



**BOLTON
& MENK**

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MEMORANDUM

Date: October 15, 2024

To: Mark Konz, City of Mankato

From: Maury Hooper, PE
Transportation Project Manager

Subject: Site Traffic Data – Prairie Acres Development
Location: SE Quadrant Prairie Winds Dr./Prairie Rose Dr.
Client – KJ2 Development
Project No.: 0M3.132642

The purpose of this memorandum is to provide a high-level comparison of the site's traffic related statistics between the previously approved plan for the site (Figure 1) and the current Prairie Acres concept for the site (Figure 2). Note that the single-family attached housing land use remains the same, however, there is a proposed change from ownership units to rental for 62 of the housing units.

Site Trips

96 total units are proposed under the current Prairie Acres concept, this is a reduction of 18 units from the previously proposed plan of 114. The proposed reduction in total housing units is anticipated to result in a reduction of weekday and peak hour site trips of approximately 15% over the originally approved plan. The trip generation comparison was calculated using ITE's Trip Generation Manual, 11th Edition and is shown in Table 1. The trip generation worksheets are included for reference.

Table 1

SITE TRIP COMPARISON					
	LAND USE	# OF HOUSING UNITS	AM PEAK HOUR	PM PEAK HOUR	WEEKDAY
			Trips	Trips	Trips
PREVIOUSLY APPROVED PLAN	SINGLE FAMILY ATTACHED HOUSING	114	55	65	821
PRAIRIE ACRES CONCEPT	SINGLE FAMILY ATTACHED HOUSING	96	46	55	691

Site Access

There are no differences in site access between the two development plans.

Name: Bluestem Commons Development

Date: 06/17/2024

Page: 2

Site Parking

Parking provided for the Prairie Acres concept has been revised to align with the zoning requirements for housing rental. Based on the current zoning requirements, the number of surface stalls provided on the site increases from 254 to 378. The provision of two garage stalls per unit remains the same. The site's parking comparison is shown in Table 2.

Table 2.

SITE PARKING COMPARISON					
	LAND USE	# OF HOUSING UNITS	# OF SURFACE STALLS	SURFACE SITE TOTAL	GARAGE STALLS 2 PER UNIT
PREVIOUSLY APPROVED PLAN	SINGLE FAMILY ATTACHED HOUSING	114	254	254	228
PRAIRIE ACRES CONCEPT	SINGLE FAMILY ATTACHED HOUSING (RENTAL)	62	310	378	124
	SINGLE FAMILY ATTACHED HOUSING (EXISTING)	34	68		68

FIGURE 1



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR 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,
CHRISTOPHER J. LARSON

DATE: 10/28/2016 LIC. NO.: 48736

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR 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: _____ LIC. NO.: _____

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PROJECT

PRAIRIE WINDS DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

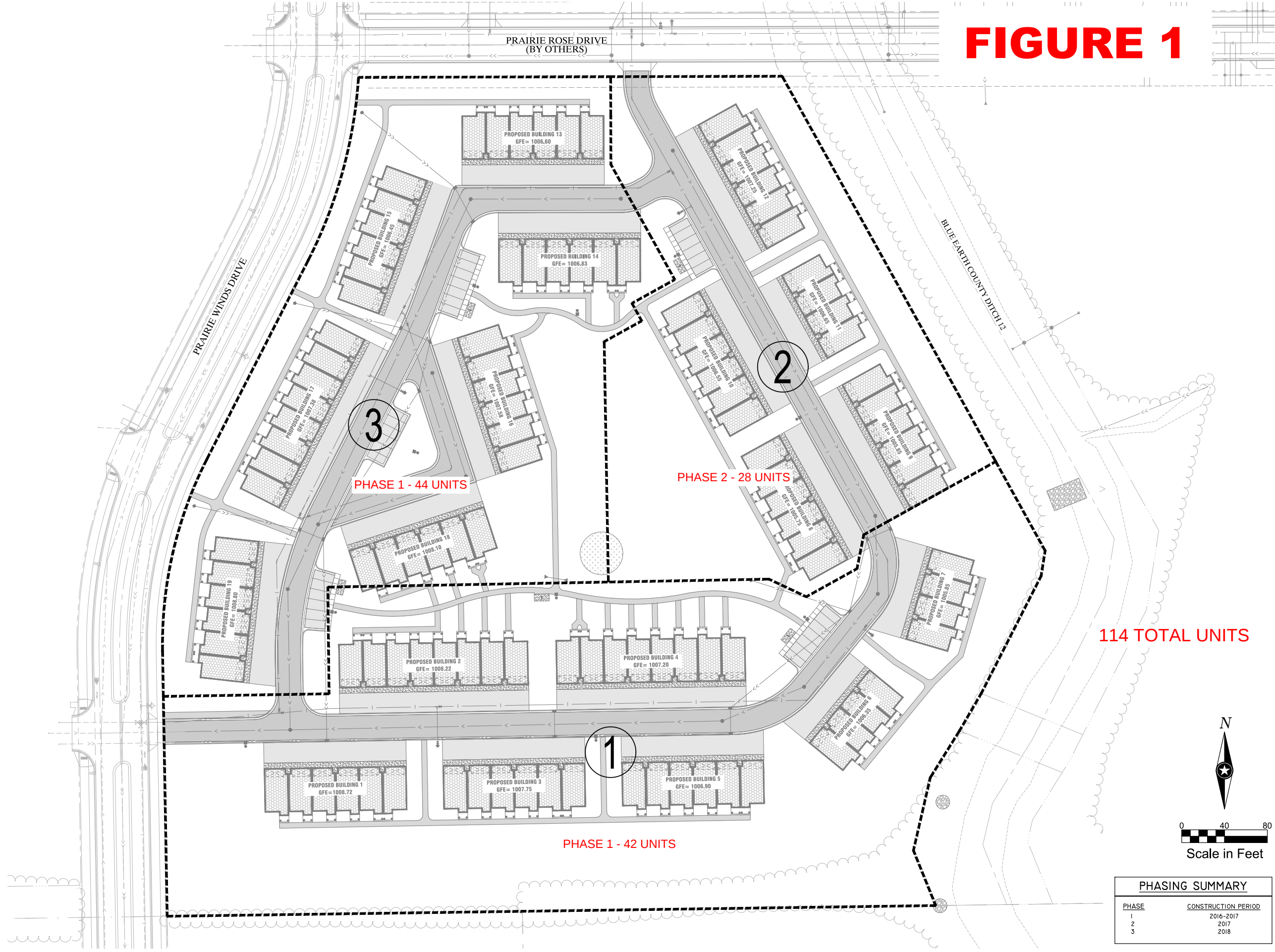
PROJECT NO.	16-19500
FILE NAME	19500 PAVING
DRAWN BY	BDT, NJH
DESIGNED BY	BDT, NJH, C.J.L.
REVIEWED BY	BDT, NJH, C.J.L.
ORIGINAL ISSUE DATE	10/28/16
CLIENT PROJECT NO.	-

TITLE

SITE PHASING PLAN

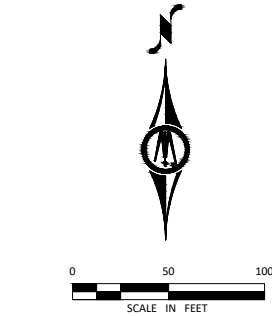
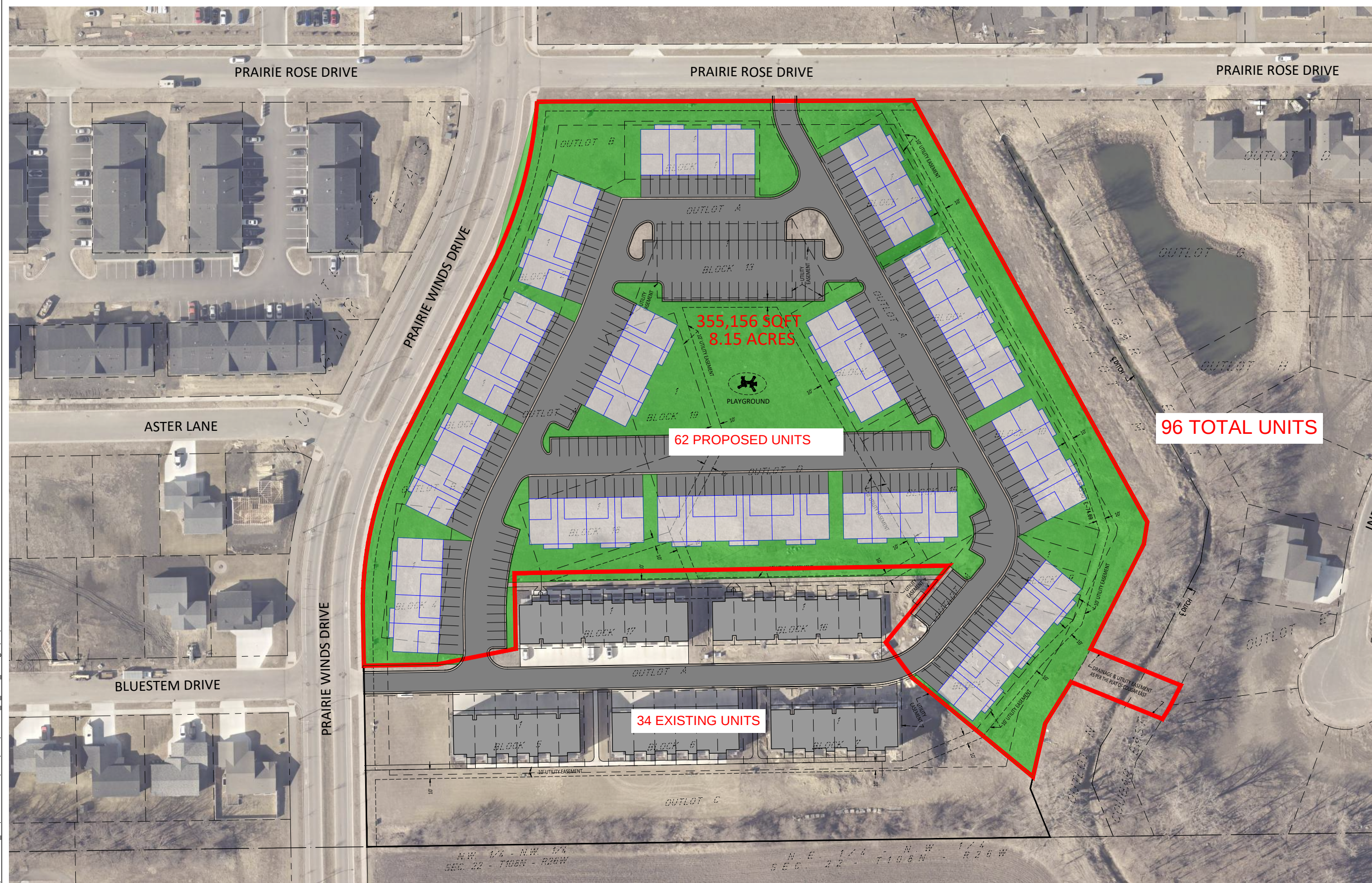
SHEET

C2-12



114 TOTAL UNITS

PHASING SUMMARY	
PHASE	CONSTRUCTION PERIOD
1	2016-2017
2	2017
3	2018



DEVELOPMENT INFORMATION

62 UNITS (4 BEDROOM UNITS)

PARKING COUNT
310 SURFACE PARKING STALLS
124 GARAGE STALLS
310 TOTAL PARKING STALLS
5.0 SURFACE STALLS PER UNIT
(PLUS 2 ADDITIONAL GARAGE STALLS PER UNIT)

EXISTING UNITS
34 UNITS

EXISTING PARKING COUNT
68 SURFACE PARKING STALLS
68 GARAGE STALLS