

# Technical Memo



**To:** Michael Roebuck, Ron Clark Construction

**From:** Ed Terhaar, P.E.

**Date:** January 27, 2020

**Subject:** Traffic Forecast Information for Proposed American Square Development in  
Bloomington, MN

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

A handwritten signature in black ink, appearing to read 'Ed F. Terhaar', is written over a horizontal line.

DATE: January 27, 2020

Edward F. Terhaar  
License No. 24441

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## Purpose and Background

This memorandum presents traffic forecast information for the proposed apartment and retail development located in the southeast quadrant of the American Boulevard/34<sup>th</sup> Avenue S. intersection in Bloomington. Trip generation information for the proposed project are presented in this memo.

## Existing Conditions

The project site currently contains surface and structured parking areas. Under existing conditions, the site has two access points on American Boulevard.

## Proposed Development Characteristics

The proposed project consists of constructing two new apartment buildings and a senior housing/retail building. For purpose of this study, the first apartment building has 217 dwelling units, the second apartment building has 122 dwelling units, the senior housing building has 96 dwelling units, and the retail portion contains a 31,975 square foot grocery store. All parking on the site is located in parking structures.

Under future conditions the site will have two access points on American Boulevard.

Michael Roebuck  
 Ron Clark Construction  
 January 27, 2020



### Trip Generation

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the tenth edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The resultant trip generation estimates are shown in **Table 1**.

**Table 1**  
**Trip Generation for Proposed Project**

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Apartments (221)	217 DU	20	58	78	58	37	95	1180
Apartments (221)	122 DU	11	33	44	33	21	54	664
Senior Housing (252)	96 DU	7	12	19	14	11	25	355
Grocery Store (850)	31,975 SF	73	49	122	150	145	295	3415
<b>Totals</b>		<b>111</b>	<b>152</b>	<b>263</b>	<b>255</b>	<b>214</b>	<b>469</b>	<b>5614</b>

Notes: SF=square feet, DU=dwelling unit