

Identification of Most Promising Alternatives

Gambell Street Redevelopment and Implementation Plan



Agenda

- Introductions
- Project Background
- Charette Day 1 & 2 Recap
- Identification of Most Promising Alternatives Workshop
 - Corridor Improvements
 - Streetscape Improvements
 - Aesthetic Treatments
- Next Steps & Upcoming Activities

Study Area

- Gambell Street from 3rd Ave to 20th 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

Resulting Plan Elements

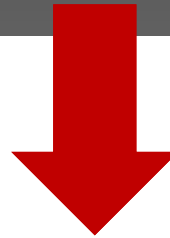
> Redevelopment Plan

- Includes corridor, streetscape, and aesthetic enhancements to Gambell Street.

> Implementation Plan

- Includes short-term implementation elements,
- Long-term implementation elements,
- Funding mechanisms,
- Recommended actions/studies,
- Pre-adoption activities, and
- Adoption process.

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

Charette Day 1 & 2 Recap

> Day 1:

- Kick-off Meeting
- Alternatives Development Session #1 & #2

> Day 2:

- Drop-in/Visit with the team
- Focused work sessions:
 - Fairview Business Association
 - Gambell Street/15th Avenue
 - Fairview Community Council

Charette Day 1 & 2 Recap

- Feedback received from approximately 30 members of the public, FBA, and FVCC
- Project team summarized feedback
- PMT met this morning to review feedback

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		Low-key corner gateway.	5	6	10	
AG2		Downtown, large-scale gateway.	2	6	12	
AG3		Modern artsy gateway.	5	7	8	
AG4		Grand overhead gateway.	7	6	9	
AG5		Subtle, artistic gateway.	7	8	3	
AG6		Artistic and unique gateway.	14	4	4	
AG7		Two pillars gateway.	4	6	8	

* with 1 being your best prioritized option

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

Identification of Most Promising Alternatives Workshop

- Project team used feedback to group alternatives in to three categories:

Alternatives Recommended for Further Review		
Corridor	Streetscape	Aesthetic
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Alternatives Under Consideration for Further Review		
Corridor	Streetscape	Aesthetic
-----	-----	-----
-----	-----	-----

Alternatives NOT Recommended for Further Review		
Corridor	Streetscape	Aesthetic
-----	-----	-----
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- Tonight's goal is to identify alternatives to move forward in evaluation process

Identification of Most Promising Alternatives Workshop

- Identify most promising alternatives and those not recommended to move forward for:
 - Corridor Improvements (C)
 - Streetscape Improvements (S)
 - Aesthetic Treatments (A)

Workshop Format

- Assess current category and provide your feedback:

Corridor Options				
Please provide your thoughts on this option for Gambell Street				
Option	Description	Agree	Disagree	If disagree, how would you change
C0	Reducing the number of travel lanes from 4 to 3 lanes			
C1	Signal progression at 35 miles per hour			
		Agree	Disagree	If disagree, how would you change



Alternatives Recommended for Further Review



Alternatives Under Consideration for Further Review



Alternatives NOT Recommended for Further Review

Corridor Improvements

- Alternatives Recommended to Move Forward in GREEN
- Alternatives Under Consideration for Further Review in YELLOW
- Alternatives NOT Recommended for Further Review in RED

Corridor Options

Please provide your thoughts on this option for Gambell Street

Option	Description	Agree	Disagree	If disagree, how would you change
C0	Reducing the number of travel lanes from 4 to 3 lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C1	Signal progression at 35 miles per hour	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C2	Turn lanes at 9th, 13th, and 15th	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C3	Gambell Street Underpass at 15th Avenue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C4	Gambell Parking Structure at 16th Avenue with connections to sports complex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C5	Street dead-ending onto Gambell at 8th, 11th, 12th, and/or 14th Avenues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C6	Shared right of way with businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C7	Snow removal strategies for roadway and sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C8A	Enhanced pedestrian crossings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C8B	Mid-block pedestrian crossings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C8C1	Pedestrian signals/flashes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C8CII	Pedestrian-only phase (scramble)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C8CIII	Pedestrian countdown signals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C8D	Pedestrian overpass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C9	Add on-street parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
C10	Establish Hyder as a primary SB route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Comments

Alternatives Recommended for Further Review

Alternatives Under Consideration for Further Review

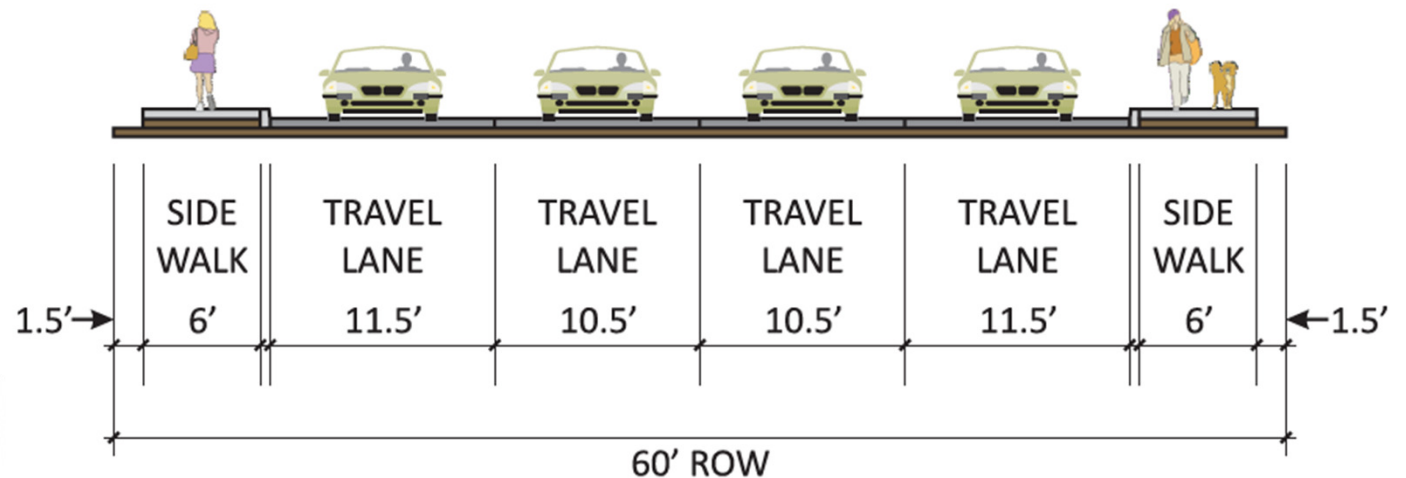
Alternatives NOT Recommended for Further Review

Corridor Improvements

C0: Reducing the number of travel lanes from 4 to 3 lanes with turn lanes

- + Recommended for further review and operational analysis
- + Opportunity to provide snow storage, improved pedestrian facilities, shoulders, landscaping, etc.

Existing cross section:



Corridor Improvements

C1: Signal progression at 35 miles per hour

- + Recommended to maintain current operations
- + Provides consistent travel speeds along corridor
- + Highly “liked” in alternatives workshops



Corridor Improvements

C2: Turn lanes at 9th, 13th, and 15th Avenues

- + Recommended for further review
- + Improves operations (necessary with 3-lane section)
- + Highly “liked” in alternatives workshops



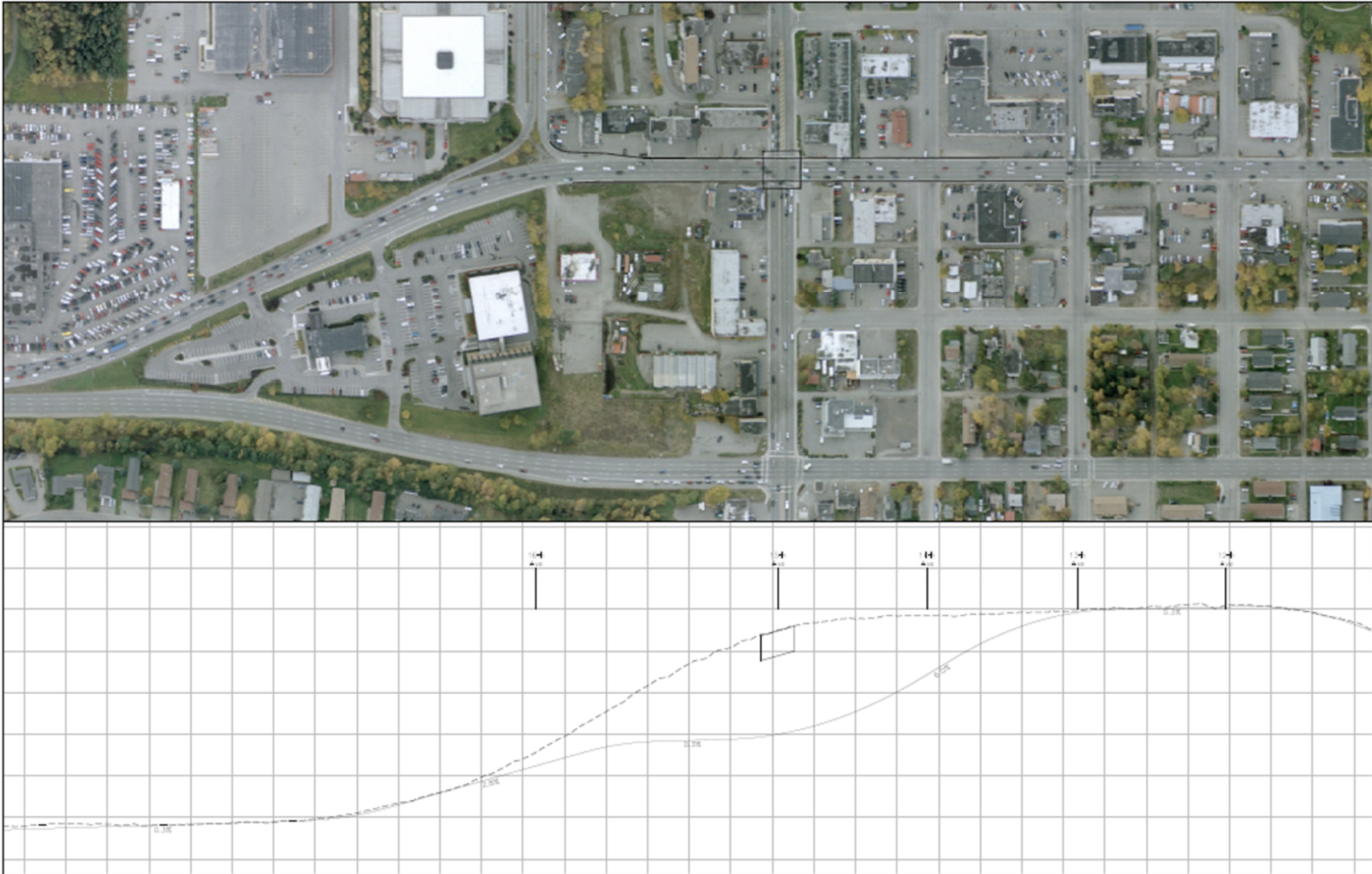
Corridor Improvements

C3: Gambell Street Underpass at 15th Avenue

- NOT recommended for further review
- Results in loss of access to businesses between 13th and 16th
- Increases queue lengths at Gambell St/Fireweed
- May not be compatible with eventual Seward-Glenn Highway connection
- Highly expensive

Corridor Improvements

C3: Gambell Street Underpass at 15th Avenue



Corridor Improvements

C4: Gambell Parking Structure at 16th Avenue

- + Recommended for further review
- + Provides additional parking for events at Chester Creek Sports Complex
- + Provides new residential and commercial space
- + Reduces circulation demand for access from Ingra Street to the Sports Complex
- + Highly supported during Gambell St/15th Ave focus discussion

Corridor Improvements

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

- + Under consideration for further review
- + Improved street area for neighborhood use
- Loss of grid-network connectivity
- Loss of parking to provide street dead end treatment



Corridor Improvements

C6: Shared Right of Way (dedications) with businesses

- + Recommended for further review
- + Improves operations
- + Enhances safety for turning-vehicles



Corridor Improvements

C7: Snow Removal Strategies for Roadway and Sidewalks

- + Recommended for further review
- + Snow removal a widely-voiced concern
- + Improves pedestrian safety and activities
- + Improves lane utilization
- + Highly “liked” in alternatives workshops



Corridor Improvements

C8: Pedestrian Treatments

Move forward with:

C8A: Enhanced Crossings

C8C: Pedestrian Signals/Flashers

C8Ciii: Pedestrian countdown signals

Do NOT move forward with:

C8B: Mid-block pedestrian crossings

C8Cii: Pedestrian-only phase (scramble)

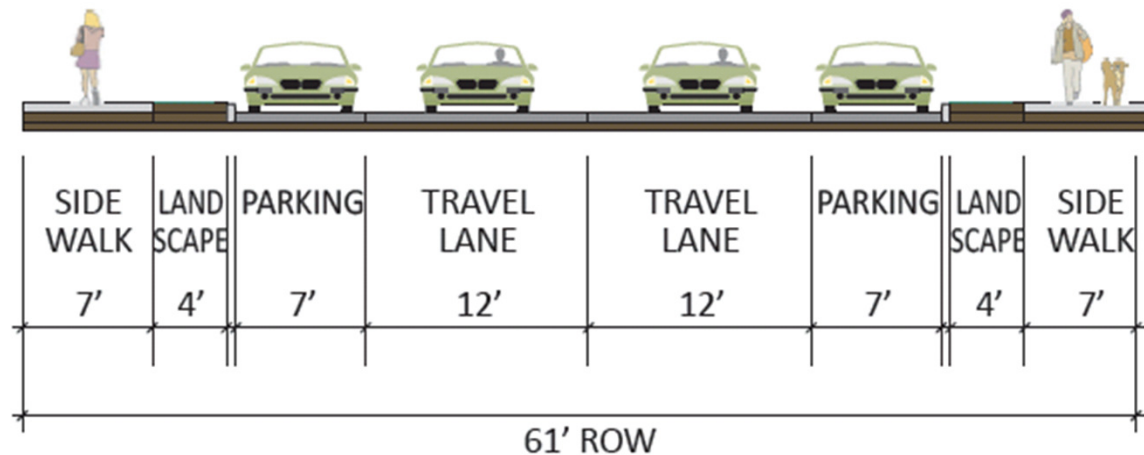
Consider moving forward with parking structure:

C8D: Pedestrian overpass

Corridor Improvements

C9: Add on-street parking

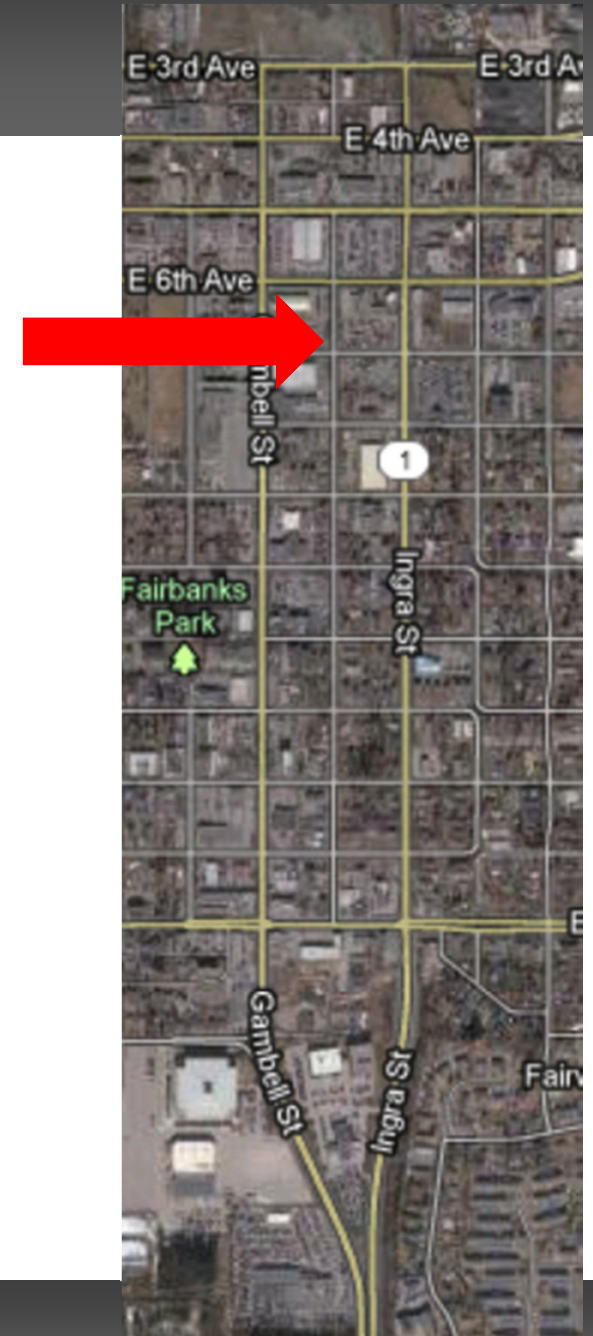
- NOT recommended for further review
- Degrades operations on Gambell Street
- Requires alternative southbound route
- Inconsistent with desired roadway character



Corridor Improvements

C10: Establish Hyder as a primary SB route

- NOT recommended for further review
- Inconsistent with and requires coordination with Seward-Glenn Highway (H2H) project
- Inconsistent with parking structure plans
- Southern tie-in problematic
- Beyond scope of this project



Corridor Improvements – Work Session

- Identify whether you agree or disagree with project designations
- For those you disagree with, explain why

Corridor Options

Please provide your thoughts on this option for Gambell Street

Option	Description	Agree	Disagree	If disagree, how would you change
C0	Reducing the number of travel lanes from 4 to 3 lanes	<input type="checkbox"/>	<input type="checkbox"/>	
C1	Signal progression at 35 miles per hour	<input type="checkbox"/>	<input type="checkbox"/>	
C2	Turn lanes at 9th, 13th, and 15th	<input type="checkbox"/>	<input type="checkbox"/>	
C3	Gambell Street Underpass at 15th Avenue	<input type="checkbox"/>	<input type="checkbox"/>	
C4	Gambell Parking Structure at 15th Avenue with connections to sports complex	<input type="checkbox"/>	<input type="checkbox"/>	
C5	Street dead-ending onto Gambell at 8th, 11th, 12th, and/or 14th Avenues	<input type="checkbox"/>	<input type="checkbox"/>	
C6	Shared right of way with businesses	<input type="checkbox"/>	<input type="checkbox"/>	
C7	Snow removal strategies for roadway and sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	
C8A	Enhanced pedestrian crossings	<input type="checkbox"/>	<input type="checkbox"/>	
C8B	Mid-block pedestrian crossings	<input type="checkbox"/>	<input type="checkbox"/>	
C8C1	Pedestrian signals/flashers	<input type="checkbox"/>	<input type="checkbox"/>	
C8C2	Pedestrian-only phase (scramble)	<input type="checkbox"/>	<input type="checkbox"/>	
C8C3	Pedestrian countdown signals	<input type="checkbox"/>	<input type="checkbox"/>	
C8D	Pedestrian overpass	<input type="checkbox"/>	<input type="checkbox"/>	
C9	Add on-street parking	<input type="checkbox"/>	<input type="checkbox"/>	
C10	Establish Hyder as a primary SB route	<input type="checkbox"/>	<input type="checkbox"/>	

Comments

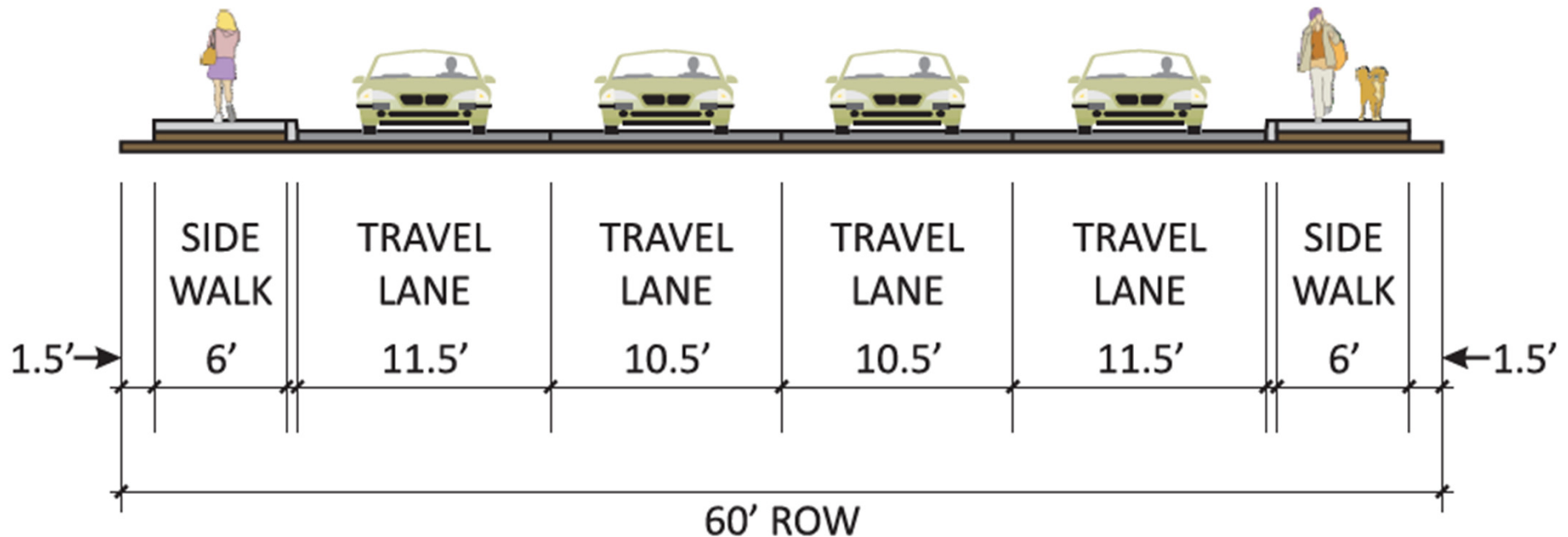
Alternatives Recommended for Further Review

Alternatives Under Consideration for Further Review

Alternatives NOT Recommended for Further Review

Streetscape Improvements – Cross Section

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



Streetscape Improvements – Cross Section

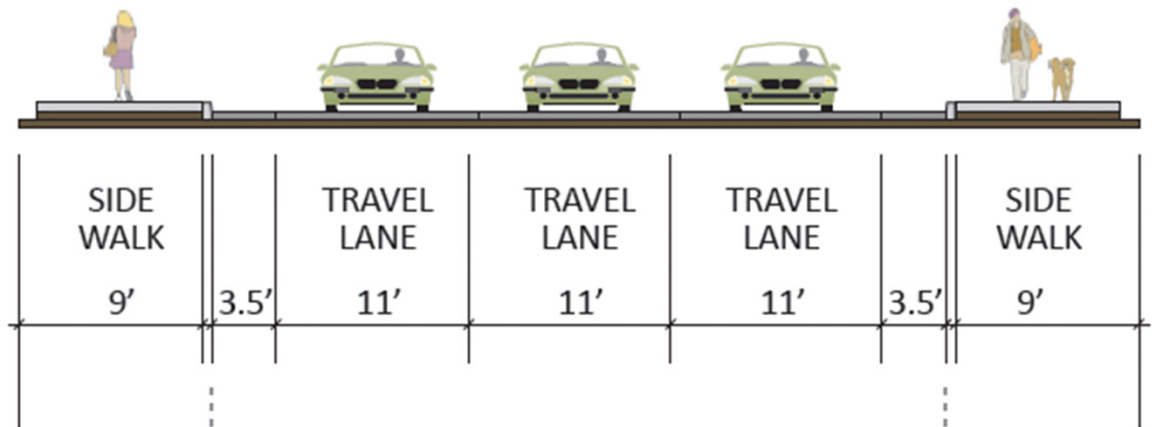
- A total of twelve new cross-section alternatives developed and considered
- General themes heard during Charette:
 - Concerns with adding a bike lane
 - Desire to have an area for snow storage
 - Potential for landscaping to be done on business right of way
 - Consideration for potential future character of Gambell Street
- Based on feedback, developed recommended cross-section

Streetscape Improvements – Cross Section

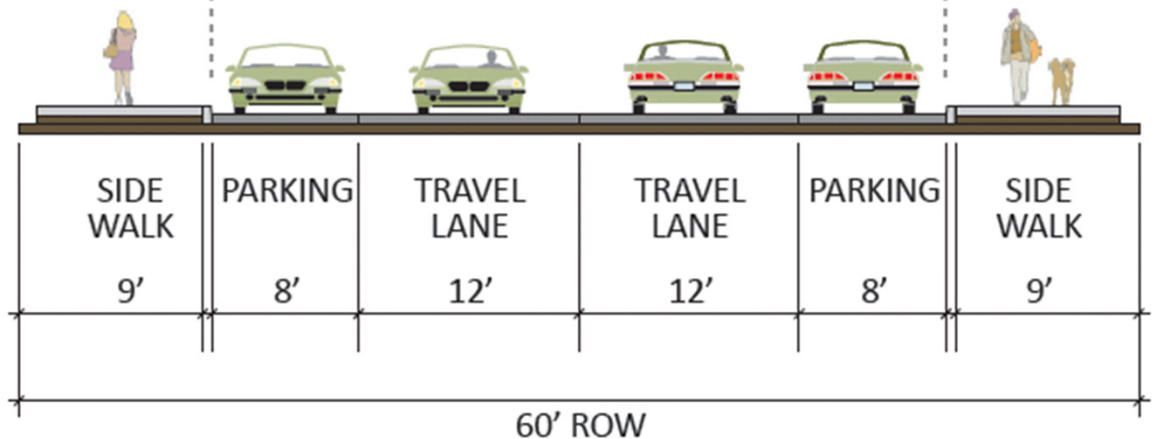
➤ Recommended Cross-Section:

40 feet curb-to-curb
9 foot sidewalks

Corridor Cross-Section Option S1K (Short Term)



Corridor Cross-Section Option S1K (Long Term)



Streetscape Improvements – Work Session

- Identify whether you agree or disagree with project designations
- For those you disagree with, explain why
- Rank the cross-section options

Cross-Section Options

Existing Gambell Street Cross-Section

Recommendation	Agree	Disagree	If disagree, what would you change?	Rank

Corridor Cross-Section Option S1A

Recommendation	Agree	Disagree	If disagree, what would you change?	Rank

Corridor Cross-Section Option S1B

Recommendation	Agree	Disagree	If disagree, what would you change?	Rank

Corridor Cross-Section Option S1C

Recommendation	Agree	Disagree	If disagree, what would you change?	Rank

Corridor Cross-Section Option S1D

Recommendation	Agree	Disagree	If disagree, what would you change?	Rank

■ Alternatives Recommended for Further Review
■ Alternatives Under Consideration for Further Review
■ Alternatives NOT Recommended for Further Review

Aesthetic Treatment Options

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

Undergrounding Utilities

- Recommended for further review
- Safety and ADA implications
- Intent to underground utilities in combination with roadway repaving
- Include access management plan to minimize conflicts, enhance on-site parking circulation, and improve operations on Gambell St



Gateway Options Work Session

- Recommend moving forward with AG5
- Don't recommend moving forward with AG1, AG2, AG3, AG4, or AG6
- Move forward with AG4?







Gateway Options					
Option	Photo	Description	Please provide your thoughts on this option for Gambell Street		
AG1		Low-key corner gateway.	Agree	Disagree	<small>If disagree, how would you change</small>
AG2		Downtown, large-scale gateway.	Agree	Disagree	<small>If disagree, how would you change</small>
AG3		Modern artty gateway.	Agree	Disagree	<small>If disagree, how would you change</small>
AG4		Grand overhead gateway.	Agree	Disagree	<small>If disagree, how would you change</small>
AG5		Subtle, artistic gateway.	Agree	Disagree	<small>If disagree, how would you change</small>
AG6		Artistic and unique gateway.	Agree	Disagree	<small>If disagree, how would you change</small>
AG7		Two pillars gateway.	Agree	Disagree	<small>If disagree, how would you change</small>

Comments

■ Alternatives Recommended for Further Review
 ■ Alternatives Under Consideration for Further Review
 ■ Alternatives NOT Recommended for Further Review




Illumination Options Work Session

- Recommend moving forward with A11, A12, & A14
- Don't recommend moving forward with A13
- Move forward with A15 or A16?

Illumination Options					
Option	Photo	Description	Please provide your thoughts on this option for Gambell Street		
A11		Keep existing light standards where possible and add lower pedestrian lights.	Agree	Disagree	<small>If disagree, how would you change</small>
A12		Add street-scale lights and the ability to string holiday lights to them.	Agree	Disagree	<small>If disagree, how would you change</small>
A13		Traditional cobra head luminaire.	Agree	Disagree	<small>If disagree, how would you change</small>
A14		Blend of modern and traditional street-scale light.	Agree	Disagree	<small>If disagree, how would you change</small>
A15		High intensity street light standards vs. street-scale lights.	Agree	Disagree	<small>If disagree, how would you change</small>
A16		Modern, common ornamental light used within Anchorage.	Agree	Disagree	<small>If disagree, how would you change</small>




Comments

■ Alternatives Recommended for Further Review
 ■ Alternatives Under Consideration for Further Review
 ■ Alternatives NOT Recommended for Further Review




Banner Options Work Session

- Recommend moving forward with AB1 & AB2
- Move forward with AB3?

Banner Options					
Option	Photo	Description	Please provide your thoughts on this option for Gambell Street		
			Agree	Disagree	If disagree, how would you change
AB1		Banners that advertise nearby businesses with a style consistent with Gambell Street.			
AB2		Art attached to light or utility pole ("Sponsored" by adjacent buildings). Could also use flower baskets.			
AB3		Seasonal banners or banners promoting events.			









Comments

■ Alternatives Recommended for Further Review
 ■ Alternatives Under Consideration for Further Review
 ■ Alternatives NOT Recommended for Further Review

Landscaping Options Work Session

- Recommend moving forward with AL1, AL4, & AL5
- Don't recommend moving forward with AL2 & AL3
- Move forward with AL6, AL7, or AL8?








Landscaping Options					
Option	Photo	Description	Please provide your thoughts on this option for Gambell Street		
AL1		Include materials like rock, gravel and a variety of plant sizes/types.	Agree	Disagree	If disagree, how would you change
AL2		Raised planters, perhaps portable.	Agree	Disagree	If disagree, how would you change
AL3		Protect plantings with fencing that reflects "theme" selected for Gambell Street.	Agree	Disagree	If disagree, how would you change
AL4		Low, simple plants integrated into sidewalk and paving.	Agree	Disagree	If disagree, how would you change
AL5		Separate sidewalk from street with landscaping.	Agree	Disagree	If disagree, how would you change
AL6		Tree grates integrated into sidewalk paving patterns.	Agree	Disagree	If disagree, how would you change
AL7		Plant perennials and use for snow storage.	Agree	Disagree	If disagree, how would you change
AL8		Hardscape with small trees and retaining wall in Anchorage.	Agree	Disagree	If disagree, how would you change

Comments

Alternatives Recommended for Further Review
 Alternatives Under Consideration for Further Review
 Alternatives NOT Recommended for Further Review




Pavement Options Work Session

- Recommend moving forward with AP2, AP4 & AP6
- Don't recommend moving forward with AP3
- Move forward with AP1, AP5, or AP7?

Pavement Options					
Option	Photo	Description	Please provide your thoughts on this option for Gambell Street		
AP1		Use of different paving materials—labor intensive and expensive.	Agree	Disagree	If disagree, how would you change
AP2		Use a mix of paving shapes, colors for interest with less expensive concrete.	Agree	Disagree	If disagree, how would you change
AP3		Modular concrete pavers come in different shapes and colors.	Agree	Disagree	If disagree, how would you change
AP4		A way to break up expanses of sidewalk.	Agree	Disagree	If disagree, how would you change
AP5		Integrate paving with planting.	Agree	Disagree	If disagree, how would you change
AP6		Stamped colored concrete paving at crosswalk to increase visibility.	Agree	Disagree	If disagree, how would you change
AP7		Concrete sidewalk with curvilinear layout in Anchorage.	Agree	Disagree	If disagree, how would you change

Comments

■ Alternatives Recommended for Further Review
 ■ Alternatives Under Consideration for Further Review
 ■ Alternatives NOT Recommended for Further Review

Other Recommendations

> Action studies to consider:

- AS1: 5th/6th Avenue Redevelopment and Implementation Plan
- AS2: Gambell Street Title 21 Overlay District
- AS3: 15th Avenue/Gambell Street Mixed-Use Development/Parking Garage Facility
- AS4: Special Event Management Plan
- AS5: Highway-to-Highway (H2H) Coordination
- AS6: Gambell Street Two-Way Conversion Study (Post H2H implementation)

Next Steps & Upcoming Activities

Alternatives
Recommended for
Further Review

Alternatives Under
Consideration for
Further Review

Alternatives NOT
Recommended for
Further Review

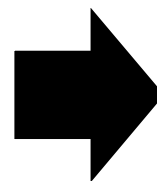


Most Promising
Alternatives

Least Promising
Alternatives



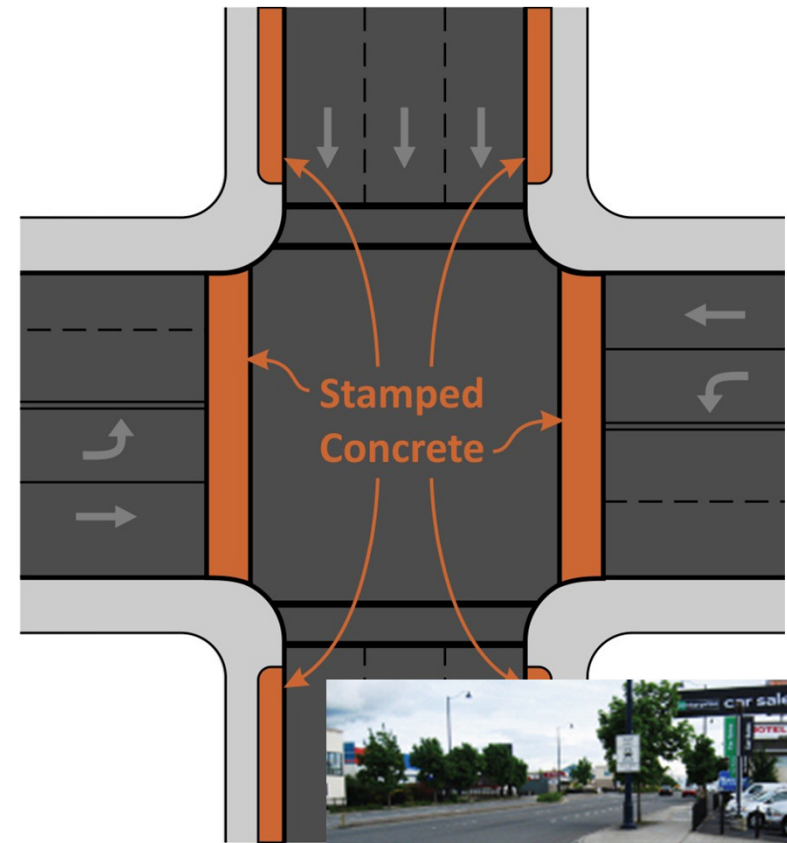
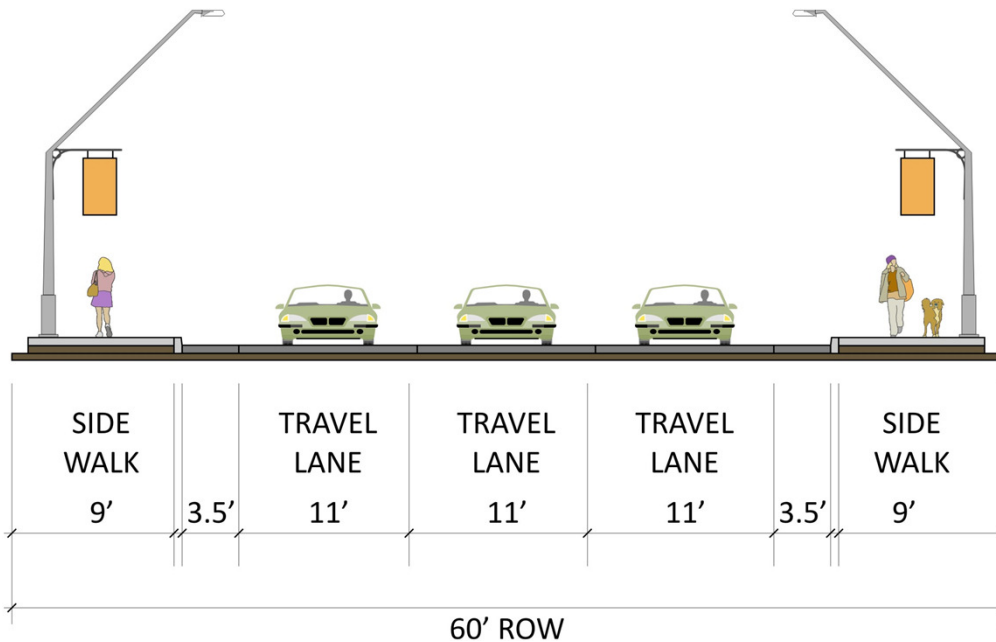
Further evaluation,
refinement, cost
estimating



Incorporation in to Project
Redevelopment and
Implementation Plan

Potential Vision for the Corridor

- Based on feedback received, potential future corridor could include:



Next Steps & Upcoming Activities



◆ Deliverables

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- T2 Technical Memo #2: Existing & Future Conditions
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■ 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

Upcoming Activities

- Go to www.gambellstreet.com for project updates and meeting information
- 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



HOME	LATEST NEWS	MEETINGS	PROJECT DOCUMENTS	BACKGROUND DOCUMENTS	PUBLIC INVOLVEMENT	SUBSCRIBE	CONTACT
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Gambell Street Redevelopment Plan



The Gambell Street Redevelopment Project will identify and evaluate improvements that will improve the Gambell Street Corridor's efficiency, appearance, and pedestrian and business friendliness.

Input from the public, businesses, residents, and property owners is critical to the project. Please visit the [Public Involvement](#) tab to learn how you can get involved in the project. To read the most recent technical memorandums from the project, visit the [Project Documents](#) tab.