



Municipality of Anchorage

TRAFFIC DEPARTMENT



Mark Begich, Mayor

January 30, 2006

Jim Sawhill, P.E.
Lounsbury & Associates, Inc.
5300 A Street
Anchorage, Alaska 99518

RE: Wal-Mart Supercenter and Sam's Club on Debarr Road Traffic Impact Analysis

Dear Mr. Sawhill:

The Traffic Department has reviewed the traffic impact analysis for the subject development. Development plans anticipate the construction of the following:

- 206,000 square foot Wal-Mart Supercenter,
- 134,000 square foot Sam's Club,
- 6,500 square foot Book Store,
- 9,000 square foot Arts and Crafts Store,
- 5,000 square foot Video Rental Store,
- 3,000 square foot High Turnover Restaurant,
- 1,500 square foot Fast Food Restaurant without drive thru,
- 12 Pump Gas Station, and
- 48 dwelling unit Residential Condominium/Townhouse.

The site is a 53 acre parcel near the intersection of Debarr Road and Muldoon Road intersection. The traffic impact analysis recommends the following improvements:

- new signal at Debarr Road and Paterson Street,
- improvements to the proposed signal at Debarr Road and Creekside Street,
- construction of Creekside Street between Debarr Road and Muldoon Road to the north,
- Relocation of 12th Avenue/Muldoon Road signal north to Creekside Street-11th Avenue/Muldoon Road.

In addition, the Traffic Department requires the following:

- Paterson Street right-of-way along the full length of the western property line shall be provided so any possible future needs will not be eliminated by design nor lack of right-of-way.
- The trail just east of the proposed Sam's Club must be constructed which will provide the school access from the neighborhood to the north (along the old Creekside Street right-of-way) to Creekside Road and the new middle school.
- No out parcel shall have direct vehicular access to Debarr Road. All access to these parcels shall be internal.

The traffic impact analysis must be updated to include these additional requirements and returned to the Traffic Department for final approval. If you have any questions, please contact me at 343-8410 or Lee Coop at 343-8479.

Sincerely,



Robert E. Kniefel, P.E.
Municipal Traffic Engineer