



March 17, 2026

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

Reference: Pohl Apartments
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 17, 2026

This letter has been prepared to provide the trip generation potential and projected distribution for the proposed 84 apartment unit development east of Pohl Road in Mankato, MN. A site plan and site location map have been attached for reference.

Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 12th Edition.

Proposed Trip Generation Summary

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
Multifamily Housing [Low-Rise] (220)	84 Units	594	10	32	42	30	18	48

The proposed development is expected to generate approximately 594 weekday daily trips with 42 total trips occurring during the AM peak hour and 48 total trips occurring during the PM peak hour. These expected trip generation volumes are 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.

Distribution

Based on the development in the area, it is expected that the vast majority of the trips (likely close to 100%) will travel to/from the north. South of the site is very rural and remains unpaved. Employment centers, schools, and retail development are located to the north. Since there is already a two-way, left-turn lane adjacent to the proposed site driveway, no additional turn lanes are recommended at the site driveway.

Conclusion

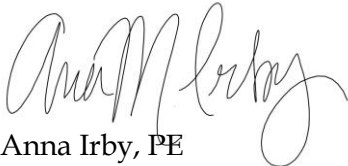
The trip generation potential for the proposed apartment development is below the typical MnDOT (250 peak-hour vehicle trips or 2,500 daily vehicle trips) and Blue Earth County (100 peak hour vehicle trips) thresholds for consideration of a Traffic Impact Study.

Additionally, since there is already a two-way, left-turn lane adjacent to the proposed site driveway and very few site trips are expected to travel to/from the south, no additional turn lanes are recommended at the site driveway.

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

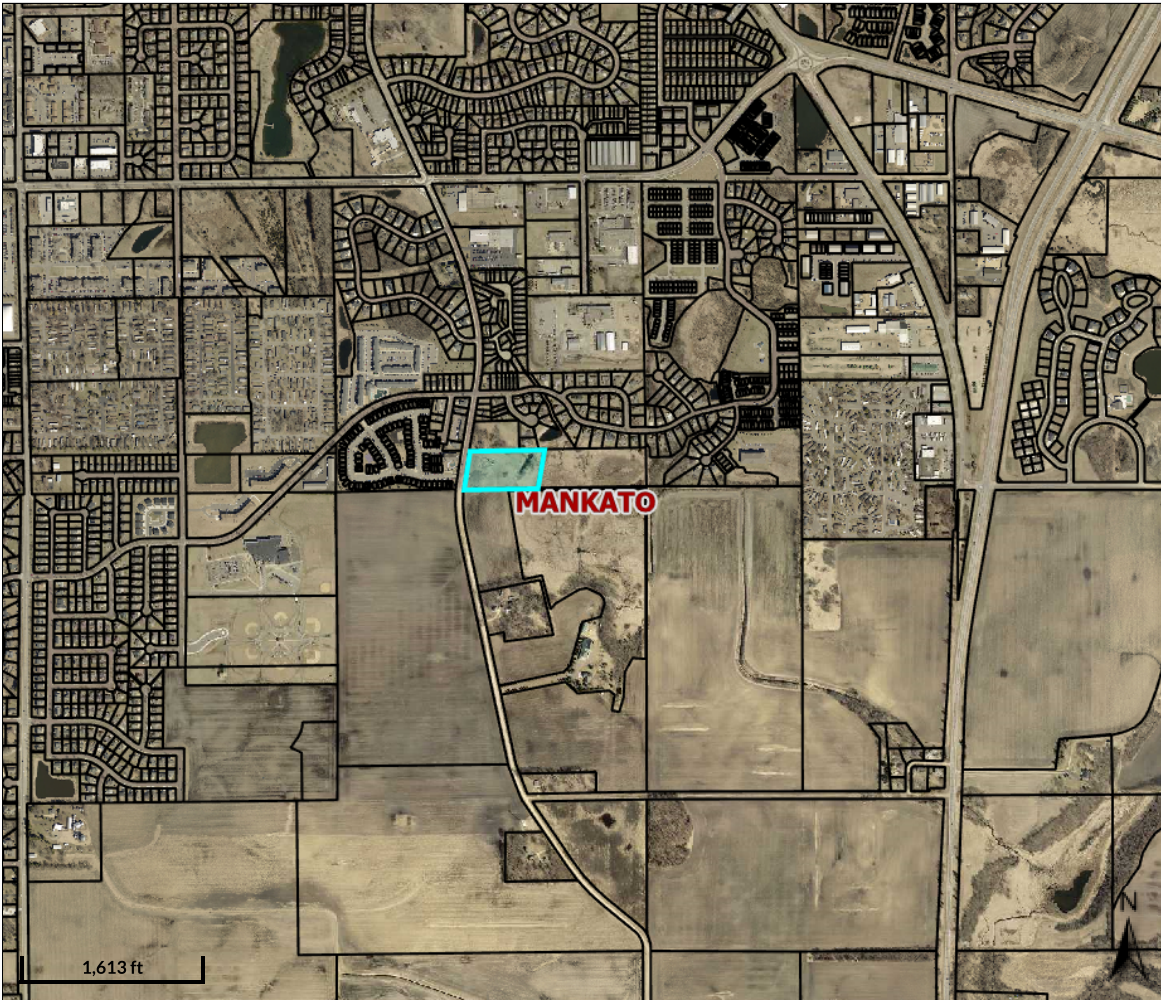
Sincerely,

Bolton & Menk, Inc.

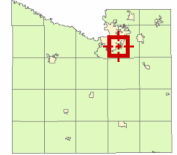


Anna Irby, PE
Traffic Project Engineer

Attachments: Site Plan
Site Location Map



Overview



Legend

Cartography Urban

- Lot Dim Carto 100
- Lot Number Carto 100
- Parcel Acreage Carto 100
- Parcel Dim Carto 100
- Parcel Owner Hook 100
- Railroad Name Carto 100
- Road Name Carto 100
- Sub Blk Number Carto 100

Cartography Rural

- Lot Dim Carto 400
- Lot Number Carto 400
- Parcel Acreage Carto 400
- Parcel Dim Carto 400
- Parcel Owner Hook 400
- Road Name Carto 400
- Sub Blk Number Carto 400
- Water Name Carto 400

- Tax Parcels
- Township Names
- MN-County

Parcel ID R010920479029 **Class** 201- 1A/1B/4BB RESIDENTIAL SINGLE UNIT
Sec/Twp/Rng 20-108-26 **Acreage** 4.83
Property Address
District 01077
Brief Tax Description CAMPUS COTTAGES LOT 1 BLK 2 04.830AC
(Note: Not to be used on legal documents)

Owner Address POHL TOWNHOMES LLC
 1531 MADISON AVE
 MANKATO, MN 56001

