

TRAFFIC AND PARKING IMPACT DATA SHEET

Program: Golden Anchor Treatment Services

Program Type: Outpatient Substance Use Disorder Treatment Program

Property Address: 1618 3rd Ave. Mankato

Prepared for: City Planning / Conditional Use Permit Review

Date: 9/1/26

1. Program Overview

Golden Anchor will provide scheduled outpatient treatment services. The program will serve approximately 32 clients, divided between high-intensity and low-intensity programming.

Program	Clients	Schedule	Treatment Hours
High-Intensity	16	Tuesday, Wednesday & Thursday	8:00 AM–12:00 PM
Low-Intensity	16	Monday	12:00 PM–4:00 PM
Total Clients	32	—	—
Staff	4	During program operations	—

The high-intensity and low-intensity groups are scheduled on separate days and therefore do not overlap.

2. Weekly Client Visits

High-Intensity Program

16 clients × 3 days per week = **48 client visits per week**

Low-Intensity Program

16 clients × 1 day per week = **16 client visits per week**

Total

64 client visits per week

Although the program generates approximately 64 client visits per week, these visits represent approximately **32 unique clients** attending services at different frequencies.

3. Daily Attendance and Hours

Day	Program	Hours	Client s	Staff	Maximum Persons On-Site
Monday	Low-Intensity	12:00–4:00 PM	16	4	20
Tuesday	High-Intensity	8:00 AM–12:00 PM	16	4	20
Wednesday	High-Intensity	8:00 AM–12:00 PM	16	4	20
Thursday	High-Intensity	8:00 AM–12:00 PM	16	4	20
Friday	No scheduled group	—	0	—	—

Maximum anticipated treatment occupancy: 20 individuals at one time.

4. Anticipated Arrival and Departure Periods

Because treatment services are scheduled, client traffic will primarily occur immediately before and after each treatment session.

Monday – Low-Intensity Program

- Primary arrival period: approximately **11:30 AM–12:00 PM**
- Treatment: **12:00 PM–4:00 PM**
- Primary departure period: approximately **4:00–4:30 PM**

Tuesday–Thursday – High-Intensity Program

- Primary arrival period: approximately **7:30–8:00 AM**
- Treatment: **8:00 AM–12:00 PM**
- Primary departure period: approximately **12:00–12:30 PM**

Client traffic is therefore concentrated into predictable arrival and departure periods rather than occurring continuously throughout the day.

5. Conservative Vehicle Trip Estimate

For traffic-planning purposes, a conservative estimate assumes that all 16 clients and all 4 staff members arrive in separate vehicles.

Under this maximum-case assumption, a treatment day could generate:

- 16 client arrivals
- 16 client departures
- 4 staff arrivals
- 4 staff departures
- **Maximum: 40 one-way vehicle trips per treatment day**

Over four scheduled treatment days, the conservative estimate would be approximately **160 one-way vehicle trips per week** if every client and staff member drove independently each day.

Actual traffic is anticipated to be lower because some clients may utilize public transportation, ride-share services, medical or community transportation, family/support transportation, carpooling, walking, or biking.

6. Parking and Traffic Management

The program's structured schedule allows Golden Anchor to manage parking and traffic demand. High-intensity and low-intensity services occur on separate days, eliminating traffic overlap between the two treatment groups.

A maximum of approximately **16 clients and 4 staff members** will typically be present during scheduled treatment programming.

Golden Anchor will manage scheduling and transportation needs to minimize congestion, maintain appropriate parking availability, and reduce impacts on neighboring properties and the surrounding roadway system.

7. Traffic Impact Summary

Golden Anchor's proposed treatment schedule creates a predictable and limited traffic pattern. Approximately **16 clients will attend the facility at one time**, with approximately **4 staff members** present.

High-intensity services will operate **Tuesday through Thursday from 8:00 AM to 12:00 PM**, while low-intensity services will operate **Monday from 12:00 PM to 4:00 PM**. Because these programs operate on separate days, there will be no overlap between the two client groups.

The program anticipates approximately **64 client visits per week**. Traffic will primarily occur during short, predictable periods immediately before and after scheduled treatment sessions.

This scheduling model allows Golden Anchor to actively manage client volume, parking demand, and traffic flow while minimizing the program's impact on surrounding properties.

Prepared By: Christina Rotert

Title: CEO

Signature: Christina Rotert

Date: 9/1/26