

REPORT / RECOMMENDATION



To: Edina Transportation Commission

Agenda Item #: VI. B.

From: Wayne D. Houle, PE, Director of Engineering

Action

Discussion

Date: May 16, 2013

Information

Subject: Hazelton Road Improvements

Action Requested:

Review and comment on proposed Hazelton Road Improvement.

Information / Background:

Attached is a proposed layout for the Hazelton Road Improvement. This project was initiated by the proposed redevelopment of the Byerly's site. The improvement includes the following:

- Reducing lanes from four to three (two at roundabout), from France Avenue to east of the Promenade.
- Change the Byerly's westerly access on Hazelton Rd to a right-in / right-out.
- Change the westerly entrance to the shopping center located on the northerly side of Hazelton Rd (Rue De France) to a three-quarter access.
- Combine the easterly entrance of Rue De France with the Guitar Center's entrance.
- Construct a single lane roundabout at the combined Rue De France and Guitar Center entrances. The roundabout will also connect to the Byerly's development and the property located to the northeast of the Byerly's development.
- Continue the two lane reduction through the Promenade crossing to provide a safer pedestrian and bike crossing.

Staff and the development team have been studying the access points to the Byerly's redevelopment since last July when Byerly's came forward with a redevelopment plan. Traffic was analyzed to see if Hazelton Rd could sustain four lane to three (two at roundabout) lane reduction. The current ADT is 7,600 vehicles per day and the projected 2030 ADT is 9,000 vehicles per day, including the proposed redevelopment in the area. Therefore a reduction of lanes will not affect the level of service along Hazelton Rd. A traffic signal was studied at the easterly entrance, however, a traffic signal would not meet warrants at this time and the roadway footprint would increase due to the addition of turn lanes. All four property owners have worked with the City and development team and are in agreement with the proposed layout.

A right-in / right-out onto France Ave, between the Macy's Home Store and the Byerly's site, is a condition of the preliminary approval for this project. As you know France Ave is a Hennepin County roadway. The County is requiring the westerly entrance of Byerly's, along Hazelton Rd, be reduced to a right-in / right-out; this is due to the proximity of this access to France Ave. The County is also requiring that the access from 72nd St W to France Ave be reduced to a three-quarter access; this is to prevent vehicles from exiting

the Byerly's development from the new right-in / right-out on France Ave to not travel across France Ave to 72nd St W.

Staff is hosting a public informational meeting on May 20 and a public hearing is proposed for June 4 to coincide with the final approval of the Byerly's Development. The funding for this project is from the Centennial Lakes TIF District and is included in a cost share with the developer.

A feasibility study is being prepared by the engineering firm WSB and Associates and will not be available for Thursday nights ETC meeting. WSB will present this roadway project at the ETC meeting.

Attachments:

Proposed Layout of Hazelton Rd

Proposed median of France Ave





FRANCE AVENUE

NEIGHBORHOOD SIGN

WALKWAY

100 PARKING SPACES @ 4-6

BYERLYS
47,000 SF
950 SF MTZZ

MONUMENT SIGN

7235 Fro
Edina, MN
73,362 s
PFE=859.