
To: Mike Roebuck, Ron Clark Construction From: Ed Terhaar, P.E.

File: B1531-20-18 Date: February 19, 2021

**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

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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/34th 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 34th 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 34th 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
Existing Use								
Hotel (310)	430 Rooms	119	83	202	132	126	258	3,595
Proposed Uses								
Apartments (221)	229 DU	21	61	82	61	40	101	1,246
Hotel (310)	131 Rooms	36	26	62	40	39	79	1,095
Total		57	87	144	101	79	180	2,341

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.