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June 6th, 2025

To: **Brian Johnson, Jones, Haugh & Smith Inc.**

From: **Katie Schmidt, PE (MN PE License #47147)**

Re: **Trip Generation Memorandum – Mankato Apartments Development, Mankato, MN**

Per your request, SSTS LLC has conducted a trip generation estimate for the proposed Mankato Apartment Development in the City of Mankato, Blue Earth County, MN. The Proposed Project is located on the south side of Stadium Rd (CSAH 60) and east of S Victory Dr. The Proposed Project includes 72 apartment units split between two three-level buildings and a 150-stall surface parking lot. Access is proposed on S Victory Dr. The adjacent **Figure 1** depicts the site layout and access location. It is noted that traffic will not be able to cut-through to eastern property.

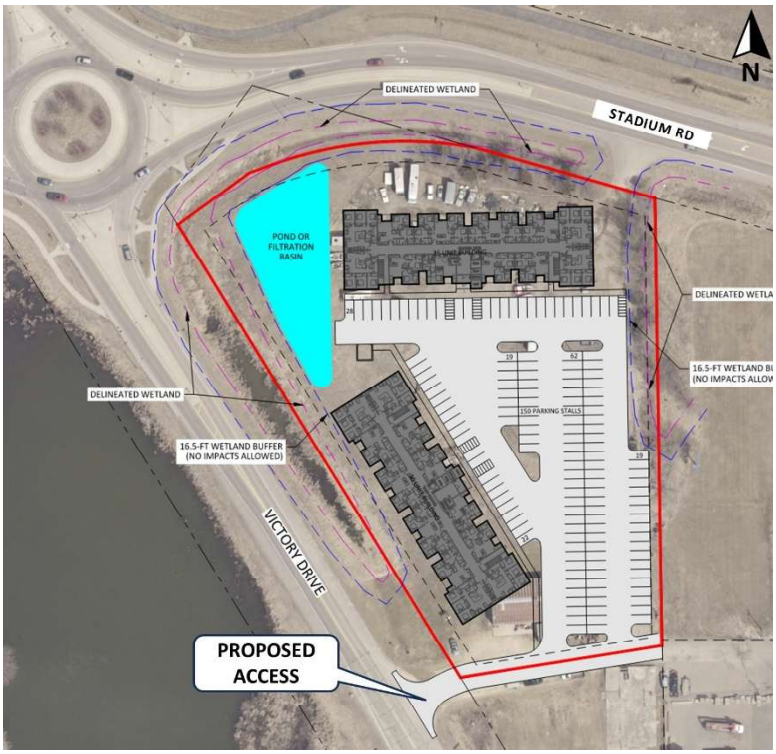

Figure 1. Proposed Project

Trip Generation

The volume of vehicle trips generated by the Proposed Project has been estimated for the weekday AM and PM peak traffic hours and on a daily basis using the data and methodology described in the Institute of Transportation Engineers' (ITE) ***Trip Generation Manual*** [1], which is a standard industry reference used by public agencies to estimate trips generated by specific land uses. **Table 1** summarizes the trip generation estimates. ITE's Low Rise Multifamily land use corresponds to the proposed three-level apartment buildings.

Table 1 - Trip Generation

Land Use	ITE Land Use Code	Size	Trips Generated:				
			AM Peak		PM Peak		Weekday
			Enter	Exit	Enter	Exit	ADT
Multifamily Housing (Low-Rise)	220	72 units	7	22	23	14	485
Totals			**7**	**22**	**23**	**14**	**485**
			29		**37**		

The Proposed Project is estimated to generate the following:

- 29 new trips (7 entering and 22 exiting) during the morning traffic peak hour,
- 37 new trips (23 entering and 14 exiting) during the evening traffic peak hour, and
- 485 daily trips.

The anticipated travel patterns for residents of the Proposed Project are approximately 85% to/from the north and 15% to/from the South on S Victory Dr. The number of vehicle trips generated by the Proposed Project is low, approximately one new vehicle trip every two minutes during the peak hours, and impacts to existing traffic operations are anticipated to be minimal. Additionally, turning volumes at the access point do not warrant turn lanes per industry references (AASHTO and NCHRP Reports).

[1] ***Trip Generation Manual***, Institute of Transportation Engineers (ITE), 11th Edition