



## ITEM REPORT UTILITIES COMMISSION

Agenda Date: 11/7/2024  
Agenda Section: Business Item

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**Department Origination:** Public Works

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**Agenda Item:** Accept the Camping World Site Redevelopment Traffic Impact Study

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**Approval Required:** Simple Majority Vote

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### **BACKGROUND**

There is a proposal to redevelop the former Camping World Site on the east side of TH 371 between Excelsior Road and Clearwater Road.

The purpose of the study is to determine the impacts of the redevelopment on the surrounding roadway network including TH 371, Excelsior Road, Design Road, Clearwater Road, and Edgewood Drive. The redevelopment of the Camping World site will have implications on the ongoing MnDOT TH 371 Access Study and MnDOT TH 210/TH 371 Interchange Study. The TH 371 Access Study is expected to recommend future closure of the TH 371 and Design Road intersection, which will have impacts on the traffic patterns in the area. The future closure of this access will be included in future analysis scenarios to determine if there are any impacts, regardless of whether the site is redeveloped.

The SEH tasks for the project include project management, data collection, traffic forecasts, trip generation estimates, and traffic operations analysis.

### **11/7/2024 Update – Justin Anibas, SEH**

SEH has obtained the 2023 counts along TH 371 at Excelsior Road, Design Road, and Clearwater Road from MnDOT that were collected as part of the TH 371 Access Study for use in this study. SEH has collected additional traffic counts along Edgewood Drive at Excelsior Road, Design Road, and Clearwater Road for use in the study. SEH has completed traffic forecasting, trip generation, trip distribution, and traffic operations analysis. SEH completed a draft and final report, which was reviewed by City Staff, the developer, and MnDOT. The findings and recommendations of the study will be presented to Utilities Commission and City Council in November.

### **FINANCIAL IMPLICATIONS**

No Financial Implications, 100% developer paid.

### **STAFF RECOMMENDATIONS**

Staff recommends acceptance of the Camping World Site Redevelopment Traffic Impact Study.

### **COUNCIL ACTION REQUESTED**

**MOTION** to accept the Camping World Site Redevelopment Traffic Impact Study.