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To: Mike Roebuck, Ron Clark Construction      From: Ed Terhaar, P.E.  
File: B1531-20-18      Date: February 19, 2021

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**Reference: 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.



DATE: February 19, 2021

Edward F. Terhaar  
License No. 24441

**Purpose and Background**

This memorandum presents traffic forecast information for the proposed conversion of the existing Crown Plaza Hotel to a building with both apartment units and hotel rooms. The building is located in the southeast quadrant of the American Boulevard/34<sup>th</sup> Avenue S. intersection in Bloomington. Trip generation information for the existing hotel and the proposed project are presented in this memo.

**Existing Conditions**

The building currently has 430 hotel rooms and a restaurant/bar. Under existing conditions, the site has access on American Boulevard and on 34<sup>th</sup> Avenue S.

**Proposed Development Characteristics**

The proposed project consists of converting the existing hotel to a building with 229 apartment units and 131 hotel rooms. The restaurant/bar will remain unchanged. Under future conditions the site will have the same access points on American Boulevard and 34<sup>th</sup> Avenue S.

**Trip Generation**

Weekday a.m. and p.m. peak hour trip generation for the existing hotel and the proposed hotel and apartment building 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 Existing and Proposed Uses**

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
<b>Existing Use</b>								
Hotel (310)	430 Rooms	119	83	202	132	126	258	3,595
<b>Proposed Uses</b>								
Apartments (221)	229 DU	21	61	82	61	40	101	1,246
Hotel (310)	131 Rooms	36	26	62	40	39	79	1,095
<b>Total</b>		<b>57</b>	<b>87</b>	<b>144</b>	<b>101</b>	<b>79</b>	<b>180</b>	<b>2,341</b>

Note: DU=dwelling unit

As shown in the table, the proposed uses generate 58 fewer trips in the a.m. peak hour, 78 fewer in the p.m. peak hour, and 1,254 fewer on a daily basis.