

November 7, 2024 – Utilities Commission Meeting

Camping World Site Redevelopment Traffic Impact Study

Baxter, MN



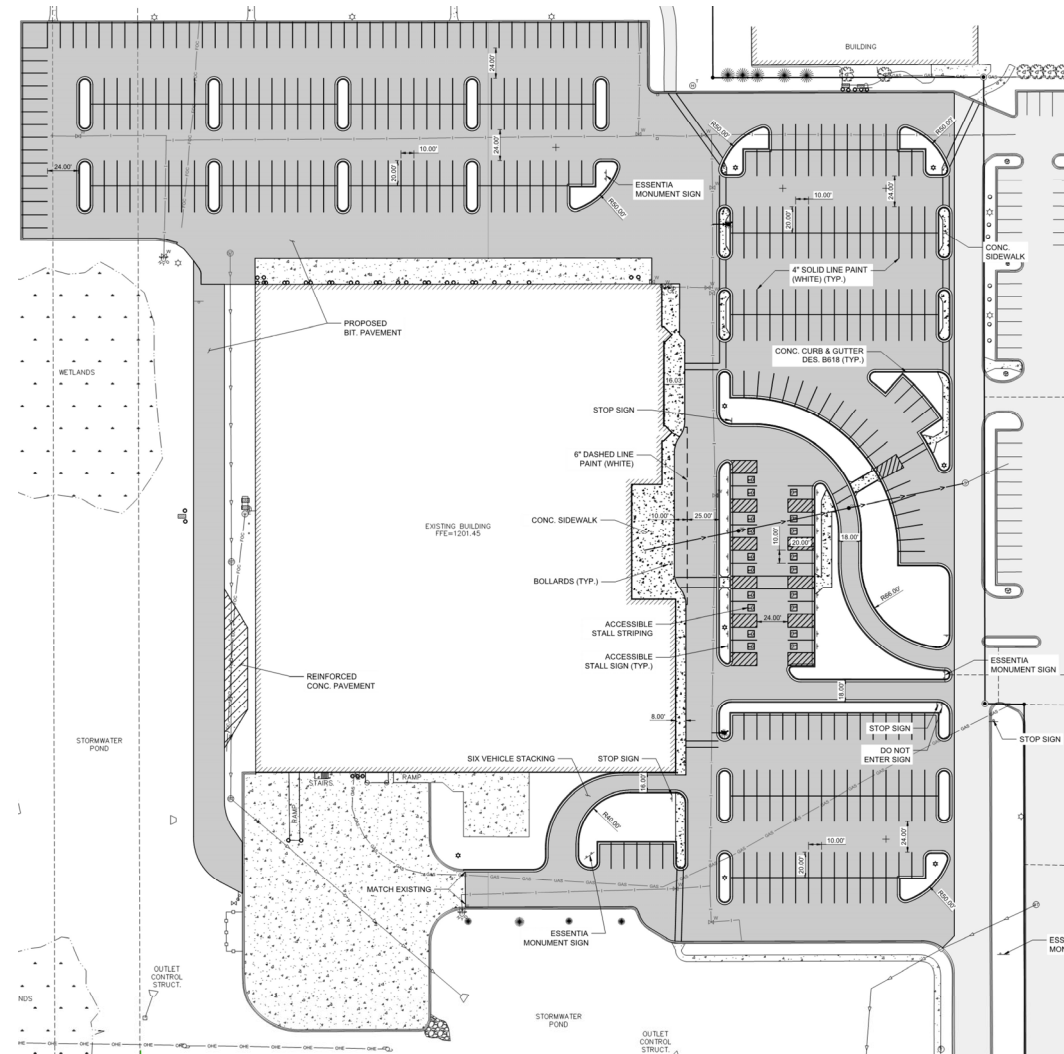
Study Area

- **Six Study Intersections**
 - TH 371 and Excelsior Rd
 - TH 371 and Design Rd
 - Th 371 and Clearwater Rd
 - Edgewood Dr and Excelsior Rd
 - Edgewood Dr and Design Rd
 - Edgewood Dr and Clearwater Rd
- **Proposed redevelopment of the former Camping World site**
 - Medical Clinic with urgent care and a drive-through pharmacy
 - Remodeling the existing building
 - Improvements to the parking areas
- **Ongoing MnDOT Studies with implications on the study area**
 - TH 371 Nisswa to Baxter Corridor Study
 - TH 210/TH 371 Interchange Study



Proposed Development

- **110,460 square foot existing building**
 - 67,980 square foot medical clinic with urgent care and a drive-through pharmacy
 - Remaining 42,480 square feet of building will be left vacant with room for future growth and expansion of the clinic
- **Estimated 2,560 daily trips**
 - 187 in the AM peak hour
 - 226 in the midday peak hour
 - 251 in the PM peak hour
- **With potential future expansion (110,460 square foot medical clinic)**
 - 4,150 daily trips
 - 304 in the AM peak hour
 - 367 in the midday peak hour
 - 408 in the PM peak hour



Ongoing MnDOT Studies

- **TH 371 Nisswa to Baxter Corridor Study**
 - Recommends future closure of the TH 371 and Design Road intersection
 - This traffic analyzed the No Build and Build scenarios with and without the Design Road access to TH 371 closed to determine the impacts.
- **TH 210/TH 371 Interchange Study**
 - Analyzing several alternatives for the TH 371 and Excelsior Road intersection, including several grade-separated alternatives
 - Any changes to the TH 371 and Excelsior Road intersection would have significant impacts to traffic patterns throughout the area, extending beyond the immediate project area for this study
 - Future design is unknown, so they were not analyzed as part of this study; the MnDOT study will analyze the traffic operations for each of their alternatives
- **TH 371 and Excelsior Road Area Design recommendations**
 - Maintain reasonable access to Excelsior Road and the commercial areas through either ramps or some other form of access at Excelsior Road
 - Accommodate the proposed medical clinic as well as other traffic growth without putting undue burden on the City roadway network
 - Creating only an overpass at Excelsior Road without providing access would not work for the City and would put additional stress on the TH 371/Woida Road intersection and the City's frontage road system

Intersection Operations Scenarios

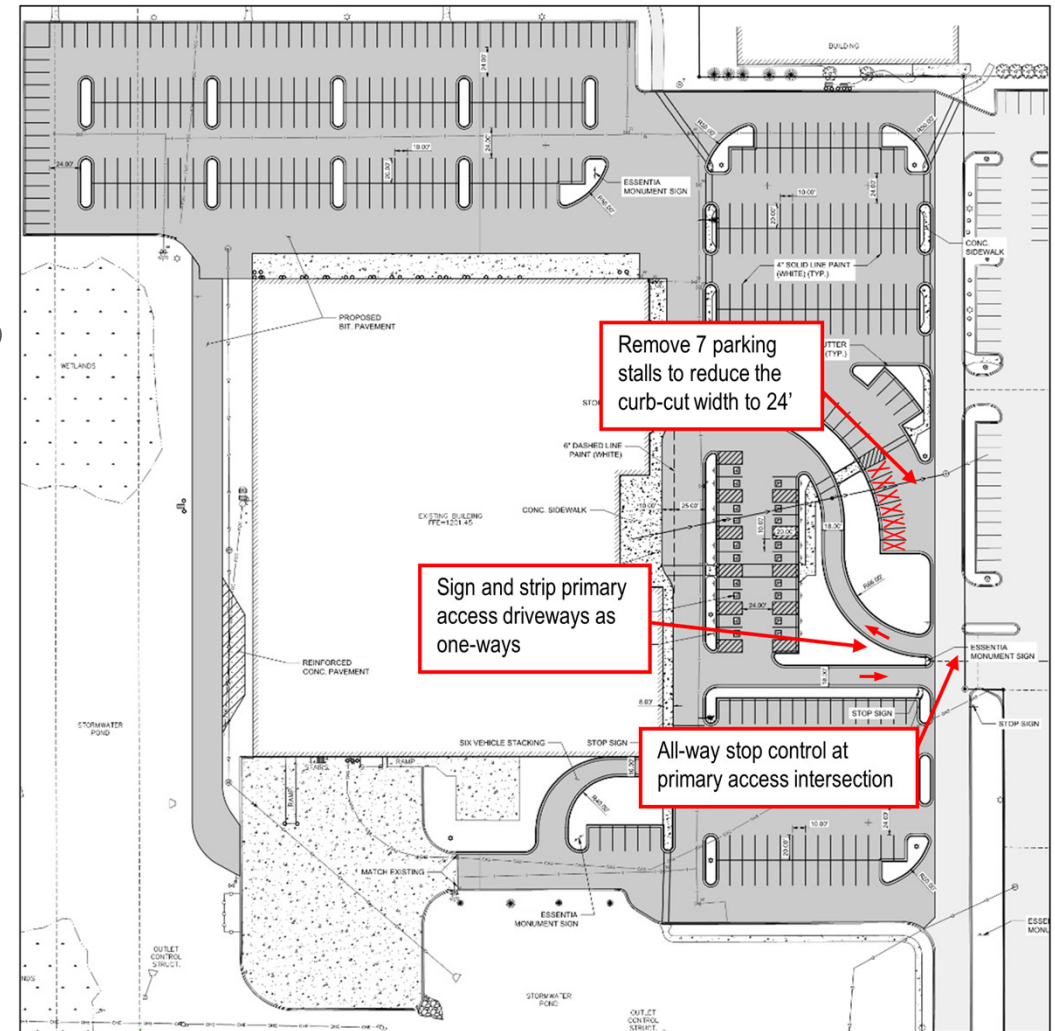
- **Analyzed 5 scenarios**
 - 2024 Existing
 - 2030 No Build Conditions (Design Road Access Open)
 - 2030 No Build Conditions (Design Road Access Closed)
 - 2030 Build Conditions (Design Road Access Open)
 - 2030 Build Conditions (Design Road Access Closed)
- **With the Design Road access to TH 371 open, a majority of the medical clinic trips would use Design Road to access the site.**
- **With the Design Road access to TH 371 closed, vehicles would need to reroute to either Excelsior Road or Clearwater Road to access the commercial areas on either side of TH 371.**
 - Medical clinic trips would also have to use Excelsior Road or Clearwater Road to access Edgewood Drive and the proposed medical clinic site

Intersection Operations Results

- **Under all scenarios, each intersection operates at LOS D or better and each approach operates at LOS E or better.**
 - Edgewood Drive intersections operate at LOS B or better
 - Some minor movements operate at LOS E/F at times due to the longer signal cycle at the TH 371/Excelsior Road signal.
 - During the midday and PM peak hours, some of the maximum turn lane queues extend beyond the available storage, especially eastbound and westbound.
 - Due to the close spacing of Edgewood Drive and TH 371 (50 to 80 ft), eastbound queues from TH 371 can reach Edgewood Drive at both the Design Road and Clearwater Road intersections, which can have a minor impact on traffic operations for those intersections.
- **Impact of closing the Design Road access to TH 371**
 - The increased northbound left turns at the intersection of TH 371 and Clearwater Road operate at LOS D or E during the midday and PM peak hours
 - The increased westbound left turns and northbound right turns at the intersection of Edgewood Drive and Clearwater Road result in the stop-controlled approaches operating at LOS D or E during the midday and PM peak hours.
 - The turn lane queues at the intersection of TH 371 and Excelsior Road extend beyond the available storage more frequently for the eastbound, westbound, and northbound approaches.
- **Impact of the proposed medical clinic**
 - No significant impacts; with the Design Road access closed, the additional clinic trips would slightly increase the issues of closing Design Road under No Build conditions.

Site Plan Review

- **No new public roadway accesses**
 - Proposed medical clinic will utilize the existing provide accesses within the commercial area
- **Recommended improvements to the current site plan**
 - The intersection at the primary access should be all-way stop controlled.
 - 7 parking stalls just north of the primary access should be removed to reduce the curb cut width to 24 feet.
 - Under the current configuration, vehicles could potentially back into the private access roadway, creating a safety issues
 - The primary access should be signed and striped as one-way roadways for the entrance and exit driveways.



Recommendations

- **No roadway or intersection improvements are needed to the existing network to accommodate the proposed medical clinic**
- **Recommended improvements to the current site plan**
 - The intersection at the primary access should be all-way stop controlled.
 - 7 parking stalls just north of the primary access should be removed to reduce the curb cut width to 24 feet.
 - The primary access should be signed and striped as one-way roadways for the entrance and exit driveways
- **If Design Road is closed, some of the turn lane lengths at the TH 371/Excelsior Road signal will likely need to be increased.**
 - Particularly on the eastbound and northbound approaches
 - These turn lanes lengths would need to be increased regardless whether the medical clinic is developed or not.
- **TH 371 and Excelsior Road Area Design recommendations (TH 210/TH 371 Interchange Study)**
 - Maintain reasonable access to Excelsior Road and the commercial areas through either ramps or some other form of access at Excelsior Road
 - Accommodate the proposed medical clinic as well as other traffic growth without putting undue burden on the City roadway network

Questions/Comments?