



July 28, 2026

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

Reference: Spirits at Rest Treatment Facility
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: July 28, 2026

This letter has been prepared to provide the trip generation potential and projected distribution for the proposed 40-bed treatment facility west of Power Drive in Mankato, MN. A site plan and site location map have been attached for reference.

Trip Generation

The proposed facility is estimated to include 40 inpatient treatment beds with 12 employees on the largest shift. Additionally, there is a planned on-site community meeting space for 10-20 people that is expected to be used once daily during the week. Average weekday daily, AM peak hour, and PM peak hour trips for multiple land use codes were estimated using methodology contained within the ITE *Trip Generation Manual*, 12th Edition. Since there was not one land use code that fully represented the site, multiple options were considered and are described below:

- LUC 610 - Hospital: an institution where medical or surgical care and overnight accommodations are provided to non-ambulator and ambulatory patients.
- LUC 253 - Congregate Care Facility: an independent living development that provides centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities.
- LUC 254 - Assisted Living: a residential setting that provides either routine protective oversight or assistance with activities necessary for independent living with mental or physical limitations.
- LUC 255 - Continuing Care Retirement Community: facility that enables a resident to transition from independent living to increased care as medical needs of the resident

change. Housing options include a combination of senior adult housing, congregate care, assisted living and nursing home.

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
Hospital (610)	40 Beds	955	52	20	72	22	46	68
Congregate Care Facility (253)	40 Units	97	2	2	4	3	4	7
Assisted Living (254)	40 Beds	166	6	4	10	6	8	14
Continuing Care Retirement Community (255)	40 Units	664	24	13	37	28	43	71

LUC 610: Hospital provides the most conservative trip generation which estimated the proposed development generating approximately 955 weekday daily trips with 72 total (total of entering and exiting) trips occurring during the AM peak hour and 68 total (total of entering and exiting) trips occurring during the PM peak hour. The proposed site is expected to have between 65-70 parking stalls, which would allow it to accommodate the hospital trip generation potential if all stalls are utilized during the peak; although the proposed site is likely to generate less traffic.

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 will travel to/from the south. North of the site is primarily residential land uses with small, local roadways. The arterial roads of N Victory Drive and Highway US-14 are located to the south making these corridors the most efficient route from any direction. No additional turn lanes are recommended at the site driveway.

Conclusion

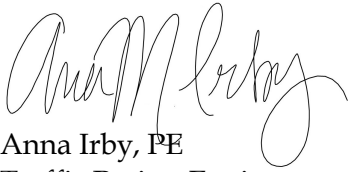
The trip generation potential for the proposed development is below the typical MnDOT (250 peak-hour vehicle trips or 2,500 daily vehicle trips) and Blue Earth County (100 peak hour vehicle trips) thresholds for consideration of a Traffic Impact Study.

Additionally, due to the low number of peak hour site trips generated, 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.

A handwritten signature in cursive script, reading "Anna M. Irby".

Anna Irby, PE
Traffic Project Engineer