

GILBERT, AZ

LINDSAY ROAD State Route 202 TRAFFIC INTERCHANGE

JUNE 30, 2020 – VIRTUAL PUBLIC MEETING

gilbertaz.gov/lindsay202





Celebrating 100 Years

Gilbert turns 100 in 2020 and we're celebrating our past and planning for our future. Join us!

**Find out more about events and happenings at:
GilbertAZ2020.com | [#GilbertAZ2020](https://twitter.com/GilbertAZ2020)**

100 YEARS OF HISTORY

GILBERT FUN FACTS



Gilbert was incorporated on July 6, 1920 with a population of 865.



Gilbert was known as that Hay Shipping Capital of the World because it was the largest supplier of alfalfa to the cavalry during World War I.



The first stoplight was installed in 1973 at Gilbert and Elliot Roads. Today we have over 200 stoplights across town.



Gilbert's longest continuous operating business is Clement's Garage. Today's largest private employer is Banner Health with more than 1,700 employees.



Gilbert was named after Bobby Gilbert who never actually lived in Gilbert.



Gilbert officially established its own fire department in 1993 and now has 11 stations across the community.



Gilbert got its first full-service hospital, Mercy Gilbert Medical Center, in 2006 and just got its first cemetery, Gilbert Memorial Park, in 2019.



The annual Gilbert Days celebration was established in 1958 and honors the paving of Gilbert Road. Today, we have more than 1,000 miles of centerline paved roads in the community.

**PROJECT
NEED**



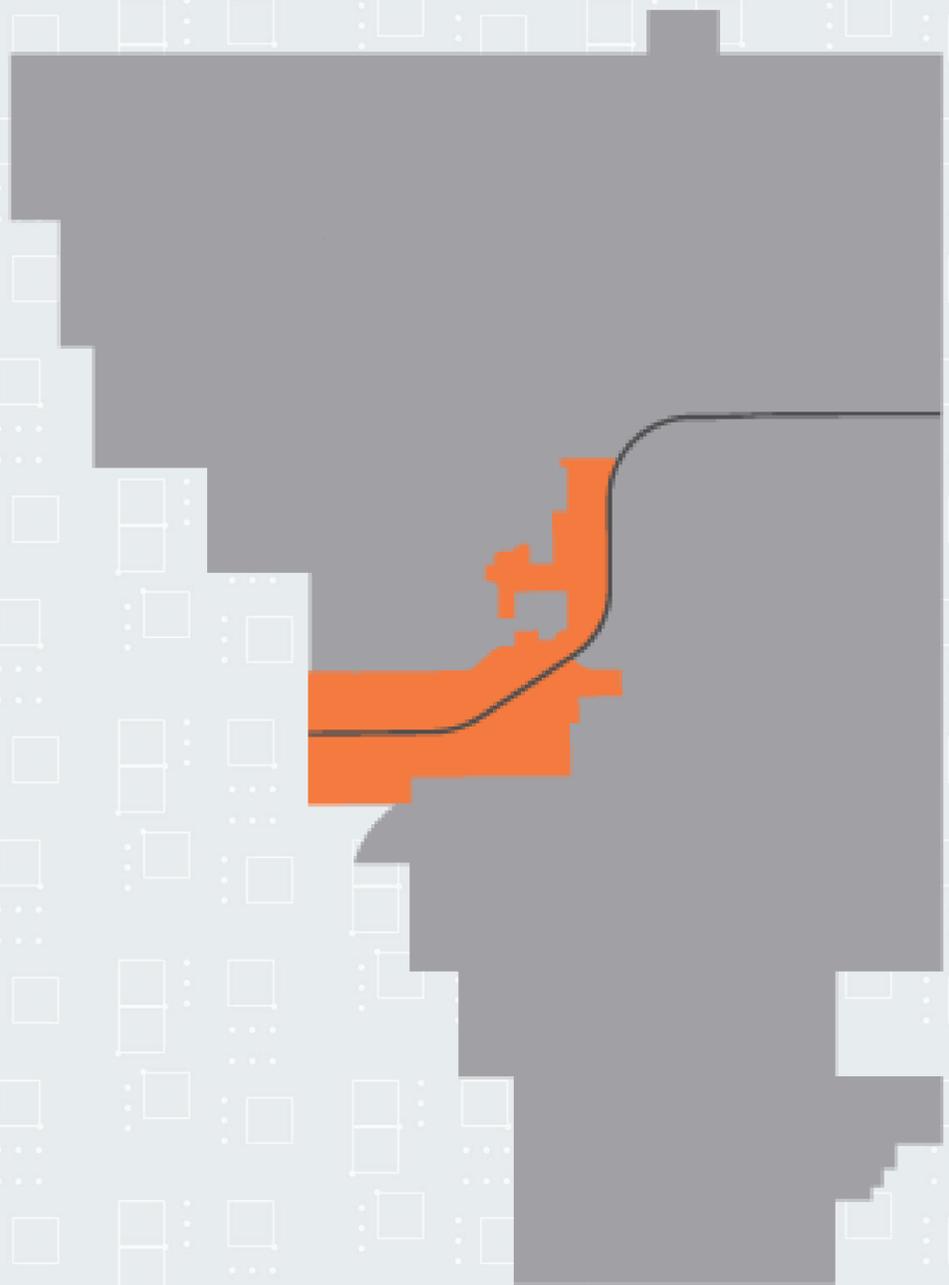
**LINDSAY ROAD
State Route 202
TRAFFIC
INTERCHANGE**

Evolving Land Uses

Agricultural, Residential, Commercial



Central Business District



POPULATION

4,100+ Residents
15,000+ Workers

KEY CHARACTERISTICS

- 1,800 +/- Commercial Acres
- 9.9M +/- SF Commercial
- 10.3% Vacancy Commercial
- FY13-FY19 \$309M Private Invest
6.7M SF New/Renovated

EMPLOYMENT BY INDUSTRY

Industry	Employment %
Retail Trade	30.6%
Accommodation & Food Services	24.8%
Health Care & Social Assistance	11.5%
Real Estate, Rental & Leasing	8.6%
Manufacturing	4.0%
Educational Services	3.9%
Finance & Insurance	3.3%
Professional, Scientific & Tech Services	2.1%
Construction	1.6%
Information	1.5%
Administrative & Support & Waste Management & Remediation Svcs.	1.2%
Arts, Entertainment & Recreation	1.0%
Wholesale Trade	0.9%
Unclassified Establishments	0.3%
Agriculture, Forestry, Fishing & Hunting	0.1%
Transportation & Warehousing	0.1%
Other Services (except Public Administration)	4.5%

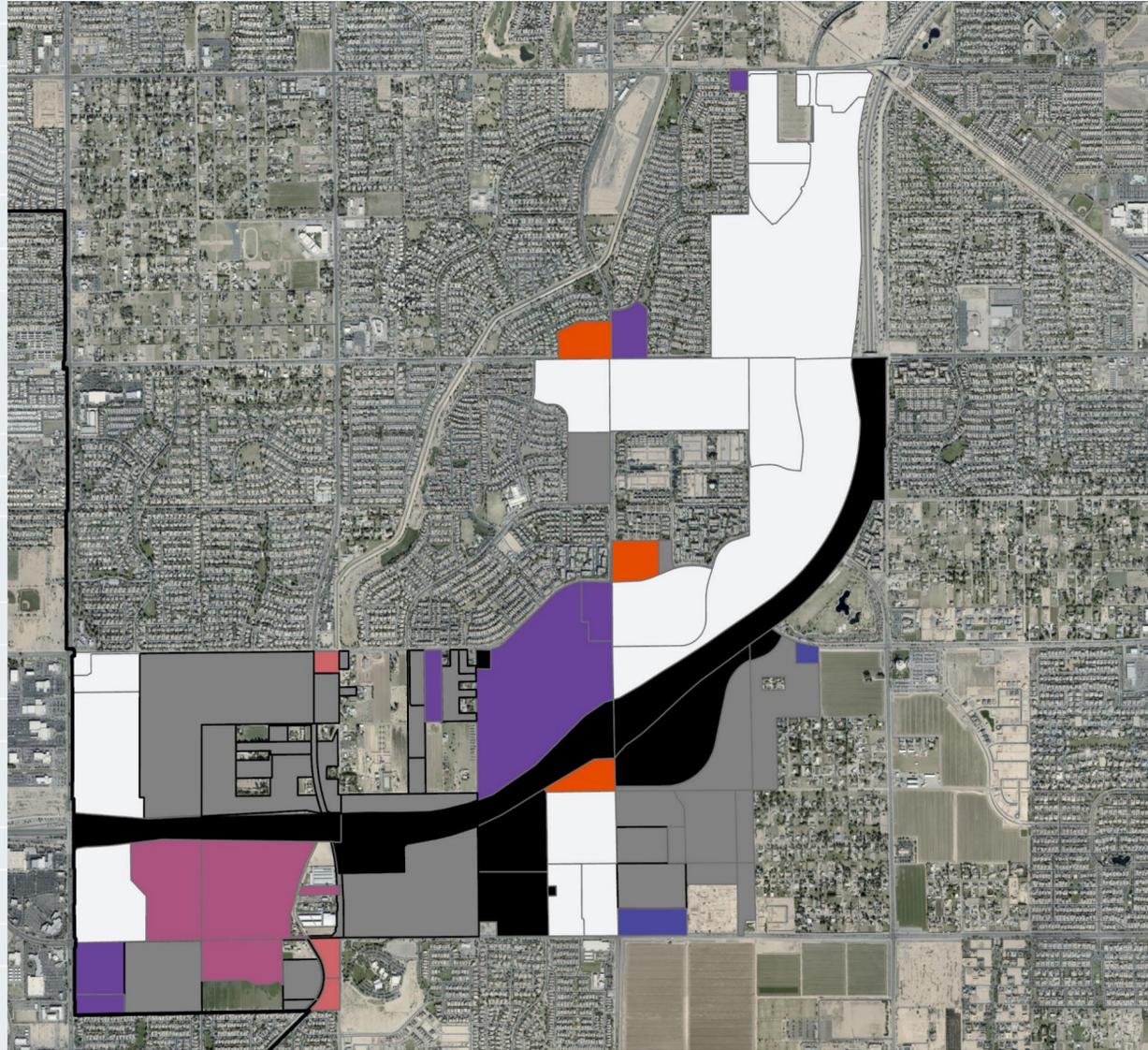
(Source: ESRI Business Analyst 2019)

TOP 10 PRIVATE EMPLOYERS BY NUMBER OF EMPLOYEES

Employer	Industry	Employees
Dignity Health	Health Care	950
Isagenix International	Professional, Scientific & Tech Svcs.	710
Earnhardt Auto Center	Retail Trade	369
Costco	Retail Trade	347
Banner Health	Health Care	333
Walmart	Retail Trade	332
Silent Aire USA Inc	Manufacturing	320
Topgolf Usa	Arts, Entertainment, and Recreation	300
Deloitte	Professional, Scientific & Tech Svcs.	300
Hospice of the Valley	Health Care	244
San Tan Auto Partners	Retail Trade	225
Morgan Stanley	Finance & Insurance	200
Footprint	Manufacturing	200

(Source: MAG Employer Database 2018)

Central Business District



Description	Parcels	Acres	Percentage
Business Park	22	487.0	17.9
Community Commercial	2	18.6	0.7
General Commercial	7	213.1	7.8
General Office	8	178.7	6.6
Light Industrial	5	159.0	5.8
Neighborhood Commercial	3	16.2	0.59
Neighborhood Office	2	19.1	0.7
Public Facility/Institutional	12	404.3	14.9
Regional Commercial	19	1180.4	43.4
Shopping Center	3	43.1	1.6



Building Use	# Buildings	Total SQFT	Avg SQFT
Retail	158	4,773,003	30,208
Office	121	2,649,125	21,893
Industrial	19	1,090,098	57,373
Health Care	5	553,348	110,669
Hospitality	5	529,582	105,916
Specialty	6	280,507	46,751
Sports & Entertainment	3	89,440	29,813
Total	317	9,965,103	31,435

(Source: Costar, QTD Q2 2020)

Building Size Interval	# Buildings	Total SQFT	Avg SQFT
0-19,999	209	1,460,352	6,987
20,000-39,999	18	512,331	28,463
40,000-59,999	30	1,486,713	49,557
60,000-79,999	21	1,459,613	69,505
80,000+	39	5,046,094	129,387
Total	317	9,965,103	31,435

(Source: Costar, QTD Q2 2020)

Traffic

BY THE NUMBERS

Existing Average Daily Traffic

121,400 VPD

SR 202L

40,650 VPD

Gilbert Road

14,100 VPD

Lindsay Road

45,700 VPD

Val Vista Road

Future Average Daily Traffic (2040)

148,800 VPD

SR 202L

49,500 VPD

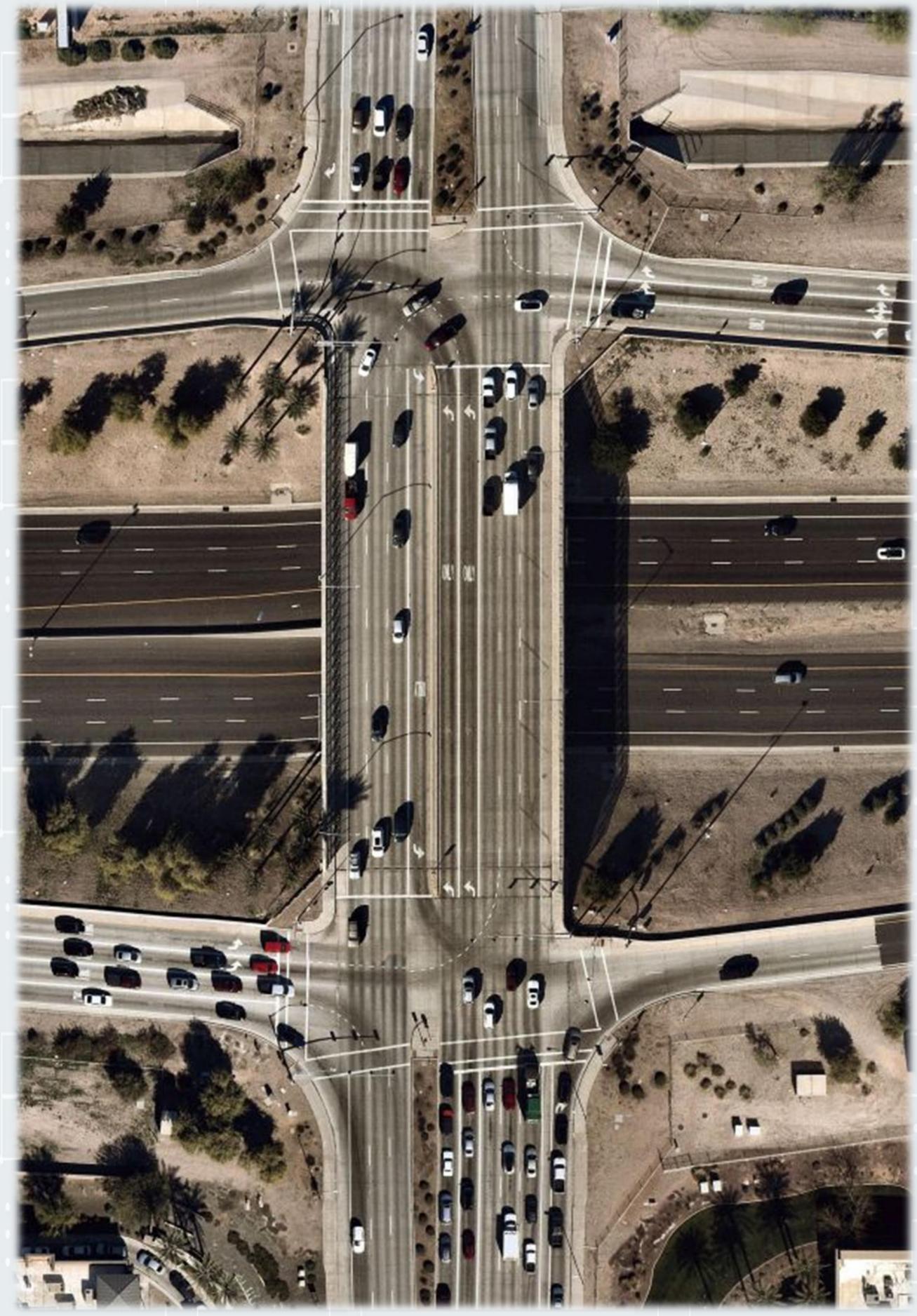
Gilbert Road

29,320 VPD

Lindsay Road

43,600 VPD

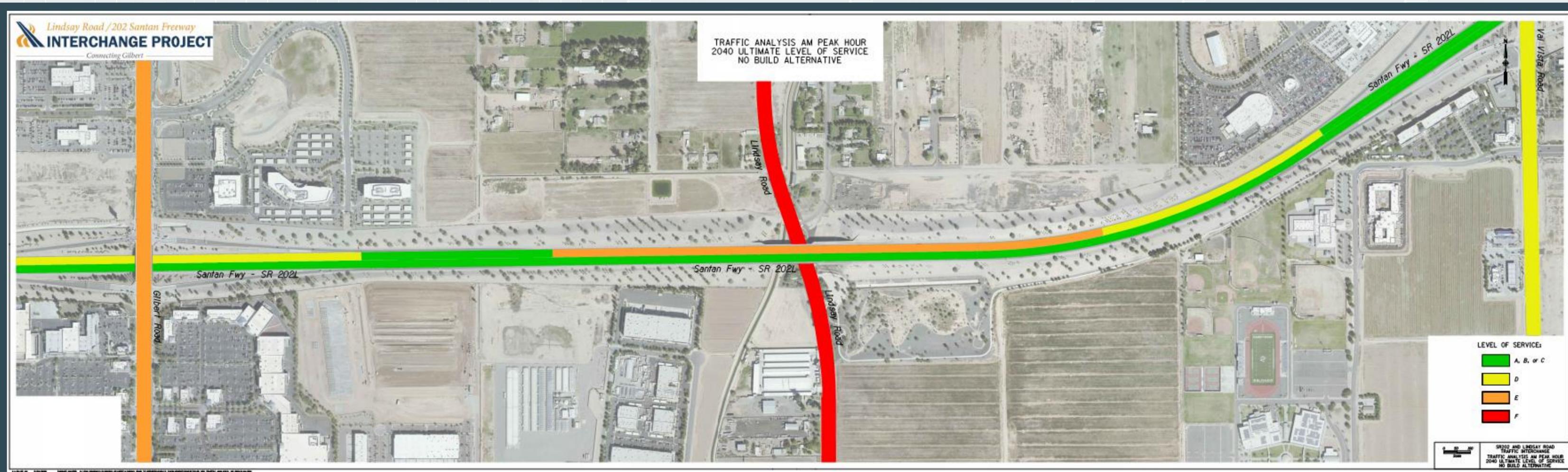
Val Vista Road



Traffic Volumes

NO BUILD
2040

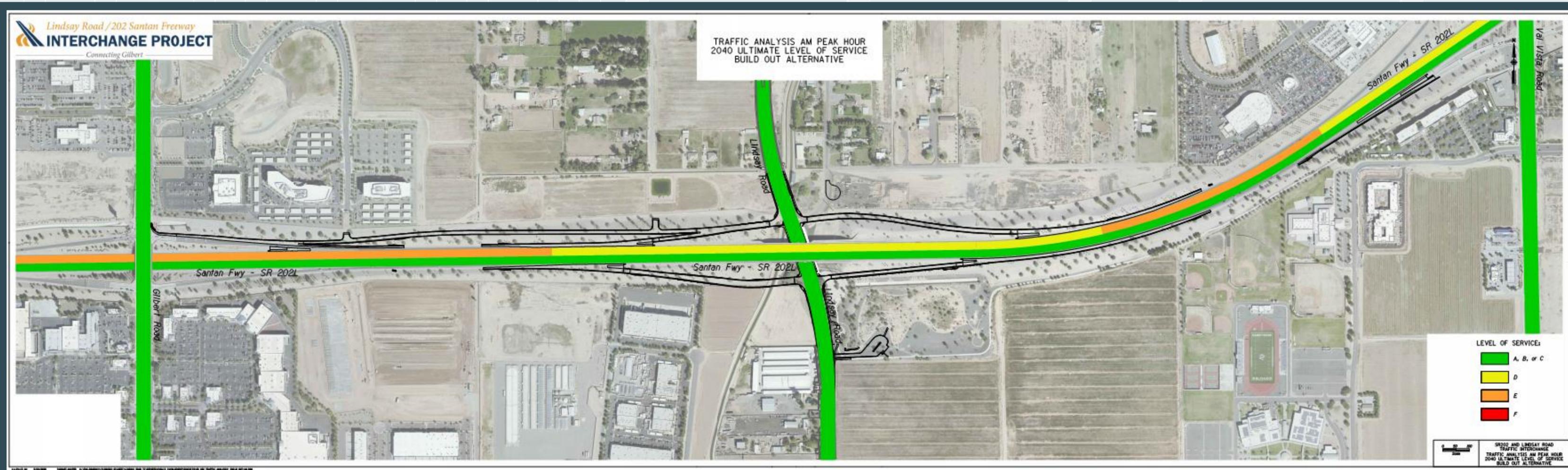
AM Peak - Level of Service



Traffic Volumes

BUILD
2040

AM Peak - Level of Service

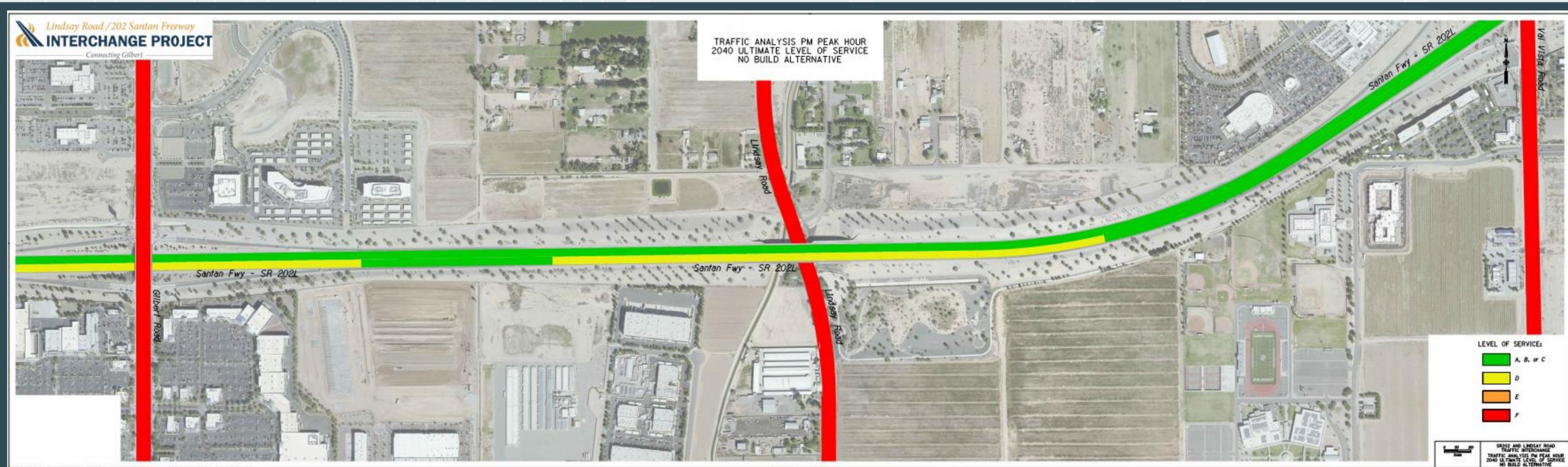


Traffic Volumes

NO BUILD

2040

PM Peak - Level of Service

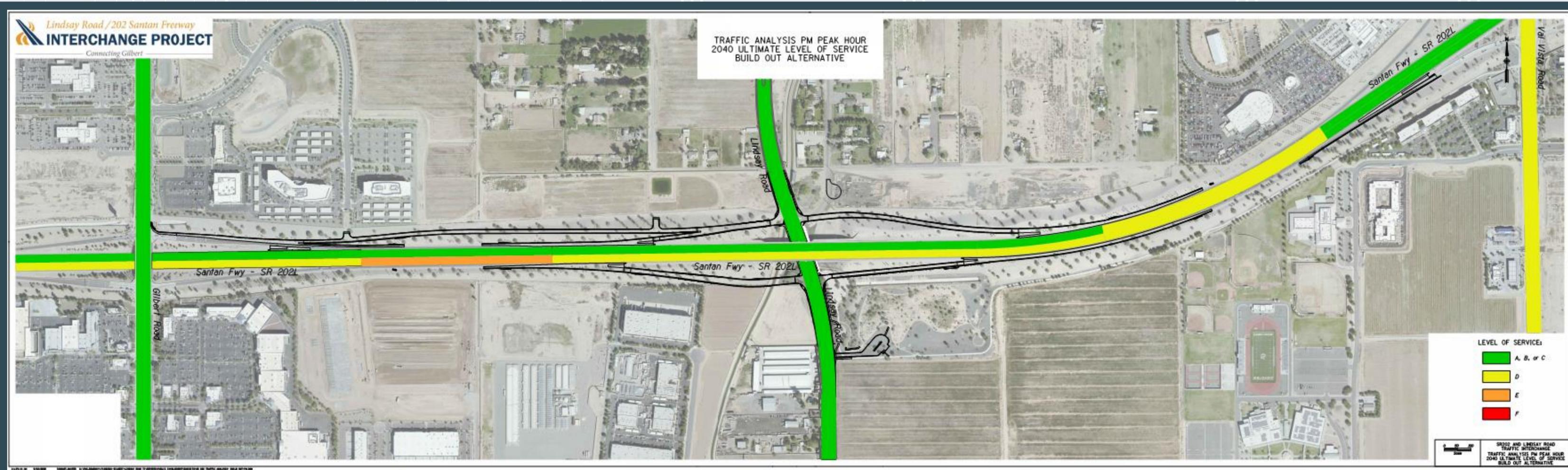


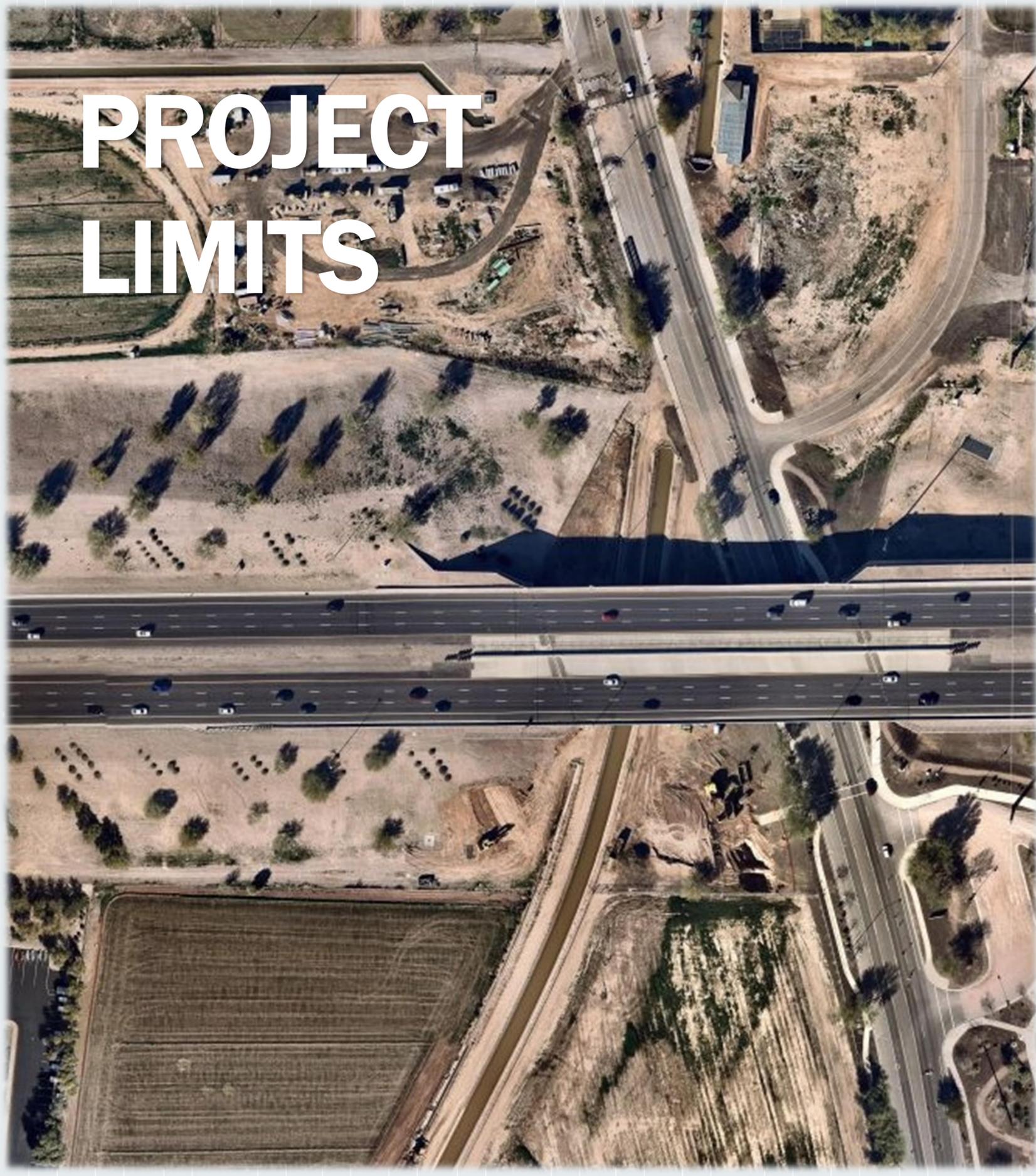
Traffic Volumes

BUILD

2040

PM Peak - Level of Service



An aerial photograph showing a multi-lane highway with an interchange under construction. The highway runs horizontally across the middle of the frame. To the right, a road curves around the highway, with several ramps and overpasses in various stages of construction. The surrounding area is a mix of dirt, sparse vegetation, and some buildings. The text 'PROJECT LIMITS' is overlaid in the top left corner.

**PROJECT
LIMITS**

**LINDSAY ROAD
State Route 202
TRAFFIC
INTERCHANGE**

Project Limits

State Route 202 Loop - Gilbert Road to Val Vista Road

Lindsay Road - ¼ Mile North and South of SR 202L

Additional Signage changes to the east and west

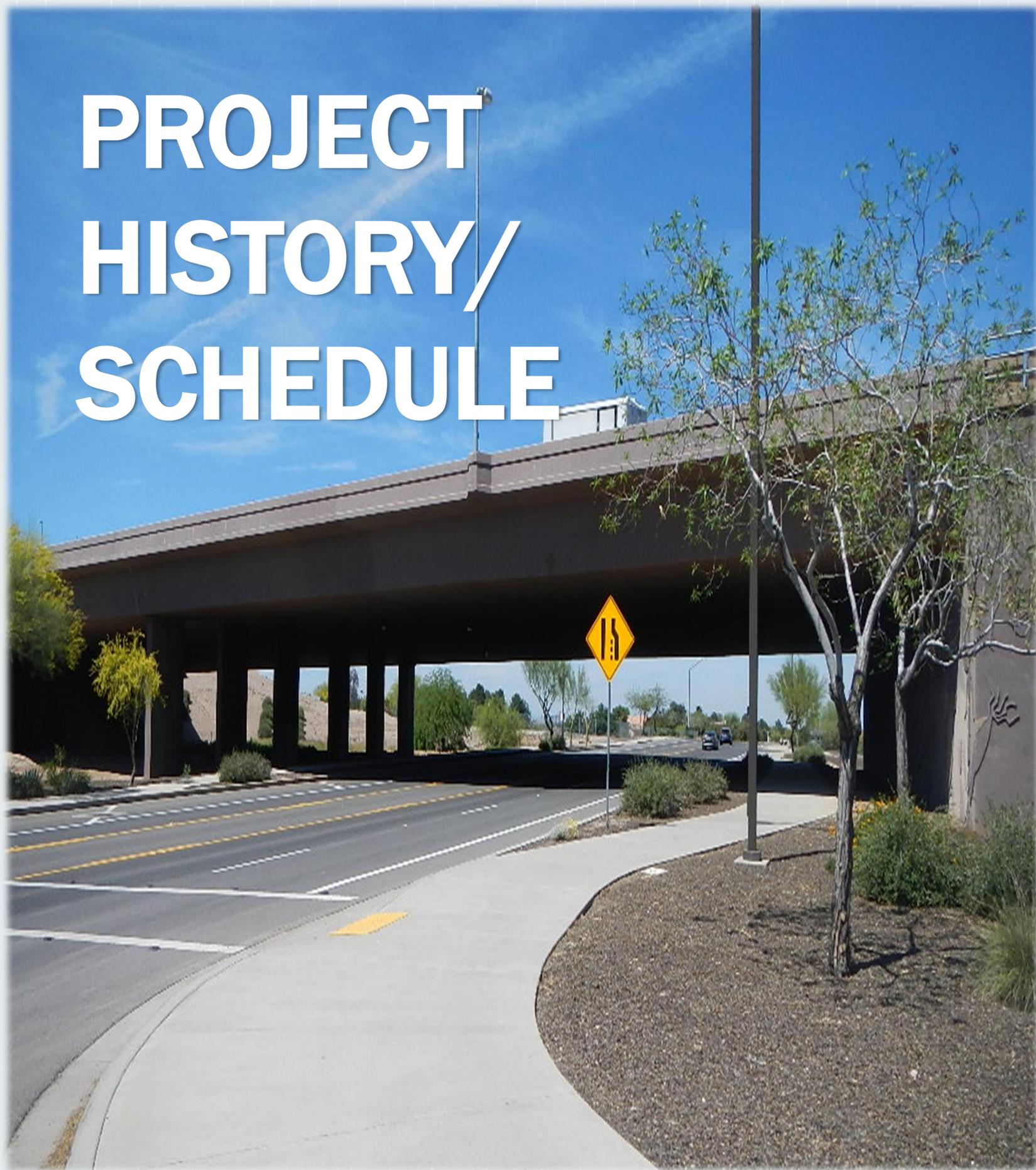


Adjacent Projects

- 1** ST1580- Lindsay Rd/SR 202L Interchange Early Utility Relocations
Replace and extend existing RWCD Extension Canal box culvert crossing Lindsay Road, construct box culvert for future eastbound Lindsay Road off ramp
- 2** ST1580-Lindsay Rd/SR 202L Interchange
Construct new traffic interchange and Frontage Road
- 3** ST1170-Lindsay Rd/Pecos Rd to SR 2020L
Lindsay Road improvements to major arterial standards. Construct additional lanes, raised median, sidewalks, and street lights.
- 4** ST1450-Germann Rd-Gilbert to Val Vista
Germann Road improvements to major arterial standards. Construct six lanes, raised median, sidewalks, bike lanes, street lights, and traffic signals.
- 5** ST1120-Val Vista Drive-Appleby to Riggs
Val Vista Drive improvements to major arterial standards. Construct six lanes, raised median, sidewalks, bike lanes, street lights, and traffic signals



PROJECT HISTORY/ SCHEDULE



LINDSAY ROAD State Route 202 TRAFFIC INTERCHANGE



Project History

Feasibility Report	October 2014
Neighborhood Meeting	December 2015
Public Meeting No. 1	October 2016
Public Meeting No. 2	June 2017
Design Concept Report	June 2018
Final Design Started	January 2019
Early Utility Relocation Design	December 2019
Environmental Clearance	May 2020
R/W acquisition	May 2020

Project Schedule

Public Notification of Construction	June 2020	
Construction Advertisement for Bids	September 2020	
Start Construction	October/November 2020	
Open to Traffic	October/November 2021	

 We Are Here  Anticipated



Project Funding

Federal Aid

\$26.1 Million

**Prop 400 Arterial
Life Cycle Program**

\$1.1 Million

**Local Agency
Match**

\$0.26 Million

**MAG Special
Project Funds**

\$2 Million

TOTAL PROJECT COST

Approximately \$30 Million



PROJECT FEATURES



LINDSAY ROAD State Route 202 TRAFFIC INTERCHANGE

Project Features

Lindsay Road SR 202L Interchange Ramps



Project Features

Westbound Frontage Road – Lindsay Road to Gilbert Road



Project Features

Westbound Gilbert Road Off Ramp Widening



Project Features

Eastbound Val Vista Drive Off Ramp Widening



Project Features

Lindsay Road Widening

Through Lanes

Northbound and Southbound

Trails

East Side

Sidewalks

West and East Sides

Traffic Signals

At Freeway Ramp Intersections

Median Islands

Throughout Project Limits

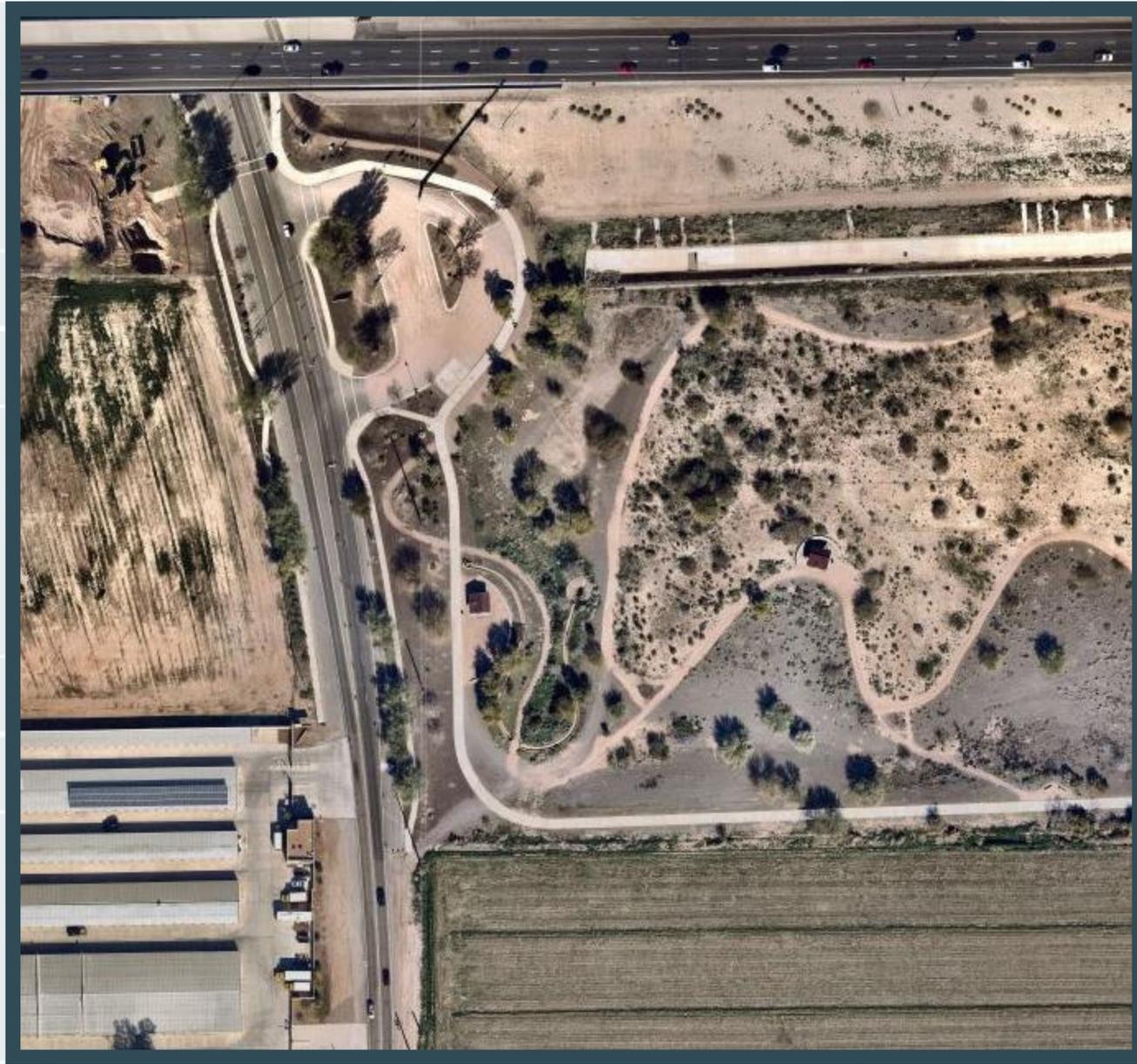
Turn Lanes

In all Directions



Project Features

Zanjero Park – Parking Lot Relocation



Existing



Proposed

Project Features

Zanjero Park – Parking Lot Relocation



Project Features

Freeway Management System



Relocating Devices



Installing Ramp Metering

Project Features

Landscape and Aesthetics



Landscape Restoration



Wall Aesthetics

Project Features

Street Lighting



State Route 202L



Lindsay Road

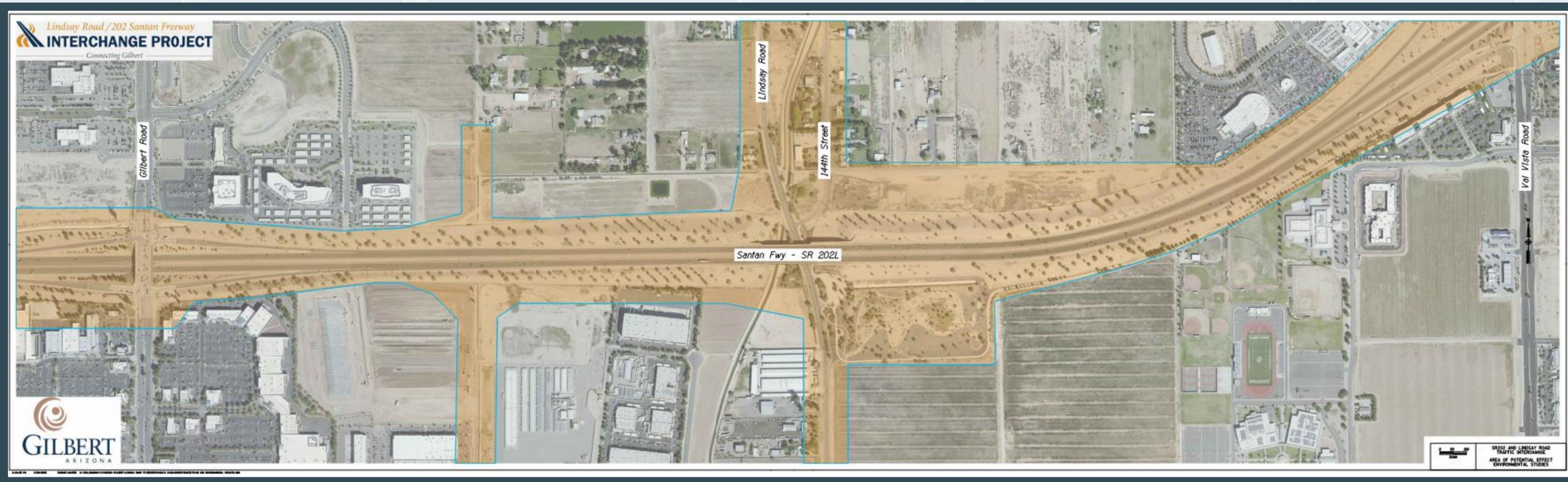


ENVIRONMENTAL CONSIDERATIONS

LINDSAY ROAD State Route 202 **TRAFFIC** **INTERCHANGE**

Evaluation Boundaries

NEPA Compliance



Swallows



Removing nests from previous nesting seasons prior to the start of work.



Install exclusionary measures such as netting or plastic to prevent nesting.

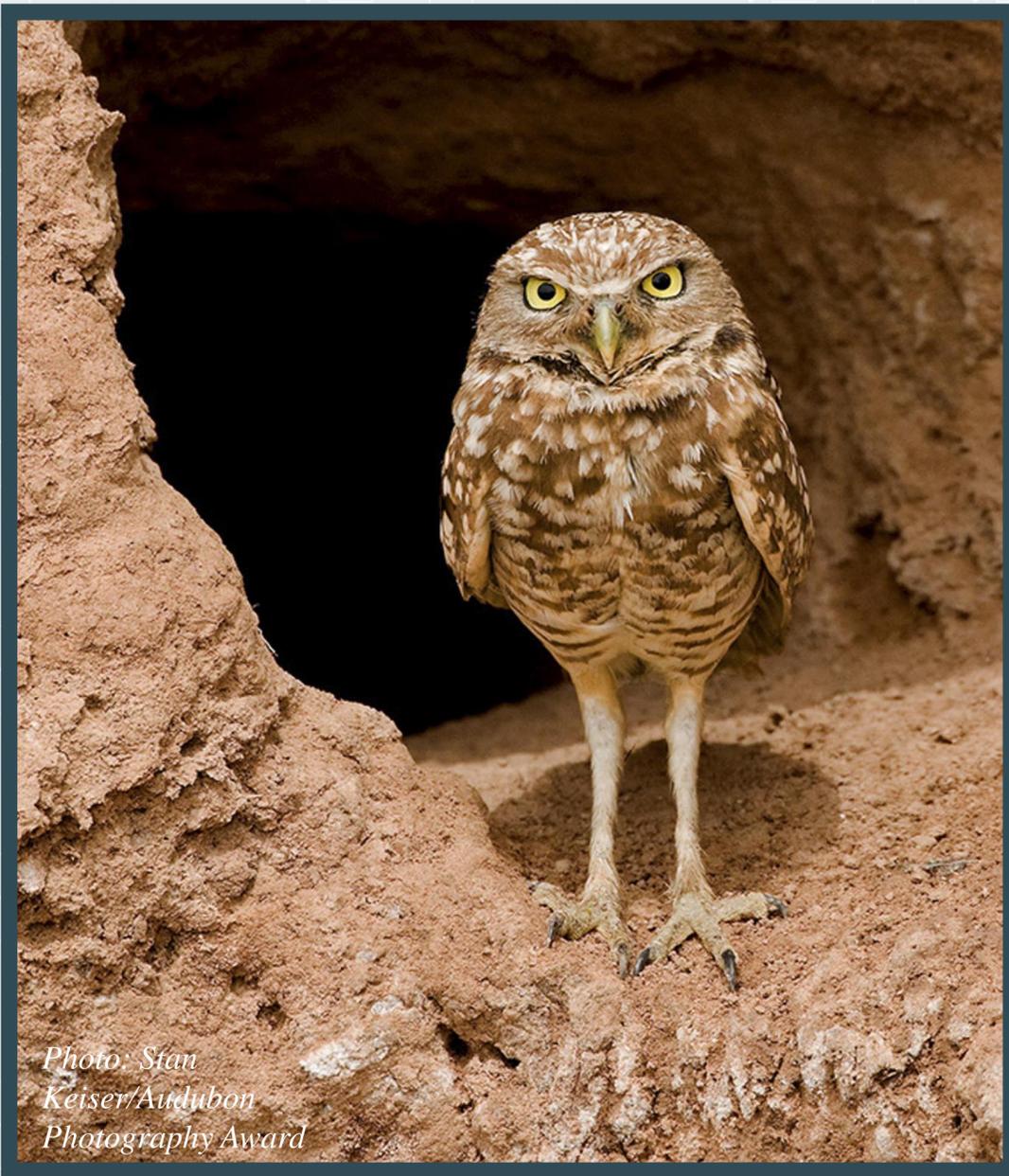


Remove nesting mud on a daily basis to prevent nest completion.

Photo: Joshua Parrott/Audubon Photography Awards



Western Burrowing Owls



*Photo: Stan
Keiser/Audubon
Photography Award*



Fully protected under the Federal Migratory Bird Treaty Act.



Identifying active burrows.



Providing the basic knowledge to reduce the risk of incidental take of Western Burrowing Owls.

Noise Analysis



Project Determination



Land Use Determination



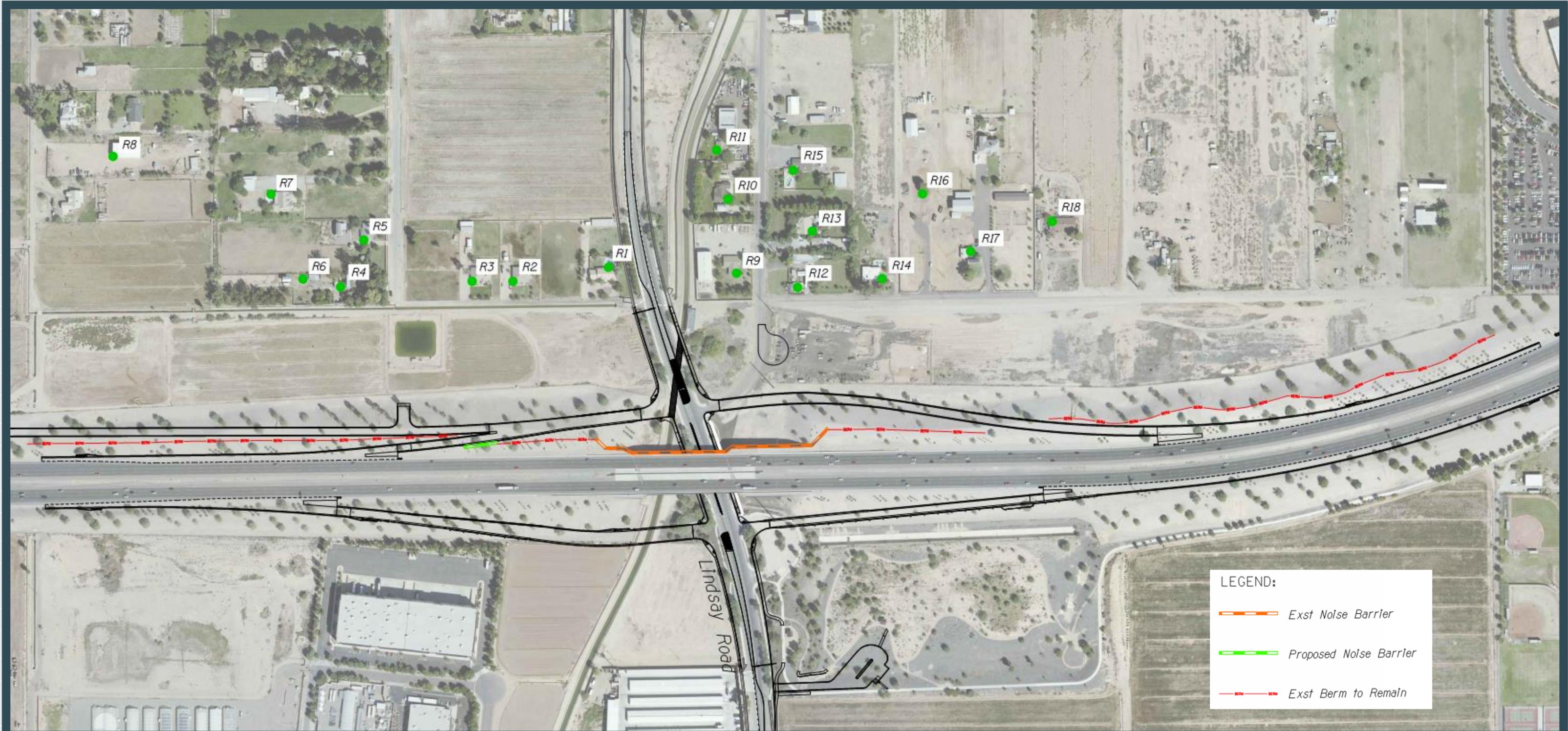
Noise Impact Determination



Noise Abatement Determination

LINDSAY TI/SR 202L NOISE LEVELS		
Rec ID	2040 No Build Noise Levels (dBA)	2040 Mitigated Noise Levels (dBA)
R01	64.2	61.1
R02	60.1	60.1
R03	59.5	59.9
R04	58.7	60.0
R05	57.7	59.6
R06	58.8	59.9
R07	56.4	57.8
R08	55.9	56.5
R09	57.4	57.4
R10	59.1	58.0
R11	61.2	57.4
R12	62.1	61.6
R13	60.8	60.1
R14	60.3	60.5
R15	58.0	57.3
R16	58.0	58.0
R17	58.9	59.3
R18	58.4	58.4

Noise Analysis



NEXT STEPS



LINDSAY ROAD
State Route 202
TRAFFIC
INTERCHANGE

Next Steps

Lindsay Road Traffic Interchange

Design

Finalize Plans
June 2020

Acquire

R/W Clearance
June 2020



Next Steps

Lindsay Road Traffic Interchange

Advertise

Solicit for Construction Bids
September 2020

Construct

Build the Traffic Interchange
Oct/Nov 2020 through Oct/Nov 2021



Share your comments for Lindsay Road Traffic Interchange project through our website: gilbertaz.gov/lindsay202



GilbertTownHall



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Nextdoor.com