



STS

Swing Traffic Solutions

February 21, 2018

To: Chad Lockwood, PE, Ryan Companies

From: Vernon Swing, PE

Re: Due Diligence Traffic Analysis – Eleven on the River, Minneapolis, MN

Per your request, Swing Traffic Solutions, LLC has completed a due diligence traffic analysis for the development of high density residential on the Eleven on the River site in Minneapolis, Minnesota. The purpose of this traffic memorandum is to document the access conditions, how much traffic will be generated by the site and potential mitigation required to accommodate site traffic, multi-modal opportunities in the vicinity of the site, and off-site parking opportunities.

Proposed Development

The development site is located on the southeast corner of West River Parkway and 11th Avenue South, adjacent to the existing River Parkway Place office building. The proposed project would remove the existing at grade parking lot and build a 41-story building with 102 residential units, and 2,500 square feet of office space. The units will be owner occupied.

Parking is proposed as one story below grade, and 7.5 stories above with a total of 395 spaces provided. These spaces are expected to be divided as 230 for residents, and 165 for the adjacent existing office building, and will satisfy the City requirements. It is noted, the City of Minneapolis is strongly encouraging less on-site parking for residential and office uses particularly in transit and pedestrian overlay districts.

Traffic Review

A trip generation analysis was performed for the site based on a combination of the methods and rates published in the ITE Trip Generation Manual, 10th Edition. The new trips generated by the proposed development are shown in Table 1.

Table 1
Trip Generation

| Land Use | AM Peak Hour | | PM Peak Hour | | Daily Trips |
|---|-----------------|----------|-----------------|---------|------------------|
| | Enter | Exit | Enter | Exit | |
| High Density Residential (102 units) | 3 Trips | 19 Trips | 14 Trips | 6 Trips | 211 Trips |
| Office/Commercial (2,500 s.f.) | 2 Trips | - | | 2 Trips | 24 Trips |
| TOTAL | 24 Trips | | 22 Trips | | 235 Trips |

As shown in Table 1, the proposed site is forecast to generate approximately 235 daily trips, 24 AM peak hour trips and 22 PM peak hour trips. The addition of the site traffic to West River Parkway would represent a 6 percent increase in daily traffic; when site traffic is added to 11th Avenue South it would represent a 3 percent increase in daily traffic. This level of traffic will not adversely impact the operations of the nearby intersections and will not require off-site mitigation. It is noted the City of Minneapolis has recently modified South Washington Avenue and is interested in the effects to traffic operations along the corridor including the I-35 ramps.

Site Accesses

There are two planned accesses shown on the site plan, the existing access from 11th Avenue South and a new access to West River Parkway. These accesses should address the needs of the existing office and proposed residential developments. The new access will be limited to condo residents only should be discussed with City staff as soon as possible to achieve buy in. While it will not present a noticeable change to the traffic operations on West River Parkway, it will introduce new conflict points. The driveway location is proposed at approximately 420 feet east of the 11th Avenue South intersection. This location provides adequate stopping and intersection sight distance and is not unusual within the downtown area. However, while there are driveways serving the developments to the west of Gold Medal Park, there are not many driveways along West River Parkway.

Multi-modal Opportunities

There are sidewalks and bike lanes adjacent to all roads surrounding the site as well as all roadways in the area of the development giving direct pedestrian and bicycle access to this entire region of Minneapolis. Further, the West River Trail is across West River Parkway providing additional connectivity opportunities. Located a block away at 11th Avenue South and S. 2nd Street is a Nice Ride bicycle station.

Transit is available two blocks from the proposed development site at 11th Avenue South and South Washington Avenue. Also, there is an Hour Car, shared auto station, within one block of the site at 11th Avenue South and S. 2nd Street.

Off-Site Parking

The development as proposed will have sufficient parking for current and future uses. That said, metered on-street parking is available on 11th Avenue South and on S. 2nd Street. However, no on-street parking is allowed on West River Parkway. There is also an at grade public parking lot locate on the southeast corner of 11th Avenue South and S. 2nd Street.

Conclusions

The principle findings of this technical memorandum are:

- The proposed site is anticipated to generate approximately 235 daily vehicle trips, 24 AM peak hour vehicle trips and 22 PM peak hour vehicle trips on a typical weekday.
- The proposed site accesses will give reasonable access to and from the site.
- There are significant opportunities for multi-modal transportation near the site.
- Off-site parking opportunities are available for the site.