

June 4, 2020

Chris Anderson, City Planner
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Hampton Townhomes

Dear Mr. Anderson:

This letter is in regards to your memo dated May 26, 2020 regarding the above referenced project. We wanted to address the comment regarding the recommendation requiring northbound and southbound left turn lanes at 146th Avenue on Nowthen Boulevard.

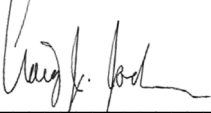
The developer is requesting clarification on this recommendation. This intersection has sufficient sight distance and does not appear to have a capacity issue. In accordance with the MnDOT highway design manual a sight distance of 610 feet is needed to allow a stopped vehicle on Nowthen Boulevard to safely make a left turn onto 146th Avenue. This intersection has sight distances in excess of 1,000 feet.

On June 2, 2020 we field verified left turning movements at the intersection from 4:00 p.m. to 6:00 p.m., which would typically be considered the peak time for this type of intersection. We observed 54 northbound left turning vehicles and 4 southbound left turning vehicles at the intersection of 146th Avenue and Nowthen Boulevard. Of the 58 total vehicles, 54 had no wait time, to take the left, and the remaining 4 had less than 2 seconds of wait time.

We understand the current recommendation for the left turn lanes is based on limited technical information. The Developer is requesting input from staff, regarding additional information that could be provided that would allow staff to reconsider the requirement of left turn lanes at 146th Avenue.

If you have any questions please contact Jason Bebeau at 763-301-4550 or myself at 763-852-0485.

Sincerely,
Hakanson Anderson



Craig J. Jochum, Project Engineer

cc: Chloe McGuire Brigl, Senior Planner
Jason Bebeau, Developer