

Gambell Street/15th Avenue Focus Discussion

Gambell Street Redevelopment and Implementation Plan



Agenda

- Introductions
- Project Background
- Parking Garage Concept
- 15th Avenue Intersection Operations
- Gambell Street Underpass at 15th Avenue
- 3-Lane Gambell Street Cross-Section
- Other ideas?
- Closeout

Study Area

- Gambell Street: 3rd to 20th Ave
- Fairview Neighborhood
- Local plans include:
 - FBA Vision Elements for Redevelopment
 - FCC Community Plan and Economic Revitalization Plan
 - 2020 Comprehensive Plan
 - Anchorage Downtown Comprehensive Plan
 - Chester Creek Sports Complex Master Plan

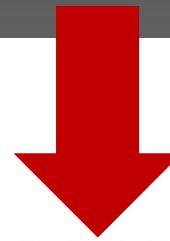


Project Purpose and Goals

➤ **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 Apr 22	Week 2 Apr 29	Week 3 May 6	Week 4 May 13	Week 5 May 20	Week 6 May 27	Week 7 Jun 3	Week 8 Jun 10	Week 9 Jun 17	Week 10 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

Gambell Street/15th Avenue Focus Area

- Parking Garage Concept
- 15th Street Underpass
- Intersection Operations
- 3-Lane Gambell Street Cross-Section
- Other ideas?

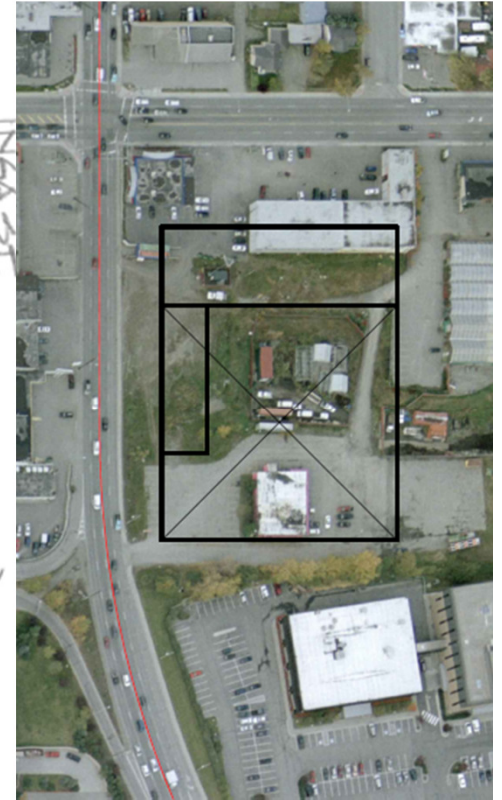
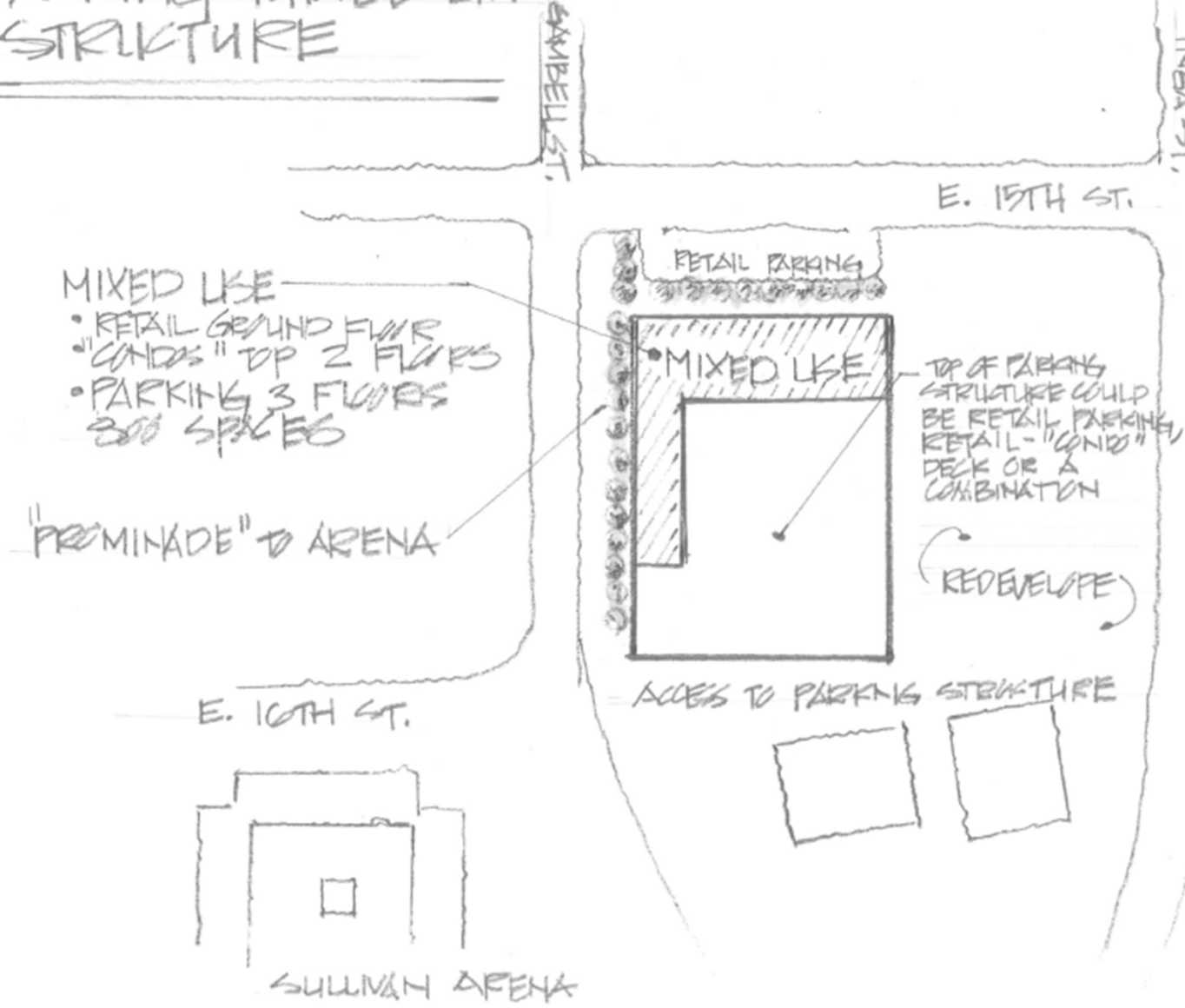


Parking Garage Concept

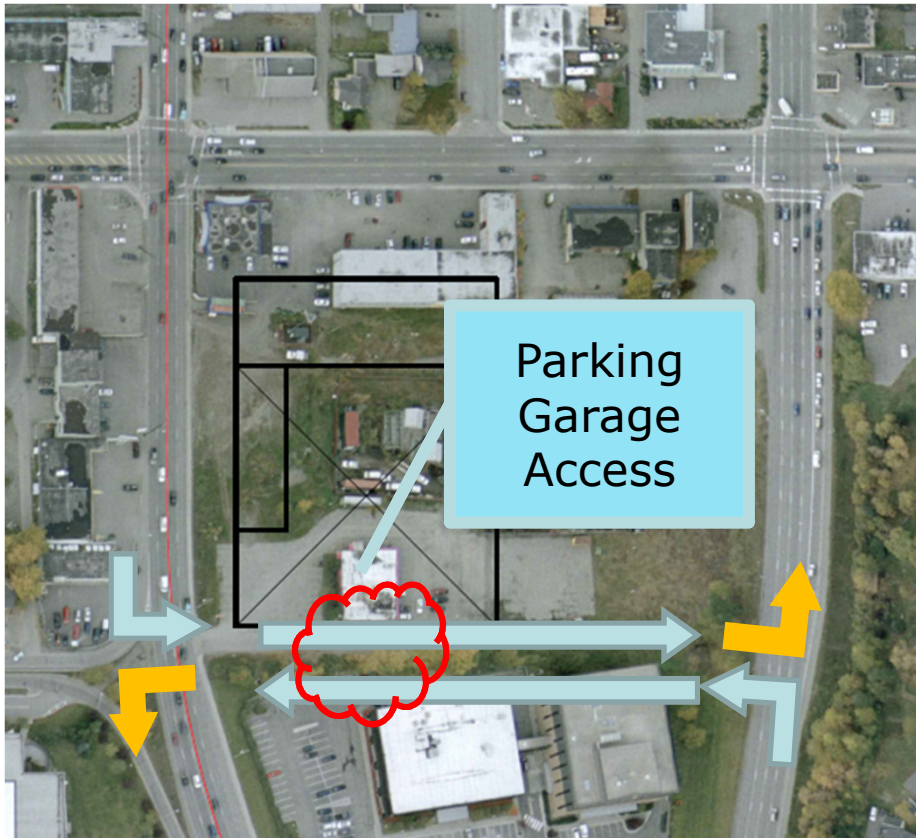
- Highly “Liked” in Day 1 Alternatives Development Workshop
- Provides additional parking for Chester Creek Sports Complex (identified as inadequate in CCSC studies)
- Adds commercial, residential, mixed-use space that supports events at CCSC
- Reduces circulation demand from Ingra Street to CCSC

Parking Garage Concept

PARKING - MIXED USE STRUCTURE

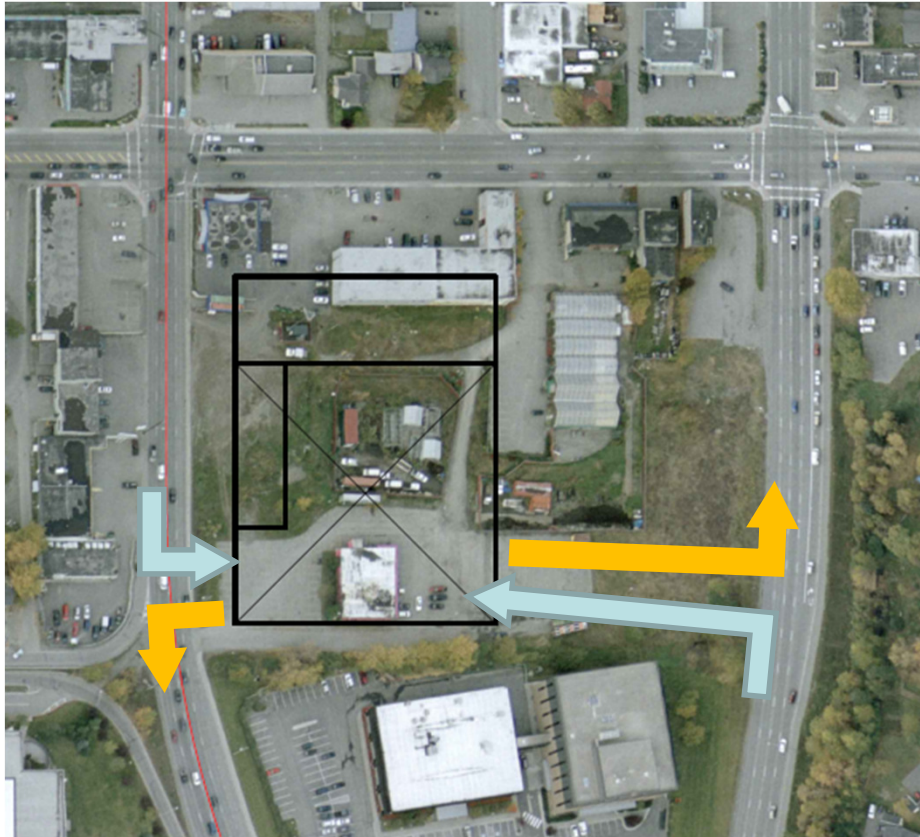


1A: Left-in/Left-out on Gambell and Ingra



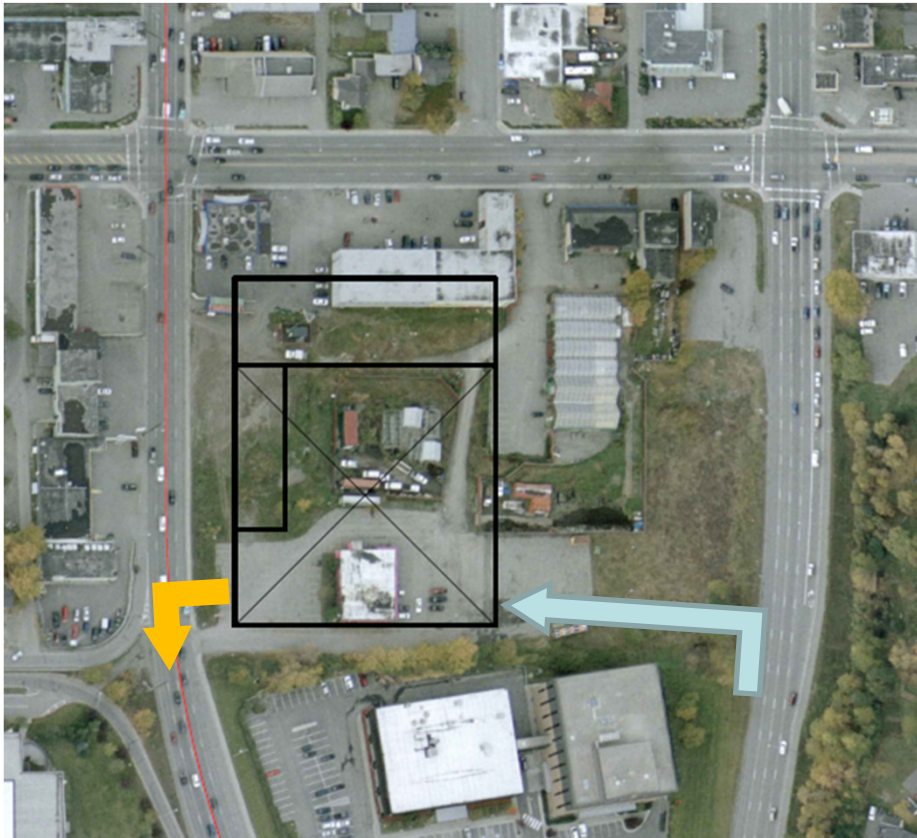
- > Provides circulation to/from north and south
- > Single entry/exit for parking structure
 - Increased conflicts at this on-site location

1B: Left-in/Left-out on Gambell and Ingra



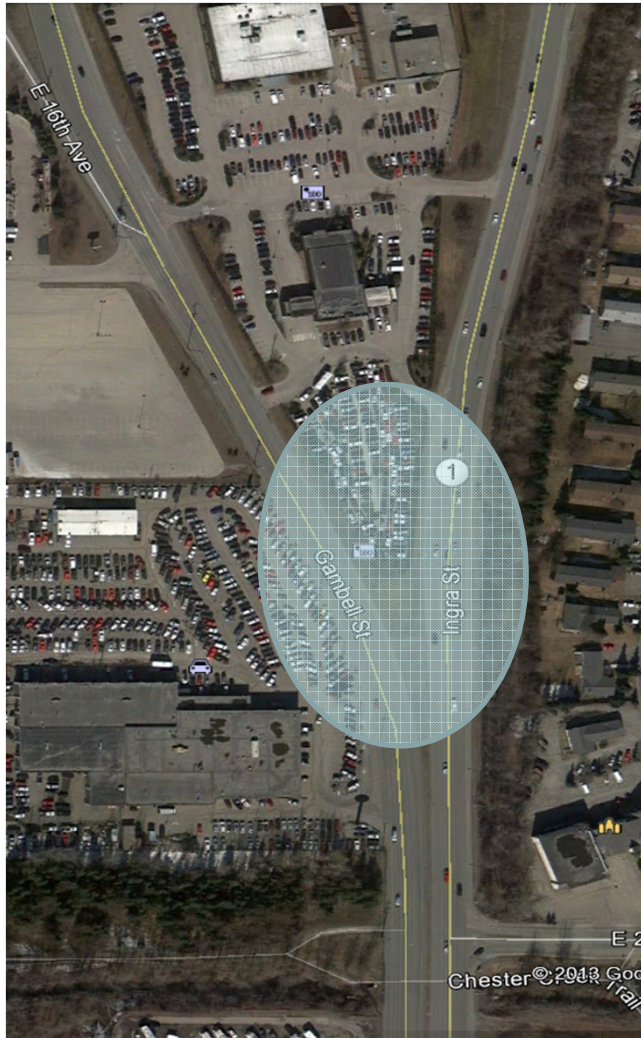
- Provides circulation to/from north and south
- Direct access to parking structure from both accesses
 - Reduces on-site conflicts
 - Reduces access to other potential developments

2: Left-in on Ingra and left-out on Gambell



- Direct access to parking structure
 - Reduces on-site conflicts
- Limits circulation opportunities
 - Provide u-turn to the south via new connection

Possible U-Turn Location



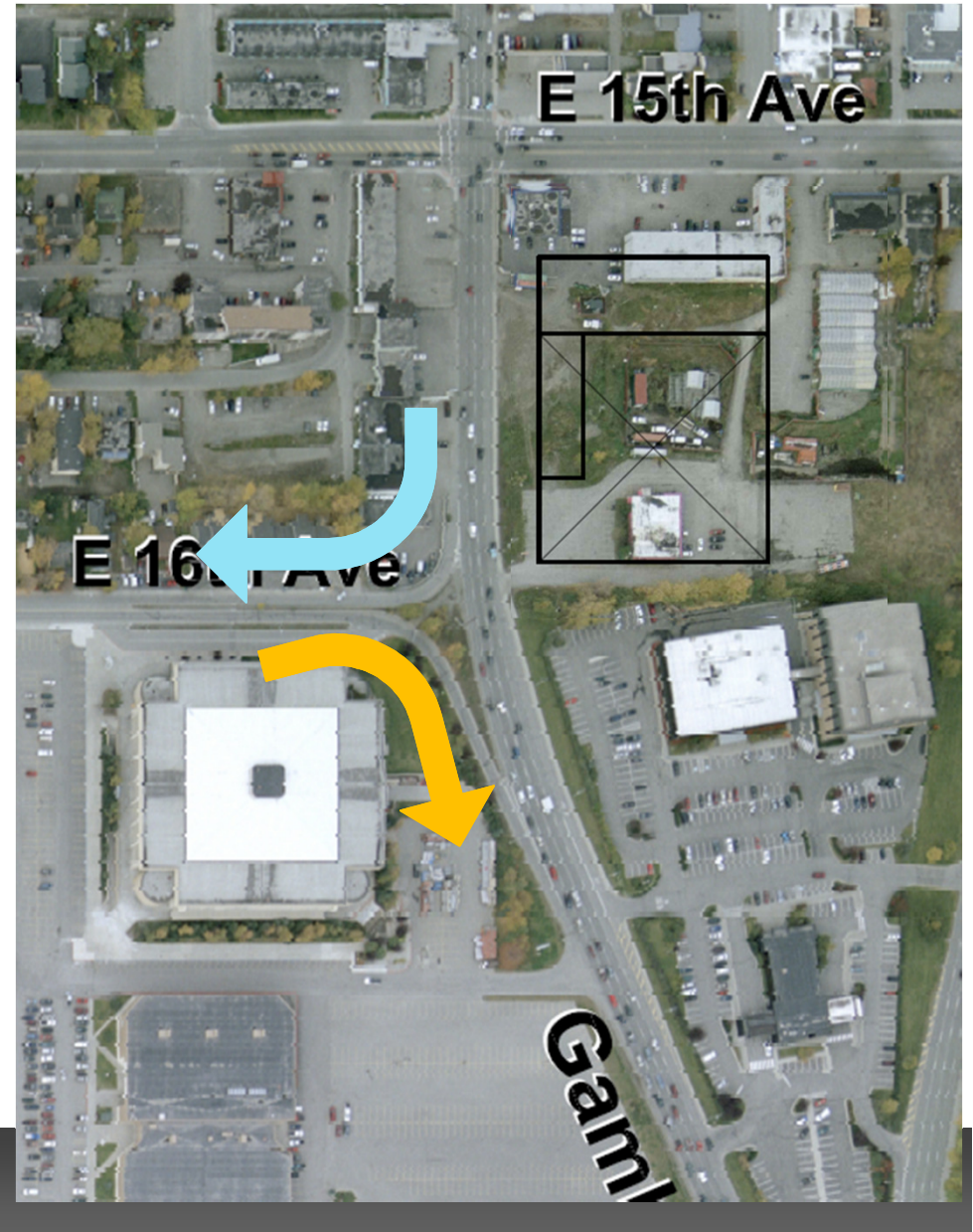
Transportation Impacts and Options

- Potential to tie in access to parking garage with existing accesses and businesses



Transportation Impacts and Options

- Potential conflict with vehicles entering and exiting Chester Creek Sports Complex
- Traffic Control Plan



Transportation Impacts and Options

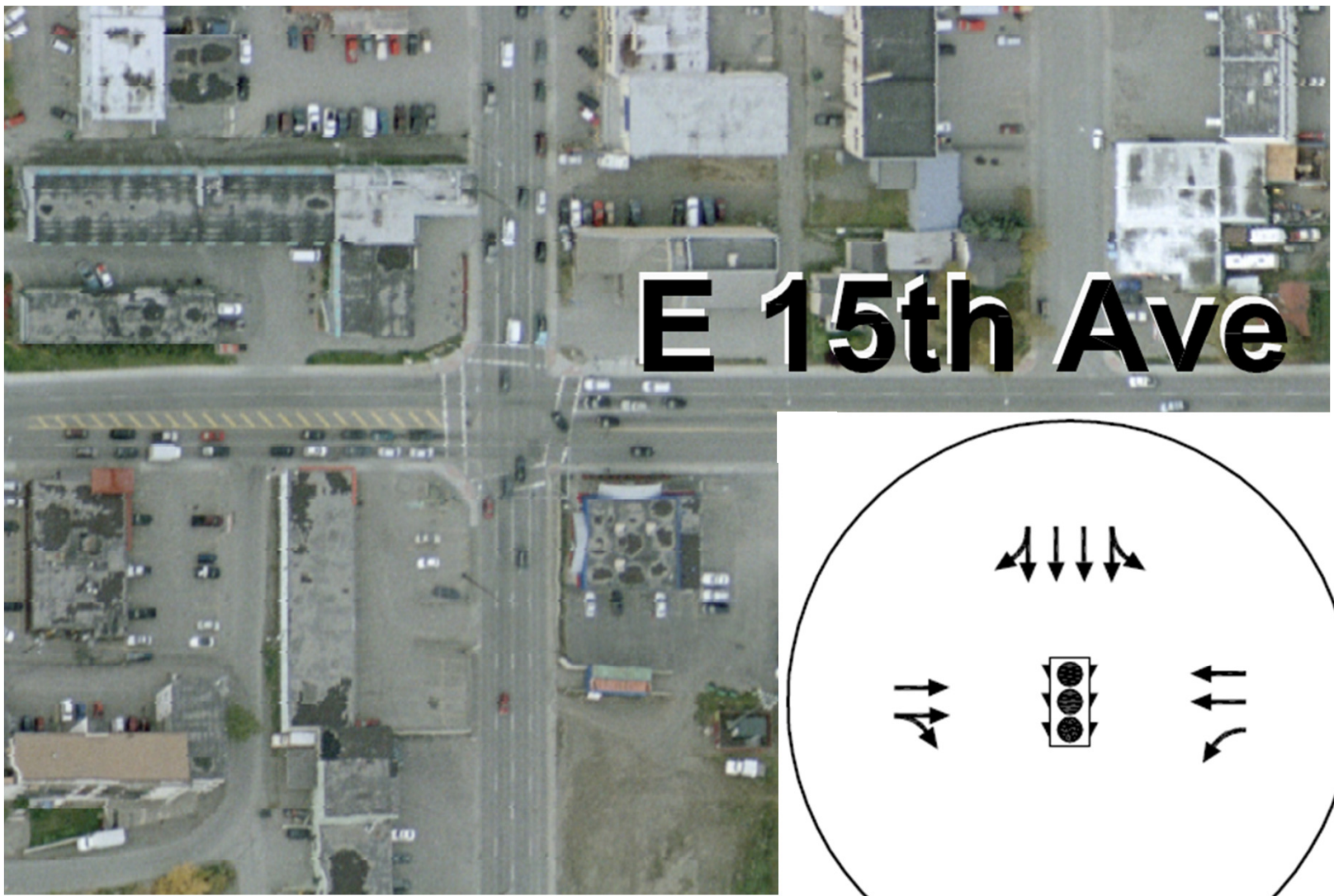
- Pedestrian access between parking garage and CSCC
 - Pedestrian circulation identified as an issue in CSCC plans
 - Pedestrian underpass or overpass



Parking Garage Concept

> Discussion

Intersection Operations at 15th Avenue

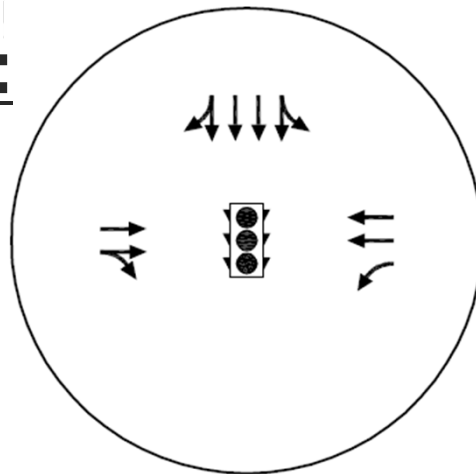


Intersection Operations

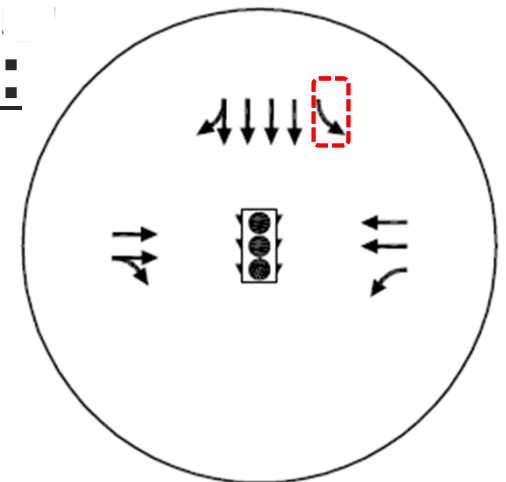
➤ Impact of adding a southbound left-turn lane:

Gambell Street/15 th Avenue	Existing PM Peak Hour		2035 PM Peak Hour	
	LOS	v/c	LOS	v/c
Existing Configuration	C	0.83	D	0.98
With Southbound Exclusive Left-Turn Lane	B	0.77	C	0.98

Existing:



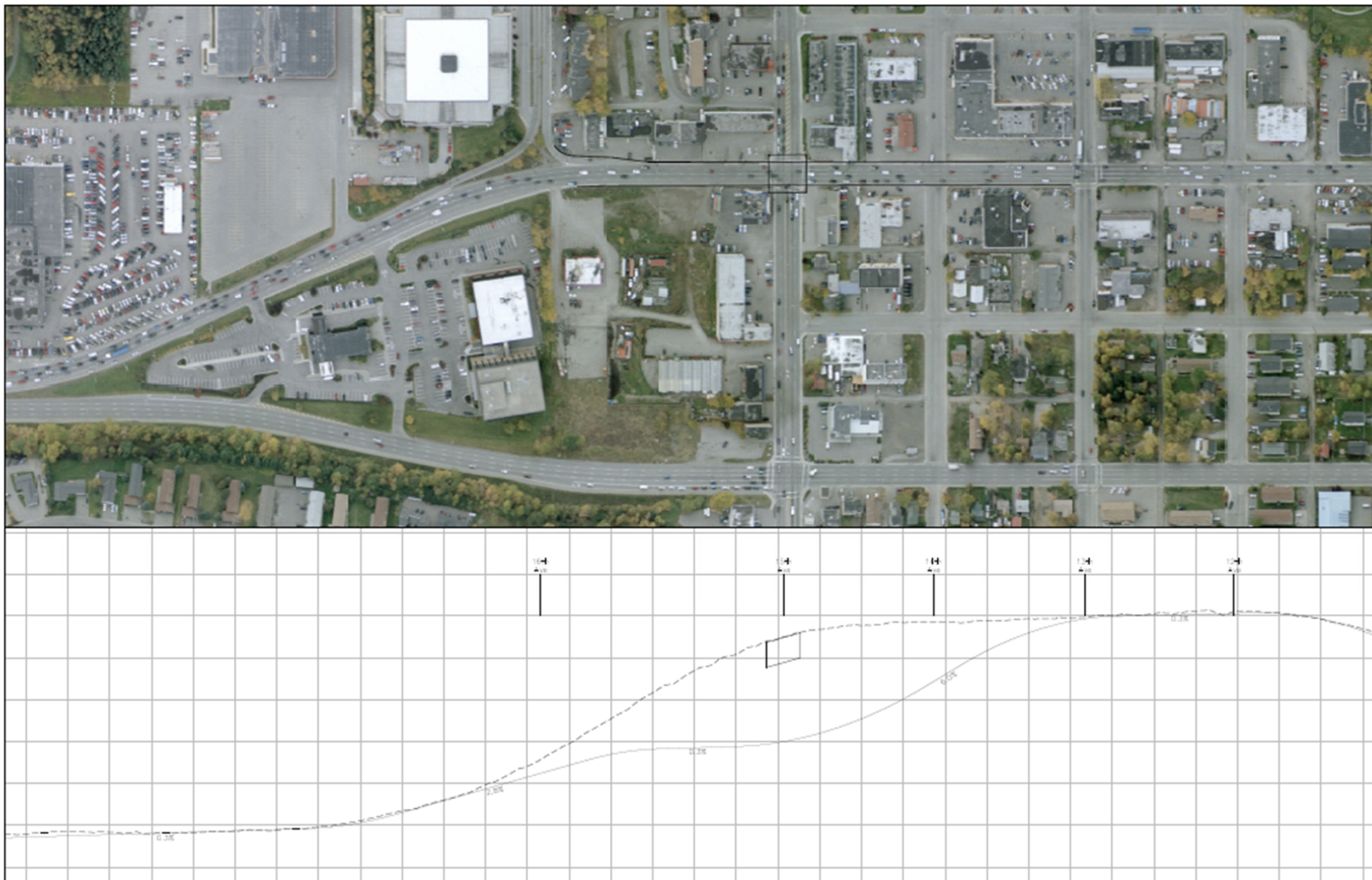
Improved:



Gambell Street Underpass at 15th Avenue

- Improve operations at Gambell St/15th Avenue
- Potentially inconsistent with future plans for the corridor (Seward-Glenn Connection)
- Impacts to accesses between 12th Avenue and 16th Avenue

Gambell Street Underpass at 15th Avenue



3-Lane Section on Gambell Street

- Reduce Gambell Street to 3 lanes between 3rd Avenue and 20th Avenue
- Allows space for snow storage, bike lanes, landscaping, and/or wider sidewalks
- Tie back in to existing cross-section before Fireweed

3-Lane Section on Gambell Street



3-lane section

Accommodate turn lanes for 16th, new parking structure, and adjacent businesses

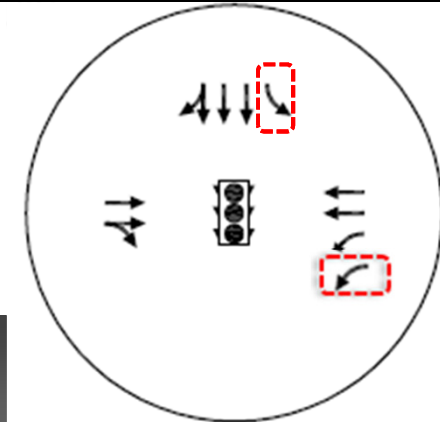
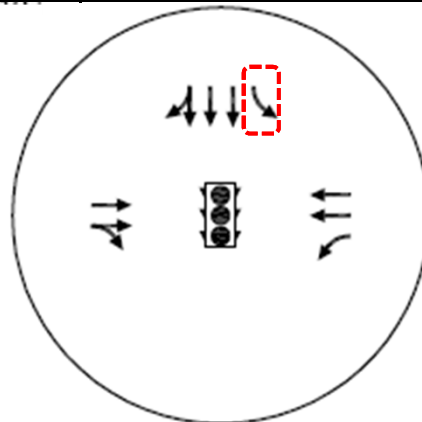
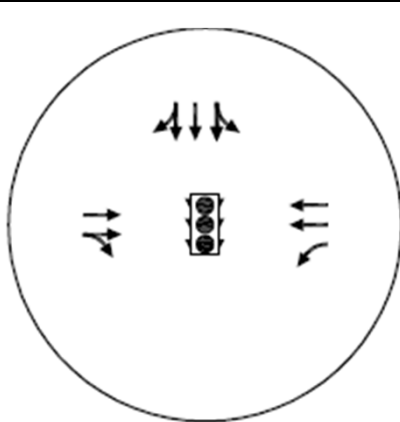
Maintain 3-lane section on Gambell

Develop SB Left-turn lane at Fireweed Lane

3-Lane Section on Gambell Street

➤ Impact of converting Gambell Street to 3-lanes:

Gambell Street/15 th Avenue	Existing PM Peak Hour		2035 PM Peak Hour	
	LOS	v/c	LOS	v/c
3-lane Section	E	0.97	F	1.24
3-lane Section with Southbound Left-Turn Lane	C	0.88	D	1.0
3-lane Section with Southbound Left-Turn Lane and dual Westbound Lefts	C	0.85	D	0.95



Others?

- Other improvements to consider for Gambell Street/15th Avenue?



Next Steps & Upcoming Activities

- Go to www.gambellstreet.com for project updates and meeting
- Visit the Virtual Open House between June 14th through June 21st
- Add the Open House on June 18th at 6:00 p.m. to your calendar

