

Siegworth, Emma (CI-StPaul)

From: Newton, Randy (CI-StPaul)
Sent: Wednesday, May 26, 2021 5:23 PM
To: Siegworth, Emma (CI-StPaul)
Subject: RE: 733 Grand Revised Queuing Analysis

Emma –

Thank you for your patience. We have had the opportunity to review the traffic study and offer the following:

Findings:

- We have no significant comment or issue with the traffic and queuing evaluation
- We are in general agreement with their primary conclusion that it is unlikely that queuing from the bank drive-thru will extend to the point where it will impact the public right-of-way.
- We note that these findings only pertain to the drive-thru serving a smaller bank (not necessary a national bank). If the use of this site (and drive-thru) were to change an updated analysis would need to be completed to determine the likelihood of drive-thru queuing issues. Critical point here is that we don't have significant concerns about the bank drive-thru but that would likely not be the case if the drive-thru was for a fast food restaurant.
- We note that there are a number of different assumptions and variables that could ultimately impact how this site operates and the likelihood that queues could impact the public right-of-way. Most notably the traffic intensity (and use of the parking lot) by the second commercial tenant is the biggest unknown variable.

Recommendations:

- As suggested in the traffic analysis we recommend removing the farthest north parking space on the west side of the drive aisle and immediately adjacent to the building. Removing this space should significantly improve site circulation and minimize the impact of drive-through queuing.
- Any approval of the drive-through storage should be subject to revocation if issues resulting in impacts to the public right-of-way are experienced. The City should retain authority to revoke at its sole discretion.
- Any approval of the drive-through storage should be subject to the current use and any change in use should require a new conditional use application and permit.

Please let me know if you have any questions or want to discuss.

Thank you -

Randy

Randy Newton, P.E., P.T.O.E.

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From: Siegworth, Emma (CI-StPaul) <Emma.Siegworth@ci.stpaul.mn.us>
Sent: Wednesday, May 19, 2021 4:00 PM
To: Newton, Randy (CI-StPaul) <Randy.Newton@ci.stpaul.mn.us>
Subject: RE: 733 Grand Revised Queuing Analysis

Hi Randy,