

EXECUTIVE SUMMARY

TO: Kurt Hagen, Phase II Development Manager
MALL OF AMERICA

FROM: Marie Cote, P.E., Principal
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DATE: November 8, 2007

SUBJECT: MALL OF AMERICA PHASE II TRAFFIC STUDY
RENAISSANCE HOTEL DEVELOPMENT

Study Purpose

The purpose of this study is to evaluate the traffic impacts at key intersections and recommend improvements necessary to support the proposed Renaissance Hotel development located on the south side of the existing Mall of America site. This study includes a Saturday and Thursday p.m. peak hour operations analysis under existing and year 2012 build conditions. This study will take into consideration the previous *Mall of America Phase II Traffic Study* (September 2006), prepared by SRF Consulting Group, Inc.

Study Findings and Recommendations

- Results of the existing analyses indicate that the intersection of Killebrew Drive/22nd Avenue is presently operating at unacceptable levels of service (LOS E) during the Saturday peak hour. In order for this intersection to operate at overall acceptable levels of service, the following improvement is recommended:

Killebrew Drive/22nd Avenue

- Construct an additional eastbound left-turn lane to provide dual left-turn lanes

This improvement is consistent with those identified in the *Mall of America Phase II Traffic Study* and is scheduled to be constructed in year 2008 along with other capacity improvements along Killebrew Drive.

- The proposed development consists of a 500 room Renaissance Hotel located on the south side of the existing Mall of America site. Construction is scheduled to be completed in year 2010. The proposed development is expected to generate approximately 180 trips during the Saturday p.m. peak hour and 147 trips during the Thursday p.m. peak hour. New trips generated by the Renaissance Hotel are expected to access the site using the existing access at Killebrew Drive/20th Avenue.

- The following improvements are scheduled to be constructed in year 2008 and are assumed in the year 2012 build analysis:

Killebrew Drive/22nd Avenue (identified in the existing conditions section)

- Construct an additional eastbound left-turn lane to provide dual left-turn lanes

Killebrew Avenue at 20th Avenue

- Construct an additional eastbound left-turn lane to provide dual left-turn lanes

- Results of the 2012 build operations analysis indicates that all intersections will operate at acceptable levels of service during the Saturday and Thursday p.m. peak hours, assuming the improvements listed above.