

Buildable Sites Study

Of the 4 Sites that have buildable lands, 2 of the Sites (Site 2 – Mendenhall Peninsula and Site 8 – North Douglas at Fish Creek) rely on access roads that are severely congested in the peak evening week-day period and are at Levels of Service (LOS) F, the worst level of congestion. These Sites should not be deemed buildable unless and until the access roads are improved to LOS D or better.

- Site 8 – North Douglas at Fish Creek, 90% or about 80 acres of buildable land when sewer and roads are extended to area
- North Douglas, North Douglas Highway to the JD Bridge and 10th and Egan
 - North Douglas Highway at Bridge was LOS F before the roundabout was built, no data since then.
 - JD Bridge at 10th and Egan = LOS F

Property #7.