

November 24, 2021



**Jessica Jagoe**  
City of Arden Hills  
1245 West Highway 96  
Arden Hills, Minnesota 55112

**Jane Kansier**  
Bolton & Menk, Inc.  
12224 Nicollet Avenue  
Burnsville, Minnesota 55337

Re: Independent School District #621  
North Parking Lot at MVHS / Lake Valentine Road Improvements Project Narrative  
Commission No. 212190 / 212191

Dear Jessica and Jane:

Wold Architects and Engineers, with Bolton and Menk, Inc., is currently working with representatives from Independent School District #621 (ISD #621) and Mounds View High School (MVHS), in the City of Arden Hills, to implement site improvements and associated roadway improvements to Lake Valentine Road. The project is intended to improve site circulation, enhance pedestrian safety, and expand existing parking facilities.

MVHS is located on the south side of Lake Valentine Road and the bus garage is located on the north side. The bus garage property is being improved to accommodate student parking and overflow event parking. Pedestrian and roadway improvements are being constructed to address the expected increase in pedestrians crossing Lake Valentine Road.

Phase I of the project was constructed in 2020, as an interim improvement, that replaced the two existing marked crosswalks on Lake Valentine Road, located at the school driveways with a new centralized midblock crossing with a pedestrian traffic signal. A pedestrian traffic signal was selected for MVHS because it achieves a high rate of compliance and also offers flexibility in operations and timing if a desire exists to manage pedestrian and vehicle movements during peak traffic periods. Phase II of the project will commence in 2022 and will construct site improvements and the remaining roadway improvements to Lake Valentine Road.

#### Proposed Site Improvements:

ISD #621 purchased the existing bus garage during the summer of 2019. The site is to be reconstructed to accommodate student parking and MVHS's use of the existing garage. Improvements include better circulation as well as beautification including the planting of landscape islands. The current plans meet the ordinance requirements of minimum 10% green space in the parking islands. This layout does not meet the required parking counts of 622 stalls that were previously approved. An alternate plan will be submitted for consideration that will increase parking counts but will not meet the 10% green space requirements. The alternate plan will follow the same general layout and will reduce the size of the landscaped islands. Both options will provide additional parking for the School and provide better pedestrian safety crossing Lake Valentine Road.

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**PLANNERS  
ARCHITECTS  
ENGINEERS**



Proposed Phase II Roadway Improvements:

Phase II roadway improvements will expand upon work completed in 2020 to include a raised center median to complement the mid-block crossing and pedestrian traffic signal. The addition of a center median will provide an added level of safety for pedestrians crossing Lake Valentine Road during all hours of the day. The project will also look to align access points on the west end of the school site by to provide a singular intersection with the south leg accessing the school drop-off/pick-up area and north leg accessing the improved parking lot. Right turn lanes will also be provided at both the east and west access points to improve operations by removing slowing traffic from Lake Valentine Road and allowing for any queuing needs to occur in a dedicated turn lane rather than in the thru lane. Overall, the proposed improvements are expected to improve safety and mobility for pedestrians, Lake Valentine Road thru traffic, and traffic entering/exiting the Mounds View High School Site.

If there are any questions, regarding the project or the above narrative, please do not hesitate to reach out to us. Thank you.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink, appearing to read "DKahl", written over a light blue horizontal line.

Douglas Kahl | AIA  
Associate

cc: Carole Nielsen, ISD #621  
Dave Rey, BMI  
Mike Tierney, BMI  
Jacob Bongard, BMI  
Derek Arens, BMI  
Paul Aplikowski, Wold

LW/ISD\_621/212190/crsp/nov21