



**Public Works Department**

**Donald J. Theisen, P.E.**  
Director

**Wayne H. Sandberg, P.E.**  
Deputy Director/County Engineer

February 22, 2019

Ken Roberts  
Community Development Director  
City of Lake Elmo  
3600 Laverne Avenue North  
Lake Elmo, MN 55042

**RE: Washington County comments on Four Corners Second Addition Plat**

Dear Ken,

Thank you for providing Washington County with the Four Corners Second Addition, Proposed Concept Plat in the City of Lake Elmo. The plat consists of an express park-and-ride lot and outlots for future development. The property is located on the northwest corner of Interstate 94 (I-94) and County State Aid Highway (CSAH) 15/Manning Avenue. Our comments are as follows:

- The realigned access location of Hudson Boulevard, which aligns with the access road to the Holiday Gas station in West Lakeland Township at 2<sup>nd</sup> St N and CSAH 15, is acceptable to the County as shown. A new southbound right-turn lane and northbound left-turn lane will need to be constructed as part of the Hudson Boulevard realignment, along with removal of the inplace turn lanes and median opening at Hudson Blvd. Plans for those improvements will need to be prepared and approved by the county engineer via the county's permit process or a cooperative construction agreement.
- As this area continues to attract development the city may want to consider conducting an area traffic study to determine if the new intersection will meet warrants for a traffic signal. When traffic signal is warranted, the City of Lake Elmo will have a 25% cost share.
- A bicycle and pedestrian trail on the south side of Hudson Blvd is needed to connect these facilities to CSAH 15, and the trail to the east of CSAH 15. This trail parallels I-94, and is programmed in 2020 for improvements to connect to 2<sup>nd</sup> St. This connection is critical for cyclists and pedestrians to conveniently access the park-and-ride from the east side of CSAH 15. As shown in the plat, the lack of such a connection on the south side forces trail users from the east to cross to the north side of 2<sup>nd</sup> St, then CSAH 15, and finally cross again to the south side of Hudson Blvd at the park-and-ride entrance.
- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right-of way will not increase as part of the project.

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- Access control should be dedicated to Washington County along the CSAH 15 frontage, except for the opening corresponding to Hudson Boulevard North.
- A Right-of-Way Permit will be required for any work in the CSAH 15 right-of-way as it relates to the development.
- All utility connections for the development require Washington County Right-of-Way Permits. Typically, these are the responsibility of the utility companies.

Thank you for the opportunity to comment on this preliminary plat. If you have any questions, please contact me at 651-430-4316 or [jan.lucke@co.washington.mn.us](mailto:jan.lucke@co.washington.mn.us). For permit applications, please contact Carol Hanson at [Carol.hanson@co.washington.mn.us](mailto:Carol.hanson@co.washington.mn.us).

Regards,

A handwritten signature in black ink that reads "Jan Lucke". The signature is written in a cursive, flowing style.

Jan Lucke  
Public Works Planning Director

C: Carol Hanson, Office Specialist