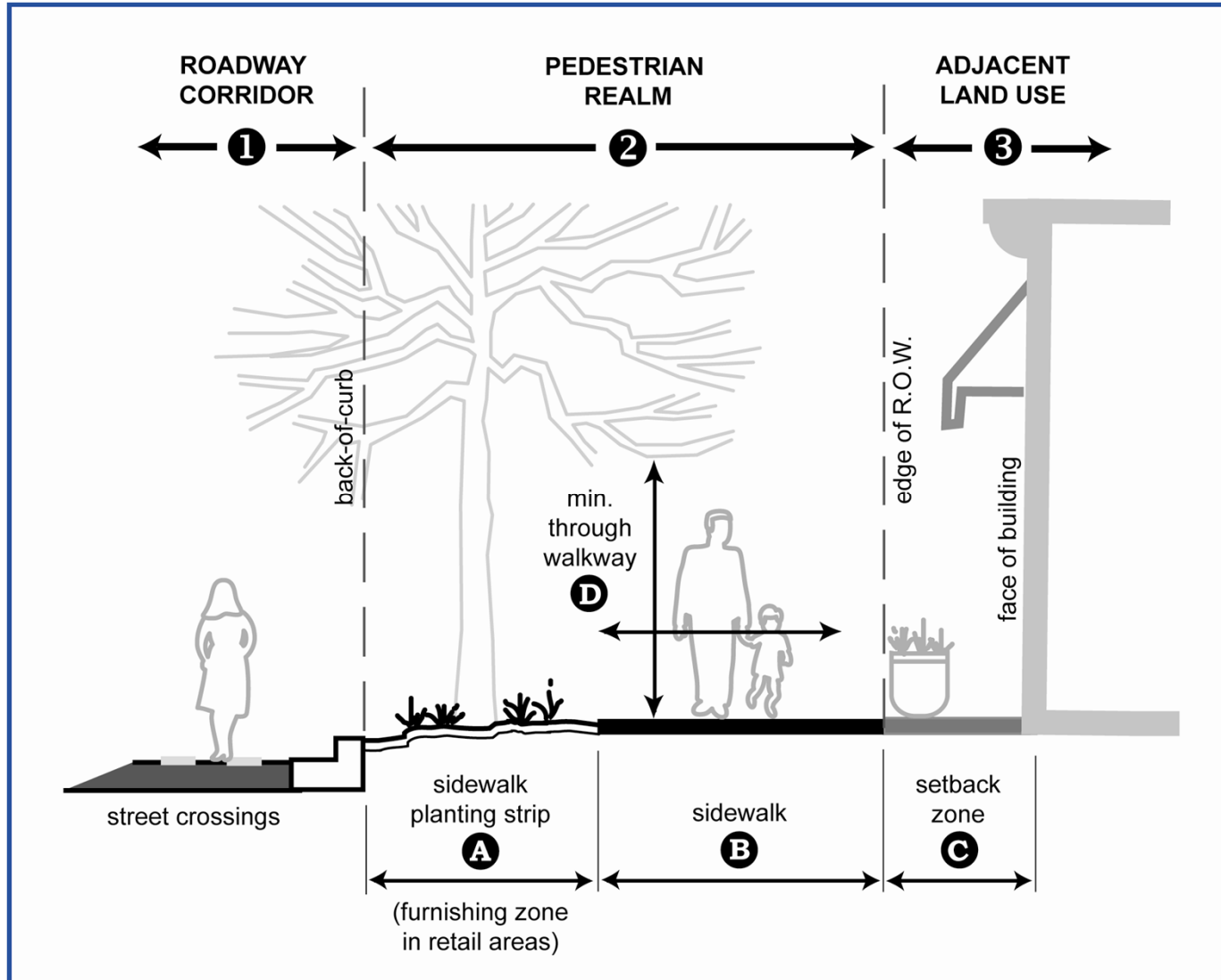


# Streetscape Improvements – Cross Section

- 60' Right of Way
- Constrained by businesses and parking lots
- Existing cross section:



# Streetscape Improvements





Pedestrian Realm

Adjacent  
Land Use



Newbury St.



Redmond



# Aurora Avenue – Before (Shoreline, WA)

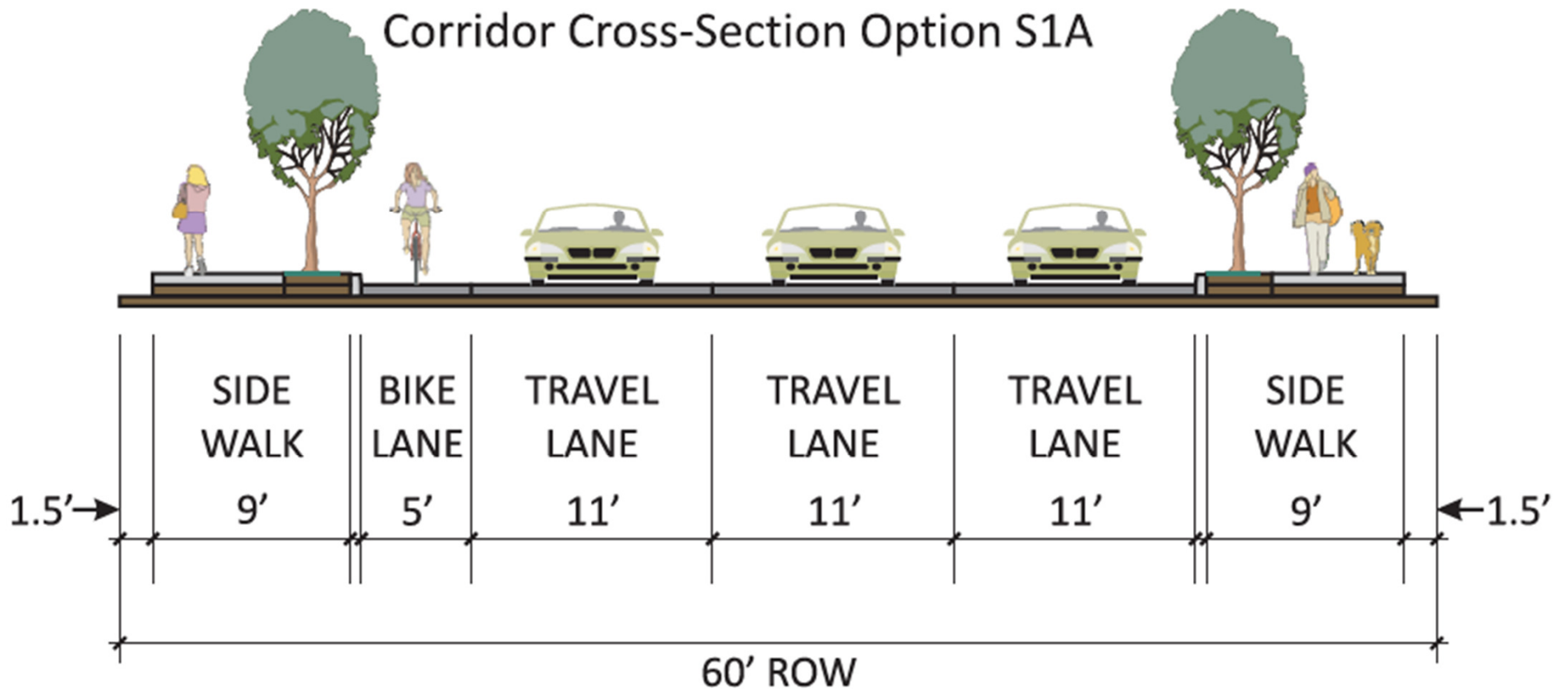


# Aurora Avenue – After Construction



# Streetscape Improvements – Cross Section

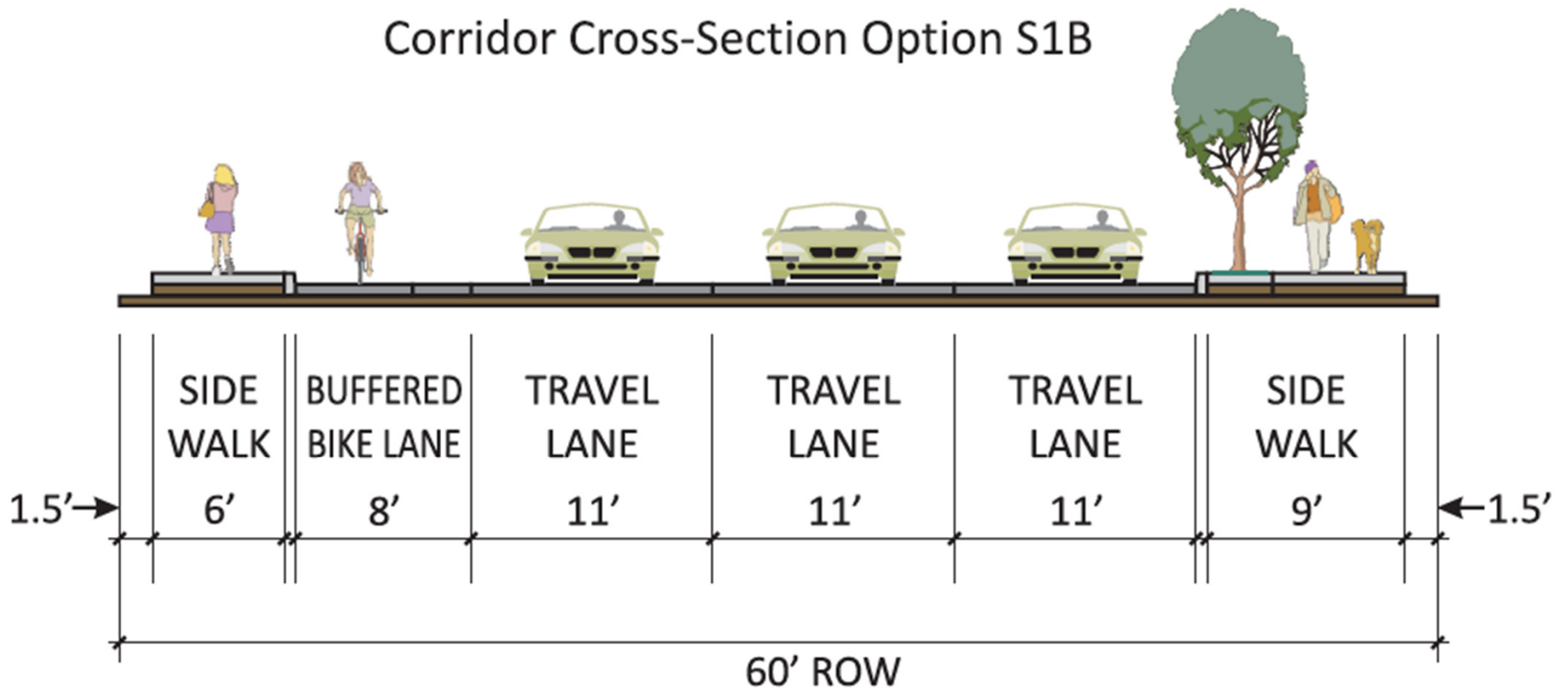
➤ Other options:



# Streetscape Improvements – Cross Section


➤ Other options:

Corridor Cross-Section Option S1B

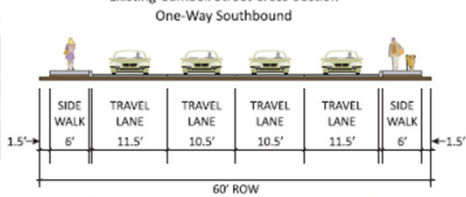



# Streetscape Improvements – Work Session

- Provide feedback on initial cross section options
- Use cross section visualization tool to suggest additional cross section options




Existing Gambell Street Cross-Section  
One-Way Southbound



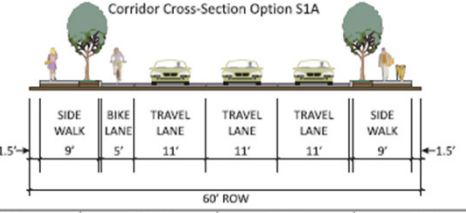



|           |       |         |      |
|-----------|-------|---------|------|
| LIKE      | MAYBE | DISLIKE | RANK |
| COMMENTS: |       |         |      |

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Corridor Cross-Section Option S1A



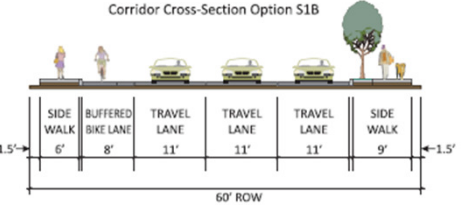



|           |       |         |      |
|-----------|-------|---------|------|
| LIKE      | MAYBE | DISLIKE | RANK |
| COMMENTS: |       |         |      |

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Corridor Cross-Section Option S1B






|           |       |         |      |
|-----------|-------|---------|------|
| LIKE      | MAYBE | DISLIKE | RANK |
| COMMENTS: |       |         |      |


Please evaluate the existing and two proposed corridor cross-section options shown above using the comment boxes below each option. In addition, please use the Interactive Cross-Section Visualization Tool to develop additional options for consideration.



Identify 60 ft. of right-of-way



Build your own cross-section



Have a consultant team member take a picture of your proposed option

# Aesthetic Treatments Work Session/Initial Options

- Underground Utilities
- Gateway Treatments
- Lighting
- Banners
- Landscaping
- Sidewalk Furniture
- Paving Materials

# Aesthetic Treatments Work Session/Initial Options

## > Undergrounding Utilities







- Completely undergrounding:  
**approx. \$10 million**
- Curb moving and undergrounding:  
**approx. \$20 million**



# Aesthetic Treatments Work Session/Initial Options

## > Gateway Treatments

- Corner monuments
- Overhead structures
- Corridor themes

| Gateway Options |  |             |  |       |         |                                 |
|-----------------|--|-------------|--|-------|---------|---------------------------------|
| Option          | Photo  | Description | Please provide your thoughts on this option for Gambell Street |       |         | How would you rank this option? |
|                 |  |             | LIKE   | MAYBE | DISLIKE | RANK                            |
| AG1             |   |             |  |       |         |                                 |
| AG2             |   |             |  |       |         |                                 |
| AG3             |   |             |  |       |         |                                 |
| AG4             |   |             |  |       |         |                                 |
| AG5             |   |             |  |       |         |                                 |
| AG6             |  |             |  |       |         |                                 |

\* with 1 being your best prioritized option

Other: Please provide written description below or send email examples to team.

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# Aesthetic Treatments Work Session/Initial Options

## > Lighting

- Luminaire style
- Ancillary Décor

| Illumination Options |   |             |  |       |         |                                   |
|----------------------|---|-------------|--|-------|---------|-----------------------------------|
| Option               | Photo   | Description | Please provide your thoughts on this option for Gambell Street |       |         | How would you rank this option? * |
|                      |   |             | LIKE   | MAYBE | DISLIKE |                                   |
| A11                  |    |             |  |       |         |                                   |
| A12                  |    |             |  |       |         |                                   |
| A13                  |   |             |  |       |         |                                   |
| A15                  |  |             |  |       |         |                                   |

\* with 1 being your best prioritized option

Other: Please provide written description below or send email examples to team.

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# Aesthetic Treatments Work Session/Initial Options

## Aesthetic Work Session Banner Options

### > Banners

- Integrated with light pole
- Advertising opportunity for businesses or events







| Option | Photo  | Description | Please provide your thoughts on this option for Gambell Street |       |         | How would you rank this option? |
|--------|--|-------------|--|-------|---------|---------------------------------|
|        |  |             | LIKE   | MAYBE | DISLIKE | RANK                            |
| AB1    |   |             |  |       |         |                                 |
| AB2    |   |             |  |       |         |                                 |
| AB3    |  |             |  |       |         |                                 |

\* with 1 being your best prioritized option

# Aesthetic Treatments Work Session/Initial Options

## > Landscaping

- Strip buffer
- Tree wells
- Other

| Landscaping Options |   |             |  |       |         |                                 |
|---------------------|---|-------------|--|-------|---------|---------------------------------|
| Option              | Photo   | Description | Please provide your thoughts on this option for Gambell Street |       |         | How would you rank this option? |
|                     |   |             | LIKE   | MAYBE | DISLIKE | RANK                            |
| AL1                 |    |             |  |       |         |                                 |
| AL2                 |    |             |  |       |         |                                 |
| AL3                 |    |             |  |       |         |                                 |
| AL4                 |    |             |  |       |         |                                 |
| AL5                 |   |             |  |       |         |                                 |
| AL6                 |  |             |  |       |         |                                 |

\* with 1 being your best prioritized option

Other: Please provide written decription below or send email examples to team.

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# Aesthetic Treatments Work Session/Initial Options

- Paving Materials
  - Textured concrete
  - Textured asphalt
  - Brick/pavers

| Pavement Options |   |             |  |       |         |                                   |
|------------------|---|-------------|--|-------|---------|-----------------------------------|
| Option           | Photo   | Description | Please provide your thoughts on this option for Gambell Street |       |         | How would you rank this option? * |
|                  |   |             | LIKE   | MAYBE | DISLIKE | RANK                              |
| AP1              |    |             |  |       |         |                                   |
| AP2              |    |             |  |       |         |                                   |
| AP3              |    |             |  |       |         |                                   |
| AP4              |    |             |  |       |         |                                   |
| AP5              |  |             |  |       |         |                                   |

Other: Please provide written description below or send email examples to team.

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\* with 1 being your best prioritized option

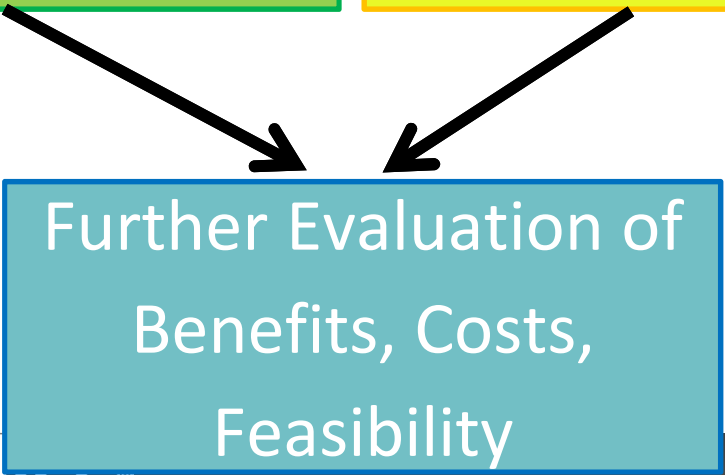
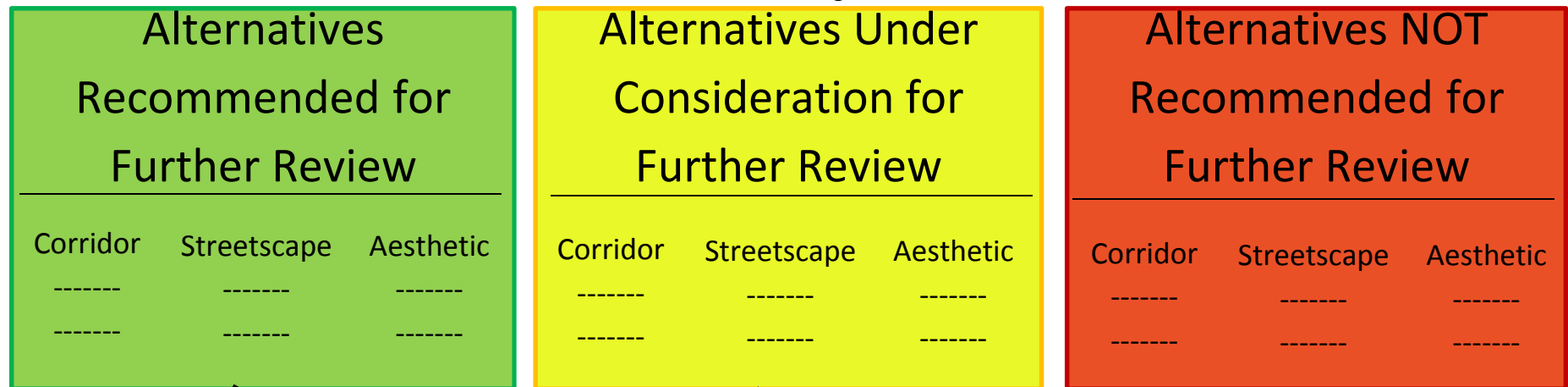
# Result of Day 1 Alternatives Workshop

- Feedback from public and other stakeholders on:
  - Corridor Options
  - Streetscape Options
  - Aesthetic Treatments

| <b>OPTION</b> | <b>LIKE</b> | <b>MAYBE</b> | <b>DISLIKE</b> | <b>RANK</b> |
|---------------|-------------|--------------|----------------|-------------|
| C#            | ##          | ##           | ##             | ##          |
| S#            | ##          | ##           | ##             | ##          |
| A#            | ##          | ##           | ##             | ##          |
| ...           | ##          | ##           | ##             | ##          |

# Next Steps

➤ Project Team will develop table of alternatives and sort by:



Day 2 and 3 Activities

# Next Steps

- Wednesday, May 22<sup>nd</sup>:
  - Drop-in/visit with the team between 10 a.m. and 7:00 p.m.
  - Gambell Street/15<sup>th</sup> Avenue Focus Discussion at 3:00 p.m.
- Thursday, May 23<sup>rd</sup>:
  - Identification of Most Promising Alternatives workshop at 5:00 p.m.