

MEMORANDUM

Date: February 28, 2020

Re: Traffic Impact Memo - Prairie Pointe Development, Shakopee, MN
File R0026679.00

To: Matt Soucek, Beacon Interfaith Housing Collaborative

From: Stephen J. Manhart, P.E., PTOE, PTP

Westwood Professional Services has been retained to prepare a traffic impact memo for the Prairie Pointe Development located on 4th Avenue and Sarazin Street in the City of Shakopee, MN.

The site is proposed to be developed as a 46-unit apartment building. While the existing zoning is B1 – Highway Business, the proposed zoning is PUD – Planned Unit Development. The site is surrounded by single family residential lots to the south, a private adult residential community to the west and a cemetery to the east.

The northerly portion of the property, which currently houses the Knights Event Center (1760 4th Avenue E.) is identified as Parcel A, and will remain as is. The southerly portion of the property is identified as Parcel B, and has existed as overflow parking and green space. The proposed site plan reconfigures a portion of the event center parking field in Parcel B, relocates a driveway slightly to the north, and incorporates the construction of the 46-unit apartment building. The layout of the development is shown on Figure 1.

Trip Generation

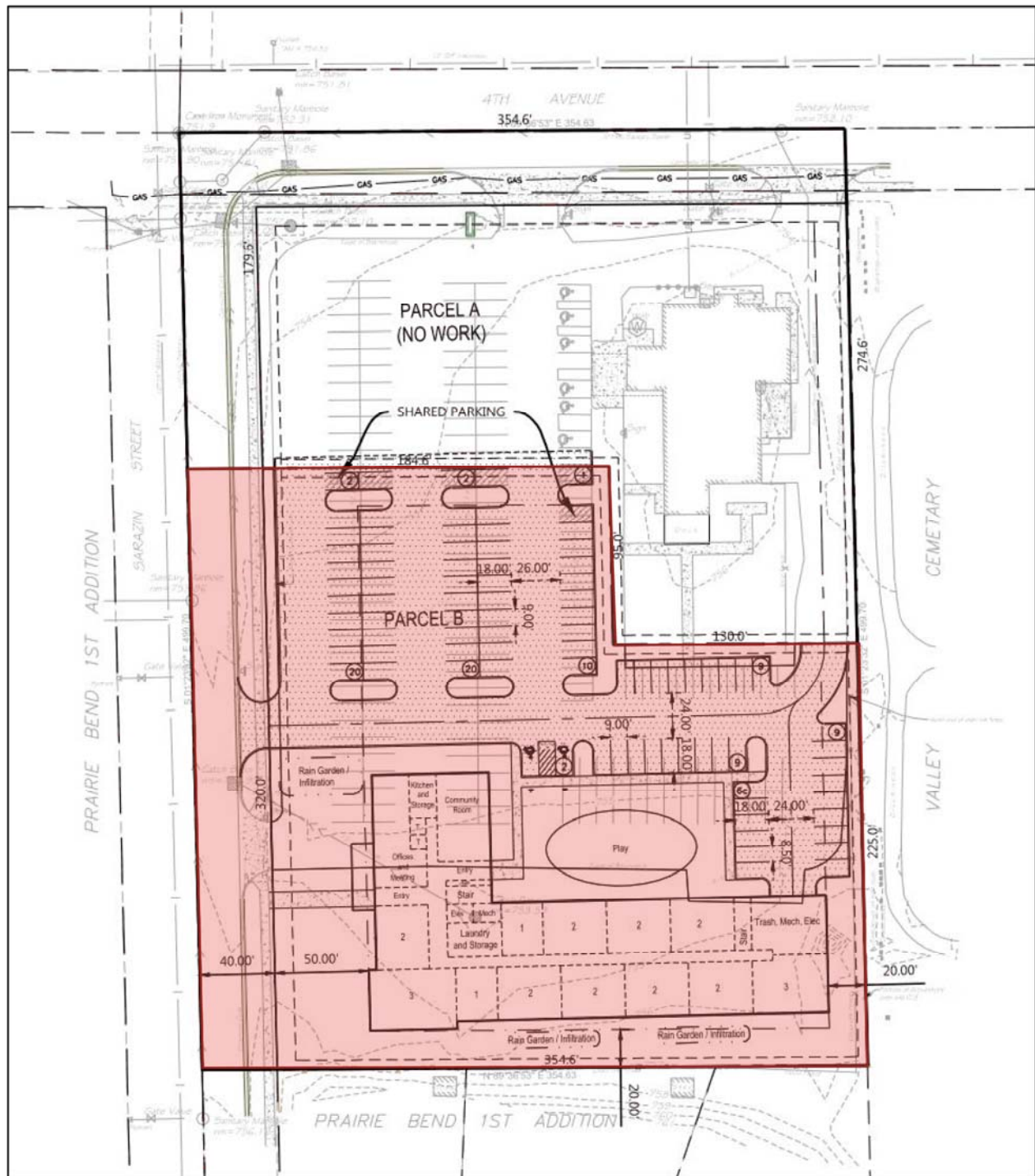
Westwood has estimated the trip generation potential of the proposed apartment building. According to the Institute of Transportation Engineers' Trip Generation Manual + Supplement (2020), the potential trip generation of the site is as follows:

Table 1: Trip Generation Potential

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise)	220	46 units	153	153	5	18	19	11
			153	153	5	18	19	11
			306		23		30	

(Source: Institute of Transportation Engineers' Trip Generation Manual + Supplement, 2020)

Figure 1: Preliminary Site Plan – Prairie Pointe Development



(Source: Westwood Professional Services, 2020)

The trip generation estimate in Table 1 illustrates that 306 trips are projected to be generated per day by the development. Of that total, half will be inbound trips and half will be outbound trips throughout the day.

Further, Table 1 illustrates that during a typical weekday, traffic generated by the apartment building during the a.m. peak hour (generally an hour between 7 – 9 a.m.) will be 18 trips exiting the site and 5 trips entering the site. Conversely, during the p.m. peak hour (typically an hour between 4 – 6 p.m.), traffic generated by the apartment building will comprise 19 inbound trips and 11 outbound trips. This pattern is typical for weekday commuter traffic where the heavier volumes are outbound from a residential area in the morning, and heavier return volumes in the afternoon.

The traffic impact of Prairie Pointe Development will be generally insignificant. In all, these volumes generated by the site are small, and will represent an average increase of less than one additional trip every two minutes during weekday peak hours. Because peak hours generally represents the most traffic-intensive periods of the typical day, non-peak hours will generally record even fewer trips to and from the site.

Background Traffic Volumes

The Minnesota Department of Transportation has recorded Annualized Average Daily Traffic (AADT) Volumes for streets in the area. In 2016, Sarazin Street immediately in front of the proposed development had a recorded daily traffic volume of 1,650 trips/day. East 4th Avenue to the east of Sarazin recorded a daily traffic volume of 2,000 trips/day, while East 4th Street to the west of Sarazin recorded a daily traffic volume of 3,350 trips/day. Figure 2 below illustrates the daily traffic volumes recorded by MnDOT.

Figure 2: Annual Average Daily Traffic Volumes



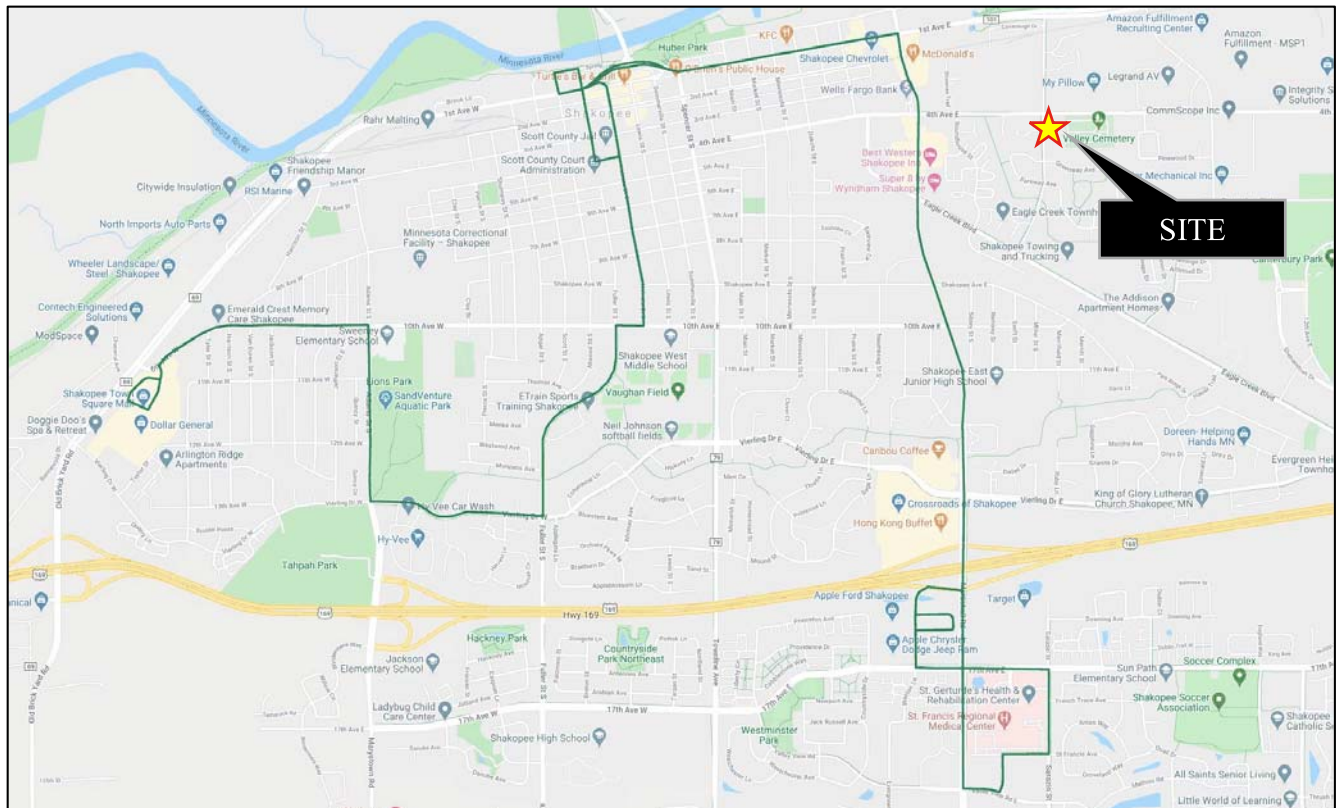
(Source: Minnesota Department of Transportation, *Metro Street Series 2018 AADT Product*)

NOTE: Different colors represent different years of data collection – Blue = 2015, Pink = 2016, Green = 2017, Red = 2018, Brown = 2014 and older.

Transit Availability

The Minnesota Valley Transit Authority provides regular bus service throughout Shakopee and the southern Metro area. One route, Route 497, provides transit service between St. Francis Regional Medical Center, downtown Shakopee and Shakopee Town Square Mall (see Figure 3). The route has bus stops at the intersection of 4th Avenue and Marshall Road, which is less than one-half mile to the west of the proposed Prairie Pointe development site.

Figure 3: MVTA Route 497 Map



(Source: Minnesota Valley Transit Authority website)

The presence of sidewalks along Sarazin Street and along 4th Street all the way to Marshall Road allows pedestrian access to the existing bus stops serving Route 497.

As a travel demand management strategy, it is recommended that the apartment management of the Prairie Pointe development include route maps for MVTA Route 497 (and/or other nearby routes) as part of the tenant move-in packets.