

To: Dave Anderson, Frauenshuh, Inc.

From: Ed Terhaar, P.E.

Date: October 11, 2016

Subject: Trip Generation Information for Bremer Bank Redevelopment in Arden Hills, MN

As requested, we have developed trip generation estimates for the existing and proposed land uses for the Bremer Bank redevelopment project in Arden Hills.

The trip generation estimates were completed using data presented in the Institute of Transportation Engineers' (ITE) *Trip Generation*, Ninth Edition. The proposed project includes a mixture of uses that will likely result in some customers making multiple stops within the development, resulting in a reduction in the gross trip generation. A reduction of 10% has been applied to account for these internal trips.

Table 1 presents the projected weekday a.m. and p.m. peak hour gross and net trip generation.

Table 1
Weekday Trip Generation for Existing and Proposed Uses

Land Use	ITE Code	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily Total
			In	Out	Total	In	Out	Total	
Existing Uses									
Office	710	10,738 SF	15	2	17	3	13	16	118
Bank	932	7,262 SF 3 DIL	17	11	28	49	51	100	418
Total		18,000 SF	32	13	45	52	64	116	536
Proposed Uses									
Coffee shop	937	2,500 SF	128	123	251	54	53	107	2046
Dental office	720	3,000 SF	5	2	7	3	8	11	108
Retail	820	2,000 SF	1	1	2	3	4	7	85
Bank	912	2,750 SF 1 DIL	5	4	9	16	17	33	139
Daycare	565	11,500 SF 180 students	76	68	144	69	77	146	788
Gross Total		21,750 SF	215	198	413	145	159	304	3166
(10% internal trip reduction)			(21)	(20)	(41)	(14)	(16)	(30)	(317)
Net Total			194	178	372	131	143	274	2849

Notes: SF = square feet, DIL = drive in lanes

As shown in Table 1, the existing uses generate a net total of 45 trips during the a.m. peak hour, 116 trips during the p.m. peak hour, and 536 daily trips. The proposed development generates a net total of 372 trips during the a.m. peak hour, 274 trips during the p.m. peak hour, and 2,849 daily trips.