



MEMORANDUM

Date: March 25, 2026

To: Brian Hansen
City of Bloomington
1800 W Old Shakopee Road
Bloomington, MN 55431

From: Eric Fagerberg, P.E.

Project: Gallery Apartments - Bloomington

Subject: Trip Generation Memo

Chase Real Estate is proposing to construct a new multi-family residential development at the NW corner of American Boulevard and Xerxes Avenue South, in Bloomington Minnesota. The proposed development will be multi-phased, with the construction of a 270 unit apartment building comprising the first phase. A possible second phase would see the construction of a separate building containing up to 90 units. Access to the development would be limited to the existing entrances/exits on American Blvd and Southtown Drive. The current right-in on Xerxes is proposed to be removed. As proposed, the change in vehicular trip generation does not trigger the need for a Traffic Impact Analysis (TIA) per Hennepin County's threshold of 2,500 daily trips or 250 vehicles at peak hour. This trip generation summary is provided at the request of city staff.

Trip Generation Estimate

The Institute of Traffic Engineers (ITE) Trip Generation Manual, 11th Edition, includes an Apartment category, which is defined as: "Apartments are rental dwelling units located within the same building with at least three other dwelling units, for example, quadraplexes and all types of apartment buildings. The studies included in this land use did not identify whether the apartments were low-rise, mid-rise, or high-rise. Low-rise

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apartment (Land Use 221), high-rise apartment (Land Use 222) and mid-rise apartment (Land Use 223) are related uses.”

The definition of a mid-rise apartment is as follows: “Mid-rise apartments are apartments (rental dwelling units) in rental buildings that have between three and 10 levels (floors). Apartment (Land Use 220), low-rise apartment (Land Use 221) and high-rise apartment (Land Use 222) are related uses.”

The Daily and AM/PM Peak hour trip generation rates are as follows:

Land Use	Units	Daily		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Multifamily (Mid Rise) [ITE 223] Phase 1	270 Units	4.54	1,226	0.35	95	0.39	106
Multifamily (Mid Rise) [ITE 223] Phase 2	90 Units	4.54	409	0.35	32	0.39	36
Totals:			1,635		127		142

Sincerely,

Eric Fagerberg, P.E.

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