

To: Steve Schainker, City Manager  
 Cc: John Joiner, Public Works Director

From: Damion Pregitzer, Traffic Engineer

Date: Friday, January 24, 2020

Subject: Property at 1228 Grand Avenue in relation to potential future improvements at the 13<sup>th</sup> St and Grand Ave intersection.

This memo is to respond to whether the City needs to acquire property at the southeast corner of 13<sup>th</sup> and Grand for potential future improvements at the intersection. The SE corner property is one of the properties that the city did not need to acquire to construct turn-lanes. **Fully purchasing the property would not be beneficial or necessary for future intersection improvements to improve traffic safety and efficiency.**

Purchasing the property is not needed because the west and north frontages of the property already account for future widening of the intersection. On the north side, there is extra right-of-way (currently grass parking area) and on the west side there is a nine-foot (9') roadway easement along the property. This easement was obtained as part of the 2001 site plan and special-use-permit to allow the non-conforming use as a water-softener salt sales business. **Therefore, staff could not justify the purchasing of the entire property when it was not necessary to construct the improvements.**

