

BRAINERD PLANNING COMMISSION

Wednesday, September 15, 2021
6:00 p.m.
City Council Chamber
501 Laurel St.

Members of the public may attend the meeting in-person or monitor the meeting via phone.

Meeting Number: 1-844-992-4726
Access Code:2499 996 9990

1. Call To Order
2. Roll Call
3. Pledge Of Allegiance
4. Approval/Amendment Of Agenda
5. Approval Of Minutes
 1. Workshop Held on June 23, 2021
 2. Regular Meeting Held on August 18, 2021

Documents:

[2021-06-23 WORKSHOP DRAFT.PDF](#)
[2021-08-18 DRAFT.PDF](#)

6. Old Business

- 6.a. Request For Accommodation Forms And Sober Homes Discussion

Documents:

[REQUEST FOR ACCOMODATION FORMS AND SOBER HOMES
DISCUSSION.PDF](#)

7. New Business

- 7.a. Discussion On Issuing Letter To MNDOT Regarding The Proposed 2025 Hwy 210
Reconstruction Project

Documents:

[DISCUSSION ON ISSUING LETTER TO MNDOT REGARDING THE
PROPOSED 2025 HWY 210 RECONSTRUCTION PROJECT.PDF](#)

8. Public Forum

Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission - time limits may be imposed

9. Community Development Director's Report

10. Commissioner Questions/Comments

11. Adjourn

PLANNING COMMISSION WORKSHOP

Wednesday, June 23, 2021

6:30 p.m.

#1 Call to Order

Planning Commission Chair Duval called the Planning Commission Workshop to order at 6:30 p.m. in the Fire Department training room.

#2 Roll Call

Noted present were Commissioners Gorham, Kallroos, Foley, Woodward, Yeager, Duval, and Council Liaison Erickson. Community Development Director Chanski, and Assistant Planner Kramvik were also noted as present along with Jennifer Haskamp, and Michael Lamb from Swanson Haskamp Consulting. Commissioner Kallroos was noted as absent, and Commissioner Erickson was initially noticed as absent until arriving to meeting at 6:34pm.

#3 Approval/Amendment of Agenda

MOVED AND SECONDED BY COMMISSIONER GORHAM AND YEAGER, DULY CARRIED, TO APPROVE THE AGENDA.

#4 Annotated Outline Draft

The Chair welcomed Jennifer Haskamp and Michael Lamb with Swanson Haskamp Consulting. Ms. Haskamp indicated the draft annotated outline of the zoning code consists of six parts for discussion as follows:

1. Purpose of the Annotated Outline
2. Organization
3. Character Areas
4. Proposed Zoning Code Outline (consisting of five sections)
5. District Recommendations
6. Comparison Table of Proposed Sections and Current Code

She stated the purpose tonight is to make sure her team is on the right path going forward, and any suggested revisions or additions may be discussed. Ms. Haskamp and Mr. Lamb gave a review of each of the parts and sections as provided in the packet. It was discussed that any existing items in the code that are being modified or removed, as well as any code items being added should be indicated for clarity. Further discussion took place regarding town center and town core, which will be determined at a later date. Mr. Lamb and Ms. Haskamp also went through the sections under General Building Use & Design Provisions, the proposed layout of the new code, and the comparison table that will be used track the changes between the existing code and the new code instead of using messy, hard to read red-lined documents.

Commissioner Gorham was noted as departing the workshop at 7:58pm.

#5 Adjourn

MOVED AND SECONDED BY COMMISSIONER YEAGER AND WOODWARD, DULY CARRIED, TO ADJORN AT 8:28 P.M.

Michael Duval, Planning Commission Chair

PLANNING COMMISSION
Wednesday, August 18, 2021

#1 Call to Order

Planning Commission Chair Duval called the meeting of the Brainerd Planning Commission to order at 6:00 p.m. in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Yeager, Woodward, Erickson, Gorham, and Duval. Commissioners Kallroos and Foley were noted as absent. Community Development Director Chanski, and Assistant Planner Kramvik were also noted as present.

#3 Pledge of Allegiance

Commissioner Yeager opened the meeting with the Pledge of Allegiance to the flag.

#4 Approval/Change of Agenda

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND YEAGER, DULY CARRIED, TO APPROVE THE AGENDA.

#5 Approval of Minutes

MOTION AND SECONDED BY COMMISSIONERS GORHAM AND YEAGER, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JULY 21, 2021 REGULAR MEETING.

#6 Old Business

6a. Final Plat – Lots 1 through 17, Block 1, Northtown First Addition

Community Development Director Chanski gave a brief review of the application and findings of fact. He indicated the preliminary plat was approved by the Planning Commission on April 21st, and by the City Council on May 3rd. The final plat includes the condition that a conservation easement would be placed the lots known as Outlot C. The Outlot C property would be He indicated the final plat will also rename these lots from Lot numbers 24 – 40, Block 9 and Outlot C to Lot numbers 1 – 17, Block 1, Northtown First Addition.

Commissioner Duval indicated it may be beneficial not to indicate property lines of Outlot C to the seventeen different parcels; rather leave Outlot C as one and divide it as 1/17th interest. Community Development Director Chanski stated the enforcement of the easement in that situation would serve to be difficult. Commissioner Yeager agreed with Community Development Director Chanski to define each piece to the adjacent parcel.

Commission discussion took place and questions answered.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND WOODWARD, DULY CARRIED, TO RECOMMEND APPROVAL OF THE FINAL PLAT REQUEST TO CONSOLIDATE OUTLOT C INTO LOTS 24 THROUGH 40, NORTHTOWN ADDITION TO BRAINERD TO BE RENAMED AS LOTS 1 THROUGH 17, BLOCK 1, NORTHTOWN FIRST

ADDITION WITH THE ADDITION OF CONDITION NUMBER 4 UNDER 2.C. IN THE FINDINGS OF FACT WHICH WOULD ALLOW FOR THE RESTORATION OF NATIVE TREES DUE TO A CATASTROPHIC LOSS.

6b. Sober Home Request for Accommodation Form

Community Development Director Chanski explained the Commission requested staff to create a sober home application form. He said included in the packet is an adapted form from the City of St. Paul's website for a sober home request. He indicated this form would accompany the Rental Housing License application, including a staff review, parking site plan, copy of house rules and the floor plan/layout of the house.

Commissioners asked whether the question regarding religious affiliations is necessary. Community Development Director Chanski stated this would only be to clarify if the program is related to a church organization for management purposes. It was recommended to add the language "...or other non-profit organizations?" to that sentence.

Commission discussion took place. The recommendation is to work with City Attorney Langel to determine the parameters of the regulations the City may implement and return to the Commission with a final document.

#7 New Business

None

#8 Public Forum

The Chair opened the public forum at 6:43 p.m.

No one came forward.

The Chair closed the public forum at 6:43 p.m.

#9 Community Development Director's Report

Community Development Director Chanski made the following announcements:

- City Council approved the Conditional Use Permit application for an auto shop at 210 NW 5th Street as recommended.
- City Council approved the Conditional Use Permit application for the private learning center at 310 N 7th Street with the condition to add greenery along the fence line of the newly erected fence.
- Commissioner Duval, Jennifer Haskamp, and Michael Lamb joined Community Development Director Chanski in discussions with a few members of the City Council regarding the zoning code update and received their input.
- City Council approved an interim ordinance for a moratorium on all zoning updates or amendments.
- The County Manor applicant had sent the project out for bids with some coming back at 10% overbudget. They will be sending out for re-bids in January, with a final stage plan at that time.

#10 Commissioner's Questions/Comments

Commissioner Erickson indicated the resolution presented to the City Council for the zoning code annotated outline was a bit premature, but the listening sessions were helpful.

Commissioner Duval stated since the Highway 210 public input sessions are taking place, he indicated now is a good time to submit the opinions of the Planning Commission. Community Development Director Chanski recommended the Commission review the information presented from MnDOT about the project. He indicated any suggestions for drafting the letter can be discussed at the September meeting.

Commissioner Yeager said the Park Board is working with WSN to create a design standard for all the City parks. The Parking Commission will soon be drafting a recommendation to City Council based on their research, which includes some discussion on current ordinances. He indicated Memorial Park project is nearing completion and encouraged everyone to visit the park.

Commissioner Gorham asked for information regarding the terms for the Planning Commission. Community Development Director Chanski will send the Commission the revised terms based on the motion from Council in February 2021. (The details are as follows):

Per Council action on February 1, two of these seats will be appointed to 3-year terms running 1/1/23-12/31/25, and one seat will be appointed to a 1-year term running from 1/1/23-12/31/23. Applicants for these seats will need to identify if they desire one of the 3-year terms or the 1-year term. Once the two-year term set to expire on 12/31/23 and the one-year term set to expire on 12/31/23 have expired, they will be reappointed as regular 3-year terms. This will get Planning Commission terms on a cycle of 2 terms expiring each year.

#11 Adjourned at 7:00 p.m.

Michael Duval, Planning Commission Chair

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: September 15, 2021

RE: Request for Accommodation Forms and Sober Homes Discussion

After discussing the issue of sober home regulations with the City Attorney during the July 21 Planning Commission meeting, the Commission directed staff to draft a request for accommodation form for sober homes. In August, staff presented the Commission with a draft form, and the Commission gave staff a few edits to the form, including splitting the form into two separate forms (one generic request for accommodation form and one addendum for sober homes). The amended forms are attached.

Additionally, the Commission is to discussion the next steps in the sober home discussion and consider making recommendations to the City Council.

At this time, staff does not believe that the City has have any empirical evidence that sober homes are causing significant issues and, therefore, need to be regulated. As the City Attorney discussed in July, without such evidence, any steps the City takes to regulate sober homes any more than it currently does could likely result in the City being overturned if challenged in court. After talking with the City Attorney, I believe it is both of our professional opinions that the City not pursue any sober home regulations at this time.

REQUEST FOR REASONABLE ACCOMMODATION

Applicant Information

Name: _____

Street Address: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

Email: _____

Property Information

Street Address: _____

Property Owner: _____

Phone: _____

Email: _____

Property Manager: _____

Phone: _____

Email: _____

Request

Application is hereby made for Reasonable Accommodation by providing an exception to the City Code requirement(s) in Section(s) _____ of the City Code.

Reason for Request:

Supporting Information

The following information is necessary for the City to determine whether a reasonable accommodation is or is not warranted:

- How does the requested accommodation benefit persons with a disability, and why is the accommodation necessary to meet their particular needs?

- What is the maximum number of residents you propose to occupy this facility now or in the future? If the facility has more than one unit, please specify the number of units and the number of residents in each unit to be used for this use.

- Is there a facility manager that is one of the residents of the facility and is involved in the operation of the facility?
Yes _____ No _____
 - Alternatively, is there an operator involved in the operation of the facility but does not live in the facility?
Yes _____ No _____
- Does the facility receive financial or other support from a governmental agency?
Yes _____ No _____
- Is the facility licensed or registered with a governmental agency?
Yes _____ No _____
 - If yes, explain:

- How many residents will have a vehicle at the site? _____

How many off-street parking spaces are available? _____

- If you are a religious institution, you may have certain rights under RLUIPA. Do you identify as a religious organization?

Yes _____

No _____

Required Attachments

- Parking Site Plan
- Floor plan showing the layout and specifying the number of beds in the facility
- Any additional information to further explain any of the answers to the above questions

Applicant Acknowledgement:

I, _____, herein certify that the provided information is true, correct, and complete, to the best of my knowledge.

Signature _____

Date _____

**REQUEST FOR REASONABLE ACCOMMODATION
SOBER HOME ADDENDUM**

Applicant Information

Name: _____

Street Address: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

Email: _____

Property Information

Street Address: _____

Property Owner: _____

Phone: _____

Email: _____

Property Manager: _____

Phone: _____

Email: _____

This written addendum is necessary for the City to determine whether reasonable accommodation is or is not warranted for the operation of a sober home in the City of Brainerd:

- ☐ Are residents placed in this house by an outside entity?

Yes _____ No _____

- ☐ If yes, explain:

- Can a resident live in the house indefinitely?

Yes _____ No _____

- If no, explain:

- Do residents have access to the entire house, including all household facilities such as the kitchen, common areas, and bathrooms?

Yes _____ No _____

- If no, explain:

- Does the whole house function as a single household unit, where the residents share in common duties such as cleaning and general maintenance of the house?

Yes _____ No _____

- If no, explain:

- Do residents make decisions in a democratic manner regarding the operation of the house?

Yes _____ No _____

- If no, explain:

- Do residents have input in reviewing and accepting new residents?

Yes _____ No _____

- If no, explain:

- Does the house have a written policy banning alcohol and controlled substance use and possession by residents?

Yes _____ No _____

- If no, explain:

- Do services or meetings related to the residents' recovery take place at the house?

Yes _____ No _____

- If no, explain:

- Are any of these services or meetings open to persons not residing in the sober house?

Yes _____ No _____

- If yes, explain:

- Generally, do residents go through alcohol or controlled substance treatment programs prior to arrival at the house?

Yes _____ No _____

- If no, explain:

- Who refers residents to the house?

Required Attachments

- Parking Site Plan
- Copy of house rules
- Floor plan showing the layout and specifying the number of beds in the bouse
- Any additional information to further explain any of the answers to the above questions

Applicant Acknowledgement:

I, _____, herein certify that the provided information is true, correct, and complete, to the best of my knowledge.

Signature _____

Date _____

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: September 15, 2021

RE: Discussion on Issuing Letter to MNDOT Regarding the Proposed 2025 Hwy 210 Reconstruction Project

MNDOT is in the public input stage for the conceptual layout of Hwy 210, which is scheduled to be reconstructed in 2025. MNDOT intends to conclude public input this fall, formalize a final overall design, and seek “municipal consent” from the City Council in yearly 2022. Attached is the informational packet from MNDOT regarding the current conceptual plans for Hwy 210.

The purpose of this item is for the Planning Commission to discuss these conceptual plans and give staff direction on what issues should be included in a letter to MNDOT regarding the Commission’s opinion on the project.

Brainerd HIGHWAY 210 Improvement Project

mndot.gov/d3/projects/brainerd

Visit our website to sign up for email alerts and be the first to know about ways to get involved with the project.



ABOUT THE PROJECT

MnDOT, the City of Brainerd and Crow Wing County need your help in planning the future Highway 210/Washington St. through Brainerd. In 2025 or beyond, we will begin to upgrade both directions of Highway 210/Washington St. between Baxter Dr. and Pine Shores Rd. At the same time, we're also planning to make access, safety and other improvements in the area during the planned construction.

INFORMATION PACKET OVERVIEW

We appreciate you reviewing this packet of information to learn more about this project. We heard from many community members during our initial outreach about various safety and traffic flow concerns affecting the corridor and possible solutions to address these concerns. We have taken the community's input and have designed proposed solutions to help address some of the issues along this corridor and now we want to see what you think of our proposed solutions.

Please take this opportunity to look through the information in this packet and complete the comment form at the end to tell us your thoughts on the proposed solutions.

NEXT STEPS

Please review these materials and share your comments on the initial proposed solutions using the comment form included in this packet. Your input will help us shape and prioritize these important improvements. There are a few ways to provide your feedback:

- Scan and email them to Luke Wehseler (see below for email address)
- Drop them off in person at Brainerd City Hall located at 501 Laurel St. in Brainerd

What's Inside

-  PROJECT OVERVIEW
-  SUMMARY OF 2020 COMMUNITY INPUT
-  PROPOSED SOLUTIONS FOR THE PROJECT AREA
-  COMMENT FORM

GET IN TOUCH

 Luke Wehseler, Project Manager
 luke.wehseler@state.mn.us  218-821-0618

Scan this
code to
visit the
website.

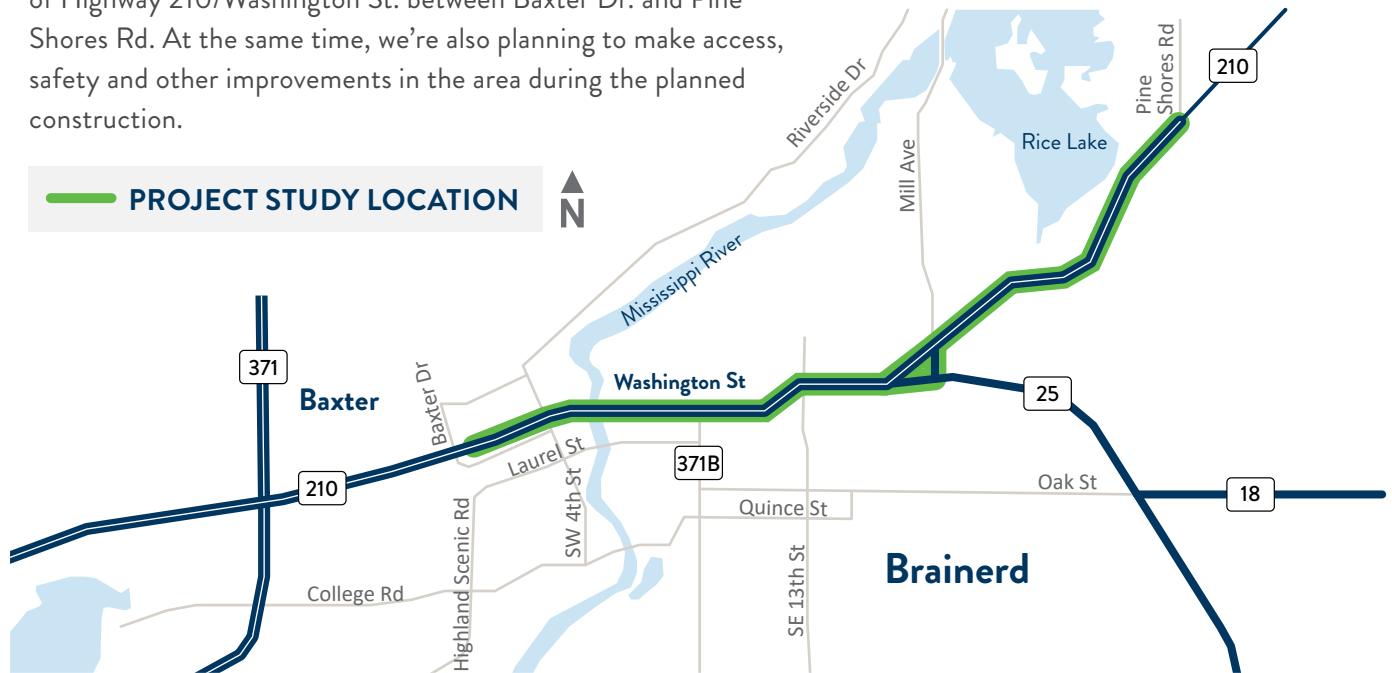


 DEPARTMENT OF
TRANSPORTATION

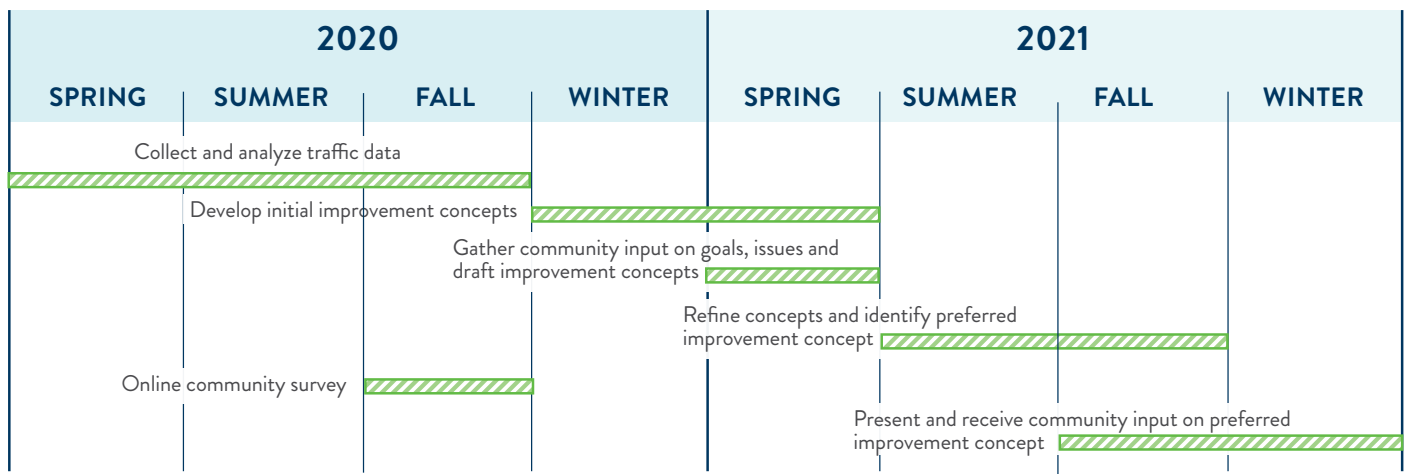
Project Overview, Schedule & Goals

ABOUT THE PROJECT

In 2025 or beyond, we will begin to upgrade both directions of Highway 210/Washington St. between Baxter Dr. and Pine Shores Rd. At the same time, we're also planning to make access, safety and other improvements in the area during the planned construction.



SCHEDULE



GOALS

The results from this study will guide our vision for this area that addresses the community's needs and issues.



Learn from the Brainerd Lakes area community about issues, needs and use of Highway 210/Washington St.



Identify preferred roadway improvements that have community buy-in and are within budget.



Inform residents, businesses and visitors about future construction plans.

What We Heard | 2020 Summary

i OVERVIEW

The project team conducted a survey for the Brainerd Lakes community – those who drive, ride, walk or do business along Highway 210/Washington St. in Brainerd. The survey asked participants a series of standard questions about their use and perspectives related to Highway 210/Washington St. In addition, respondents had the opportunity to share concerns and needs through an online comment map. The results of the survey are summarized in this document.

The survey was distributed to the Brainerd Lakes community via press release, social media, project website, emails to key organizations and word of mouth.

Average time
to complete



Survey Available

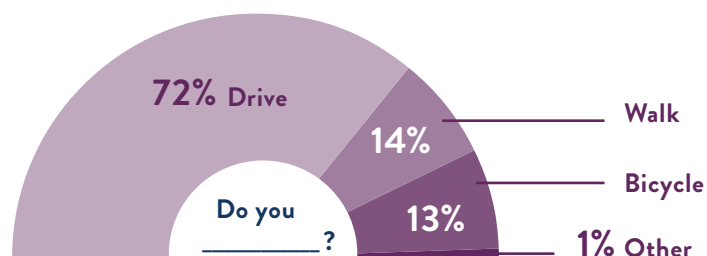
Nov. 12

Dec. 12

i SURVEY THEMES & INSIGHTS

Experience and opportunities

- Most people use Hwy 210/Washington St. for non-work-related travel, commuting to work.
- Most drive and a small percentage walk or bicycle.
- Most feel the stretch of roadway works OK but could use improvement, while very few believe it is excellent and does not need change.
- Most believe the stretch works poorly for walking and bicycling, many others believe it to be OK but could use some improvement.
- Common themes with additional comments focused on intersections (too many stop lights, needing more turn lanes, and better timing of stop lights) followed by pedestrian/bicycle friendly wishes (adding additional room for bike lanes).



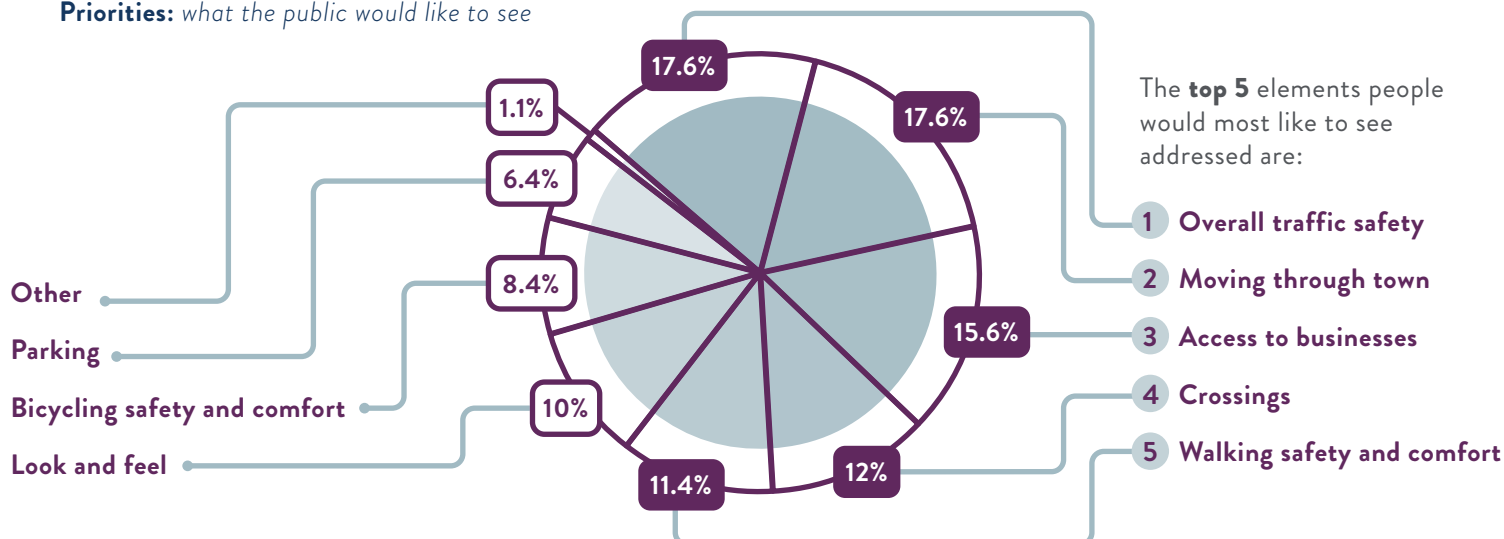
How well does this stretch of roadway work for driving?



How well does this stretch of roadway (and sidewalk) work for walking and bicycling?



Priorities: what the public would like to see



What We Heard | 2020 Summary

Continued

i SURVEY RESPONDENTS

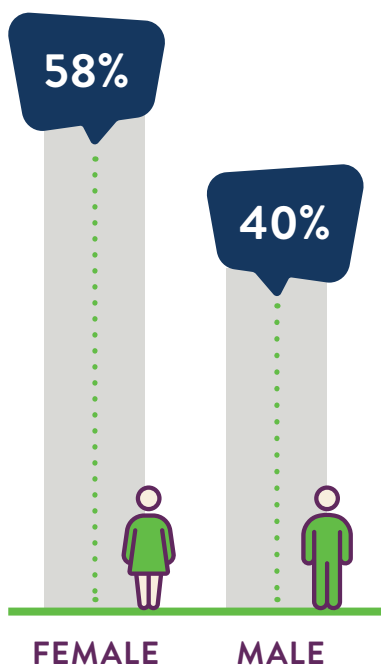
Demographics

1,010
individuals

responded to the optional demographic questions asked at the end of the survey.

GENDER

There were more respondents that identify as female than male.



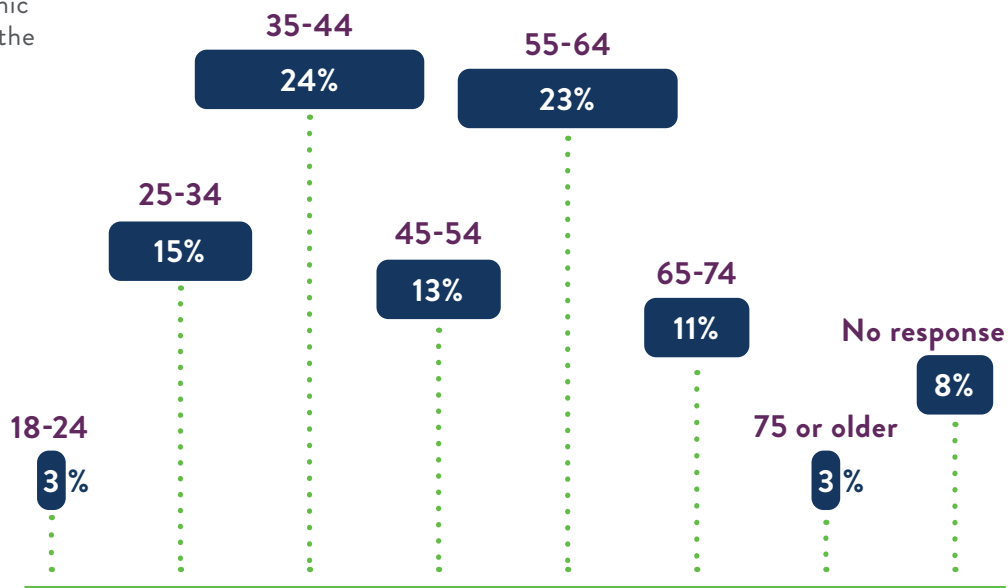
FEMALE

MALE

2%

A small portion chose not to identify or identified as other.

AGE GROUP



RACE/ETHNICITY

Most individuals identified as White.



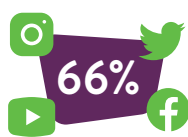
The second largest response was either no response, "rather not say," or other.



The fewest responses included those that identified (in order of most to least) as:

Native American 0.9% Black 0.6% Hispanic 0.5%

Channels successful in connecting with the community



Most respondents heard about the survey through MnDOT social media.



The two lowest-ranking communications channels were MnDOT Website and MnDOT email.



When asked if they would share the survey with others, those that did shared it through Facebook rather than Twitter.

Platform usage:

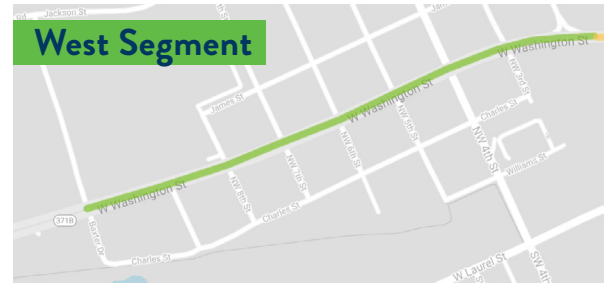


Respondents were split nearly evenly between web and mobile usage. Slightly more took the survey using their mobile device.

West Segment | Baxter Dr. to Mississippi River Bridge

This area has congestion and safety issues that need to be addressed to keep the community moving. We know that backups occur at the NW 4th St./Washington St. intersection that impact vehicles turning at NW 3rd St. and NW 5th St. from Highway 210/Washington St.

We also observed that the striping currently installed to keep vehicles from making left turns at cross-streets is not as effective as other potential safety methods.



POTENTIAL SOLUTIONS

Our team is proposing some changes to help with the safety and traffic flow issues identified above. Take a look at the initial designs we developed for this area and tell us what you think.

INTERSECTION DESIGN

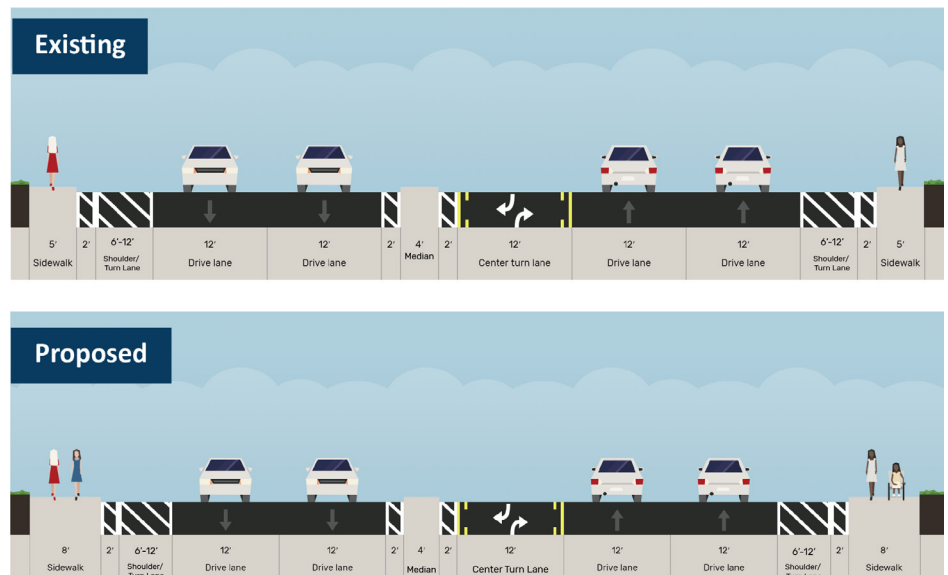
- 1 Add a second left turn lane from northbound NW 4th St. to westbound Highway 210/Washington St.
- 2 Add center medians on Highway 210/Washington St. at NW 3rd Ave. and NW 5th Ave. creating right-in/right-out only intersections. This will help reduce backups and congestion caused by left-turning vehicles from Highway 210/Washington St. to side streets in the area.



ROADWAY DESIGN OPTIONS

To improve safety, MnDOT is proposing to add raised medians at each of the intersecting side streets to limit traffic to right turns only. The raised medians will replace the existing pavement striping that's out there today.

The designs shown include images of what's out there today, along with our ideas for safety and traffic improvements to better accommodate drivers, bicyclists and pedestrians. This segment was reconstructed in 2001 so there's less work being proposed in this area compared to the other segments.

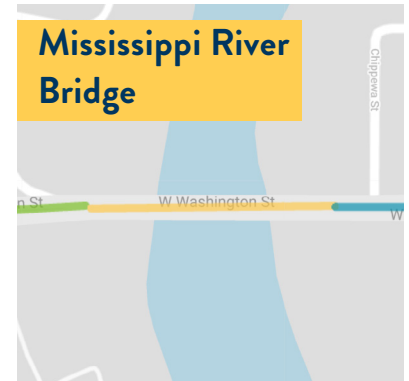


WHAT DO YOU THINK?

Send us your thoughts on these potential solutions by completing the comment form at the end of this packet.

Mississippi River Bridge

The Mississippi River crossing is an essential crossing for drivers, pedestrians and bicyclists. We know that there are narrow sidewalks on both sides of the bridge that make it difficult for pedestrians and bicyclists to safely cross the bridge.



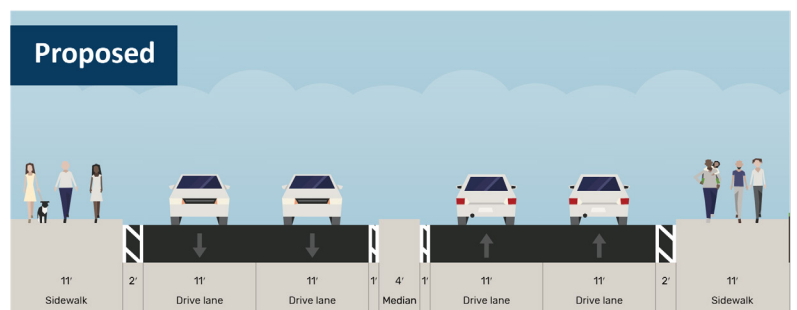
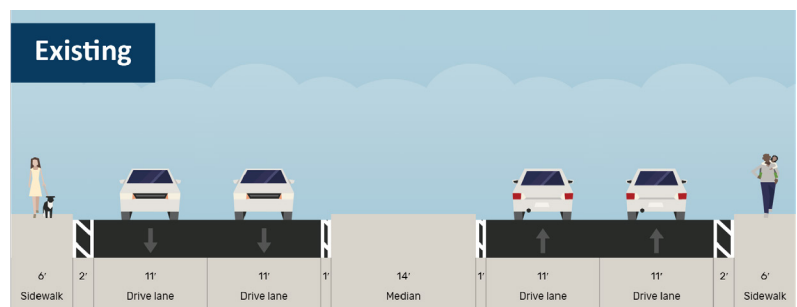
POTENTIAL SOLUTIONS

MnDOT is proposing an 11-foot sidewalk on both sides of the bridge to address this issue. The image to the right shows the top down view of what this would look like.



ROADWAY DESIGN OPTIONS

The designs shown to the right include images of what's out there today, along with our ideas for safety and traffic improvements to better accommodate drivers, bicyclists and pedestrians.



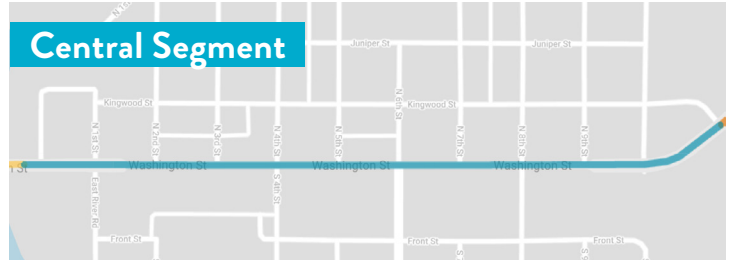
WHAT DO YOU THINK?

Send us your thoughts on these potential solutions by completing the comment form at the end of this packet.

Central Segment | Mississippi River Bridge to Kingwood St.

This segment of the project area extends through downtown Brainerd and has congestion and safety issues for all users of this area. There is also on-street parking allowed on the north side of Highway 210/Washington St. We know there are several key issues that need to be addressed, including:

- No median barrier separating lanes of traffic between East River Rd. and 9th St.
- Safety concerns with access to and from private driveways on Highway 210/Washington St.
- Current on-street parking locations are a safety concern given heavy traffic volumes
- Narrow sidewalks on the south side of Washington St.
- A significant amount of vehicles making right turns from eastbound Highway 210/Washington St. at East River Rd., 4th St., and 8th St.



POTENTIAL SOLUTIONS

CHIPPEWA ST. AND HIGHWAY 210/WASHINGTON ST. INTERSECTION

The concept shown to the right will help with safety and access at the Chippewa St./Dairy Queen intersection. Removing the eastbound left turn lane allows for more room for wider sidewalks on the bridge.



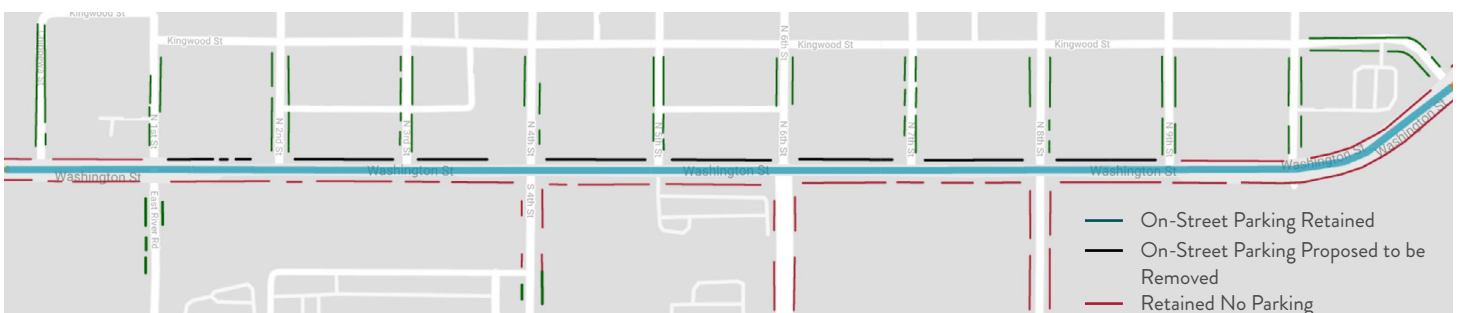
NEW RIGHT TURN LANE RECOMMENDATIONS

Based on priorities identified in the detailed traffic analysis, MnDOT is proposing to add eastbound right turn lanes at the following intersections:

- East River Rd.
- 4th St.
- 8th St.

PARKING ON HIGHWAY 210/WASHINGTON ST.

On-street parking is currently allowed along the north side of Highway 210/Washington St. We heard from community members during our online survey that on-street parking is not a top priority for this area. After hearing this feedback and identifying other safety concerns in this area, we are proposing to remove on-street parking because of the heavy traffic volume and the availability of on-street parking on the side streets and/or onsite.



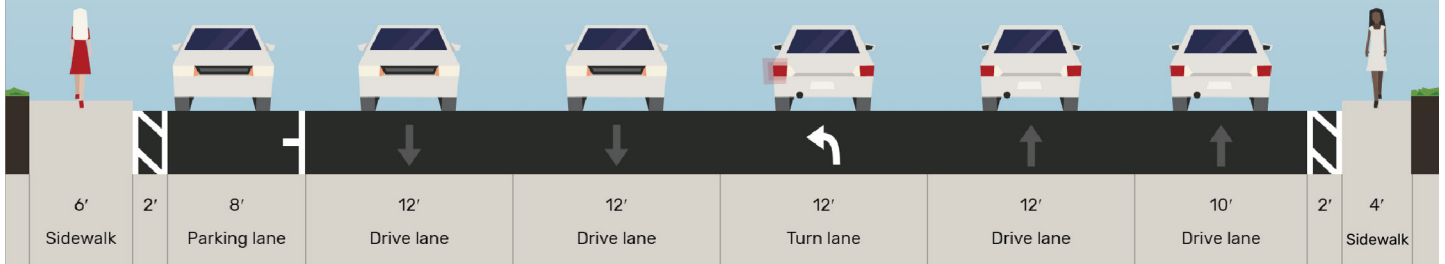
Central Segment | Mississippi River Bridge to Kingwood St.

Continued

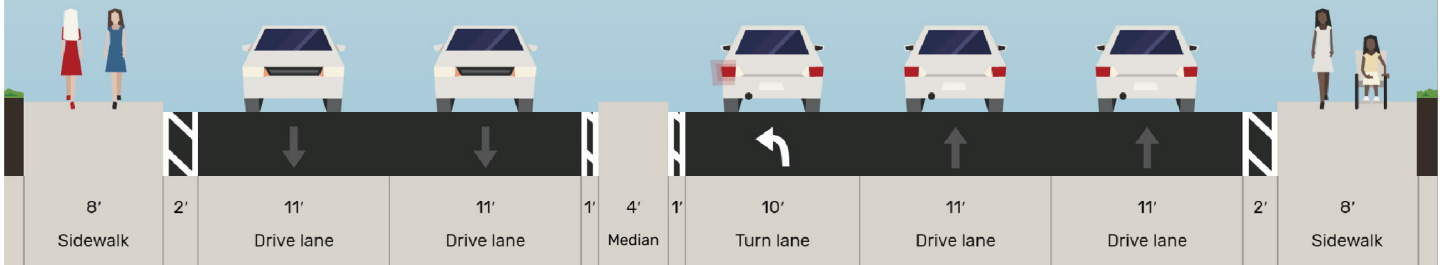
ROADWAY DESIGN OPTIONS

The designs shown below include images of what's out there today, along with our ideas for safety and traffic improvements to better accommodate drivers, bicyclists and pedestrians.

Existing



Proposed



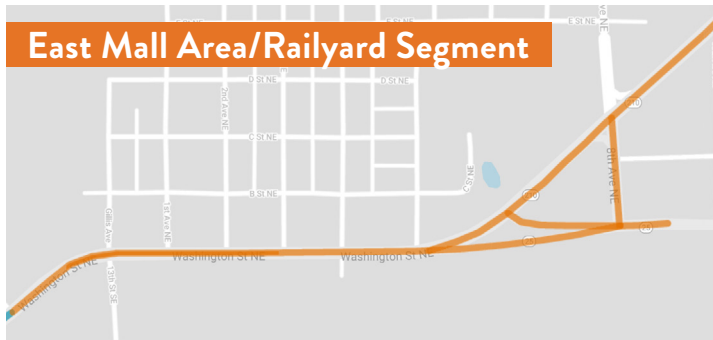
WHAT DO YOU THINK?

Send us your thoughts on these potential solutions by completing the comment form at the end of this packet.

East Mall Area/Railyard Segment

This segment extends east from Kingwood St. to 10th Ave. and is a mix of commercial land uses to the north and rail operations and open space to the south. We know there are several key issues that need to be addressed, including:

- Congestion and safety concerns at 13th St. SE/Gillis Ave. and Highway 25/8th Ave. NE
- Safety concerns with access to and from private driveways on Highway 210/Washington St.
- On-street parking is a safety concern given heavy traffic volumes
- No sidewalk on the south side of the roadway east of Kingwood St.



POTENTIAL SOLUTIONS

PARKING ON HIGHWAY 210/WASHINGTON ST.

On-street parking is currently allowed along the north side of Highway 210/Washington St. We are proposing to remove this on-street parking because of the heavy traffic levels and the availability of on-street parking on the side streets.



WHAT DO YOU THINK?

Send us your thoughts on these potential solutions by completing the comment form at the end of this packet.

East Mall Area/Railyard Segment

Continued

After observing this area and hearing from community members, our team developed several ideas for addressing congestion and safety issues and accommodating an extension of the Cuyuna State Trail. Take a look at the three different concepts on the next few pages and tell us what you think about each one.

CONCEPT 1

This concept is similar to the existing intersection out there today, however it improves traffic flow at Highway 210/ Washington St. and 8th Ave. It also improves safety by removing some turning options at the mall entrance off of 8th Ave. and at 10th Ave. Concept 1 provides improved traffic operations compared to the existing conditions but does not provide the benefits of Concepts 2 or 3.



- 1 Reconstruct Highway 25 for better traffic flow
- 2 Modify 10th Ave. intersection to prevent cross-over traffic and vehicles turning left onto Highway 210/Washington St.
- 3 Remove access to Highway 25
- 4 New trail on west side of Highway 25
- 5 Relocate traffic signal from 4th Ave. to 5th Ave.
- 6 Modify Mall driveway to allow only right-in and right-out turns for Mall traffic.

WHAT DO YOU THINK?

Send us your thoughts on these potential solutions by completing the comment form at the end of this packet.

East Mall Area/Railyard Segment

Continued

CONCEPT 2

Converting the existing traffic signal at 8th Ave. to a roundabout as well as removing the traffic signal at 4th Ave. provides significant safety and traffic flow benefits. This concept also adds access from eastbound Highway 210/Washington St. to the mall. Similar to the other two concepts, this concept removes turning options at the mall entrance off of 8th Ave. and at 10th Ave. Concept 2 provides better operations than Concept 1 but not as favorable as Concept 3.



- 1 New roundabout at the intersection
- 2 Modify 10th Ave. intersection to prevent cross-over traffic and vehicles turning left onto Highway 210/Washington St.
- 3 Remove access to Highway 25
- 4 New trail on west side of Highway 25
- 5 Add eastbound left turn lane from Highway 210/Washington St. to the main mall entrance
- 6 Remove traffic signal at 4th Ave.
- 7 Modify Mall driveway to allow only right-in and right-out turns for Mall traffic.

WHAT DO YOU THINK?

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East Mall Area/Railyard Segment

Continued

CONCEPT 3

This concept provides the most significant changes from what's out there today, including shifting the Highway 25 connection to Highway 210/Washington St. approximately 1,000 feet west. The two roundabouts provide the most substantial traffic flow and safety benefits of the three alternatives. Similar to concept 2, the traffic signal at 4th Ave. would be removed and access for eastbound Highway 210/Washington St. traffic to the mall would be provided. Similar to the other two concepts, this concept removes turning options at the mall entrance off of 8th Ave. and at 10th Ave. Concept 3 provides the best traffic operations of the three concepts.



- 1 Two new roundabouts
- 2 Modify 10th Ave. intersection to prevent cross-over traffic and vehicles turning left onto Highway 210/Washington St.
- 3 Remove connection between Highway 210/Washington St. and Highway 25 but retain access to area businesses via Highway 25.
- 4 Add eastbound left turn lane from Highway 210/Washington St. to the main mall entrance
- 5 Remove access to Highway 25
- 6 Remove traffic signal at 4th Ave.
- 7 Modify Mall driveway to allow only right-in and right-out turns for Mall traffic.

WHAT DO YOU THINK?

Send us your thoughts on these potential solutions by completing the comment form at the end of this packet.

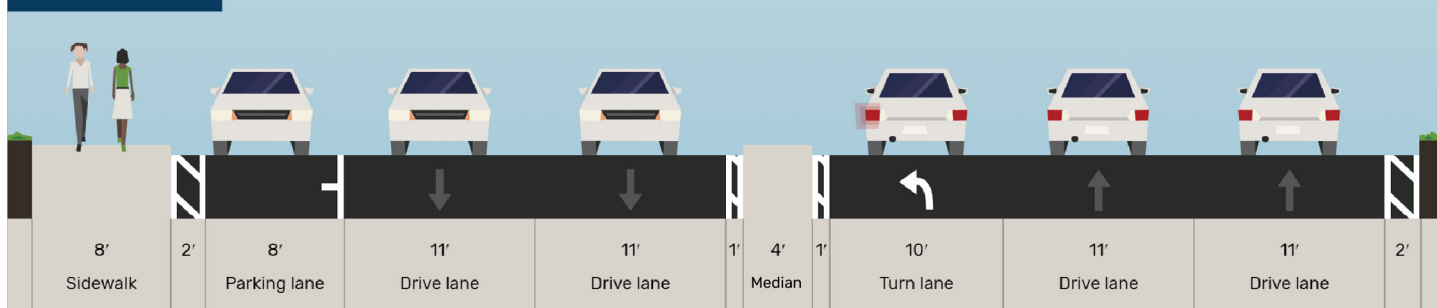
East Mall Area/Railyard Segment

Continued

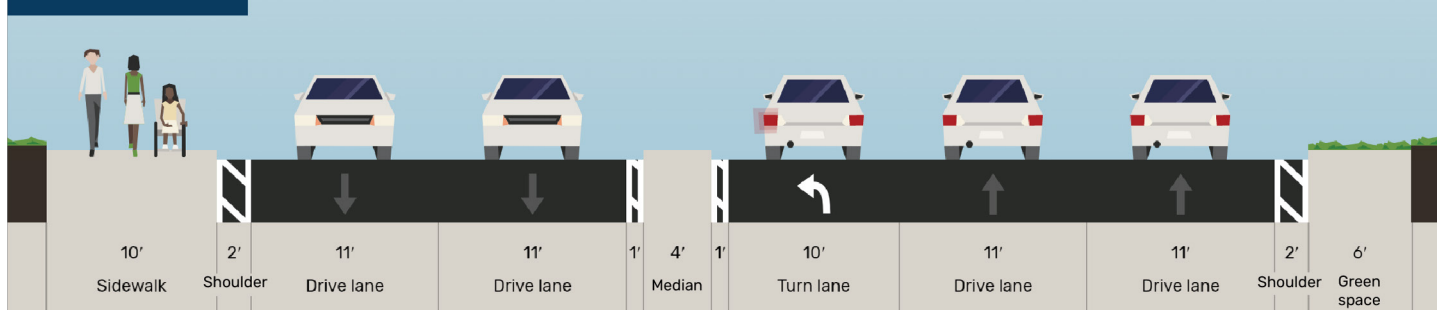
ROADWAY DESIGN OPTIONS

The designs shown below include images of what's out there today, along with our ideas for safety and traffic improvements to better accommodate drivers, bicyclists and pedestrians.

Existing



Proposed

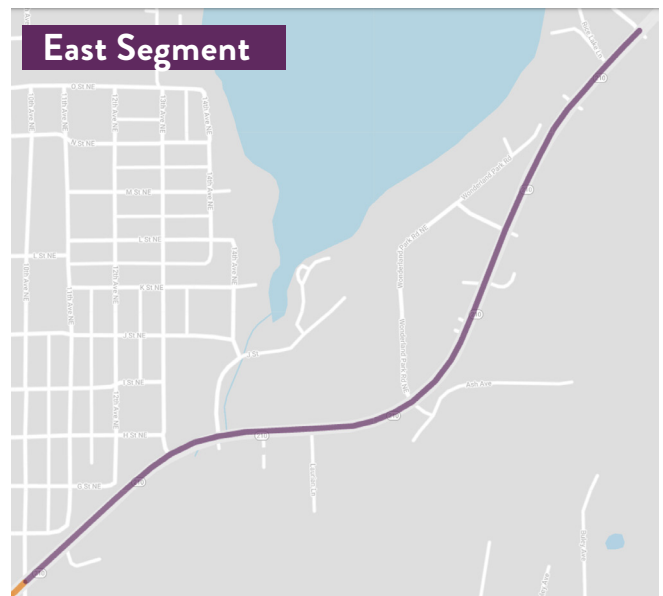


WHAT DO YOU THINK?

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East Segment | 10th Ave. to Pine Shores Rd.

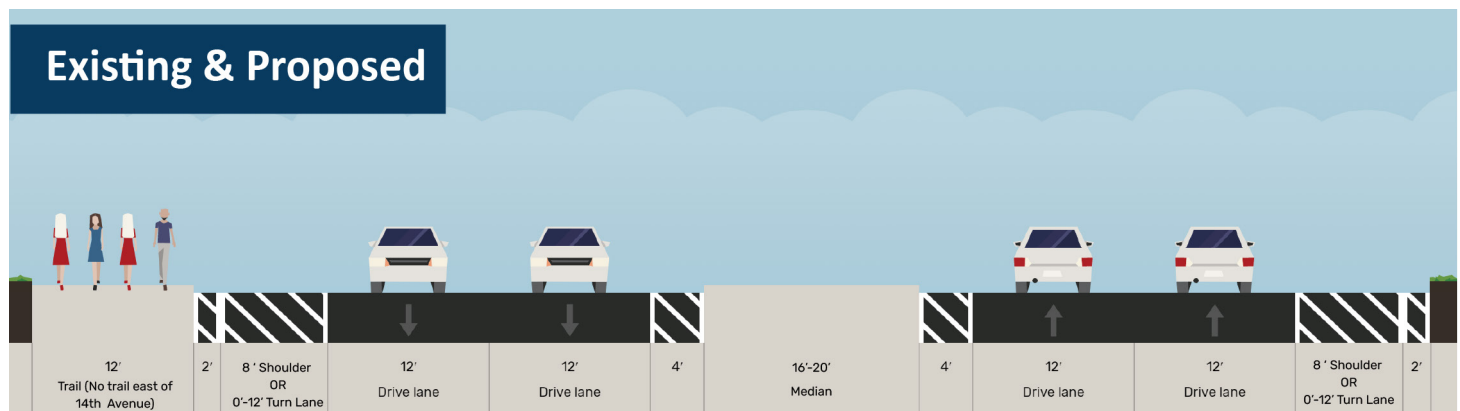
This segment extends through a mix of residential, commercial, and open space land uses. This area includes a continuous raised center median with openings for access at cross-streets and all private driveways. Similar to the West Segment, this section of road is relatively new so that's why there's less work being proposed.



POTENTIAL SOLUTIONS

ROADWAY DESIGN OPTIONS

The design below reflects what's out there today. No changes are proposed beyond the planned mill and overlay to improve pavement conditions.



WHAT DO YOU THINK?

Send us your thoughts on these potential solutions by completing the comment form at the end of this packet.

Tell Us What You Think

Please provide your thoughts on the proposed solutions to Highway 210/Washington St. in Brainerd. You can scan this comment form back to us and email it to luke.wehseler@state.mn.us by September 12, 2021 or you can drop off this form in person at Brainerd City Hall located at 501 Laurel St. in Brainerd.

SEGMENT(S): _____

COMMENT: _____

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Join the project email list:

NAME: _____ EMAIL: _____