



Project Description / Nomination Form 48 <sup>th</sup> Avenue and Cordova Street Reconstruction			
<b>Municipality of Anchorage</b>	<b>PM&amp;E Project #:</b> 06-26 <b>Project Manager:</b> Duane Maney (MOA PM&E) <b>Project Administrator:</b> Julie Makela, PE (MOA PM&E) <b>Consultant:</b> CRW Engineering Group, LLC & Solstice Alaska Consulting		
<b>Nominated by</b>	MOA		
<b>Problems to Be Solved</b>	<p>The Municipality of Anchorage (MOA) is studying alternatives to reconstruct 48<sup>th</sup> Avenue (from International Airport Road to Cordova Street) and Cordova Street (from 48<sup>th</sup> Avenue to Old Seward Highway) to meet current MOA standards for collector roadways. The two roadways in the project corridor have deteriorated over time with damaged and cracked pavement evident on many segments. The entire corridor lacks pedestrian facilities and lighting. Cordova Street also lacks piped drainage facilities between IAR and 48<sup>th</sup> Avenue. This project will evaluate transportation network alternatives to improve the roadway conditions and enhance safety and accessibility for vehicles and non-motorized users.</p>		
<b>Known Issues</b>	<ul style="list-style-type: none"> <li>• Lack of Pedestrian Infrastructure</li> <li>• Deteriorated roadway surface</li> <li>• Lack of storm drain infrastructure</li> <li>• Lack of street lighting</li> </ul>		
<b>Community Councils</b>	Midtown Community Council		
<b>House District 23</b>	Chris Tuck		
<b>Senate District L</b>	Natasha von Imhof		
<b>Assembly District 4</b>	Dick Traini and Felix Rivera		
<b>Schools</b>	West High, Romig Middle, Rogers Park Elementary		
<b>Parks</b>	None		
<b>MOA Grid</b>	SW1831		
<b>Zoning</b>	R-3, B-3, RO, I-1		
<b>Utilities</b>	Gas, electric, cable, fiber optic, water, sewer, storm drain		
<b>Roadway</b>			
<b>Right-of-Way Width (ROW)</b>	60-65 feet (Cordova Street), 60 feet (48 <sup>th</sup> Avenue)		
<b>Classification</b>	48 <sup>th</sup> Avenue – Class IC Neighborhood Collector Cordova Street – Class I Collector		
<b>Lanes/Speed</b>		<b>Posted Speed</b>	<b>85<sup>th</sup> Percentile Speed</b>
48 <sup>th</sup> Avenue	2 Lanes	25 MPH	30 MPH
Cordova Street	2 Lanes	25 MPH	33 MPH
<b>Average Daily Traffic (ADT)</b>	<b>Cordova Street</b> 2018 ADT: 1,410	<b>48<sup>th</sup> Avenue</b> 2018 ADT: 1,470	
<b>Traffic Crash Data</b>	<p>During the 5-year period of 2010 to 2014, there were 20 total crashes along the project area of Cordova Street (between International Airport Road and 48<sup>th</sup> Avenue), and 48<sup>th</sup> Avenue (between Cordova Street and Old Seward Hwy). Two of these were bike collisions (at the intersection with Old Seward Highway) and none were pedestrian collisions. The remainder all involved cars and other motorized vehicles. Of the 20 total collisions, the most dangerous locations were the project intersections with International Airport Road and Old Seward Highway. Around 25% of the total collisions were at the Cordova/International Airport intersection, and around 50% were at the 48<sup>th</sup> Ave/Old Seward intersection. Many of these collisions were vehicle “angle” collisions, caused by issues such as not obeying traffic signs, or improperly turning left at the intersection.</p>		

Transit Service Routes	There are no Transit Routes through or adjacent to the project area as of the MOA’s proposed transit map effective 7/2/2018		
ASD Walking Routes	The residential area served by 48 <sup>th</sup> Avenue does not include designated Safe Routes to School.		
ASD Bus Service	School aged children are bussed to West High, Romig Middle, and Rogers Park Elementary Schools		
Funding and Schedule			
Funding Source	Current funding \$500,000 for planning/design study phase – Local road bonds. Future funding is anticipated to be through local bonds.		
Schedule	Phase	Approximate Dates	Cost Estimate
	Design Study	10/218 to 9/2019	\$500,000
	Design (Unfunded)	9/2019 to 2/2021	
	Right-of Way (Unfunded)	6/2020 to 2/2021	
	Utilities (Unfunded)	10/2020 to 02/2021	
	Bid Phase (Unfunded)	04/2021 to 05/2021	
	Construction (Unfunded)	05/2021 to 10/2021	
	Total Project Cost Estimate		Not Yet Determined
Guiding Plans			
Anchorage Bowl 2025 Long Range Transportation Plan (LRTP) with 2027 Revisions	Street Typology: Mixed-Use. Located in areas characterized by a mix of high-intensity commercial, retail and residential areas with substantial pedestrian activity as defined by the employment and redevelopment designation in Anchorage 2020. Mixed-use streets typically consist of two to four travel lanes.		
Official Streets & Highways Plan (OS&HP) 1996 (Amended in 2014)	<ul style="list-style-type: none"><li>Functional Classification (48th Avenue): Neighborhood Collector</li><li>Functional Classification (Cordova Street): Collector</li><li>Collectors function to collect traffic from local streets of all types and move this traffic to the arterial street system or to important trip generating activities within small residential areas. They should be designed to provided priority to through traffic movement and provide limited land access function to adjacent properties. Pedestrian facilities should be provided to allow for safe access between activity centers such as schools and parks.</li><li>Neighborhood Collectors should have two lanes and a minimum right-of-way width of 60 feet.</li></ul>		
Anchorage Bowl 2020 Comprehensive Plan	<p>The project area is not highlighted in the Land Use Policy Map. The following policies apply to this project:</p> <ul style="list-style-type: none"><li>Policy 37: Design, construct and maintain roadways or rights-of-way to accommodate pedestrians, bicyclists, transit users, the disabled, automobiles and trucks where appropriate.</li><li>Policy 38: Design, construct and maintain roadways or rights-of-way to promote and enhance physical connectivity within and between neighborhoods.</li><li>Policy 53: “Design, construct and maintain roads to retain or enhance scenic views and improve the general appearance of the road corridor.”</li><li>Policy 54: “Design and construct neighborhood roads and walkways to ensure safe pedestrian movement and neighborhood connectivity and to discourage high-speed, cut through traffic.”</li></ul>		
Anchorage 2040 Land Use Plan (Adopted September 2017)	<p>Land Use Plan Actions</p> <ul style="list-style-type: none"><li>There are no Land Use Plan Actions identified for the area within the project corridor.</li></ul>		

	<p><b>Land Use Designations</b></p> <ul style="list-style-type: none"> <li>• Light Industrial / Commercial <ul style="list-style-type: none"> <li>○ Cordova Street from International Airport Rd. to E. 50<sup>th</sup> Ave.</li> <li>○ E. 48<sup>th</sup> Ave from Fairbanks St. to Gambell St. (north)</li> <li>○ E. 48<sup>th</sup> Avenue from Eagle St. to east of Gambell St. (south)</li> </ul> </li> <li>• Community Facility or Institution <ul style="list-style-type: none"> <li>○ Cordova Street from E. 50<sup>th</sup> Ave. to E. 48<sup>th</sup> Ave</li> <li>○ E. 48<sup>th</sup> Ave. from Cordova St. to Eagle St. (south)</li> </ul> </li> <li>• Compact Mixed Residential <ul style="list-style-type: none"> <li>○ E. 48<sup>th</sup> Ave. from Cordova St. to Fairbanks St. (north)</li> </ul> </li> <li>• Commercial Corridor <ul style="list-style-type: none"> <li>○ E. 48<sup>th</sup> Ave from Gambell St. to Old Seward Hwy</li> </ul> </li> </ul> <p><b>Areas of Growth and Change</b></p> <ul style="list-style-type: none"> <li>• Little growth expected within the project area by 2040</li> </ul> <p><b>Applicable Land Use Policies</b></p> <ul style="list-style-type: none"> <li>• Policy 6.3: Adopt and execute a Compete Streets policy to design streets to serve all users, including pedestrians, transit riders, and bicyclists, and align the design and scale of streets to be compatible with compact, accessible, and walkable land use patterns.</li> <li>• Policy 9.2: Limit non-industrial uses that could displace or conflict with existing or potential industrial functions in industrially designated areas, in order to preserve these areas for primarily industrial development and ensure compatibility of adjacent uses and traffic.</li> </ul>
<b>2010 Anchorage Bicycle Plan</b>	The project corridor is not included in Recommended Bicycle Network List
<b>2007 Pedestrian Plan</b>	No Priority Projects are identified within the project corridor.
<b>2006 Anchorage Bowl Park, Natural Resource &amp; Recreational Facility Plan</b>	No designated park land in the project area.
<b>Wetlands Management Plan (March 2012)</b>	No designated wetlands in the project area.
<b>Traffic Calming</b>	Project corridor is not included in Neighborhood Traffic Calming – 2018 Qualified Streets List
<b>Electric Utility Undergrounding 5-year Plan</b>	Project corridor is not included in the 2018-2022 Overhead to Underground Projects list published by Chugach Electric Association
<b>Street Lighting (MOA Design Criteria Manual)</b>	<p>Roadway:</p> <ul style="list-style-type: none"> <li>• Minimum Average Illuminance - 0.6 (fc)</li> <li>• Uniformity Ratio – 3.5:1</li> <li>• Veiling Luminance Ratio - 0.4:1</li> </ul>



	<b>Intersections</b> <ul style="list-style-type: none"><li>• Collector/Collector</li><li>• Average – 1.2 (fc)</li><li>• Uniformity Ratio – 4.0:1</li><li>• Major/Collector</li><li>• Average – 1.5 (fc)</li><li>• Uniformity Ratio – 3.0:1</li></ul>
<b>Geotechnical Hazards Plan</b>	Moderate Ground Failure Susceptibility (Hazard Zone 3)
<b>Drainage Plan</b>	No drainage plans identified for project corridor
<b>Anchorage Wastewater Master Plan (2014)</b>	No identified projects in project corridors.
<b>Anchorage Water Master Plan (2012)</b>	No identified projects in project corridor.
<b>Background Documents</b>	None







# 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

## PROJECT BACKGROUND

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street. The project area includes approximately a half mile of roadway on E. 48th Avenue from Old Seward Highway to Cordova Street and on Cordova Street from E. 48th Avenue to International Airport Road. The purpose of this project is to rehabilitate the aging 48th Avenue and Cordova Street roadways. This project is needed because both roadways are deteriorated beyond the point that MOA can safely and effectively maintain them.

### Project Area Conditions and Challenges:

- **Road Surfaces.** Aged roadways have deteriorated asphalt, and heaving conditions are present at driveways.
- **Pedestrian facilities.** Pedestrian facilities are minimal or nonexistent.
- **Soil.** Asphalt deterioration is apparent and may be a result of frost susceptible subgrade soils and poor drainage.
- **Traffic.** Driveways are located near intersections
- **Lighting.** Aged lighting does not meet current minimum Municipal lighting requirements.
- **Utilities.** Utility cables and pipes (Telephone, internet, gas, and electric) are buried with some overhead cables. Sewer and water utilities are also in the roadway.
- **Drainage.** Poor drainage and ponding occur in the project area, due to inconsistent piped storm drain systems.

MOA has contracted with CRW Engineering Group, LLC to provide preliminary engineering services and recommend potential roadway improvements. The project is funded through the Design Study Report (DSR) phase. No funding for detailed design or construction has been received at this time

## GET INVOLVED!

### Project Open House

Tuesday, December 4<sup>th</sup>, 2018  
5:00pm - 7:00pm  
Loussac Library Atrium  
3600 Denali Street, Anchorage

### Business Stakeholder Meeting

Thursday, December 13<sup>th</sup>, 2018  
11:00am - 1:00pm  
St. Elias Hospital, Two South Day Room  
4800 Cordova Street, Anchorage

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## WE WANT TO HEAR FROM YOU! PROVIDE FEEDBACK:

A project Interactive Map has been set up to collect feedback about the project area. Your input and ideas are important to us and will aid in designing the corridor improvements! Visit the Interactive Map here:

<http://48th-cordovareconstruction.com/interactive-map/>

For more information about the project, upcoming meetings, and to sign up for email updates, visit the project website or contact project staff:

Call: Robin Reich at 907-929-5960  
Email: [Comments@CRWEng.com](mailto:Comments@CRWEng.com)

<http://48th-cordovareconstruction.com>



# Home Page



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION Project Management & Engineering, Project #06-26

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street. The project area includes approximately a half mile of roadway on E. 48th Avenue from Old Seward Highway to Cordova Street and on Cordova Street from E. 48th Avenue to International Airport Road.

The asphalt surface and roadway subgrade is failing and it is no longer feasible to economically maintain the roads. The purpose of this project is to rehabilitate the roads to meet current Municipal standards.

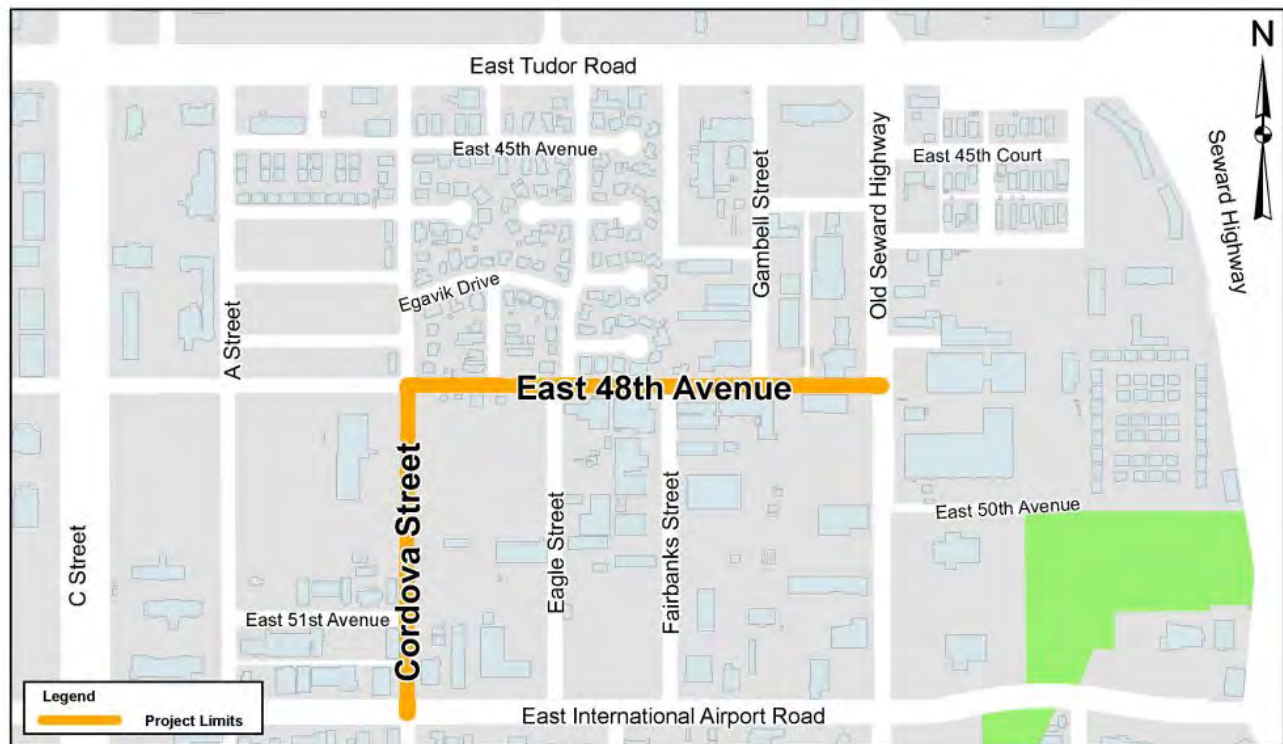
Improvements may include:

- Roadway Reconstruction
- Storm Drain Upgrades
- Pedestrian Facilities

- Street Lighting
- Utility Reconstruction
- Landscape Improvements

MOA has contracted with CRW Engineering Group, LLC to provide engineering services. The project is funded through the Design Study Report (DSR) phase. No funding for detailed design or construction has been received at this time.

## MAP OF THE PROJECT AREA



### Timeline

#### *Fall 2018*

- Field work and data collection
- Stakeholder meetings

#### *Winter 2018*

- Concept report public
- Planning and Zoning Commission review
- Public open house #1

#### *Spring 2019*

- Draft Design Study Report
- Public open house #2



*Summer 2019*

- Planning and Zoning Commission Hearing

*Fall 2019*

- Final DSR

Virtual Town Hall Coming Soon

Sign Up Now ([https://visitor.r20.constantcontact.com/d.jsp?](https://visitor.r20.constantcontact.com/d.jsp?llr=aubnd7eab&p=oi&m=1104749692544&sit=iw8noj9fb&f=b458d0fd-d4ad-45cb-9bde-9e9ffb5a1fa5)

[llr=aubnd7eab&p=oi&m=1104749692544&sit=iw8noj9fb&f=b458d0fd-d4ad-45cb-9bde-9e9ffb5a1fa5](https://visitor.r20.constantcontact.com/d.jsp?llr=aubnd7eab&p=oi&m=1104749692544&sit=iw8noj9fb&f=b458d0fd-d4ad-45cb-9bde-9e9ffb5a1fa5))

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# 48th Avenue & Cordova Street Reconstruction

## Virtual Open House



**START HERE**

### Station 1. Sign In

Welcome to the 48<sup>th</sup> Avenue and Cordova Street Reconstruction Project.

We are glad you have decided to visit this virtual open house.

Please **sign in** to show your interest in this project.

Optionally, provide contact information, so that we may provide you with timely project information in the future.

Interactive contact form:

*Name*

*Affiliation (optional)*

*Email Address*

*Telephone*

*Mailing Address*

### Stations Overview

[Station 1: Sign In](#)

[Station 2: Project Introduction](#)

[Station 3: Purpose and Need](#)

[Station 4: Project Details](#)

[Station 5: Project Schedule](#)

[Station 6: Provide Comments](#)

***Scroll to visit each station in this virtual open house!***

**Arrow link** to next station

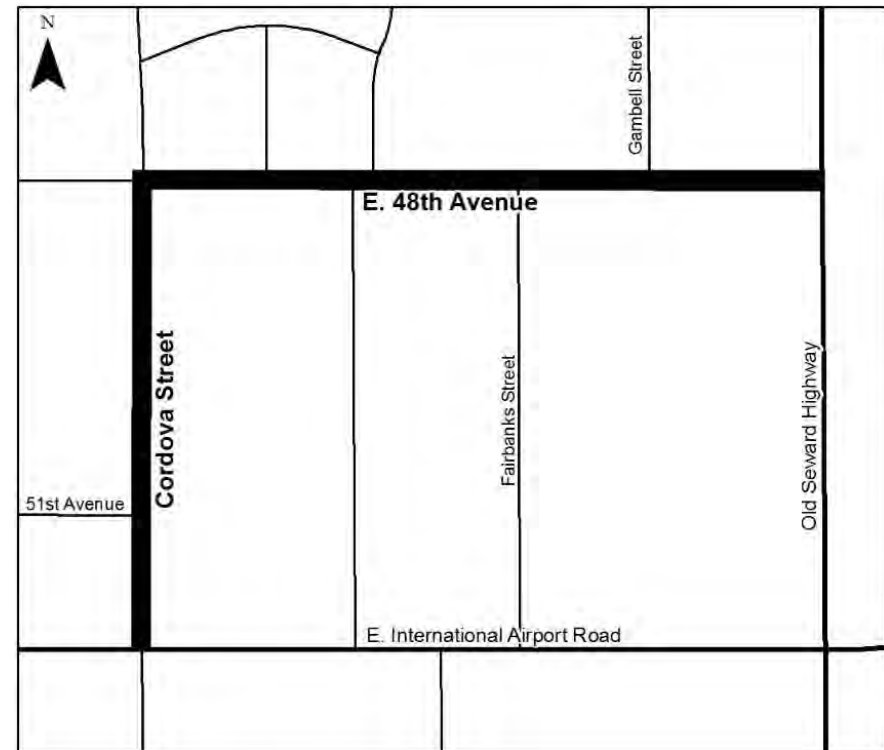


### Station 2. Project Introduction

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street in Midtown Anchorage, and MOA's Project Management & Engineering (PM&E) Department is drafting a Design Study Report to provide possible solutions to the poor conditions.

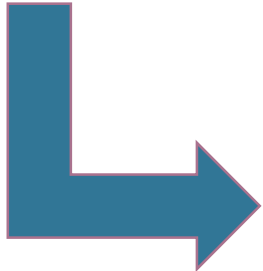
This effort will include surveying, a geotechnical and storm drain study, a traffic analysis, a light and signage analysis, and a public and stakeholder involvement effort.

MOA has contracted with CRW Engineering Group, LLC to provide engineering services. The project is funded through the Design Study Report phase. No funding for detailed design or construction has been received at this time.



*This project will address the roadways along E. 48th Ave. (Old Seward Hwy. to Cordova St.) and Cordova St. (E. 48th Ave. to International Airport Rd.)*

**Arrow link to next station**



### **Station 3. Project Purpose and Need**

The purpose of this project is to rehabilitate the aging 48th Avenue and Cordova Street roadways. This project is needed because both roadways are in poor condition and need to be reconstructed.

### **Project Area Conditions and Challenges**

- **Road surfaces.** Aged roadways have deteriorated asphalt and driveway heaving conditions
- **Pedestrian facilities.** Pedestrian facilities are minimal or nonexistent
- **Parking.** Parking is limited and on-street parking is heavily used
- **Drainage.** Drainage challenges and ponding occur
- **Soil.** Soils are frost-susceptible with poor drainage
- **Traffic.** Cut through traffic and speeding occurs, and driveways are located near intersections
- **Utilities.** Utility cables and pipes (telephone and internet, gas, and electrical) are buried with some overhead cables, and sewer and water services operate in the area
- **Lighting.** The minimum Municipal lighting requirements are not up to date

### Project Area Photographs

Some of the conditions and challenges along 48<sup>th</sup> Avenue and Cordova Street are shown here.



*Drainage and ponding issues on 48th Avenue, shown here, need to be repaired.*



*A lack of pedestrian facilities on 48th Avenue and Cordova Street may be an issue.*



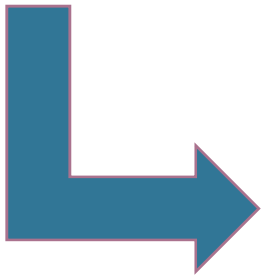
*Poor asphalt conditions and roadway ponding are observed on Cordova Street.*



*Limited parking is a challenge, as seen here on Cordova Street.*

**Do you know of other issues within the project area?** Use this link to show where specific issues are on Cordova Street and 48th Avenue: [enter the interactive map here.](#)

**Arrow link to next station**



## **Station 4. Project Details**

PM&E is considering a number of options to address 48<sup>th</sup> Avenue and Cordova Street's poor and aging conditions.

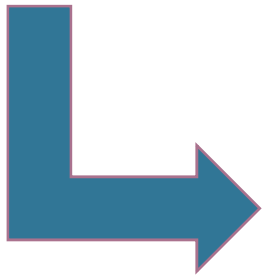
- |                           |                         |                          |
|---------------------------|-------------------------|--------------------------|
| Improvements may include: |                         |                          |
| • Roadway Reconstruction  | • Pedestrian Facilities | • Utility Reconstruction |
| • Storm Drain Upgrades    | • Street Lighting       | • Landscape Improvements |

<i>Project Plan View Figure</i>	<i>Typical Cross Section Figure</i>
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This project is funded through the design study phase. No detailed design or construction funding has been received at this time.

**Do you have any ideas for design options that should be considered?** Please share them here: [submit a comment](#).

**Arrow link to** next station



## **Station 5. Project Schedule**

PM&E is interested in constructing this project once funding is secure, possibly by 2020.

The project schedule is below.

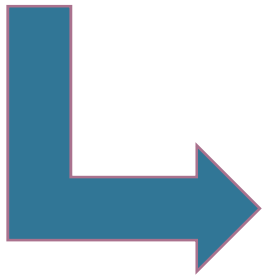


# PROJECT SCHEDULE

The project is funded through the design study phase depicted below, from fall 2018 through fall 2019.  
No detailed design or construction funding has been received at this time.

2018		2019		
FALL	WINTER	SPRING	SUMMER	FALL
<ul style="list-style-type: none"><li>Field work and data collection</li><li>Stakeholder meetings</li></ul>	<ul style="list-style-type: none"><li>Concept report public</li><li>Planning and Zoning Commission review</li><li>Public open house #1</li></ul>	<ul style="list-style-type: none"><li>Draft Design Study Report</li><li>Public open house #2</li></ul>	<ul style="list-style-type: none"><li>Planning and Zoning Commission hearing</li></ul>	<ul style="list-style-type: none"><li>Final Design Study Report</li></ul>
Ongoing public involvement				

Arrow link to next station



## Station 6. Provide Comments

We want your input. Please let us know your thoughts and ideas on roadway issues, concerns, and possible solutions.

Provide written comments, comment on the interactive map, or contact a team member directly!

**Provide project comments here.** Optionally, provide contact information, so that we may respond and provide you with project updates and meeting reminders.

Interactive Comment Form	
<i>Comment</i>	
<i>Name</i>	<i>Affiliation (optional)</i>
<i>Email Address</i>	<i>Telephone</i>
<i>Mailing Address</i>	

**Comment on the interactive map here.** Are you aware of issues along the alignment? Comment directly on map locations.  
<http://48th-cordovareconstruction.com/interactive-map/>

**Contact a team member!** 48th Avenue and Cordova Street Rehabilitation Project Contacts:



**Matt Edge, Design Project Manager**  
CRW Engineering Group, LLC  
907-562-3252 • [comments@crweng.com](mailto:comments@crweng.com)



**Robin Reich, Public Involvement Coordinator**  
Solstice Alaska Consulting, Inc.  
907-929-5960 • [solsticeak@solsticeak.com](mailto:solsticeak@solsticeak.com)



**Julie Makela, MOA Project Administrator**  
Project Management & Engineering  
907-343-8135 • [julie.makela@anchorageak.gov](mailto:julie.makela@anchorageak.gov)

**THANKS FOR VISITING!**

Continue to visit the project website, [www.48th-CordovaReconstruction.com](http://www.48th-CordovaReconstruction.com), for updates, and contact us any time!

**Link to** exit virtual open house





----- Forwarded message -----

From: **Community Councils Center** <[info@communitycouncils.org](mailto:info@communitycouncils.org)>

Date: Tue, Dec 4, 2018 at 12:57 PM

Subject: FCC Alert - OPEN HOUSE TONIGHT - W. 32nd & W. 33rd Avenue AND 43rd & Cordova



## TWO OPEN HOUSES

E. 48<sup>TH</sup> AVE. AND CORDOVA ST. RECONSTRUCTION  
**PUBLIC OPEN HOUSE**



The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on East 48th Avenue and Cordova Street.

**Come to the public open house to learn more!**

### **PUBLIC OPEN HOUSE DETAILS**

**WHEN:** Tuesday, December 4, 2018 from 5:00 PM – 7:00 PM

**WHERE:** Z.J. Loussac Library, Library Atrium  
3600 Denali Street, Anchorage

*Stop by any time during open house hours to provide comments and  
East 48th Avenue and Cordova Street Reconstruction project*

*For more information and to sign up for email updates, visit the website or contact*

PROJECT MANAGEMENT & ENGINEERING DEPARTMENT



THIS MUNICIPALITY OF ANCHORAGE TRANSPORTATION PROJECT IS AN OPPORTUNITY TO CREATE SAFER STREETS, SIDEWALKS AND BIKE LANES

— Please Join Us —

**TUESDAY, DECEMBER 4**

**PUBLIC OPEN HOUSE**

REVIEW ALTERNATIVES WITH THE DESIGN TEAM

Z.J. Loussac Public Library Atrium

3600 Denali St. (5pm–7pm)



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The Municipality of Anchorage is holding TWO Open Houses TONIGHT - both at Loussac Library from 5-7 PM.

## 1. 48th Avenue & Cordova Street Reconstruction

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street. The project area includes approximately a half mile of roadway on E. 48th Avenue from Old Seward Highway to Cordova Street and on Cordova Street from E. 48th Avenue to International Airport Road.

The asphalt surface and roadway subgrade is failing and it is no longer feasible to economically maintain the roads. The purpose of this project is to rehabilitate the roads to meet current Municipal standards.

Improvements may include:

- Roadway Reconstruction
- Storm Drain Upgrades
- Pedestrian Facilities
- Street Lighting

- Utility Reconstruction
- Landscape Improvements

For more information check out the website: <http://48th-cordovareconstruction.com/>

Olivia Cohn  
Environmental Planner  
Solstice Alaska Consulting, Inc.  
2607 Fairbanks Street, Suite B, Anchorage, AK 99503  
907-929-5960 | [olivia@solsticeak.com](mailto:olivia@solsticeak.com)  
[www.solsticeak.com](http://www.solsticeak.com)

## 2. Safer Streets - 32nd - 33rd Avenue Upgrades Project

The Municipality of Anchorage is evaluating transportation upgrades to enhance safety and mobility for pedestrians, transit users, bicyclists and motorists. The project limits have been expanded to evaluate a non-motorized connection between Arctic Boulevard and Spenard Road on the west end of the project and to include a trail connection between 34th Avenue and 36th Avenue on the east end of the project (see the map below).

We are finalizing the design study phase and need your input on project alternatives to make a final recommendation that will be the basis for the design starting in January 2019.

Please join us to learn more about the project and provide input on:

- Bike lane types (behind curb or in street)
- Route selection for Spenard-Midtown link
- Wal-mart driveway changes
- Impacts to parking and properties
- Other comments, concerns, or suggestions

Which project features are your highest priority.



You can view past documents by visiting the project website:  
<http://www.32nd33rdupgrades.com/view/docs>

For more information and to sign up for email updates,  
contact project staff or visit the project website:

<http://www.32nd33rdupgrades.com/>

Call: Holly Spoth-Torres at 907-223-0136

Email: [Comments@CRWEng.com](mailto:Comments@CRWEng.com)

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This communication is being sent by the Federation of Community Councils, Inc. for the Municipality of Anchorage. The contents of the communication are the responsibility of the Municipality of Anchorage, not the Federation of Community Councils, Inc.

Community Councils Center  
[www.communitycouncils.org](http://www.communitycouncils.org)  
[info@communitycouncils.org](mailto:info@communitycouncils.org)  
277-1977

Federation of Community Councils,  
1057 West Fireweed Lane, Suite 100, Anchorage, AK 99503

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E. 48<sup>TH</sup> AVE. AND CORDOVA ST. RECONSTRUCTION

## PUBLIC OPEN HOUSE



Project Management and Engineering Project #06-26

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**WHERE:** Z.J. Loussac Library, Library Atrium  
3600 Denali Street, Anchorage



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929-5960 • solsticeak@solsticeak.com

**Julie Makela**  
MOA Project Administrator  
Project Management & Engineering  
343-8135 • julie.makela@anchorageak.gov

[www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)



E. 48<sup>TH</sup> AVE. AND CORDOVA ST. RECONSTRUCTION

## PUBLIC OPEN HOUSE



Project Management and Engineering Project #06-26

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**Come to the public open house to learn more!**

### PUBLIC OPEN HOUSE DETAILS

**WHEN:** Tuesday, December 4, 2018 from 5:00 PM – 7:00 PM

**WHERE:** Z.J. Loussac Library, Library Atrium  
3600 Denali Street, Anchorage



*Stop by any time during open house hours to provide comments and learn about the East 48th Avenue and Cordova Street Reconstruction project*

For more information and to sign up for email updates, visit the website or contact project staff

**Matt Edge**  
Design Project Manager  
CRW Engineering Group, LLC  
562-3252 • comments@crweng.com

**Robin Reich**  
Public Involvement Coordinator  
Solstice Alaska Consulting, Inc.  
929-5960 • solsticeak@solsticeak.com

**Julie Makela**  
MOA Project Administrator  
Project Management & Engineering  
343-8135 • julie.makela@anchorageak.gov

[www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)



Flyer

E. 48<sup>TH</sup> AVE. AND CORDOVA ST. RECONSTRUCTION

# PUBLIC OPEN HOUSE



Project Management and Engineering Project #06-26

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on East 48th Avenue and Cordova Street.

**Come to the public open house to learn more!**

## PUBLIC OPEN HOUSE DETAILS

**WHEN:** Tuesday, December 4, 2018 from 5:00 PM – 7:00 PM

**WHERE:** Z.J. Loussac Library, Library Atrium  
3600 Denali Street, Anchorage



*Stop by any time during open house hours to provide comments and learn about the East 48th Avenue and Cordova Street Reconstruction project*

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[www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)





PM&E PROJECT #06-26

# 48TH AVENUE & CORDOVA STREET RECONSTRUCTION



The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48<sup>th</sup> Avenue and Cordova Street (*see map on back*).

**Improvements may include:**

- Roadway Reconstruction
- Storm Drain Upgrades
- Pedestrian Facilities
- Street Lighting
- Landscape Improvements
- Utility Reconstruction

MOA has contracted with CRW Engineering Group, LLC to provide engineering services. The project is funded through the Design Study Report phase. No funding for detailed design or construction has been received at this time.

Starting in October, you may see survey and engineering crews along these roadways. They will be mapping existing conditions and collecting information about important features. Thank you in advance for your patience, and please use caution when driving near the field crews.



Visit the project website at  
[www.48th-CordovaReconstruction.com](http://www.48th-CordovaReconstruction.com)

## PROJECT AREA


E. 48th Ave. (Old Seward Hwy. to Cordova St.) and  
Cordova St. (E. 48th Ave. to International Airport Rd.)



**For more information, please contact:**



**Matt Edge**  
Design Project Manager  
CRW Engineering Group, LLC  
562-3252 • [comments@crweng.com](mailto:comments@crweng.com)



**Robin Reich**  
Public Involvement Coordinator  
Solstice Alaska Consulting, Inc.  
929-5960 • [solsticeak@solsticeak.com](mailto:solsticeak@solsticeak.com)



**Julie Makela**  
MOA Project Administrator  
Project Management & Engineering  
343-8135 • [makelaja@muni.org](mailto:makelaja@muni.org)



[www.48th-CordovaReconstruction.com](http://www.48th-CordovaReconstruction.com)





----- Forwarded message -----

From: **Community Councils Center** <[info@communitycouncils.org](mailto:info@communitycouncils.org)>

Date: Fri, Nov 9, 2018 at 3:35 PM

Subject: Midtown CC Meeting - Wed. 11/14/18 at Noon

Having trouble viewing this email? [Click here](#)



---

## Midtown Community Council

# NOTICE OF MEETING

**Wednesday, November 14th at Noon**

**LOCATION:**  
**3000 "C" Street**  
**1st Floor Conference Room**  
**(shown above)**

## **PARKING IN REAR GARAGE**

---

**[CLICK HERE](#)** for the meeting agenda.

**[CLICK HERE](#)** for the minutes of the last meeting.

For more information, contact:  
Al Tamagni,  
President Midtown Community Council  
email: [atamagni@alaska.net](mailto:atamagni@alaska.net)

To learn more about the Midtown Community Council, [click here](#) to visit our web site.

---

This communication is being sent by the Federation of Community Councils, Inc. on behalf of the Midtown Community Council. The contents of the communication are the responsibility of the Midtown Community Council, and not of the Federation of Community Councils, Inc.

[www.communitycouncils.org](http://www.communitycouncils.org)  
[info@communitycouncils.org](mailto:info@communitycouncils.org)  
277-1977

See what's happening on our social sites



Federation of Community Councils,  
1057 West Fireweed Lane, Suite 100, Anchorage, AK 99503




**From:** CRW Engineering Group, LLC <[crwadmin@crweng.ccsend.com](mailto:crwadmin@crweng.ccsend.com)> **On Behalf Of** CRW Engineering Group, LLC

**Sent:** Thursday, December 6, 2018 12:30 PM

**To:** Olivia Cohn <[olivia@solsticeak.com](mailto:olivia@solsticeak.com)>

**Subject:** Dec. 13 Business Stakeholder Open House: 48th Ave. & Cordova St.



Project Management & Engineering Project #06-26

E. 48TH AVE. AND CORDOVA ST. RECONSTRUCTION

## BUSINESS STAKEHOLDER OPEN HOUSE


**You're Invited** to the 48th Avenue and Cordova Street Reconstruction Business Stakeholder Open House!

**WHEN:** Thursday, December 13, 2018 from 11:00 AM – 1:00 PM  
Stop by any time during open house hours

**WHERE:** St. Elias Specialty Hospital, 4800 Cordova Street, Anchorage  
Two South Day Room (second floor)

This Municipality of Anchorage (MOA) is in the planning stage to improve roadway and drainage facilities on East 48th Avenue and Cordova Street.  
Come to the business stakeholder open house to learn more and participate in planning.

**For more information and to sign up for email updates, visit the website or contact project staff**

Matt Edge Design Project Manager CRW Engineering Group, LLC 562-3252 · <a href="mailto:comments@crweng.com">comments@crweng.com</a>	Robin Reich Public Involvement Coordinator Solstice Alaska Consulting, Inc. 929-5960 · <a href="mailto:solsticeak@solsticeak.com">solsticeak@solsticeak.com</a>	Julie Makela MOA Project Administrator Project Management & Engineering 343-8135 · <a href="mailto:julie.makela@anchorageak.gov">julie.makela@anchorageak.gov</a>	
--	--	--	---

[www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)

CRW Engineering Group LLC | 3940 Arctic Boulevard, Suite 300, Anchorage, AK 99503

[Unsubscribe \[olivia@solsticeak.com\]\(mailto:olivia@solsticeak.com\)](#)

[Update Profile](#) | [About our service provider](#)

Sent by [comments@crweng.com](mailto:comments@crweng.com) in collaboration with

**Constant Contact**  
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----- Forwarded message -----

From: **Community Councils Center** <[info@communitycouncils.org](mailto:info@communitycouncils.org)>

Date: Mon, Dec 10, 2018 at 11:02 AM

Subject: FCC Alert - OPEN HOUSE- Thursday, December 13, 2018 about 43rd & Cordova



## TWO OPEN HOUSE



Project Management & Engineering Project #05-26

E. 48TH AVE. AND CORDOVA ST. RECONSTRUCTION  
**BUSINESS STAKEHOLDER  
OPEN HOUSE**

**You're Invited** to the 48th Avenue and Cordova Street Reconstruction  
Business Stakeholder Open House!

**WHEN:** Thursday, December 13, 2018 from 11:00 AM – 1:00 PM  
Stop by any time during open house hours

**WHERE:** St. Elias Specialty Hospital, 4800 Cordova Street, Anchorage  
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Julie Makela  
MOA Project Administrator  
Project Management & Engineering  
343-8135 · [julie.makela@anchorageak.gov](mailto:julie.makela@anchorageak.gov)

[www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)



CRW Engineering is holding a Business Stakeholder Open House  
for [48th Avenue & Cordova Street Reconstruction](#) on  
Thursday, December 13, 2018 11am-1pm at  
St. Elias Specialty Hospital, 4800 Cordova Street.

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street. The project area includes approximately a half mile of roadway on E. 48th Avenue from Old Seward Highway to Cordova Street and on Cordova Street from E. 48th Avenue to International Airport Road.

The asphalt surface and roadway subgrade is failing and it is no longer feasible to economically maintain the roads. The purpose of this project is to rehabilitate the roads to meet current Municipal standards.

Improvements may include:

- Roadway Reconstruction
- Storm Drain Upgrades
- Pedestrian Facilities
- Street Lighting
- Utility Reconstruction
- Landscape Improvements

For more information check out the website:

<http://48th-cordovareconstruction.com/>

---

This communication is being sent by the Federation of Community Councils, Inc. for the Municipality of Anchorage. The contents of the communication are the responsibility of the Municipality of Anchorage, not the Federation of Community Councils, Inc.

Community Councils Center  
[www.communitycouncils.org](http://www.communitycouncils.org)  
[info@communitycouncils.org](mailto:info@communitycouncils.org)  
277-1977

Federation of Community Councils,  
1057 West Fireweed Lane, Suite 100, Anchorage, AK 99503

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E. 48TH AVE. AND CORDOVA ST. RECONSTRUCTION  
**BUSINESS STAKEHOLDER  
OPEN HOUSE**


**You're Invited to the 48th Avenue and Cordova Street Reconstruction  
Business Stakeholder Open House!**

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For more information and to sign up for email updates, visit the website or contact project staff

<b>Matt Edge</b> Design Project Manager CRW Engineering Group, LLC 562-3252 • comments@crweng.com	<b>Robin Reich</b> Public Involvement Coordinator Solstice Alaska Consulting, Inc. 929-5960 • solsticeak@solsticeak.com	<b>Julie Makela</b> MOA Project Administrator Project Management & Engineering 343-8135 • julie.makela@anchorageak.gov	
--	--	---	---

[www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)



E. 48TH AVE. AND CORDOVA ST. RECONSTRUCTION  
**BUSINESS STAKEHOLDER  
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[www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)



Flyer



Project Management & Engineering Project #06-26

## E. 48TH AVE. AND CORDOVA ST. RECONSTRUCTION BUSINESS STAKEHOLDER OPEN HOUSE

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**WHEN:** **Thursday, December 13, 2018 from 11:00 AM – 1:00 PM**  
*Stop by any time during open house hours*

**WHERE:** **St. Elias Specialty Hospital, 4800 Cordova Street, Anchorage**  
**Two South Day Room (second floor)**



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Come to the business stakeholder open house to learn more and participate in planning.

**For more information and to sign up for email updates, visit the website or contact project staff**

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**Julie Makela**  
**MOA Project Administrator**  
Project Management & Engineering  
343-8135 • [julie.makela@anchorageak.gov](mailto:julie.makela@anchorageak.gov)

[www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)







Project Management & Engineering Project #06-26

# STAKEHOLDER DISCUSSION

**You're invited** to discuss the 48th Avenue and Cordova Street Reconstruction with area stakeholders.

**WHEN:** Wednesday, January 23, 2019 from 10:30 AM – 12:00 PM

**WHERE:** Alaska Spring and Performance located at  
**600 E. 48th Ave Anchorage, AK 99503**

This Municipality of Anchorage (MOA) is in the planning stage to improve roadway and drainage facilities on East 48th Avenue and Cordova Street.

Come to this discussion to learn more and participate in planning.



For more information and to sign up for email updates, visit the website or contact project staff

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Design Project Manager  
CRW Engineering Group, LLC  
562-3252 • comments@crweng.com

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Project Management & Engineering Project #06-26

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[www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)







# 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

## PROJECT BACKGROUND

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street. The project area includes approximately a half mile of roadway on E. 48th Avenue from Old Seward Highway to Cordova Street and on Cordova Street from E. 48th Avenue to International Airport Road. The purpose of this project is to rehabilitate the aging 48th Avenue and Cordova Street roadways. This project is needed because both roadways are deteriorated beyond the point that MOA can safely and effectively maintain them.

### Project Area Conditions and Challenges:

- **Road Surfaces.** Aged roadways have deteriorated asphalt, and heaving conditions are present at driveways.
- **Pedestrian facilities.** Pedestrian facilities are minimal or nonexistent.
- **Soil.** Asphalt deterioration is apparent and may be a result of frost susceptible subgrade soils and poor drainage.
- **Traffic.** Driveways are located near intersections
- **Lighting.** Aged lighting does not meet current minimum Municipal lighting requirements.
- **Utilities.** Utility cables and pipes (Telephone, internet, gas, and electric) are buried with some overhead cables. Sewer and water utilities are also in the roadway.
- **Drainage.** Poor drainage and ponding occur in the project area, due to inconsistent piped storm drain systems.

MOA has contracted with CRW Engineering Group, LLC to provide preliminary engineering services and recommend potential roadway improvements. The project is funded through the Design Study Report (DSR) phase. No funding for detailed design or construction has been received at this time

## GET INVOLVED!

### Project Open House

Tuesday, December 4<sup>th</sup>, 2018

5:00pm - 7:00pm

Loussac Library Atrium

3600 Denali Street, Anchorage

### Business Stakeholder Meeting

Thursday, December 13<sup>th</sup>, 2018

11:00am - 1:00pm

St. Elias Hospital, Two South Day Room

4800 Cordova Street, Anchorage

## WE WANT TO HEAR FROM YOU! PROVIDE FEEDBACK:

A project Interactive Map has been set up to collect feedback about the project area. Your input and ideas are important to us and will aid in designing the corridor improvements! Visit the Interactive Map here:

<http://48th-cordovareconstruction.com/interactive-map/>

For more information about the project, upcoming meetings, and to sign up for email updates, visit the project website or contact project staff:

Call: Robin Reich at 907-929-5960  
Email: [Comments@CRWEng.com](mailto:Comments@CRWEng.com)

<http://48th-cordovareconstruction.com>

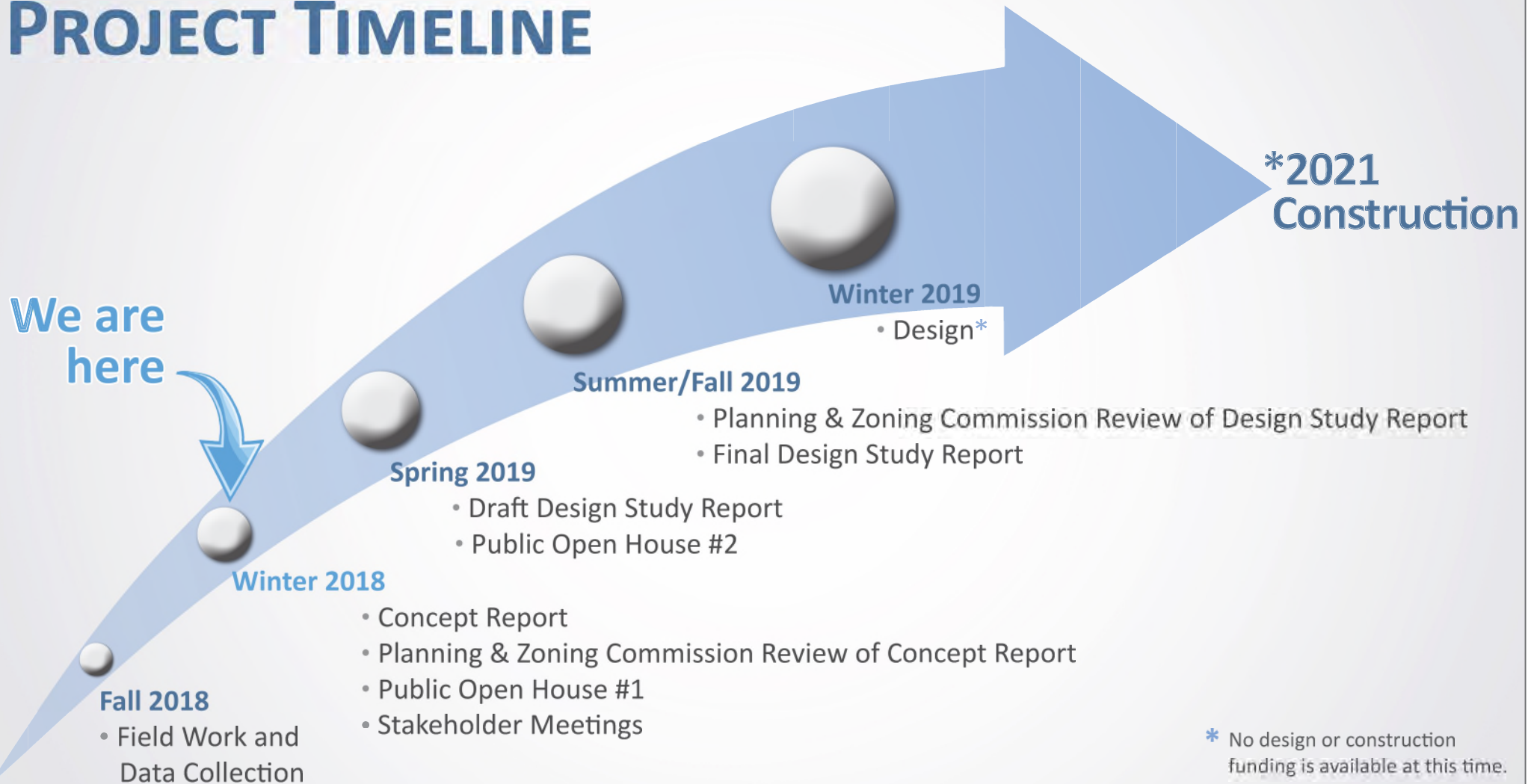




# 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

## PROJECT TIMELINE

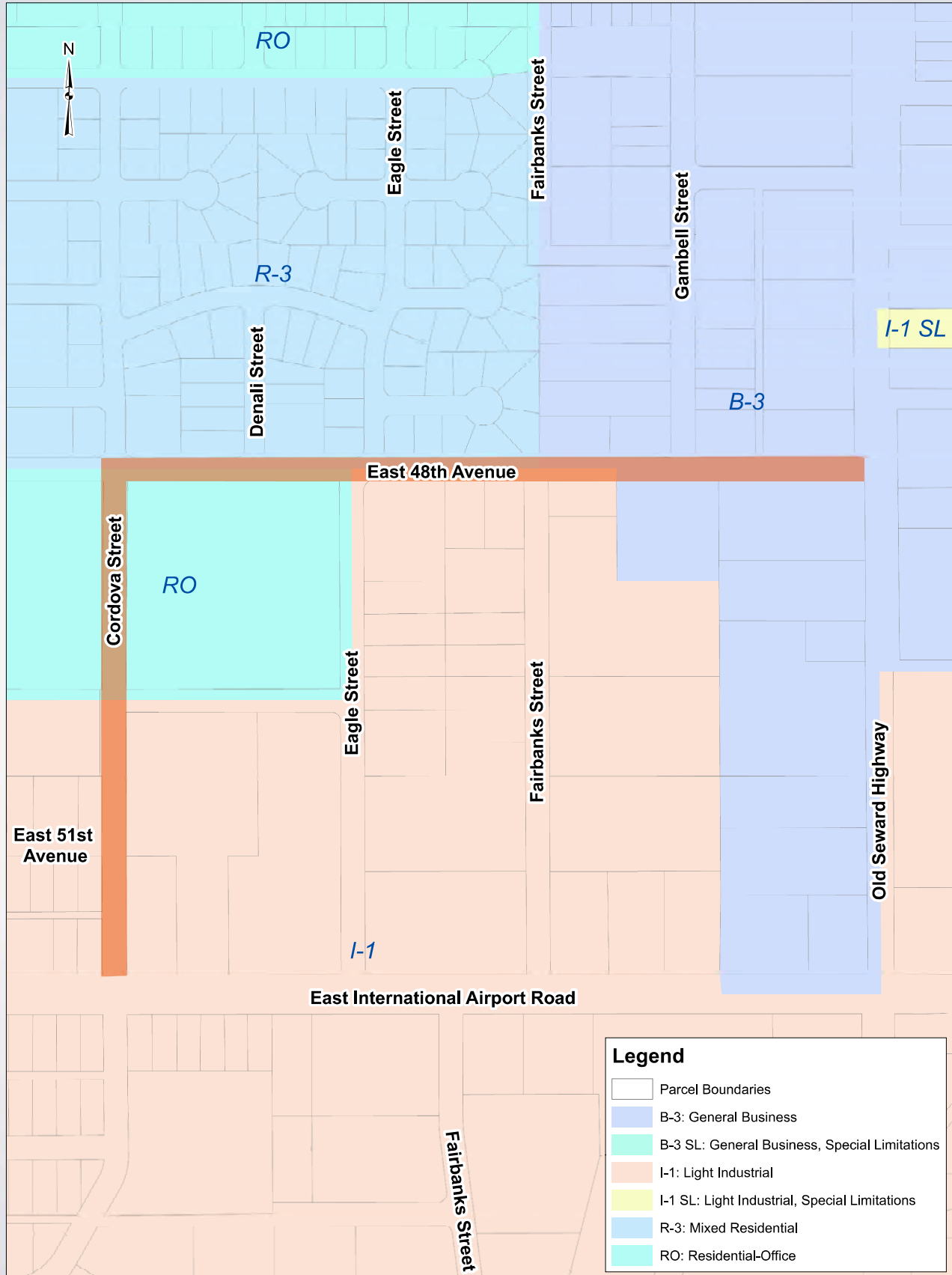


\* No design or construction funding is available at this time.



# 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department



## Project Zoning



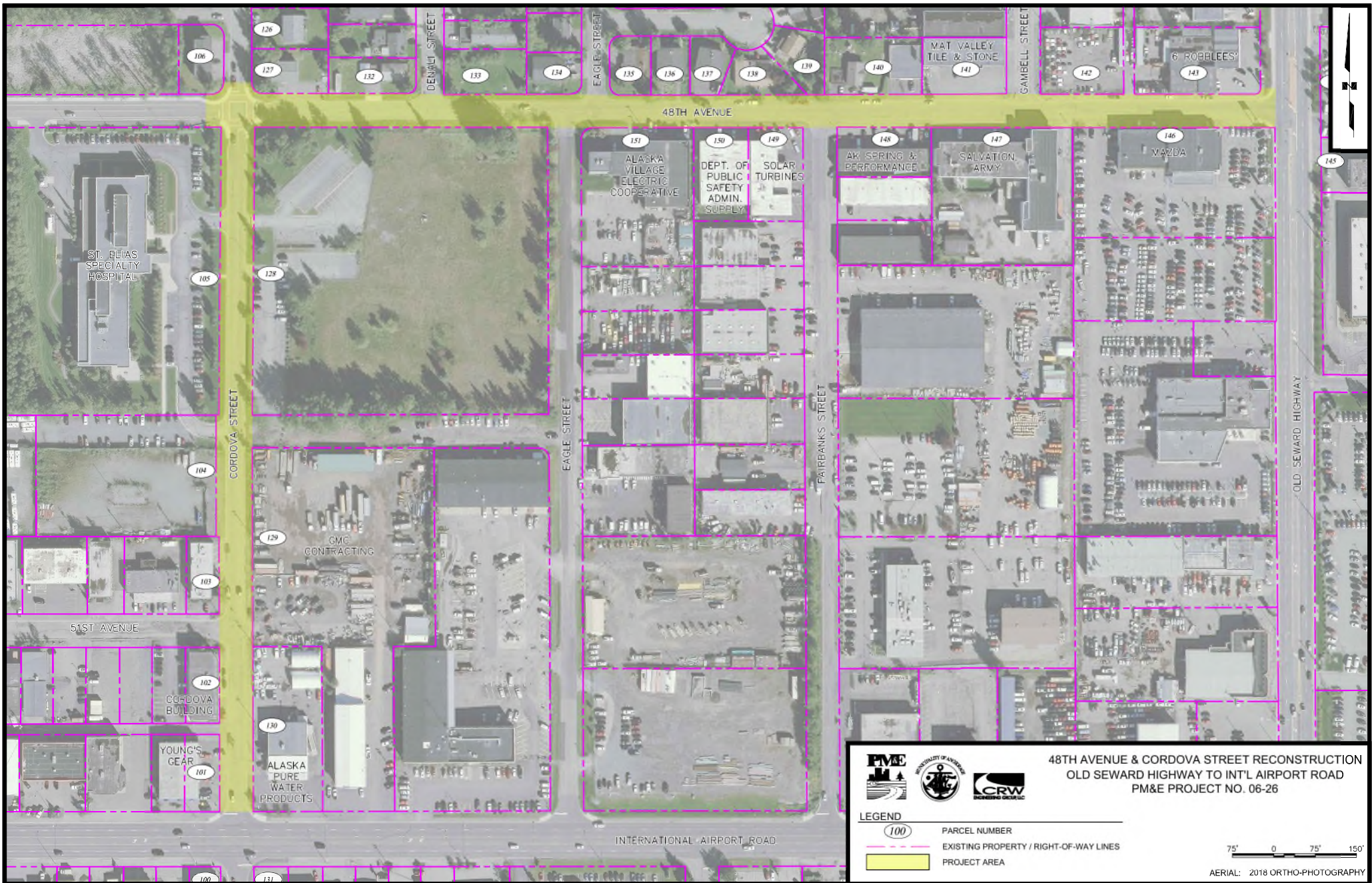
# 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

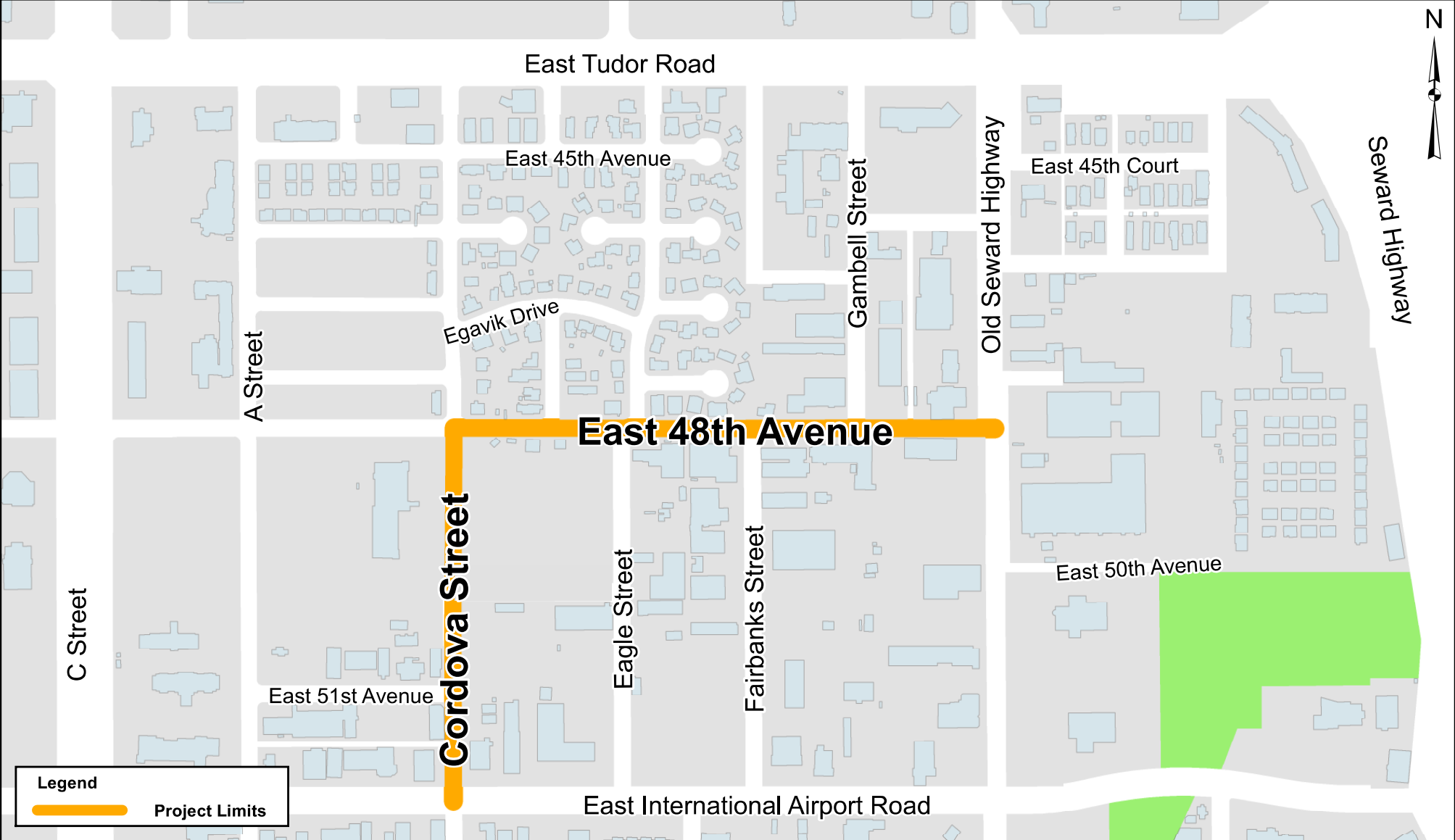
Municipality of Anchorage  
Project Management & Engineering Department



## AREA CONDITIONS







**Legend**

 Project Limits











# E 48<sup>TH</sup> AVE & CORDOVA ST RECONSTRUCTION



## PUBLIC OPEN HOUSE

TUESDAY, DECEMBER 4, 2018

5:00 PM – 7:00 PM

**PLEASE SIGN IN**

NAME	ADDRESS	PHONE	EMAIL ADDRESS	CHECK HERE TO RECEIVE EMAIL UPDATES!
ARMSTRONG	<div>Contact information hidden to preserve privacy</div>			
Serena Zidek				
John Stoenner				
Kris Stoenner				
PATRICK McDONNELL				
Rayce Carey				
Jim McCollum				
NATSON MATTHEWSON				
Richard				
Michelle Wilber				
DAVID BORWENMAN				
Pierce Schwalb				
Anita King				

**PROJECT WEBSITE:** [www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)



# E 48<sup>TH</sup> AVE & CORDOVA ST RECONSTRUCTION



## PUBLIC OPEN HOUSE

TUESDAY, DECEMBER 4, 2018

5:00 PM – 7:00 PM

[PLEASE SIGN IN](#)

NAME	ADDRESS	PHONE	EMAIL ADDRESS	CHECK HERE TO RECEIVE EMAIL UPDATES!
Dannie Pearson	Contact information hidden to preserve privacy			

PROJECT WEBSITE: [www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)



# PUBLIC COMMENT FORM



NAME	Randy Kiefer
ADDRESS	Contact information hidden to preserve privacy
EMAIL	
PHONE	

☒ Check here to sign up for email updates!

## COMMENTS:

As a bike rider & walker, I request that sidewalks and bicycle needs be met when the improvements have been implemented.

Please submit this comment form to any member of the project team or send to:  
Solstice Alaska Consulting, Inc. • 2607 Fairbanks St., Ste. B • Anchorage, AK 99503 • Email: [solsticeak@solsticeak.com](mailto:solsticeak@solsticeak.com)

PROJECT WEBSITE: [www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)

# PUBLIC COMMENT FORM



NAME	Michelle Wilber
ADDRESS	Contact information hidden to preserve privacy
EMAIL	
PHONE	

☐ Check here to sign up for email updates!

## COMMENTS:

Please prioritize bike / ped amenities!

It's a great route to bike / walk in downtown

---

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Please submit this comment form to any member of the project team or send to:  
Solstice Alaska Consulting, Inc. • 2607 Fairbanks St., Ste. B • Anchorage, AK 99503 • Email: [solsticeak@solsticeak.com](mailto:solsticeak@solsticeak.com)

PROJECT WEBSITE: [www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)



# PUBLIC COMMENT FORM



## E 48<sup>TH</sup> AVE & CORDOVA ST RECONSTRUCTION



NAME

Gayle Mathiesen

ADDRESS

EMAIL

PHONE

Contact information hidden to preserve privacy

☐ Check here to sign up for email updates!

NOTE: Because the December 4, 2018 public open house provided information for two projects, the latter part of this comment pertains only to the 32nd and 33rd Avenue project.

### COMMENTS:

\* Please do not eliminate parking

on both sides of road

all the way through. ☺

\* The One-Way Option on 32<sup>nd</sup> is  
not my favorite. Get's confusing.  
Thanks!

Please submit this comment form to any member of the project team or send to:

Solstice Alaska Consulting, Inc. • 2607 Fairbanks St., Ste. B • Anchorage, AK 99503 • Email: [solsticeak@solsticeak.com](mailto:solsticeak@solsticeak.com)

PROJECT WEBSITE: [www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)



# PUBLIC COMMENT FORM



NAME	DAVID BORNEMAN
ADDRESS	Contact information hidden to preserve privacy
EMAIL	
PHONE	

☒ Check here to sign up for email updates!

NOTE: Because the December 4, 2018 public open house provided information for two projects, this comment is in reference to the 32nd and 33rd Avenues project

## COMMENTS:

I PREFER OPTION A FOR THE WEST  
32 CONSTRUCTION

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Please submit this comment form to any member of the project team or send to:  
Solstice Alaska Consulting, Inc. • 2607 Fairbanks St., Ste. B • Anchorage, AK 99503 • Email: [solsticeak@solsticeak.com](mailto:solsticeak@solsticeak.com)

PROJECT WEBSITE: [www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)





48TH AVENUE & CORDOVA STREET R  
OLD SEWARD HIGHWAY TO INT'L A  
PM&E PROJECT NO. 06

LEGEND

100

- PARCEL NUMBER
- EXISTING PROPERTY / RIGHT-OF-WAY LINES
- PROJECT AREA

75'

AERIAL: 201





Need's TO Be Done Equip

Bad Shape

String Construction

drainage problem (SPRING)

High Speeds

No traffic calming

CORDOVA STREET

EAGLE STREET

51ST AVENUE

GMC CONTRACTING

ALASKA PURE WATER PRODUCTS

YOUNG'S GEAR

CORDOVA BUILDING

104

103

102

101

129

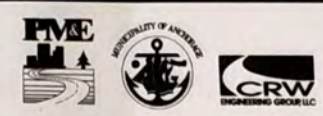
130

100

131

INT





48TH AVENUE & CORDOVA STREET R  
 OLD SEWARD HIGHWAY TO INT'L A  
 PM&E PROJECT NO. 06

- LEGEND**
- 100 PARCEL NUMBER
  - EXISTING PROPERTY / RIGHT-OF-WAY LINES
  - PROJECT AREA





CMC CONTRACTING

EAGLE STREET

FAIRBANKS STREET

DENHAM STREET

EAGLE STREET

GAMBELL STREET

146 MAZDA

143 6 ROBBLIES

142

141 VALLEY & STONE

140

148 AK SPRING & PERFORMANCE

147 SALVATION ARMY

149

150 DEPT. OF SOCIAL SERVICES ADMIN. SUPPLY

151 ALASKA VILLAGE ELECTRIC COOPERATIVE

132

133

134

135

136

137

138

139

Maintain Road Access during Construction

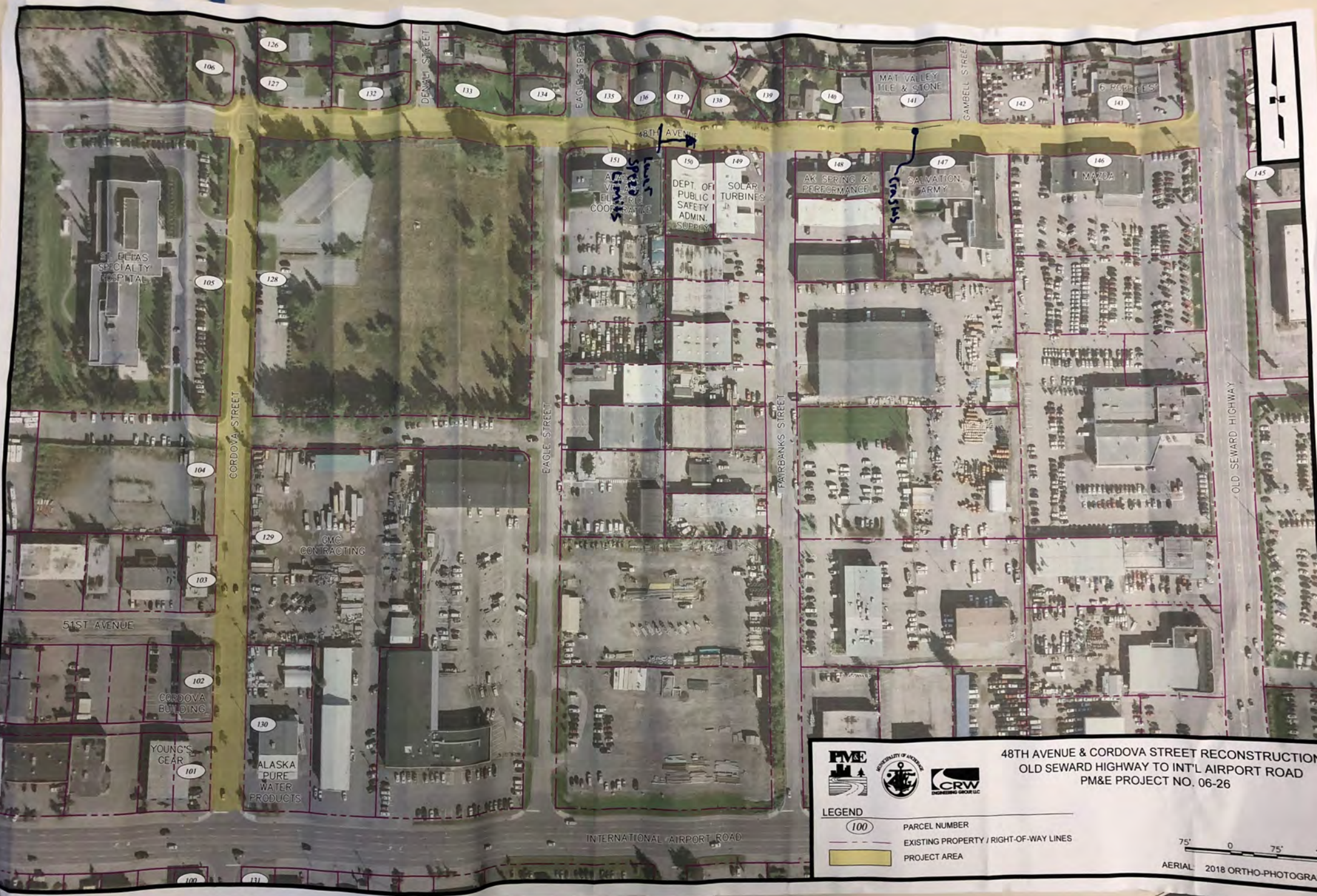
Need to retain Parking

Let not right on this side

Retain on street parking

support pedestrian facilities x2









133

134

EAGLE STREET

135

136

137

138

139

140

MAT VALLEY  
TILE & STONE

141

GAMBELL STREET

142

48TH AVENUE

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ALASKA  
VILLAGE  
ELECTRIC  
COOPERATIVE

*SPEED LIMIT 35*

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DEPT. OF  
PUBLIC  
SAFETY  
ADMIN.  
SUPPLY

149

SOLAR  
TURBINES

148

AK SPRING &  
PERFORMANCE

147

SALVATION  
ARMY

*CRASHES*

EAGLE STREET

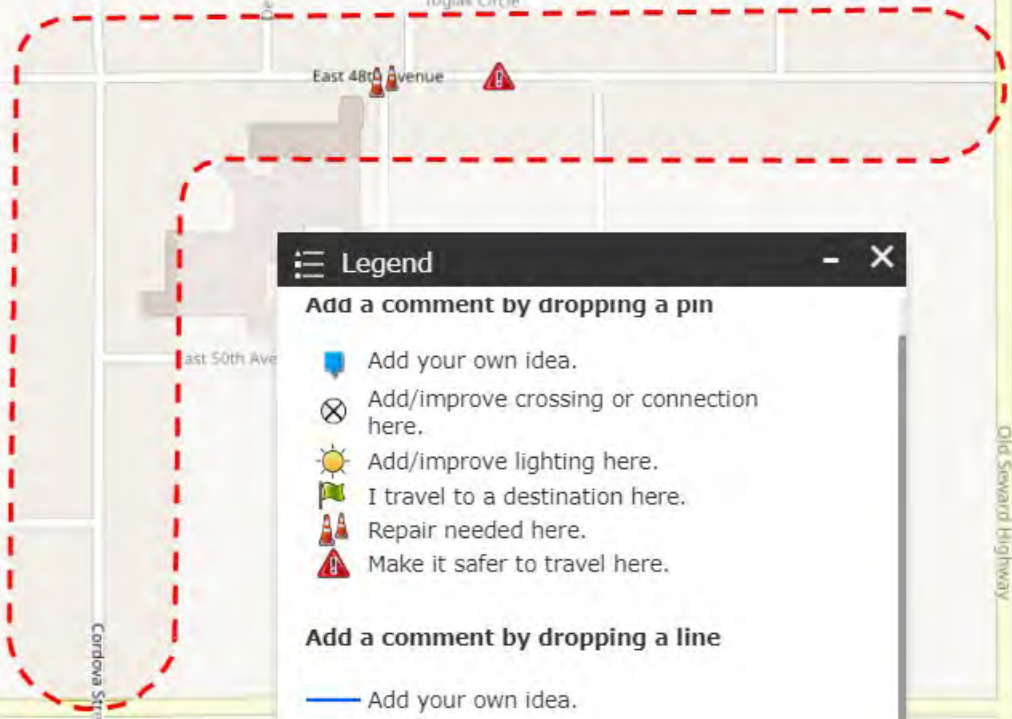
FAIRBANKS STREET







# 48th Avenue and Cordova Street Reconstruction with Web AppBuilder for ArcGIS



Legend

**Add a comment by dropping a pin**

Add your own idea.

Add/improve crossing or connection here.

Add/improve lighting here.

I travel to a destination here.

Repair needed here.

Make it safer to travel here.

**Add a comment by dropping a line**

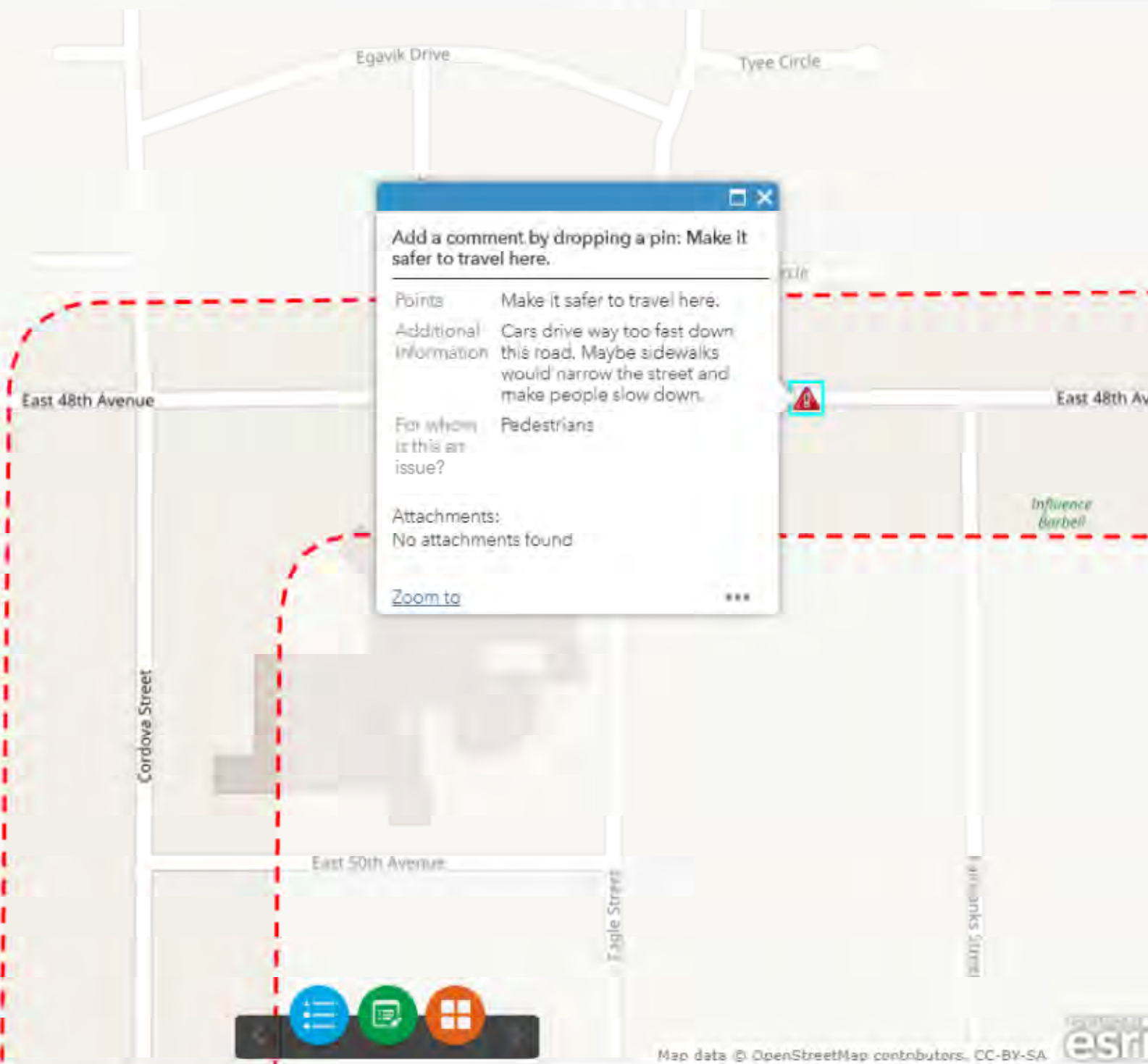
Add your own idea.

Difficult travel route.

High vehicle speeds or volumes.

Popular vehicle parking.

**Project Boundary**



Add a comment by dropping a pin: Make it safer to travel here.

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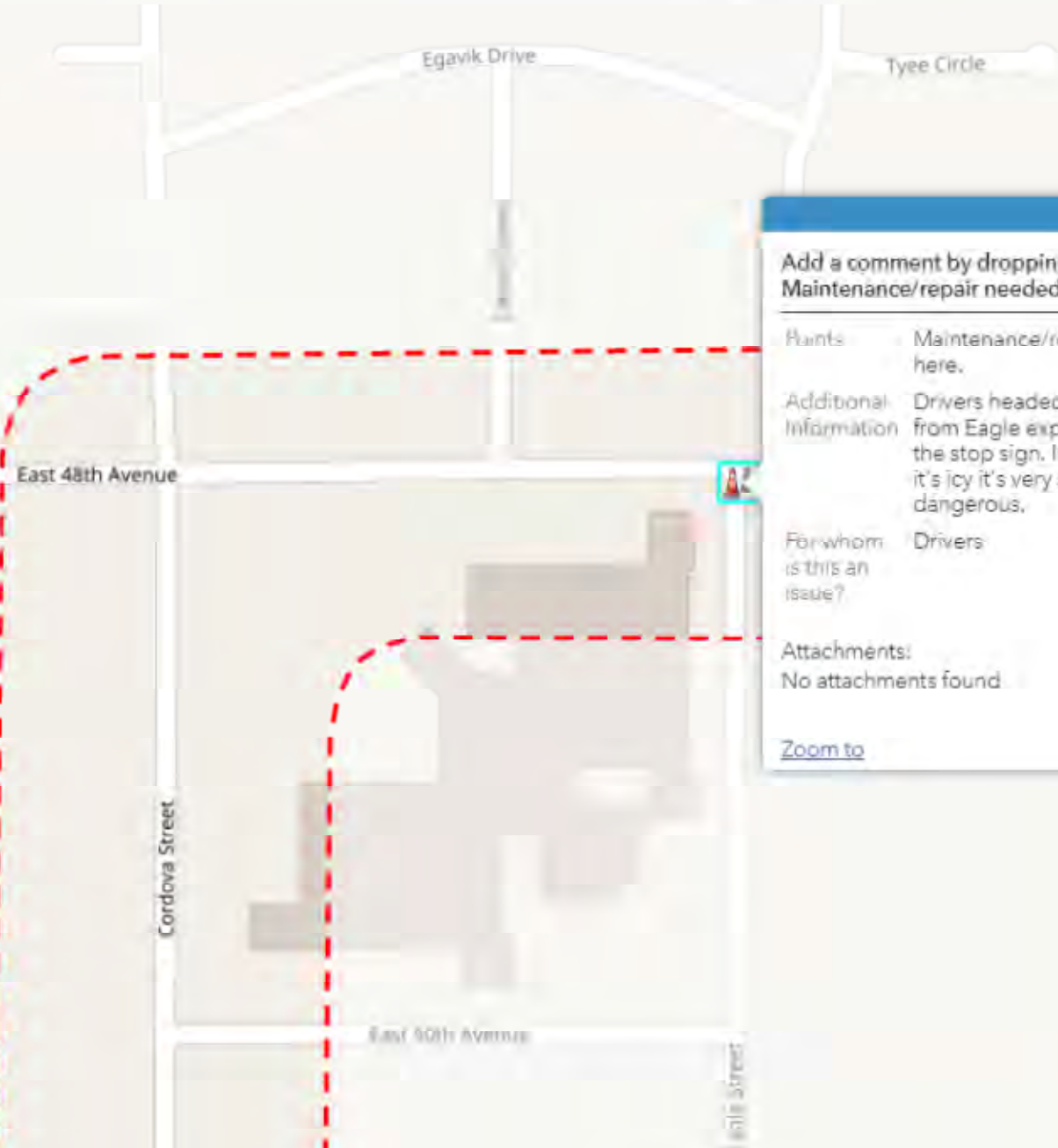
Points	Make it safer to travel here.
Additional Information	Cars drive way too fast down this road. Maybe sidewalks would narrow the street and make people slow down.
For whom is this an issue?	Pedestrians
Attachments:	No attachments found

[Zoom to](#)

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200ft



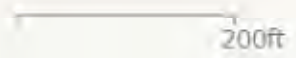


**Add a comment by dropping a pin:  
Maintenance/repair needed here.**

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Hints	Maintenance/repair needed here.
Additional Information	Drivers headed toward 48th from Eagle experience a dip at the stop sign. In the winter when it's icy it's very slick and dangerous.
For whom is this an issue?	Drivers
Attachments:	No attachments found

[Zoom to](#) ...





# MEMORANDUM



Date: November 14, 2018

To: Matt Edge, CRW Engineering Group LLC

From: Olivia Cohn, Solstice Alaska Consulting, Inc.

Subject: Midtown Community Council Comments  
Re: 48<sup>th</sup> Avenue and Cordova Street Rehabilitation

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The Midtown Community Council (MTCC) met on Wednesday, November 14, 2018 at 12:00 p.m. During the MTCC New Business, Section C, the 48<sup>th</sup> Avenue and Cordova Street Rehabilitation was discussed (see agenda below).

Matt Edge, CRW Engineering Group, LLC, presented a description of the project, emphasizing that the current road conditions include cracks and potholes, and the road in this area needs to be fixed. The project will address drainage issues that are due to the poor road conditions.

One question was asked during this time.

Al Tamagni, MTCC President, and Ric Davidge, MTCC Vice President asked:

*Will you contact legislators, stakeholders, and other project contacts by mail (for both the 32<sup>nd</sup>/33<sup>rd</sup> Avenue and 48<sup>th</sup> Ave. and Cordova St. projects)?*

Matt Edge answered this question by explaining that, yes, there will be mailers for both of these projects. Matt explained the boundaries of the mailing list for 48<sup>th</sup> Avenue and Cordova Street, described how door hangers were hung along the project corridors to reach a larger audience that may be impacted, noted that project kiosks were used for the 32<sup>nd</sup>/33<sup>rd</sup> Avenue project, and said that other communications efforts are underway.



**MIDTOWN COMMUNITY COUNCIL MEETING AND AGENDA**

**PARKING IN REAR GARAGE**

**NOVEMBER 14, 2018 @ 12:00 Noon**

**NEW LOCATION 3000 C STREET 1<sup>ST</sup> FLOOR CONFERENCE ROOM.**

Sign in and call to Order

Approval of Agenda.

Approval of Minutes October, 2018.

Reports: Assembly Representatives: Traini and Riveria.

Legislative Representatives: Representative Drummond.

Others:

Reports: Council Activity & Committee's.

a. Crime Task Force Reports: Ric Davidge.

**Hearing Notices:**

1. Renewal: Amvets Post #2 Inc, 855 E 38<sup>th</sup> Avenue
2. New License: Wings'N Things and The Salad Bar, 701 W 36<sup>th</sup> Avenue, Suite A17.
3. Renewal: Out in the Boonie's Inc, 190 West Tudor Rd.
4. Renewal: Fred Meyer Package Liquor Store, 1000 E N Lights Blvd.
- 5.

**Old Business:**

- a. AK FUZZY BUDZ Marijuana License Transfer: Involving a change of ownership percentage from Troy Millhouse (50%) and James Millhouse (50%) to James Millhouse (100%). COMMENTS?

**New Business:**

- a. Notice of Board and Officer Elections to be held in the November Meeting. By-Laws require elections to be held in October of which notice was not complete at that meeting. Executive Committee voted unanimously by e-mail to hold Elections in

November. Members can submit their names at the November 14, 2018. Nominations will be accepted from the Floor. Current list of Nominees are attached

- b. Solstice Alaska will give an Introductory Presentation of the 48<sup>th</sup> Avenue and Cordova Street Reconstruction Project. ( 10-12 minutes) Questions.
- c. Huddle People Gathering will present an Upgrades Project for W 32<sup>nd</sup> & East 33<sup>rd</sup> Avenue. (10-12 minutes). Questions.
- d. DOWL Engineers will give an update on State DOT Congestions and Relief Planning and Environmental Linkages. New Seward Highway, 36<sup>th</sup> etc. (15-20 minutes) Questions.

Other New business: Midtown District Plan: Discussion Appoint Chair:

- a. Public Comments
- b. Adjourn.







# E 48<sup>TH</sup> AVE & CORDOVA ST RECONSTRUCTION



## BUSINESS STAKEHOLDER OPEN HOUSE

THURSDAY, DECEMBER 13, 2018

11:00 AM – 1:00 PM

**PLEASE SIGN IN**

NAME	ADDRESS	PHONE	EMAIL ADDRESS
London Smith	Contact information hidden to preserve privacy		
Phil Simpson			
AL TAMMIGAL			

**PROJECT WEBSITE:** [www.48th-cordovareconstruction.com](http://www.48th-cordovareconstruction.com)

*\*by providing your email address you agree to receive email updates\**





5 POPP STREET  
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48TH AVENUE

FAIRBANKS STREET

EAGLE STREET

CORDOVA STREET

INTERNATIONAL AIRPORT ROAD

48TH AVENUE & CORDOVA STREET RE  
OLD SEWARD HIGHWAY TO INT'L AI  
PM&E PROJECT NO. 08-



LEGEND
PARCEL NUMBER
EXISTING PROPERTY / RIGHT-OF-WAY LINES
EXISTING EASEMENTS
PROJECT AREA







Municipality of Anchorage  
Project Management & Engineering Department  
4700 Elmore Road  
Anchorage, AK 99507

AGENCY STAKEHOLDER MEETING

Project Name: 48th AVE + CORDOVA ST

Project No. 06-26

Meeting held at: PM&E CONF. RM B

Date: 1/16/19

Time: 10:00 AM

	NAME (please print)	COMPANY	PHONE	EMAIL
1	DUNNEMANEY	PM&E	Contact information hidden to preserve privacy	
2	Matt Edge	CRW		
3	Colin Singleton	CRW		
4	Julie Mahala	PM&E		
5	Collin Hodges	Planning (MDA)		
6	Kris Lander	TRAFFIC		
7	Olivia Cohn	Solstice AK consulting		
8	Kathy Bourque Parker	MDA M&O		
9	PAUL VAN ANDI, UH&M	MDA / STREETS		
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Notes:

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# MEMORANDUM



Date: January 24, 2019

To: File

From: Olivia Cohn, Solstice Alaska Consulting, Inc. (SolsticeAK)

Subject: East 48<sup>th</sup> Ave. and Cordova St. Rehabilitation Project  
January 16, 2019 Agency Stakeholder Scoping Meeting Summary

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**January 16, 2018 agency stakeholder scoping meeting.** On January 16, 2019, a Municipality of Anchorage (MOA) E. 48<sup>th</sup> Ave. and Cordova St. Rehabilitation Project, Project Management and Engineering (PM&E) Project #06-26 agency stakeholder scoping meeting was held. The meeting took place from 10:00 a.m. to 11:00 a.m. at the MOA office, PM&E Conference Room B, located at 4700 Elmore Rd. This memorandum serves to document this meeting.

The meeting was attended by the project team including PM&E and agency stakeholder representatives from the MOA Planning, Traffic, and Maintenance & Operations (M&O) Departments and the Street Maintenance Section (Table 1). Additional agencies were invited but were unable to attend.

**Table 1. Meeting Attendance**


Name	Organization
Julie Makela (MOA Project Administrator), Duane Maney	MOA, PM&E
Collin Hodges	MOA, Planning Department
Kris Langley	MOA, Traffic Department
Kathy Bourque Parker	MOA, Maintenance & Operations (M&O)
Paul VanLandingham	MOA, Street Maintenance Section
Matt Edge, Colin Singleton (Engineering Consultant)	CRW Engineering, LLC (CRW)
Olivia Cohn (Public Involvement Consultant)	Solstice Alaska Consulting, Inc.

**Introduction.** Matt Edge, CRW, introduced the meeting, project team, and project and led a PowerPoint presentation (attached) that included project contacts, details, a timeline, a project area map, area conditions, zoning, and current and future development. The agenda documents the materials covered during the meeting (Figure 1).

- **Project phase and estimated timeline.** Mr. Edge noted that the project team is currently preparing a concept report, which will go to a public hearing if PM&E decides it should move forward. Design is likely to occur in 2020, and construction is likely to occur in 2021. There is currently no funding for design.
- **Public opinion.** Feedback from the public has generally been positive with one vocal stakeholder opposed. The project team is meeting with this stakeholder and any other stakeholders this person would like to invite next week to address their concerns.
- **Project boundaries.** The project includes Cordova St. between E. 48<sup>th</sup> Ave. and International Airport Rd. as well as E. 48<sup>th</sup> Ave. between Cordova St. and Old Seward Hwy. International

Airport Rd. is a Department of Transportation and Public Facilities-owned road, and Old Seward Hwy. is a municipally-owned road but is beyond this project's limits.

- Collin Hodges, MOA Planning, asked for road classifications, and Mr. Edge confirmed that Cordova St. is a Class I Collector road, and E. 48<sup>th</sup> Ave. is a Class IC Neighborhood Collector road.



**MEETING AGENDA**

**(06-26) 48<sup>th</sup> Avenue/Cordova Street Reconstruction – Old Seward Highway to Int'l Airport Rd.**  
**Purpose:** Agency Stakeholder Meeting  
**Date & Time:** January 16, 2019 – 10:00 AM  
**Location:** PM&E Conference Room B  
**Attendees:** Julie Makela & Duane Maney (PM&E)  
Brendan McKee, Matt Edge, Rob Burdick, (CRW)  
Robin Reich (Solstice) – Public Involvement & Environmental  
Agency Stakeholders (PM&E, Street Maintenance, AWWU, Utility Companies)

**Discussion Items:**

- I. **Project Scope**
  - 48<sup>th</sup> Avenue/Cordova Street Reconstruction: The project will reconstruct 48<sup>th</sup> Avenue and Cordova Street to Class I and Class IC collector standards. Improvements are expected to include foundation replacement, new pavement, curb and gutter, storm drain upgrades, street lighting, pedestrian facilities, signage, landscaping, and utility reconstruction/relocation.
- II. **Project Schedule**
  - NTP – Fall 2018
  - Concept Report
    - Winter 2018/2019
  - Design Study Report
    - Draft DSR: Spring 2019
    - Final DSR: Summer 2019
  - Design: 2020
  - Construction: 2021
- III. **Discussion Items**
  - Project Limits
    - Cordova Street (1,300 feet long)
    - 48<sup>th</sup> Avenue (1,900 feet long)
    - Potential Extensions
  - Existing Roadways
    - Posted Speed
    - Classification
  - Traffic Volumes & Speeds
  - Right-of-Way & Zoning
  - Non-conforming Determinations
  - Roadway Grades
  - Horizontal Sight Distance
  - Drainage
  - Utilities
  - Pedestrian and Bicycle Facilities
  - Driveways
  - Contamination
  - Maintenance
  - Public Involvement

**Figure 1. Meeting Agenda**

**Traffic, speeding, land use, and zoning conditions.** Mr. presented total daily volumes and speeds of traffic on the project corridor. He noted that 85% of the speeds driven are higher than the speed limits posted, so this project may be a good candidate for traffic calming efforts. Mr. Edge discussed

the land use zoning in the project area: light industrial, general business, mixed residential, and residential-office district.

- **Providence Health and Services.** Julie Makela, PM&E, noted that Providence Health and Services owns St. Elias Hospital as well as other land in the project area. A project challenge will be the various zoning types and associated wants and needs within one project area.
- **Parking.** Kris Langley, Traffic Department, also pointed out that parking occurs in the road. Mr. Edge showed where there is full frontage driveway access and access to the roadway for various properties.
- **Outdated zoning.** In 1971, MOA zoning was established. Ten properties along the corridor were constructed before 1971, so the project team anticipates that there are many properties with non-conforming use.
- **Snow plowing perception.** Ms. Makela said that the public opinion is that there is an “agreement” for snow plowing so MOA plows around businesses and does not plow them in. Paul VanLandingham, Street Maintenance Section, confirmed that there is no agreement; rather, the Street Maintenance Section is operating to best serve its community. Ms. Makela agreed but noted that she wanted to highlight this public perception.

**Stakeholder with project opposition.** Mr. VanLandingham asked if AK Spring was the stakeholder that had voiced opposition to the proposed project. Ms. Makela noted that the project team has talked with AK Spring several times, and Mr. Edge added that he has informed them that the project is at the concept report phase, and the project team has only been collecting comments.

**Project area parking, maintenance, design, and additional project area uses.** Mr. Edge reviewed project area conditions showing photos depicting parking, right-of-way (ROW), subgrade conditions along 48<sup>th</sup> Ave., driveway heaving, damaged asphalt, and pedestrians in the project area.

- **Hospital parking.** It was asked whether there is on-street parking by St. Elias Hospital. Mr. Edge clarified that parking has been prohibited but is allowed in some areas. Providence currently leaves the parking lot across the street from St. Elias open to allow for parking in the lot. Ms. Makela noted that she had met with Dale Rahn (Providence Health and Services Regional Director, Real Estate and Construction), who said that they are trying to increase utilization of Providence land in the area, so parking could become more of an issue.
- **Street maintenance, sidewalks, and parking.** Mr. VanLandingham commented that the expectation to maintain sidewalks and on-street parking would mean that snow would need to be hauled out of the area overnight. With on-street parking, it would be very challenging to maintain sidewalks. Mr. Edge asked how it would impact maintenance if one side has a sidewalk, and Mr. Hodges, Planning Department, noted that according to Title 21, sidewalks are required on both sides of the roadway except for in industrial areas. However, it seems like continuing sidewalks through the area would make sense.
- **Design waiver and zoning.** Ms. Makela said that (some) people do not want pedestrian facilities because they would put them out of business. She asked if there is a possibility of a design waiver to do a sidewalk on one side. Mr. Hodges replied that it would have to be a design variance from UDC (Urban Design Commission) in keeping with the Title 21 design manual. Mr. Edge noted that (needing a design waiver) is likely to occur. Mr. Hodges reiterated that the concept report and DSR (design study report) are seen by the PZC (Planning and Zoning



Commission), and UDC sees the plans-in-hand (PIH) 65% design, and that this project will probably be working with the UDC.

- **One-side sidewalks maintenance.** Mr. Vanlandingham said that, from a street maintenance perspective, they would love to see sidewalks on one side (of the road). Sidewalks would result in either subpar (snow) maintenance for sidewalks on both sides or good (snow) maintenance with sidewalks on one side. The Street Maintenance Section has been thinking about this corridor for a long time and is aware that it needs maintenance. The first snow removal priorities generally include Spenard Rd., E. 36<sup>th</sup> Ave., and Arctic Blvd. With these busy road priorities, snow in the proposed project corridor may not be moved for four days. Although the area would be plowed sooner, snow removal could wait for four days and could sometimes take up to a week.
- **Industrial district.** Mr. Hodges clarified that industrial zoning requires sidewalks on one side.
- **Bicycle and pedestrian plans.** Ms. Langley asked whether the project area was included in the bicycle and pedestrian plans, and it was clarified that it is not included.
- **Two-sides sidewalks maintenance.** Colin Singleton, CRW, asked if maintenance operations would be limited if sidewalks were constructed on both sides of the road. Mr. Vanlandingham responded that the Street Maintenance Section rarely has snow storage on the outside of the road. The best side for storage is the north side for the sidewalk, if it works for this project. Mr. Edge said that the existing use is the north side.
- **Pedestrian facilities and additional uses (bus, Salvation Army pedestrians).** Ms. Makela noted that the project has heard that people want pedestrian facilities. Ms. Langley added that demand will increase and the MOA will have to have pedestrian facilities. Mr. Hodges said that the Route 60 bus that serviced Old Seward Hwy. was eliminated about one year ago. Mr. Edge added that Salvation Army's adult rehabilitation center (located on E. 48<sup>th</sup> Ave.) has people leaving in groups and will need pedestrian facilities.

**Potential and planned development and project street views.** Conversation continued as Mr. Edge showed project area street views including depictions of nonconforming uses, road conditions by AVEC (Alaska Village Electric Cooperative), driveway heaving, contaminated soils encountered, and pavement deterioration. He noted that 51<sup>st</sup> Ave. is nearby and several people commented that they would like to see the project scope expanded to address this road. He also noted that curb lines need to be extended. Mr. Edge presented potential and planned development. Traffic generators will be coming to the area.

- **Future sidewalk requirements.** Mr. Hodges noted that when/if Providence sites are developed, they will be required to install sidewalks on the side where they will be developed.
- **Snow storage.** Mr. VanLandingham said that they have snow storage maintenance concerns. Hauling is very expensive, and there is an expectation for expediency. Unless people change priorities for streets like Spenard Rd., E. 36<sup>th</sup> Ave., and Arctic Blvd., they need 96 hours before they can move the snow. It will be plowed earlier but will not be moved. Mr. Edge asked whether anything can be considered for on-site snow storage. It was remarked that it is difficult.
- **Drainage.** Duane Maney, PM&E, noted that the project would be adding more drainage.
- **Traffic calming.** Ms. Langley said that traffic calming will be needed, especially once pavement conditions improve. Options could probably include chokers. Vertical measures could be used but are probably not appropriate for the project area uses. The 85% of drivers speeding faster than the posted speed limit will likely go up once the roadway has been improved. Mr.

VanLandingham said that chokers would be helpful. It was added that lighting would also be evaluated. Ms. Langley said that AFD (Anchorage Fire Department) likes raised traffic calming device) better than speed humps. She noted that a raised intersection does not do a lot to lower speeds. There is a preference for chokers rather than both to keep speeds appropriate. Ms. Makela said that the biggest challenge is full front parking, and Ms. Langley asked where a vertical device would be expected to be placed.

**Non-conforming determination.** Mr. Hodges asked if the project team had looked through the non-conforming determination. Mr. Edge confirmed they have, it was recently issued, and he offered copies. Mr. Hodges said that the land use group can take a look at the determination for due diligence, if needed. Mr. Edge said that he would share a copy.

**Public involvement (PI).** Mr. Edge summarized PI events. An additional meeting will be held with AK Spring to address their concerns, and Ms. Makela noted that the project team is available to meet with any stakeholders that would like a meeting.

- **Public hearing advertisement.** Mr. Hodges said that the requisite number of days to advertise a public hearing has changed to 21 days before a public hearing. An announcement needs to be published through their website, but meeting notices can go out later to allow people to have time to plan for the meeting but not too early so that they forget about the meeting.

**Other items.** Discussion covered additional project area design and variance features. It was noted that, unless there is a compelling reason otherwise, a barrier curb type will be used. It was advised that, with chokers, design should be careful because fire vehicles need to make the turn radius. It was discussed that limited parking or development on one side of the road should not preclude a change for future development in the area. Speeding is a concern.

- **Non-conforming.** Mr. Edge mentioned that there is an anti-driveway variance. Ms. Makela noted that about 83 properties are not meeting requirements. Mr. Edge commented that existing non-conforming properties don't have on site maneuverability, and Ms. Langley agreed.
- **On-street parking.** Mr. Edge mentioned that the Mazda dealership parks on the street. Ms. Makela said that there are pros and cons for allowing parking in the street.
- **Lighting.** Kathy Bourque Parker, M&O, noted the importance of lighting.
- **Street maintenance defer to design.** Mr. VanLandingham noted that the Street Maintenance Section will do what is needed. He provided street maintenance preferences and concerns and appreciates considerations given to these but also understands the project's reality.
- **Curbs.** Ms. Langley asked where the curb-to-curb section is located and said that, to control speed, it could be narrowed. She added that this also opens possibilities for snow storage. Mr. Edge noted that, at a minimum, there will be 30 feet of asphalt.
- **ROW parking.** Mr. VanLandingham asked whether people using the ROW can be told not to park there. Mr. Edge noted that some perpendicular to the building parking may not be considered on-street. Mr. VanLandingham highlighted that it should be required for employers to find employee parking. Mr. Edge added that it would be difficult for AK Spring to change their parking.
- **Public prescriptive rights perspective.** Ms. Makela stated that the perception and politics of assumed prescriptive rights (to the ROW) is a problem. PM&E has asked CRW to look at pros and cons including property impacts, safety issues, etc., regarding ROW use and said the project

will need a variance if we do not put pedestrian facilities on both sides of the street. Mr. Hodges advised looking at the criteria and standards for (Title 21) 21.07.060, E–G, (online at [www.muni.org/Departments/OCPD/Planning/Projects/t21/Documents/Chapter%207.pdf](http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Documents/Chapter%207.pdf)).

- **Preferred alternative.** Ms. Makela said that evidence for safety and pedestrian impacts will be considered, and the positives and negatives will be outlined in the DSR. The draft DSR would present the preferred alternative with data to back up why it was selected. Ms. Makela added that the project cannot move forward without a preferred alternative, and Mr. Edge said that CRW will recommend one.
- **Bicycle facilities.** Mr. VanLandingham asked whether the project has considered bike facilities. Ms. Langley noted that this will come up as an issue. She added that it is an attractive alternative route for bikes because it parallels busy main arterials. Mr. VanLandingham noted that, from a street maintenance perspective, bicycle facilities are snow storage in the winter. Ms. Langley said the project area would make sense as a bike facility and advised not to push bikes against the curb in design.
- **No planned bike facilities.** Mr. Singleton and Mr. Edge confirmed that there are no plans for bike facilities. Mr. Singleton noted that the project corridor ends against Old Seward Hwy. and other busy areas that are tough for bikes to cross. Mr. Edge added that the project team met with Pierce Schwalb, Bike Anchorage, during the public open house who understood that the intent of this project is not to put bike facilities here.
- **Truck volume.** Ms. Makela asked whether the project area had a high truck volume. Mr. Edge responded that it is not high but is higher than other Anchorage areas. It is not a truck route.
- **Apartments.** Mr. VanLandingham asked if there are wide, apartment-type fourplexes in the project area, with full frontage parking. Mr. Maney and Mr. Edge said that these buildings are outside the proposed project area.

**Project funding and process.** Funding and process issues were discussed.

- **Funding.** Ms. Makela reiterated that all of the project funding is not yet available. The project team does not anticipate getting all the funding at once, and PM&E is asking CRW for recommendations to phase construction.
- **Process.** Mr. Hodges noted that the CSS (Context Sensitive Solutions) process has flexibility on the concept report. At the concept report stage, the PZC can decide to do a hearing, but it is not required, so there may not be a public hearing. The DSR should consider 35% and 65% design. Mr. Edge confirmed that this is understood and noted that CRW is not under contract beyond the DSR at this point. Mr. Hodges added that this (the January 16, 2019 agency stakeholder scoping meeting) could be considered as the pre-appointment meeting. He will double-check that to be true. He added that there is a fee for the pre-application meetings. Ms. Makela said that the fee schedule changed, that PM&E covers the fee as part of an interagency agreement, and she will coordinate with Mr. Hodges on routing it.

**Attachments**

January 16, 2019 Sign-In Sheet  
January 16, 2019 Meeting Presentation



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

# AGENCY STAKEHOLDER MEETING

WEDNESDAY JANUARY 16<sup>TH</sup>, 2019

10:00 AM – 11:00 AM

PM&E CONFERENCE ROOM B



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

### PROJECT TEAM

#### PM&E

Project Manager: Duane Maney

Project Administrator: Julie Makela

#### Designer – CRW Engineering Group, LLC

Contract Manager: Brendan McKee

Project Manager: Matt Edge

Project Engineer: Rob Burdick

Design Engineer: Colin Singleton

Public Involvement: Olivia Cohn (Solstice AK Consulting)

[www.48th-CordovaReconstruction.com](http://www.48th-CordovaReconstruction.com)





## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

### PROJECT OVERVIEW

- Evaluate upgrades to 48<sup>th</sup> Avenue (Old Seward Highway to Cordova Street) and Cordova Street (48<sup>th</sup> Avenue to International Airport Road)
- Purpose of project is to reconstruct the two roadways to current Class I and Class IC Collector standards. The existing roadways have deteriorated and have damaged and/or cracked pavement and lack pedestrian facilities, drainage infrastructure, and street lighting.
- Improvements may include: Road foundation replacement, new pavement, curb and gutter, storm drain upgrades, street lighting, pedestrian facilities, signage, landscaping, and utility reconstruction/relocation.



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

### PROJECT TIMELINE

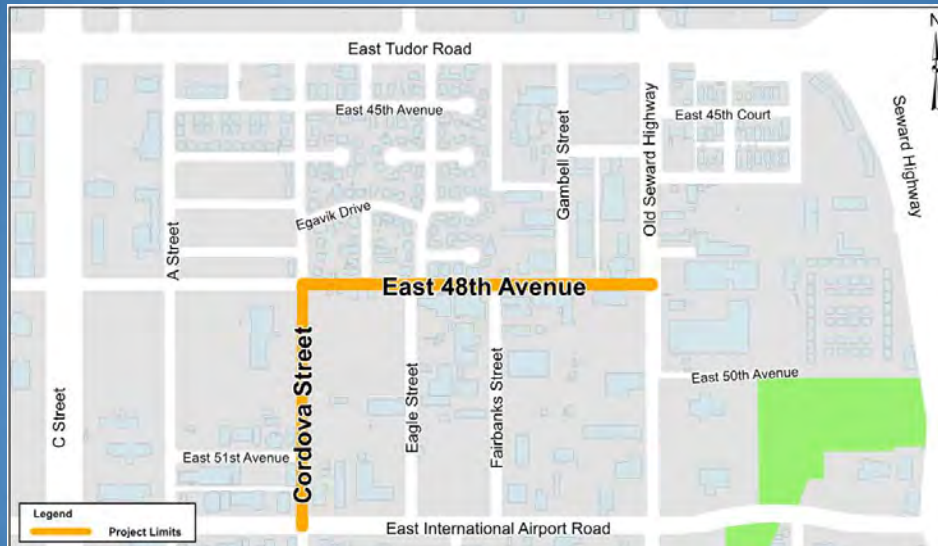




## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

### PROJECT AREA MAP



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

### Area Conditions

ROW Width = 60 ft

Cordova Street – Class I Collector

48<sup>th</sup> Avenue – Class IC Neighborhood Collector

Posted Speed Limit = 25 MPH

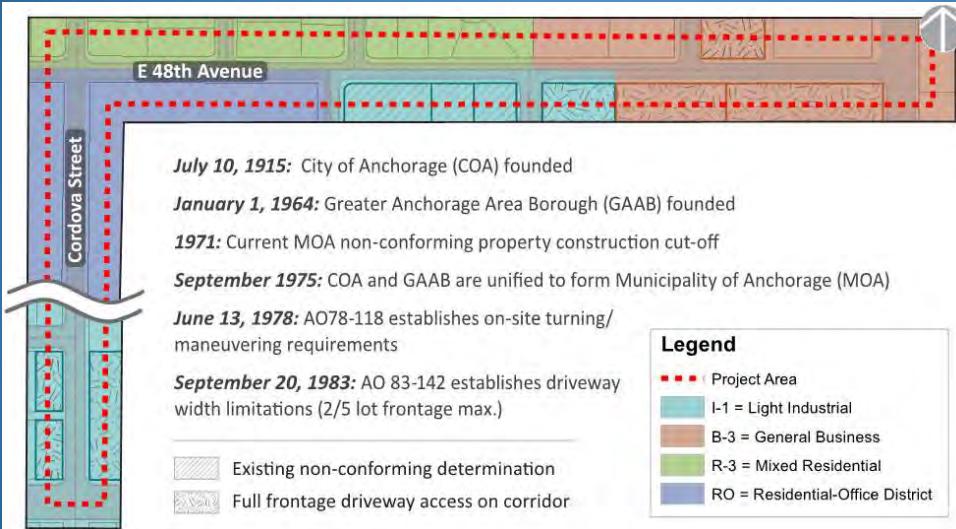
	Total Daily Volume	% Trucks	85% Speed
<b>E. 48th Ave. (4/13/18)</b>	1494	3.7%	<b>30 MPH</b>
▶ Eastbound	681	4.2%	<b>29 MPH</b>
◀ Westbound	813	3.2%	<b>30 MPH</b>
<b>Cordova St. (4/17/18)</b>	1435	2.8%	<b>33 MPH</b>
▲ Northbound	877	2.7%	<b>33 MPH</b>
▼ Southbound	558	3.0%	<b>32 MPH</b>





## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department



### Property Development Dates

1971 or earlier: **10**

1972 to 1975: **2**

1976 to 1978: **3**

1979 to 1983: **2**



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department







## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department



48<sup>th</sup> Avenue Looking East Toward  
Old Seward Highway



48<sup>th</sup> Avenue Looking East Toward  
Fairbanks Street



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department



48<sup>th</sup> Avenue Looking East Near  
Eagle Street



48<sup>th</sup> Avenue Looking East From  
Cordova Street



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department



Cordova Street Looking North Toward  
48<sup>th</sup> Avenue



Cordova Street Looking South Near  
St. Elias Hospital



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department



Cordova Street Looking South Toward  
E. 51<sup>st</sup> Avenue



Cordova Street Looking South Toward  
International Airport Road





## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department

### Current & Future Development



## 48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Municipality of Anchorage  
Project Management & Engineering Department





Name	Organization
BLACK CATHERINE & JACOBS GEERT	
LSF9 MASTER PARTICIPATION TRST % CALIBER HOME LOANS INC	
CARLISLE & MANN LLC	
DEAS SUAN E	
LITHIA REAL ESTATE INC	
CRYSTAL BAY LLC	
REAF PROPERTIES LLC	
BROSMONROE LLC	
GUEST SOUTH ANCHORAGE LLC	
TIGER TRUST % ALASKA HOSPITALITY LLC TAX ADVISORS, PLLC	
SAW JACQUES LLC & BELK HAROLD	
BELMAN ROGER P J	
DUNEGAN BRANDON	
KOLOA LLC	
COBO FERNANDO M	
MARSON JAMES G & BARBARA A	
PALMATIER MARK & SAM LIVING TRUST	
DOWD DAVID M	
AKEELA HOUSE INC	
ALASKA VILLAGE ELECTRIC COOP	
B V INCORPORATED	
FAIRBANKS STREET INVESTORS LLC % GCI COMMUNICATION INC	
LTC COMPANY LLC	
WARTH DENNIS JAMES & TATIANA A	
PIONEER VENTURES LLC	
LTC COMPANY LLC	
OPPORTUNITY RESERVE GROUP LLC	
BP INVESTMENT GROUP LLC	
KING CRAIG	
ANCHORAGE MC HOLDING LLC	
AFOGNAK C STREET LLC	
601 EAST INTERNATIONAL AIRPORT ROAD LLC % MARC DUNNE	
JEB LLC	
ALEUT REAL ESTATE LLC	
REAF PROPERTIES LLC % ATS AUTOMATION	
OCCUPANT	
OCCUPANT	
OCCUPANT	
OCCUPANT	
OCCUPANT	
OCCUPANT	
OCCUPANT	
HERNANDEZ MIRIAM GALEAZZI	
RESIDENT	
RESIDENT	
RESIDENT	
BULI KATE ASHLEY	
RESIDENT	
RESIDENT	
ST ELIAS SPECIALTY HOSPITAL	
OCCUPANT	
OCCUPANT	
OCCUPANT	
OCCUPANT	
DYETT ROBERT JR	
RESIDENT	
RESIDENT	
RESIDENT	
RESIDENT	
WELBY TIMOTHY M	
RESIDENT	
RESIDENT	
RESIDENT	
RESIDENT	
OCCUPANT	
RESIDENT	
RESIDENT	
RESIDENT	
RESIDENT	
SCHULTZ JOSHUA D	
WAGNER MEGAN R	
RESIDENT	
RESIDENT	

RESIDENT	
RESIDENT	
RESIDENT	
RESIDENT	
ARLT ROBERT	
BUITRAGO KARLO A	
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LATSHA RONALD D	
RESIDENT	
RESIDENT	
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RESIDENT	
OCCUPANT	
OCCUPANT	
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BEARCAT AK LLC % BOTH INC	
OCCUPANT	
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OCCUPANT	
LEWIS MARIA M	
RESIDENT	
CIABU ERICA S	
RESIDENT	
RESIDENT	
FREEMAN ELSA A	
RESIDENT	
KUNTZ ANTHONY J	
RESIDENT	
HIGA DEREK K	
RESIDENT	
RESIDENT	
ENDICOTT ROSEMARY J	
RESIDENT	
RESIDENT	
KUPEC BRITTNEY	
RESIDENT	
COLE GERALDINE M	
RESIDENT	
BAYLAN ROBERTO-LUDWIG & REYES LUZ	
BRINK LORETTA L	
RESIDENT	
BOBROVA VALENTINA E & MOTIN NIKITA	
RESIDENT	
RESIDENT	
MILLANES RITA FAUSTA G & ROLANDO T	
RESIDENT	
GONZALES ROMEO & HELEN	
HEINZ ROSEMARY K	



RESIDENT	
HUDDDELSTON JAMES D & SARA C	
KIM SANG D	
RESIDENT	
DYSON PANGCHA	
SONG JONG HA & KI SOOK	
RESIDENT	
JUAREZ SUSAN H	
RESIDENT	
RESIDENT	
SMITH REEVE D	
RESIDENT	
EBONA ERIK	
RESIDENT	
PETRIE HARRY REED JR & REBECCA J	
RICHARDS JANICE R	
RESIDENT	
JOHNSON RODNEY D & ANIEVAS-JOHNSON MARIA M	
RESIDENT	
GIBSON MICHAEL E	
RESIDENT	
GARCIA EDWARD C & ISENBURG ASHLEY	
RESIDENT	
SANTOS KHRISTOFFER M	
RESIDENT	
VARNEY-INGA VICKIE L & INGA TIM L	
RESIDENT	
RESIDENT	
RESIDENT	
HUEY RYAN D	
JANSSEN DANIEL	
RESIDENT	
COVINGTON THOMAS B	
RESIDENT	
OCCUPANT	
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OCCUPANT	
CORDOVA BUILDING CORP	
OCCUPANT	
RESIDENT	
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WAMSER BERNARD	
BERTI RICCI C JR	
RESIDENT	
RESIDENT	
RESIDENT	
HAYES MYUNG C	
EMERY SCOTT	
RESIDENT	
RESIDENT	
BAEZA JONATHAN I & JENNIFER	
RESIDENT	
WHITLEY DORIS B	
RESIDENT	
FLAKE RICKEY E & DENISE L	
CUNANAN GUCO MARY GRACE	
RESIDENT	
MACDONALD MAURICE B	
MORRISON JAMES M & JUDY G	
PURCELL JACQUELINE K & PEARSON DANNIE S JR	
RESIDENT	
RESIDENT	
MURRAY EUGENE FREDRICK & TAMARA	
RESIDENT	

CUNANAN MARILOU C	
TOVAR ROBERTO	
BARNES JEFFERY M	
RESIDENT	
RESIDENT	
RESIDENT	
RESIDENT	
GRAHAM JANELLE E & BEAR GALEN M	
RESIDENT	
OCCUPANT	
OCCUPANT	
RESIDENT	
R & B INVESTMENTS LLC	
OCCUPANT	
JJ & S ENTERPRISE LLC; Kris Stoenner	Alaska Spring & Performance
OCCUPANT	
OCCUPANT	
OCCUPANT	
DAHL CHERLYNN & JOE E	
SUMABAT ETHEL F	
RESIDENT	
JAIME ROSALIE MELINA	
LAMKIN ALENE MARPLE	
GARNER ARNOLD V & KATHRYN A	
FOSTER RAYMOND L & JOSELYN	
RESIDENT	
RESIDENT	
BURRIS HEATH O & MARCIE L	
FAIUPU NIUTUNU & FAAULU & FAIUPU TOMIKENNEDY & FAIUPU ELIZABETH	
RESIDENT	
RESIDENT	
HOLOUBEK DARLENE K	
RESIDENT	
RESIDENT	
RESIDENT	
RESIDENT	
PASANA EDWARD L & PERLITA ALCAIDE	
KARI STEVEN M	
PANDRES JASON	
RESIDENT	
WALDEN CHRISTOPHER COLBY & SASHA MARIE	
MUSE CARMELITA G	
RESIDENT	
RESIDENT	
VIGIL MICHAEL D & BENAVENTE JENNIEVE L	
HENNESSEY DONALD J	
RESIDENT	
RESIDENT	
WOLGEMUTH PATRICK & BOSWELL KRISTY	
LANE ALLAN L JR	
NEWCITY KENNETH W SR	
RESIDENT	
WILLIAMS MICHAEL T & TANYA M	
BAXTER ADAM W D	
RESIDENT	
RESIDENT	
GRAMER MICHAEL C	
RESIDENT	
RESIDENT	
RESIDENT	
RESIDENT	
MILLER RICHARD A JR & BABETTE E	
LOPEMAN JEREMY W	
GREER DAVID B	
RESIDENT	
RESIDENT	
RESIDENT	
SCHMITT KENNETH P & TAMI L	
STARNES KEVIN J & CYNTHIA D	
RESIDENT	
RESIDENT	
ANDRESS LORRAINE K & LORETTA M	
RESIDENT	

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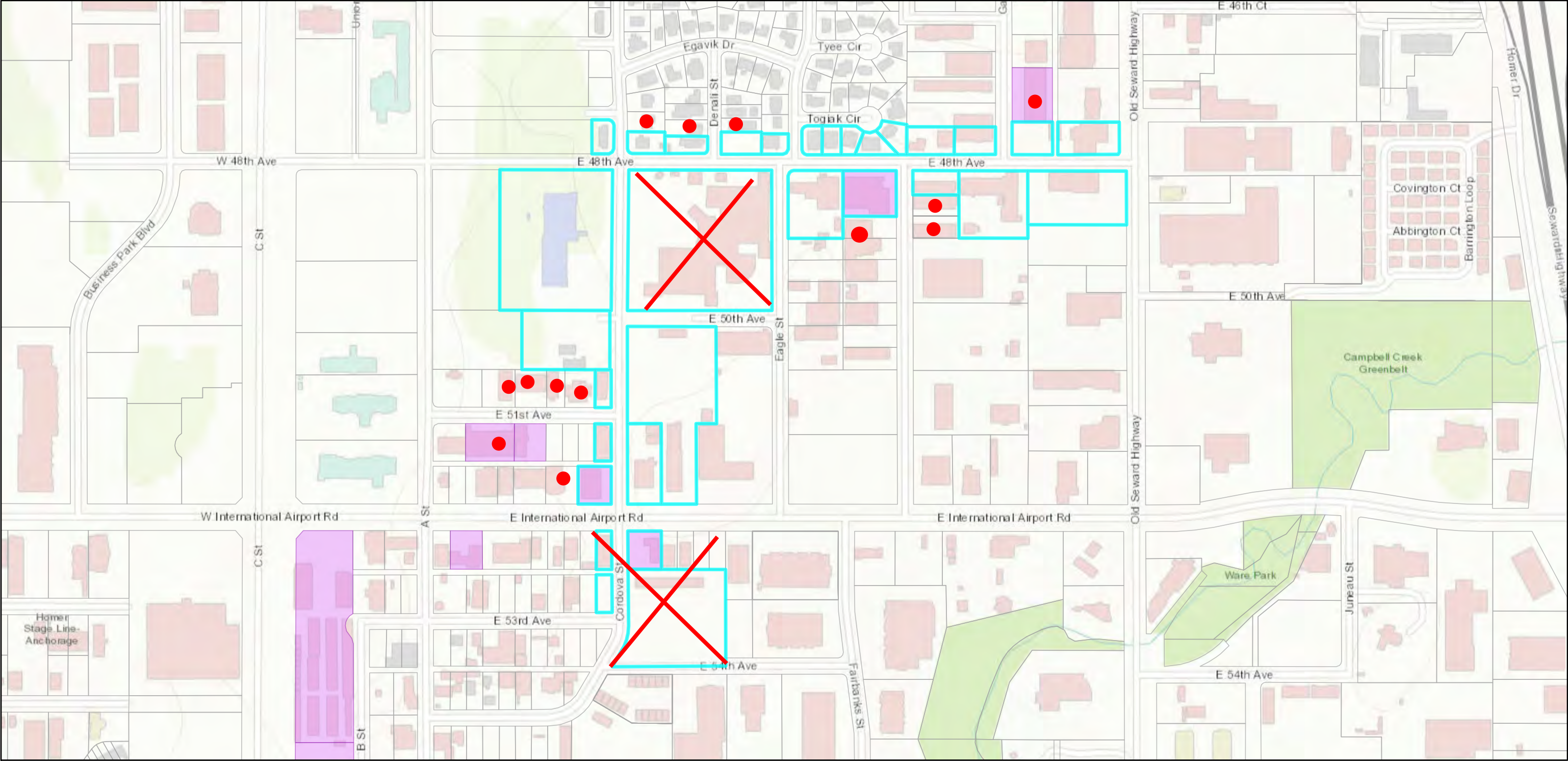
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OCCUPANT	
PETERSEN JANE & PETERSEN JULIE % COMMERCIAL CONTRACTORS INC	
OCCUPANT	
OCCUPANT	
OCCUPANT	
GRACE AND PEACE FULL GOSPEL CHURCH	
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NGUYEN HONG L & MINH DIEP THI PHAN	
CHANG TYSON	
ALASKA CLUB PARTNERS LLC	
TODD WAYNE L	
B & T LLC	
BROSNAN TRINA E	
VAN HARLINGEN LOUIE J JR	
GREENE LOUIS & LUNA-GREENE JUANITA	
LAURION ADRIAN LYNN	
D'ANTONIO - HENRIE FAMILY TRUST	
DE LEON IRENE E LIVING TRUST DE LEON IRENE E/TRUSTEE	
MAGBANUA CRISTY G	
MORINO REBECCA	
FERGUSON JL & PM & VON GEMMINGEN PE & FI & EDWARDS JB	
ROSEBUD INVESTMENTS LLC % PAULA FERGUSON	
PHOENIX INVESTMENTS LLC	
SOUTHCENTRAL FOUNDATION	
KAZ LLC	
SALVATION ARMY THE	
F A T S SERVICE LLC FELTON IVAN W/MANAGER	
ALEXANDER PROPERTIES LLC	
TIGER TRUST HAXBY JOHN E/TRUSTEE	
CORNERROCK PROPERTIES LLC	
TAYLOR CARY L	
TLC PROPERTIES LLC	
LENA MEDZIT & IDAJET	
MANUEL STEPHEN R & AMPARO E	
CEDANO JAIRO & KRISTIN R	
BAREFOOT PROPERTY LLC	
ALIU NEFI & NURJET	
ALEJANDRO WILMAR D	
KARDASHYAN ARTAVAZD G	
WUERTH INVESTMENT GROUP LLC	
BANG CHARLES	
YUK JAY & HEE	
EGEMO PROPERTIES INC	
GATTS PACE INVESTMENTS LLC	
FAULKNER WINTHROP S & AUDREY H	
CINTULA JOHN L & PATRICIA A	
SAMS GROUPE LLC	
OCCUPANT	
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TUNDRA MANAGEMENT SERVICES LLC	
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CLAYTON PROPERTIES LLC	
RESIDENT	
OCCUPANT	
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OCCUPANT	
OCCUPANT	
SARGENTI TONEY J & ROBIN A	
ARCTICORP	
RANA IMTIAZ A	
MARSH JACK & DEBRA	
BALL MARIA ELENA LIVING TRUST	
ALASKA PIPELINE CO	
BARRON-SUCHY TAMMY J LIVING TRUST	
JONES MARC S & JENNIFER L	
MOA REAL ESTATE SERVICES EQUIPMENT MAINT OPERATIONS	
CZYZ ALBIN & REBECCA	
NAKAMOTO WESLEY	
NAKAMOTO KEOLA	
GRACE & PEACE FULL GOSPEL CHURCH	
SPRINGER CARL M JR & CRYSTAL E	
ANDERSON SCOTT R & JENNIFER L	
MCW TRUST VRABEL STEVE / TTE	
VANKEUREN MARIANNE C	
OUTBACK PROPERTIES LLC	
WATSJOLD JOHN E & KIM A & DANIEL L & AGEN RAYMOND J II	
ROBSON JOHN JEREMY	
HAB LLC	
TAMAGNI AL	MIDTOWN COMMUNITY COUNCIL
ENG JOHN	HIGH POINT CONSTRUCTION
KIEFER RANDY	
WILBER MICHELLE	
ARMSTRONG	
ZIDOK JEREMY	
MCDONNEU PATRICK	
CAREY RAYCE	
MCCOLLUM JIM	
MATHEIESON JAYSON	
POWELL RICHARD	
BORNEMAN DAVID	
SCHWALB PIERCE	
KING ANITA	



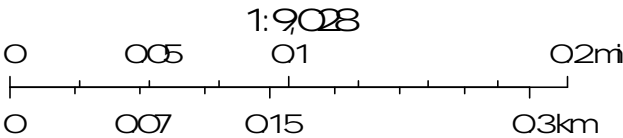
# ArcGIS Web Map



10/11/2018 5:14:32 PM

Property Info - All

- Parcel
- Economic



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User



## East 48th Avenue and Cordova Street Rehabilitation Project

### Public Comments Summary

Comment Theme(s)	Comment(s)	Method(s) of Communication
<b>Parking</b>	- Cannot afford to lose parking and neighboring businesses cannot, either; oppose project	10/26/18 site visit verbal comment
	- People parked in the right of way (ROW), but it was a safety issue, and so they had people stop	11/16/18 telephone comment
	- Do not eliminate parking on both sides of the road throughout the project	12/04/18 open house written comment
	- Need to retain the on-street parking (multiple comments). - Consider parking on the east side of Cordova St.	12/04/18 open house written map comment
	- Parking occurs in the road - Can people who are using the ROW for parking be told “oh well” and asked to park elsewhere? - It should be required (for employers) to find employee parking	01/16/19 agency meeting comment
<b>Roadway Conditions</b>	- A ROW vacation was just conducted on 50th Ave.	10/26/18 site visit verbal comment
	- There are drainage problems on the Cordova St. side of Lot 104	12/04/18 open house written map comment
	- Concern about potholes and theft in the area	12/13/18 stakeholder mtg. verbal comment
	- Maintenance/repair is needed at the Eagle St. and E. 48 <sup>th</sup> Ave. intersection. Drivers headed toward 48 <sup>th</sup> from Eagle experience a dip at the stop sign. In winter, when it is icy, it is slick and dangerous	11/16/18 – 01/07/19 virtual map comment
	- Are there wide, apartment-type fourplexes in the project area, with full frontage parking?	01/16/19 agency meeting comment
<b>Speed Limits, Traffic, Safety and Traffic Calming</b>	- Have observed crashes at 48 <sup>th</sup> Ave. and Old Seward Hwy., there is a lot of speeding happening on 48 <sup>th</sup> Ave. including near pedestrians, and the road really needs repairs	10/26/18 site visit verbal comment
	- (Need) traffic calming near the lot at the corner of Eagle St. and Int’l. - Vehicles speed at 51 <sup>st</sup> Ave. and Cordova St. - Lot 104 could be used to stage construction equipment - Large semi-tractor trailers frequently turn right onto 48 <sup>th</sup> Ave. from Fairbanks St.	12/04/18 open house written map comment
	- People drive too fast along 48 <sup>th</sup> Ave. in this area - Drivers have observed and been involved in crashes. One person said he had been hit twice in the project area	12/06/18 pop-up verbal comment
	- Crashes occur in front of Mat Valley Tile and Stone. There should be lower speed limits along 48th Ave.	12/06/18 pop-up figure comment

Comment Theme(s)	Comment(s)	Method(s) of Communication
<b>Speed Limits, Traffic, Safety and Traffic Calming</b> <i>Continued</i>	- Would like a posted speed limit and a sign that shows the hospital zone. Should we ask the muni. traffic dept. about this?	12/13/18 stakeholder mtg. verbal comment
	- Install a hospital speed limit sign near St. Elias Hospital	12/13/18 stakeholder written map comment
	- Traffic calming will be needed, especially once pavement conditions improve. Options could include chokers. Vertical measures could be used but are probably not appropriate for the project area uses. More drivers will likely speed once the roadway is improved - Chokers would be helpful - AFD (Anchorage Fire Department) likes raised (traffic calming devices) better than speed humps. A raised intersection does not do a lot to lower speeds. Chokers are preferred rather than both - Where would a vertical device be placed? - Speeding is a concern	01/16/19 agency meeting comment
	- The road near the Del Mundo office (51 <sup>st</sup> Ave.) needs to be redone - The road near Loyal Lady Enterprise (51 <sup>st</sup> Ave.) needs to be redone	10/26/18 site visit verbal comment
<b>51<sup>st</sup> Ave.</b>	- Would really like to see 51 <sup>st</sup> Ave. upgraded along with this project	11/28/18 telephone comment
	- There is a bad slope on 51 <sup>st</sup> Ave. - 51 <sup>st</sup> Ave. needs to be redone	12/04/18 open house written map comment
	- Pedestrian facilities and sidewalks are needed in the ROW	11/16/18 telephone comment
	- Prioritize bike/pedestrian amenities. 48 <sup>th</sup> and Cordova are great midtown routes to bike/walk - As a bike rider and walker, I request that sidewalks and bicycles needs be met when the road improvements are implemented	12/04/18 open house written comment
<b>Pedestrian/ Bicycle Facilities</b>	- Support pedestrian facilities along 48 <sup>th</sup> Ave.	12/04/18 open house written map comment
	- There is not sufficient space for pedestrians	12/06/18 pop-up verbal comment
	- Would like a sidewalk near St. Elias Hospital to complete the loop in the area for pedestrians - Would like a crosswalk near St. Elias Hospital	12/13/18 stakeholder mtg. verbal comment
	- Install a crosswalk from the parking lot across Cordova St to the (St. Elias) hospital	12/13/18 stakeholder written map comment
	- Make it safer for pedestrians to travel on E. 48 <sup>th</sup> Ave. between Fairbanks St. and Eagle St. Cars drive too fast down this road. Maybe sidewalks would narrow the street and make people slow down	11/16/18 – 01/07/19 virtual map comment



<b>Comment Theme(s)</b>	<b>Comment(s)</b>	<b>Method(s) of Communication</b>
	- Questioned the need for sidewalks and bike lanes	01/03/19 telephone comment
	<ul style="list-style-type: none"> <li>- Is the project area included in the bicycle and pedestrian plans?</li> <li>- Demand will increase and MOA will need pedestrian facilities</li> <li>- Route 60 bus service for Old Seward Hwy. was eliminated about one year ago</li> <li>- Has the project considered bike facilities?</li> <li>- Bike facilities will come up as an issue. It is an attractive alternative route for bikes because it parallels busy main arterials</li> <li>- From a street maintenance perspective, bike facilities are snow storage in the winter</li> <li>- The project area would make sense as a bike facility. Do not push bikes against the curb in design</li> </ul>	01/16/19 agency meeting comment
<b>Lighting</b>	- Street lights on the north side of 48 <sup>th</sup> Ave. should be considered	12/04/18 open house written map comment
	- Concerned with potential light poles placement blocking access to property (AK Spring)	01/03/19 telephone comment
	- Lighting is important	01/16/19 agency meeting comment
<b>Business Access</b>	- Our business closes at 7:00 p.m. and often work at night; this should be noted for surveys	10/26/18 site visit verbal comment
	- Hospital access should be maintained during this project; it has two entrances, one on Cordova St. and the ambulance entrance on 48 <sup>th</sup> Ave. and would not be impacted	11/16/18 telephone comment
	- Construction in this area (near Salvation Army) in the past caused problems with delivery truck access	12/03/18 site visit verbal comment
	- Maintain road access to 48 <sup>th</sup> Ave. during construction	12/04/18 open house written map comment
	- Concerned with access during this project and want to ensure access for truck deliveries. Mat Valley Tile, Salvation Army, and AK Spring have busy businesses with large vehicle traffic	12/06/18 pop-up verbal comment
	- Maintain access to St. Elias Hospital	12/13/18 stakeholder mtg. verbal comment
	- Worried vegetation would block sight distance making it unsafe to pull out of property (AK Spring)	01/03/19 telephone comment
<b>Contaminated Materials</b>	- Asked about contaminated materials encountered; they may be from a mechanic shop across Old Seward Hwy. from 48 <sup>th</sup> Ave.	01/03/19 telephone comment

Comment Theme(s)	Comment(s)	Method(s) of Communication
<b>Street Maintenance</b>	<ul style="list-style-type: none"> <li>- The expectation to maintain sidewalks and on-street parking would mean that snow needs to be hauled out overnight. With on-street parking, it would be very challenging to maintain sidewalks.</li> <li>- From a street maintenance perspective, we would love to see sidewalks on one side (of the road). Sidewalks would result in either subpar (snow) maintenance for sidewalks on both sides or good (snow) maintenance with sidewalks on one side. The Street Maintenance Section has been thinking about this corridor for a long time and is aware that it needs maintenance. The first snow removal priorities include Spenard Rd., E. 36<sup>th</sup> Ave., and Arctic Blvd. With these priorities, project corridor snow may not be moved for four days. The area would be plowed sooner, but snow removal could wait for four days and could sometimes take up to a week.</li> <li>- The Street Maintenance Section rarely has snow storage outside of the road. The north side is the best storage side for the sidewalk, if it works for this project</li> <li>- We have snow storage concerns. Hauling is very expensive, and there is an expectation for expediency. Unless people change priorities, we need 96 hours before we can move snow. It will be plowed earlier but will not be moved. The Street Maintenance Section will do what is needed. I provided preferences and concerns and appreciate considerations but understand realities</li> </ul>	01/16/19 agency meeting comment
<b>Zoning and Design</b>	<ul style="list-style-type: none"> <li>- According to Title 21, sidewalks are required on both sides of the roadway except for in industrial areas. However, it seems like continuing sidewalks through the area would make sense</li> <li>- To do a sidewalk on one side, a Title 21 design manual-required UDC (Urban Design Commission) design variance would be needed. The concept report and DSR (design study report) are seen by the PZC (Planning and Zoning Commission), and UDC sees plans-in-hand 65% design. This project will probably work with the UDC</li> <li>- Industrial zoning requires sidewalks on one side</li> <li>- When/if Providence sites are developed, they will require sidewalks</li> <li>- Have you looked through the non-conforming determination? The land use group can take a look at the determination for due diligence, if needed</li> <li>- Chokers should allow fire vehicles to make the turn radius</li> </ul>	01/16/19 agency meeting comment

Comment Theme(s)	Comment(s)	Method(s) of Communication
<b>Zoning and Design</b> <i>Continued</i>	<ul style="list-style-type: none"> <li>- Limited parking or development on one side of the road should not preclude a change for future development in the area</li> <li>- Where is the curb-to-curb section located? To control speed, it could be narrowed. This also opens possibilities for snow storage</li> <li>- Look at the criteria and standards for (Title 21) 21.07.060, E through G<sup>1</sup></li> </ul>	01/16/19 agency meeting comment
<b>Public Involvement</b>	- Was not notified that the meeting was happening. The open house was not helpful and did not provide information. Would like direct communications and provided contact information. Will meet with representative and attorney	12/04/18 open house verbal comment
	- Concerned verbal comments were not being documented; asked for a summary of her comments. Comes from a Federal contracting background where everything is documented and does not like the PI effort format. Did not think that comments on a map was the best way to collect input. Expected a presentation. Is frustrated with this project and MOA projects processes. Contacted Assembly Members and area businesses, and they agree. People are not coming to public mtgs. because they believe comments will not matter. Many people at mtgs. are contractors looking for work	01/03/19 telephone comment
	<ul style="list-style-type: none"> <li>- The requisite number of days to advertise a public hearing has changed to 21 days in advance. An announcement needs to be published through MOA's website, but other notices can go out later</li> <li>- The CSS (Context Sensitive Solutions) process has flexibility on the concept report. At this stage, the PZC can decide to do a hearing, but it's not required, so there may not be a hearing. The DSR should consider 35% and 65% design. The agency stakeholder mtg. could be considered as the pre-appointment mtg. There is a mtg. fee</li> </ul>	01/16/19 agency meeting comment
<b>General</b>	- Frustrated with drilling that blocked driveway and hit a water main. Received (project) flyer; had thought landscaping and pedestrian improvements were not going to occur. Would like a project schedule. Contractors are putting cigarette butts on property	11/05/18 telephone comment
	- Will you contact legislators, stakeholders, and other project contacts by mail (for both the 32 <sup>nd</sup> /33 <sup>rd</sup> Ave. and 48 <sup>th</sup> Ave. and Cordova St.)?	11/14/18 MTCC verbal comment

<sup>1</sup>Online at [www.muni.org/Departments/OCPD/Planning/Projects/t21/Documents/Chapter%207.pdf](http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Documents/Chapter%207.pdf)

Comment Theme(s)	Comment(s)	Method(s) of Communication
<b>General</b> <i>Continued</i>	- The project should happen soon; it really needs to be done. When should construction funding be obtained, and when will construction be likely to occur?	11/16/18 telephone comment
	- This is a good project	12/13/18 stakeholder mtg. verbal comment
	- Project is not needed. Why does the road need to be reconstructed? Doubtful that a new drainage system is needed - Concerned construction would negatively affect her business	01/03/19 telephone comment