



November 9, 2021

RE: 2023 Knollwood Drive Improvements
City of Baxter

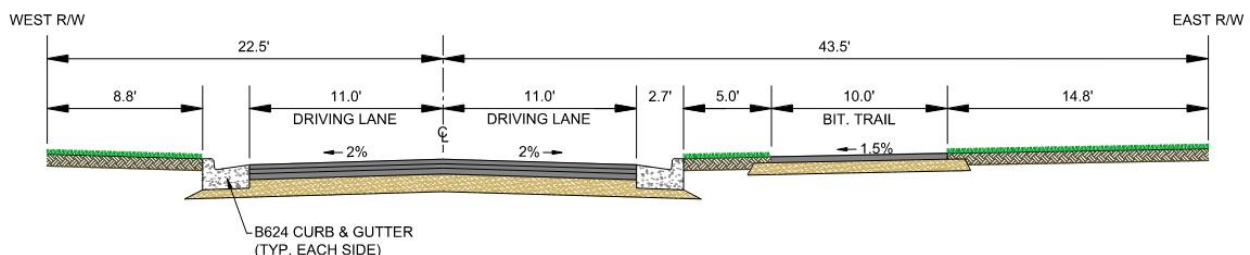
Dear Resident or Property Owner:

Thank you to all who provided feedback at the Knollwood Drive Improvements Project public informational meeting held on Thursday, October 19, 2021. Your attendance and input was greatly appreciated by the City Council and staff. The City values your feedback on the proposed project and will be conducting a second public informational meeting at 6:00 PM on Thursday, December 2, 2021, in the Council Chambers located at City Hall. The goal of the second meeting is to attain any additional feedback from property owners and residents located along the project corridor before the City completes the Feasibility Report for the said project.

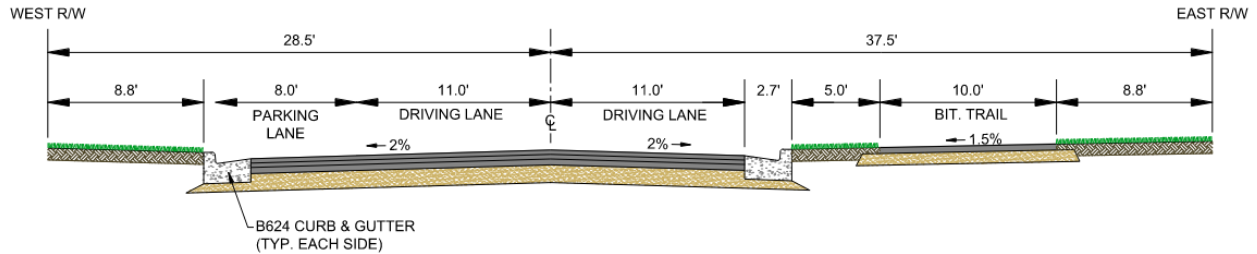
The proposed project would consist of a street Full Depth Reclamation (FDR) and trail reconstruction from Highland Scenic Road (CSAH 48) to Foley Road. The details and purpose of both improvements can be found in the draft feasibility for the project, which can be viewed here: <https://widseth.com/knollwood/>

At the first public informational meeting, several roadway (right-of-way) design options along with the associated impacts, costs and special assessments were presented. Based on public response and input from the first public meeting, the City has narrowed the list of design options to the following:

Option 1 includes a 26' wide urban roadway (curb & gutter) and a paved trail separated from the roadway with a grass boulevard area. This Option would provide two 11' wide drive lanes with no provisions for on street parking. This roadway and trail section would be 6.5' narrower than the current roadway and trail. The west curb line would remain in the same location and the east curb line and trail would be moved west away from the properties on the east side of the roadway.

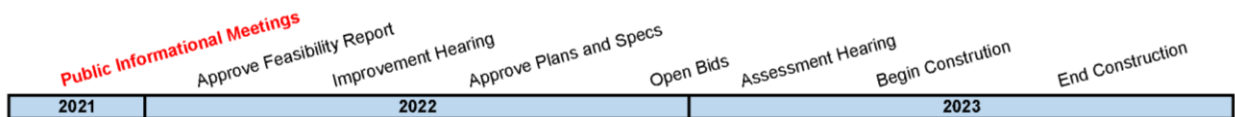


Option 2 includes a 32' wide urban roadway (curb & gutter) with a paved trail separated from the roadway by a boulevard area. This Option would provide two 11' wide drive lanes and an 8' parking lane on the west side of the roadway. This roadway and trail section would have the same combined width as the current roadway and trail. Both the west curb line and east side of the trail would remain in the same location.



In both Options, the trail would be narrowed from 12' to 10' wide and separated from the roadway by a 5' boulevard area. The boulevard area is required to provide the necessary separation between the trail and curb to slope the driveways to match the trail elevation and eliminate the need to “dip” the trail at each driveway crossing, which would bring the trail into compliance with current ADA standards.

After the conclusion of the December 2nd meeting, the City will take the feedback it receives into consideration and will finalize the Feasibility Report to include a preferred roadway design. The approval of the Feasibility Report is a necessary step in the process, whether the project occurs in 2023 or further into the future. As illustrated in the project timeline below, the decision to proceed with the project in 2023 will occur in SPRING/SUMMER 2022 after an Improvement Hearing. A notice for the hearing will be sent to all affected property owners once a hearing date has been set.



Additional information including the draft Feasibility Report, presentation from the first public informational meeting, Pavement Management Plan, ADA Transition Plan and other project related documents are available on the project website located at <https://widseth.com/knollwood/>.

If you are unable to attend the December 2nd meeting or prefer to communicate in writing, you are encouraged to submit comments and/or preferred option to Aric Welch, Project Engineer, at aric.welch@widseth.com or by mailing such to City of Baxter, P.O. Box 2626, Baxter, MN 56425.

The City and WiDSETH thank you for your time and involvement on this proposed project as your comments, suggestions, and input are greatly appreciated. Should you have any questions or would like to discuss project details, please contact Aric Welch of WiDSETH (218-316-3645) or Trevor Walter, Baxter City Engineer (218-454-5100).