

Technical Memorandum

To: Peter Stalland, Tyr Development, LLC
From: Max Moreland, PE
Date: August 22, 2018
Re: Trip Generation Update – Aster Meadows Apartment Development in Vadnais Heights

In July 2018, Spack Consulting conducted a traffic assessment for the Aster Meadows development in Vadnais Heights, Minnesota. That assessment was based on a site plan that included 156 apartment units. Since then, the site plan for the development has changed and now 140 apartment units are proposed on site. This memorandum documents the change in proposed trip generation for the development with the new unit count.

Estimated Traffic Generation

Trip generation for the proposed development was established using the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual, 10th Edition*. Spack Consulting also has local data compiled through various studies across the Twin Cities. Local data is often preferred as it reflects the area’s driving patterns better than national data. Table 1 shows the resulting new trips based on ITE and local data, respectively. Trip generation forecasts are shown for the previous unit count of 156 and the current unit count of 140.

Table 1 – Trip Generation – New Trips on a Weekday

Land Use (size)	Data Source	Daily			AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) – 156 units	ITE	424	424	848	15	42	57	42	27	69
Multifamily Housing (Mid-Rise) – 140 units	ITE	381	381	762	13	37	50	38	24	62
Apartment – 156 units	Local	343	343	686	7	41	48	46	21	67
Apartment – 140 units	Local	308	308	616	7	37	44	41	19	60

As shown in Table 1, the trip generation for the apartment development with 140 units is forecast to generate approximately 10% less trips than the apartment unit with 156 units, corresponding to the approximate 10% decrease in dwelling units.

This lowered trip generation does not result in changes to the conclusions of the July 2018 traffic assessment.