



Project F: Tudor Road/Lake Otis Parkway

INTERSECTION IMPROVEMENTS

PUBLIC MEETING NO. 2 NOTES

PROJECT:	Tudor Road and Lake Otis Parkway Intersection Improvements
GROUP:	Local Business Meeting
PROJECT NO.:	MOA PM&E 04-35 – DOWL W.O. D59117
DATE:	May 2, 2007
TIME:	7 p.m. to 9 p.m.
LOCATION:	Wendler Middle School

Open House Notes

During the open house portion of the meeting, the project team was available to answer questions and respond to comments. A summary of the comments heard during this portion of the meeting are listed below. Staff responses are in italics.

- The extension of the center median west on Tudor Road will preclude traffic from MacInnes Street that turns east on Tudor Road and stays in the center two-way left-turn lane all the way to the intersection to turn south on Lake Otis Parkway. *The team stated that this movement will be eliminated, but it is currently an illegal movement anyways.*
- Concern with loss of parking at Forest Park Subdivision, Lot 4 (Lake Otis Medical Supply), due to the proposed widening to the east of Lake Otis Parkway. Over half of the public parking at this site is located next to the Lake Otis Parkway embankment. *The project team stated that the parking will be addressed during the appraisal. A parking study may be necessary.*
- The status of Peacock Cleaners (specifically, would it stay since there is a perception the site is experiencing surface sewage problems in addition to previous contamination). *The project team stated that the status is unknown. Front parking will be impacted.*
- Questions about the right-of-way acquisition schedule. *The right-of-way acquisition will begin in summer 2007 and be completed by spring 2008.*
- Question about loss of parking and drive-through lane at the Golden Donuts site. *It is proposed that about three spaces will be acquired and the drive-through lane will be narrowed but not eliminated.*
- At least two businesses are concerned with “loss of business” reimbursement for the construction period.
- Maintenance of business access during construction was a point of concern voiced by three business owners.
- The owner of 4309 Lake Otis Parkway asked about access to Tudor Road and possible acquisition of the remainder of the old Shell property. *It was explained that this is a Municipality of Anchorage right-of-way issues.*

- Discussed west access with owner of Tudor Motel. This access may require relocation to south of Lake Otis Parkway, or to circulate behind the motel.
- A question was asked about provisions for bicycles in the new pedestrian islands.
- Concerns about the timing of the Highway Safety Improvement Program (HSIP) work, 42nd Avenue, and 40th Avenue improvements.
- Three attendees asked about possible access from 42nd Avenue south to tie into Tudor Road, along the west side of the Hickel Mall.

Presentation Notes

- Will the pedestrian islands be raised? Will they have curbs?
 - *Steve explained that the pedestrian islands will be raised six inches above the pavement. They will have curb and gutter around them.*
- It was asked how the snow removal and maintenance of the islands would be done.
 - *Steve stated that there will be cutouts on the pedestrian islands to allow for snow removal. There will be increased maintenance needed because of the pedestrian islands. He explained that the project is moving forward with this alternative in order to increase pedestrian safety at the intersection.*
- Has an overpass been considered at this intersection?
 - *Yes. Steve stated that this option was discussed at the first public meeting. He commented that when a price estimate was done in 2000, it was estimated to cost \$60 million. He explained that with the increase in construction costs, that type of project could cost \$90-\$100 million today. The project only has \$15 million allotted to it, and if it were to be put on hold until enough funds were available for an overpass, it would push the project schedule back for an extended period of time. He also commented that an interchange may help this intersection, but it would most likely cause the surroundings intersections to become congested.*
- What will the impacts be to the Tudor Motel?
 - *Steve explained that at this point there are no right-of-way impacts to the Tudor Motel property.*
- A concern was raised about night construction at the intersection because of the guests staying at the Tudor Motel.
 - *Steve stated that it is not known exactly when the night construction at the intersection will occur; but when more detailed information is known, the Tudor Motel owner will be contacted.*
- Will there be a total closure of the intersection during construction?
 - *It was stated that there may be possible closure of specific legs of the intersection during construction, but total closure of the intersection is not anticipated except for possible short duration such as on a weekend.*
- The air quality issue in the surrounding neighborhoods was mentioned. It was suggested that the intersection be lowered in order to help alleviate some of the air quality issues.

- o *Steve explained that lowering the intersection would substantially increase the cost of the project. It would also drag out the schedule of the project.*
- o *John Smith stated that the emissions standards for vehicles are getting tighter and tighter every year, so this will also help with the air quality issue.*

Steve thanked everyone for their time and explained that if there are more questions or concerns, the project team is more than willing to meet with individuals one-on-one to discuss them.