

Municipality of Anchorage



TRAFFIC DEPARTMENT
(4700 Bragaw St.)

Mark Begich, Mayor

August 20, 2007

Mr. Lee Baker Jr.
Discovery Construction
7926 Old Seward Highway
Anchorage, AK 99518

SUBJECT: Bryn Mawr TIA Review

Dear Mr. Baker;

The purpose of this letter is to provide our review comments of the Traffic Impact Analysis of the 86 unit Bryn Mawr project. Our review is based upon the latest revised TIA dated/submitted June 15, 2007. I have personally viewed the site and the Bryn Mawr/Wesleyan Drive intersection several times during the morning and evening peak hours

Access - This project has been in the design/planning phase for almost two years and has produced three draft TIA's in order to meet access and safety standards. The latest design shows the 86 unit project with an ingress roadway just west of Wesleyan Drive from Bryn Mawr Court and an egress roadway from the project to Bryn Mawr Court. The Anchorage Fire Department has accepted this approach subject to:

1. All dwellings shall be sprinklered in accordance with 2003 IFC 903.2.7, 903.3.1.1, 903.3.1.2. (Or see 2006 requirements in same sections if permit submittal occurs after 2006 code adoption).
2. One fire apparatus access road shall be required and shall meet the requirements of appendix D and any currently adopted local amendments found in title 23 (23.45).

Therefore, the revised site plan does not require an access to Mills Drive through the College Alps driveway if another fire apparatus access road is constructed. Figure 4.2.1 needs to be revised to remove the Mills Drive access and be labeled as the recommended site access plan.

Traffic Impacts – As noted in the June 15, 2007 TIA, the project will impact the local intersections along Wesleyan Drive and at Wesleyan Drive/Northern Lights Boulevard. The intersection of Bryn Mawr Court and Wesleyan Drive needs to have the same 2004, 2007, 2017 w/o project traffic and 2017 w/project traffic diagrams prepared and included. I have discussed the impacts with your Traffic Engineer but need to have the diagrams included in the TIA. The impacts to the Wesleyan Drive intersections will need to be mitigated as shown on 4.2.2 through a subdivision agreement or a ROW permit.

Report –

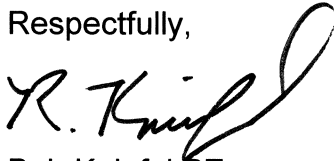
1. Update the report foot notes to reflect the June 15, 2007 date.
2. Update the report to provide the current construction dates.
3. Include a Table 3, Level of Service, Bryn Mawr Court and Wesleyan Drive Intersection.

Recommendations –

1. Revise the TIA as per the above underlined comments.
2. Prepare and receive Traffic Engineering approval of construction plans for the Northern Lights Boulevard and Wesleyan Drive intersection and the improvements to Wesleyan Drive from north of Northern Lights to south of Bryn Mawr Court.
3. Enter into a subdivision agreement or obtain a ROW permit and complete the construction of the approved changes.

Based upon the satisfactory completion of the above noted report changes and recommendations #1 and #2, Traffic Engineering would support approval of the TIA for this project. We will continue to monitor the Wesleyan Drive intersections with Bryn Mawr Court and Northern Lights Boulevard to include fall traffic counts.

Respectfully,



Bob Kniefel PE
MOA Traffic Engineer

cc:

Lance Wilber, MOA Traffic
Denis LeBlanc, MOA Municipal Manager
Susan Klein, University Area Community Council
Fraya Krukar, Castles of Bryn Mawr
Sue Delaney, College Alps Condo's
Norm Guetcher, Tryck Nyman, Hayes