
Project:	Transit Center Study
Meeting:	Project Advisory Committee (PAC)
Date/Time:	August 28, 2023 2:00 pm
Location:	Virtual, via Teams
Attendees:	See attached

Randy Brown with MOA Public Transportation Department (PTD) opened the meeting, explaining that the meeting goal was to choose 5 sites to present to the public from the 41 the project team analyzed. The location of the Transit Center will shape the transit system for the next 50 years.

Jeanne Bowie (Kinney Engineering) reminded the PAC of the criteria that were used to evaluate the sites and how the sites were scored. She then asked PAC members to enter the 5 sites they each preferred in the meeting “chat”.

Jeanne then asked the group some questions:

- Are there any of the highest ranked sites that have flaws that you are aware of?
 - Site 18: If H Street is closed to all traffic except buses, the parking garage would need to be reworked.
 - Sites 13 and 26: Both are dedicated parks, and would require vote of people to use in a different way.
 - Site 19: Expect public opposition to the demo work needed to put a transit center under this area.
- Are there any of the next tier of ranked sites that you believe should be ranked higher?
 - Site 17: The site should not score low due to seismic concerns. Of interest: parking lot is well-used by Conoco employees and Marriot patrons.
 - Site 8: ACDA owns this garage and is very willing to work with transit. While there may be some ingress/egress concerns, the site should be scored as easy to acquire and to develop. Score for pedestrian access should be yellow (not green), as this is one of the areas downtown with the most pedestrian concerns.
 - Site 32: Best location for bus access and near lots of jobs. Owner is interested in developing the site and including transit. Down side is that the area is very bad for pedestrians because they will have to cross 4-lane roads with high-speed cars to get anywhere.
 - Site 3 (Chinook Lot): The bus access in and out of the lot is appealing.
 - Site 7 (4th and Cordova, on street): The building is for sale, so there is the potential for redevelopment of the site.
 - Site 12 (Dimond parking lot): Appealing because it is near existing site, but buses would be off-street. Primarily scored low because of space constraints; if some on-street spaces were included, it could work, but it’s on the wrong side of the street for on-street on 6th Avenue.
 - Site 21: This site has future development opportunities. Could partly block of D Street to make room.
 - Sites 36 & 37: Both of recently changed owners and are being redeveloped or will be soon. It is unlikely that they are acquirable.

Daniel next led the group through a discussion to try to identify five sites to present to the public.

- All agreed that no sites in the UMED area should be looked at further.
- The group next discussed Midtown opportunities. Daniel explained that we needed to choose two sites in the Midtown area (per direction from the administration)
 - Site 35 (Old DMV) scored well, and there was general agreement to include it
 - Site 32 (Old Northern Lights Inn), Site 33 (GCI Lot), and Site 30 were all discussed
 - New site (the business supply store building on A Street and Fireweed) was suggested. (Note: the project team later reviewed the site and determined it presented no advantages over other sites that were suggested earlier)

- Site 32 is favored by some due to owners who are interested in working with Transit and developing the property. Others very much object to this site because of the poor pedestrian access – and the fact that there are no plans for improvements in the next 20 years.
- The group next discussed Downtown opportunities.
 - Daniel asked if a site falling into Zone 4 seismic should be a fatal flaw. The PAC did not think so. Building in Zone 4 will add to the cost, but should not be a reason to reject it.
 - The sites where an underground facility under a park were suggested were next discussed. The PAC concluded that the Town Square Park and the Museum lawn are all considered assets to the extent that construction impacts would not be acceptable. Also, the Town Square Park is dedicated in the City Charter. It would require a vote of the people to change the charter to build a transit facility under the park. The softball field site is a possibility
 - Site 1 (the existing site), Site 18, and Site 20 are all just different options for the same thing. It was proposed that they be included as the existing site for the presentation to the public.
 - Site 8 was promoted as a site that would be easy to work with ACDA to use for transit.
 - Site 7 was discussed. The building and parking lot are potentially for sale.
 - Site 12 was discussed. There was some uncertainty that the owner would be a willing seller. There was some discussion about whether or not the site was too small.
 - Site 17 was discussed. It is currently in heavy use for parking, but is otherwise a great spot.

At the conclusion of the meeting, the PAC were told they would be sent a survey to finalize the five sites we will present to the public.

The PAC will meet again in October, after the public review of the 5 sites is closed.

Transit Center Study



Project Advisory Committee Meeting no. 2 – August 28, 2023

Date and Time: August 28, 2023, 2:00 PM – 3:30 PM

Location: Virtual Meeting on Microsoft Teams, [click here](#).

Please note: This meeting will be recorded to allow project staff to take notes.

Agenda

1. Introduction and Goals – Randy Brown, MOA Public Transportation Department
 2. Review Site Selection Process and Criteria – Jeanne Bowie, Kinney Engineering
 3. Discussion of “Possible” and “Marginal” Sites – Jeanne Bowie, Kinney Engineering
 - a. “Possible” sites – problems that would exclude any sites from the top 5?
 - b. “Marginal” sites – any sites that should be in the top 5?
 4. Narrowing it Down to Five Sites – Daniel Costantino, Jarrett Walker & Associates
 5. Project Schedule and Next Steps – Daniel Costantino, Jarrett Walker & Associates
 6. Next Meeting Date
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Attachments

- Site Selection Criteria and Assessment (sent by e-mail Tues, 8/22)

Name	Organization	Email	PAC #2 8/28/23
Lance Wilber	MOA Office of Economic & Community Development & Mayor's Office	lance.wilber@anchorageak.gov	X
Mike Robbins	Anchorage Community Development Authority (ACDA)	mrobbins@acda.net	X
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Matt Stuart	Public Transportation Department (PTD)	Matthew.stuart@anchorageak.gov	X
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Transit Center Study – Getting from 41 Sites to 5 Sites

Project Advisory Committee, Mtg 2 – Aug. 28, 2023

Welcome & Agenda

- Introduction and Goals
- Review Site Selection Process and Criteria
- Discussion of “Possible” and “Marginal” Sites
- Narrowing it Down to Five Sites
- Project Schedule and Next Steps
- Next Meeting Date

Site Selection Analysis

- **Operational Requirements Memo**

Explains how the current site works, and what factors matter for a future site.

<https://anctransitcenter.com/documents/>

- **Criteria**

Developed with input from the Project Advisory Committee (PAC).

- **Criteria Thresholds**

Developed after our last meeting, prior to scoring any of the sites.

- **Analysis**

Scoring each site per the criteria thresholds that were established.

Changes to the Criteria

1. Can this site function as a transit center?

B. Site can easily be developed (utilities, permits, demolition, zoning, seismic, DEC contaminated site, slopes, etc.)

2. Does this site make sense as a location for a transit center?

L. Site vicinity has good pedestrian infrastructure and is ADA accessible

Look at future plans, as well as current or existing condition

Thresholds

20230822 Transit Center Study Step 1 Criteria.pdf

- **Thresholds developed for all criteria and sub-criteria.**
 - Based on Operational Requirements Memo
 - Measurable for 41 sites within a reasonable timeframe
 - Based on professional judgement or industry standard

Criteria Scoring

- Can this site function as a transit center?
- Does this site make sense as a location for a transit center?
 - (Red, -1) Site is less desirable than existing for this criteria or does not meet the minimum desirable criteria
 - (Yellow, 0) Site is similar to existing for this criteria, or site meets minimum desirable criteria
 - (Green, 1) Site is better than existing for this criteria, or site fully meets desirable criteria
- Does this site have additional advantages?
 - (Yellow, 0) Site comes close to meeting threshold for offering additional advantages
 - (Green, 1) Site has offers additional advantages under this criteria

Results

20230822 Ordered summary matrix.pdf

	Possible	Marginal	Unlikely	Fatal Flaw
Number of sites	7	23	5	6
Score range	10 to 13 (top 20%)	1 to 9	-5 to 0	N/A – scored red for criteria I

More detail: 20230822 By Site Information.pdf

What are your top 5 sites?

- Please type the site numbers of the sites you selected in the chat

Possible Sites – Fatal Flaws?

Marginal Sites – Consider with Possible?

Selection of top 5

Next Steps

- **Public and Stakeholder Consultation (mid-September to mid-October)**

Outreach to stakeholders and the public for input on the shortlisted sites.

- **Narrowing Down Options (early November)**

Identifying three preferred sites, based on public and stakeholder input. (Next PAC Meeting: Friday, October 27)

- **Analyzing Alternatives**

Developing the conceptual layout and service consequences for each preferred site.

- **Public and Stakeholder Consultation (March 2024)**

Outreach to public and stakeholders for input on which site should be selected.

- **Final Site Selection (May 2024)**

Final decision on site, and updates to proposed layout and service plan.

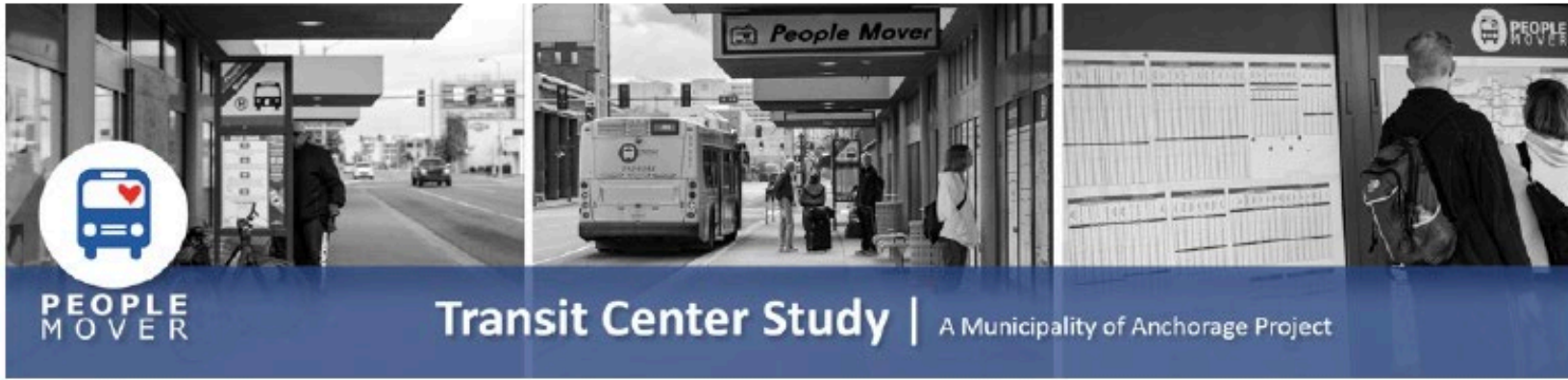
Stakeholder workshop

Wednesday, September 20

9 AM to Noon

Loussac Library

"Community Commons Room"



For more information and
to sign up for the project
email list, go to
www.AncTransitCenter.com

