

Johnson, Nick M

From: Roberts, Kirk
Sent: Monday, December 12, 2016 3:29 PM
To: 'Jason D Gottfried'
Cc: Bob Byers (robert.byers@co.hennepin.mn.us); Pease, Londell; Johnson, Nick M
Subject: RE: Placio Del Sol Apartment Expansion - 9101 Old Cedar Avenue South

Jason,

Thanks for the work that you've done for this proposal, I appreciate the design and analysis work on the future needs for this location.

By way of background, the property owner for the Palacio Del Sol project originally approached city staff informally about future plans for the intersection. They were also trying to ascertain if the City would need to purchase some portion of the triangular property on the northeast corner, and that's when we approached the County about a potential joint project to improve the safety and long term maintainability of the signal and other improvements. From the work both agencies have done, it's clear that a good plan for this location will involve acquiring a substantial portion of the corner parcel. As you might recall from our last correspondence, Hennepin County wanted additional study at this location before including it as a project into our Capital Improvement Plans, and that is where the City is currently at. We hope to have the results of that study effort to the County with a request to add this project to our CIP's by January. While our primary focus has been developing a plan to reduce crashes, it's likely that some capacity improvements could be included in that, as alluded to in your email.

In your email, you have suggested that the City require additional right-of-way dedication as part of the current application for the Placio Del Sol development. In regards to that, I have the following:

- 1) The City has an approved widened right-of-way plan for the Old Shakopee corridor adjacent to the development. It shows an ultimate right-of-way width of 100', and the property owner has already dedicated land sufficient to meet that width.
- 2) I'm not familiar with any other adopted intersection or corridor plan or study that expands on the aforementioned plan, or that would supersede it.

As you know, without an adopted plan, the only way the City can get the additional property needed for the improvements shown in the plan that you developed is to negotiate with the property owner as a willing seller. Our efforts to improve this intersection have focused on obtaining the property directly adjacent to the intersection, and we do not have budget to acquire more property to the east at this time. It should also be noted that, as well developed as your proposal is, we'd also like to include a continuous flow option (roundabout) as part of the preliminary study. That configuration could substantially change the number of lanes and the configuration for the intersection approach, so moving forward with land acquisition at this time could be premature.

In any case, I don't have the means to approach this developer, or to hold up their application. If the County does have an adopted plan that would obligate the development for more land, please send it over as soon as possible and we'll begin that discussion.

Thanks again for your design work and analysis on this intersection and development. I look forward to seeing the intersection improved in the very near future and appreciate the partnership with Hennepin County.

Kirk Roberts, P.E.
Traffic and Transportation Engineer

952-563-4915



From: Jason D Gottfried [mailto:Jason.Gottfried@hennepin.us]
Sent: Thursday, November 17, 2016 3:34 PM
To: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>; Roberts, Kirk <kroberts@BloomingtonMN.gov>
Cc: Pease, Londell <lpease@BloomingtonMN.gov>; Robert H. Byers <Robert.Byers@hennepin.us>
Subject: RE: Placio Del Sol Apartment Expansion - 9101 Old Cedar Avenue South

Hello Nick and Kirk,

I apologize for the delay on the attached concept drawing. I wanted to allow our staff the time necessary to provide more thorough analysis on considerations related to the Palacio Del Sol project. This expands beyond the scope of what we had discussed previously over the phone, but we feel now is an appropriate opportunity to discuss these matters pertinent to both the city and county more in-depth. The attached concept drawing is based on the following BIG assumptions: The realignment, configuration and location of the intersection (Initial interest expressed from both city and county staff); Future typical section of CSAH 1 (Old Shakopee Rd). The concept assumes a 5-lane due to the high peaks in traffic along CSAH 1. A 5-lane is a preferred, we feel we feel due to the traffic patterns as multiple hours exceeding the 3-lane threshold. Outside of the curb in this concept, on the northwest side of CSAH 1 adjacent to the site plan there is a 10' boulevard and an 8' trail (used 8' as that is what was on the site plan). With a 2' clear zone behind that 8' trail we end up 2' in front of the new parking lot area to the southeast of the new building for the future roadway needs line.

Some notes about the concept (This is a very preliminary draft just made for this plat):

- How ultimately the WB right turn lane to NB Old Cedar Ave will be treated is still unknown. Will it be a regular right turn lane or free flow is unknown.
- Also unknown is how will we treat the situation with it being so close to the merge lane from the SB TH 77 exit ramp. I assumed the worst case scenario of a full length right turn lane.
- This is a 3 hour drawn concept, I have not seen a traffic analysis and if this moved further into design it would certainly get refined further.
- We're a little concerned the dual left turn lanes for SB Old Cedar Ave at CSAH 1 may not be long enough, but due to right of way constraints once within old Cedar Ave, purchasing right of way would be needed to extend them further. (
- The curve to bring in old Cedar Ave into CSAH 1 is substandard. Old Cedar is a 40 mph road, to fit a 40 mph curve, the first 3 parcels on the east side of Old Cedar Ave north of CSAH 1 would need to be purchased (reality says it's not going to happen). Because the intersection is a T, drivers should be slowing down going north or south on Old Cedar as they are turning at CSAH 1.
- Median locations along CSAH 1 are not shown, if it were to move forward someday, this would be further refined and medians may end up getting placed in some additional locations.

Suggested consideration for the city:

CASE PL201600196

- The city may want to consider getting additional sidewalk easement on the Old Cedar Avenue side of the site plan. Based on the right of way, sidewalk would not fit in on the Old Cedar Avenue side of the site plan parcel without an easement. The sidewalk is shown in orange through the site plan in the concept drawing.
- For setbacks, the future roadway needs line is ideal as a future needs standpoint.
 - o If we have to compromise, we should at least have the boulevard in the right of way in the future. So setbacks would be based on the front of trail/sidewalk as shown in our plan (not theirs). Then in the future right of way would be purchased up to the front of sidewalk/back of boulevard and the easements would cover the rest.
- For easements, if possible, we should get utility, drainage, sidewalk, and trail easements up to the future roadway needs line. This allows for a more preferable future option to purchase right of way.

If the city wants a CADD version, please let us know. It may be the best way to convey the information as it is difficult to "measure" a future right of way line from. The roadway centerline is not well defined due to the median so it's tough to measure off something.

Additional comments:

- Storm sewer connection needs a permit. We typically only allow connections where ones already exist. But with this, not sure where else the property would drain. Developer needs to prove to use their proposed rates into the storm system from the full site are less than the existing rates from the full site (Since they have multiple connections into the system). There may be a more preferred location of the drainage connection. We will follow-up if necessary.
- In the future, the placement of a median through this section of CSAH 1 may be necessary for safety considerations. Before moving forward with something like this, we would definitely work with the city.

We understand that many considerations exist beyond these, and compromise will be necessary on some of these items. Given this project is not a plat, we understand the constraints on dedication, etc.. As county permits are needed, however, we want to work with the city and the developer on resolution of these items, which we believe will be mutually beneficial.

Thank you,

Jason

Jason Gottfried
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Hennepin County
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Hennepin County Public Works
1600 Prairie Drive
Medina, MN 55340-3410

From: Johnson, Nick M [<mailto:nmjohnson@BloomingtonMN.gov>]
Sent: Monday, November 14, 2016 9:02 AM
To: Jason D Gottfried <Jason.Gottfried@hennepin.us>
Cc: Pease, Londell <lpease@BloomingtonMN.gov>; Robert H. Byers <Robert.Byers@hennepin.us>
Subject: RE: Placio Del Sol Apartment Expansion - 9101 Old Cedar Avenue South

Jason,

CASE PL201600196

Thanks for the phone conversation last week. I did discuss the need for additional right-of-way with Londell Pease. He reminded me that without a platting requirement, we are not able to acquire additional right-of-way at this time. However, we can ensure that Code-required setbacks are taken from the future right-of-way line. If you could provide us with what you are looking at (to correct the geometry as you noted), we can take that into consideration for setbacks.

Let me know if you have any questions.

Take care,

Nick M. Johnson | Planner

Planning Division | City of Bloomington

1800 West Old Shakopee Road | Bloomington, MN 55431

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From: Johnson, Nick M

Sent: Friday, November 04, 2016 10:35 AM

To: 'Jason D Gottfried' <Jason.Gottfried@hennepin.us>

Cc: Pease, Londell <pease@BloomingtonMN.gov>; Robert H. Byers <Robert.Byers@hennepin.us>

Subject: RE: Placio Del Sol Apartment Expansion - 9101 Old Cedar Avenue South

Jason,

Yes 2 attachments only. We appreciate the comments. Thank you. Let us know if you have any questions.

Take care,

Nick M. Johnson | Planner

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From: Jason D Gottfried [<mailto:Jason.Gottfried@hennepin.us>]

Sent: Friday, November 04, 2016 10:24 AM

To: Johnson, Nick M

Cc: Pease, Londell; Robert H. Byers

Subject: RE: Placio Del Sol Apartment Expansion - 9101 Old Cedar Avenue South

Hello Nick,

It was just the 2 PDF's – Civil Site Plans and Project Description, correct?

Yes, I received them.

I will add this project to our Plat Review Cmte. agenda next Tuesday (Nov 8th) and follow-up with our comments sometime next week.

Thanks,

Jason

Jason Gottfried