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March 23, 2026

Cory Bienfang
City Engineer
City of Mankato
Desk: 507-387-8643

Reference: Tripoint Development – River Hills Mall
Mankato, MN

Subject: Trip Generation Memorandum

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.

By: 
Anna Irby, P.E.
License No. 63412

Date: March 23, 2026

This letter has been prepared to provide the trip generation potential for the commercial development located north of Adams Street in Mankato, MN. A copy of the preliminary site plan has been attached for your reference. The proposed development will be constructed in two phases. Phase 1 consists of two eastern buildings [total of 8,233 square feet (s.f.)] with access proposed to the River Hills Mall parking lot (Ring Road). Based on coordination with the City of Mankato (City), a trip generation memo for the first phase of the development was required. When the future Phase 2 development occurs, a Traffic Impact Study (TIS) will be required.

Trip Generation

Based on coordination with the project team, Phase 1 of the proposed commercial development is assumed to consist of the following land uses for each building:

- Building 1 [4,433 s.f.] – easternmost building
 - will consist of a mix of office and retail uses
- Building 2 [3,800 s.f.]
 - will consist of half food service [1,900 s.f.] and half office/retail [1,900 s.f.] uses

The following trip generation was calculated assuming the most conservative land use codes based on the proposed uses. Average weekday daily, AM peak hour, and PM peak hour trips for Phase 1 of the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 12th Edition.

Proposed Trip Generation Summary – Phase 1

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Fast Casual Restaurant (930)	1,900 s.f.	429	2	1	3	14	13	27
Strip Retail Plaza [<40K] (822)	6,333 s.f.	497	14	11	25	28	28	56
Total		926	16	12	28	42	41	83

On a typical weekday, Phase 1 of the proposed development is expected to generate approximately 899 total daily trips with 28 total trips occurring during the AM peak hour and 83 total trips occurring during the PM peak hour. Although not included in the calculation, there is expected to be a reduction in trips when considering internal capture between the land uses within the proposed development and the existing River Hill Mall.

Conclusion

The trip generation potential for Phase 1 of the proposed development is below the typical MnDOT (250 peak-hour vehicle trips or 2,500 daily vehicle trips) and Blue Earth County (100 peak hour vehicle trips) thresholds for consideration of a Traffic Impact Study (TIS).

Based on the proposed trip generation for Phase 1, there is not expected to be a negative impact to the existing roadway facilities. As mentioned previously, a TIS will be required by the City when Phase 2 of the development occurs.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Bolton & Menk, Inc.



Anna Irby, PE
Traffic Project Engineer

Attachments: Site Plan

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AUGUSTA PROJECT 125986 CALLED FOR 125986 UTILITY LAYOUTS & GRADING.dwg 2/5/2025 12:52:43 PM Plotted by: Wesley Cordes



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

WESLEY S. CORDES, P.E.
LIC. NO. 64053 DATE MM/DD/YYYY



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TRIPOINT DEVELOPMENT LLC
TRIPOINT DEVELOPMENT - RIVER HILLS MALL
PROJECT OVERVIEW - INDIVIDUAL CONNECTIONS

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