

To: Shari Frisbie, Lake Elmo Independent Living, LLC

From: John A. Davis, P.E., PTOE, Ayres Associates

Date: August 30, 2019

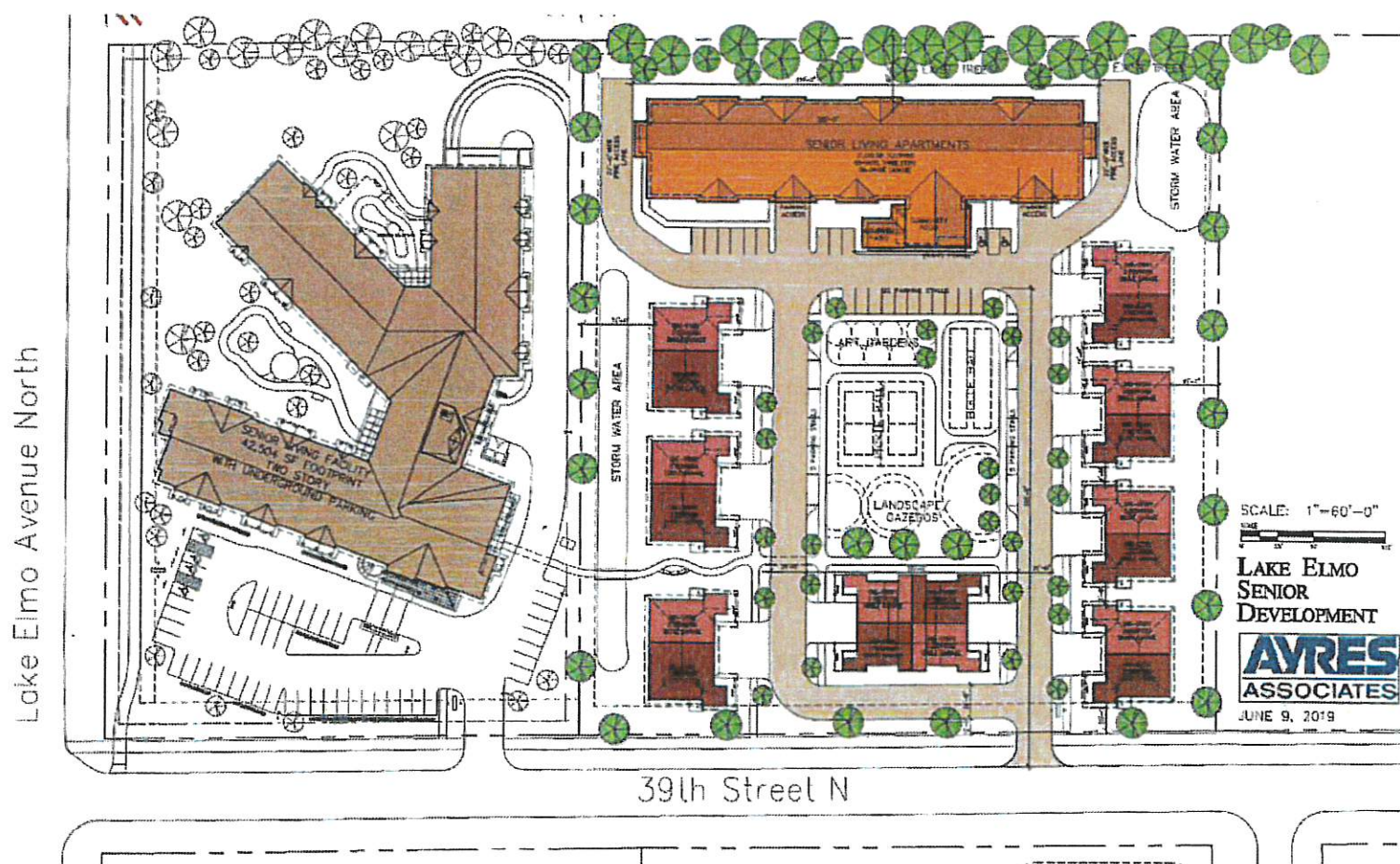
Project No.: 08-1893.00

Re: Senior Living Facility Traffic Impact Review  
- 39<sup>th</sup> Street N – Lake Elmo, MN

As shown in the site plan in Figure 1, the Senior Living Facility proposed for the northeast quadrant of the Lake Elmo Avenue North and 39<sup>th</sup> Street North intersection is expected to consist of the following two land uses and sizes:

- Independent Living Component - Attached with 42 units and 42 beds
- Independent Living Component - Detached with 18 dwelling units

Figure 1: Site Plan



Using the *ITE Trip Generation Manual, 10<sup>th</sup> Edition*, the proposed development is expected to generate 230 trips per day. During the peak hours of the adjacent street, there is estimated to be 15 morning peak hour trips and 15 evening peak hour trips, as shown in Table 1 during the peak hours of traffic on the adjacent street. Of the 15 morning peak hour trips, it is expected that 5 trips will enter the facility and 10 trips will exit the facility. Of the 15 evening peak hour trips, it is expected that 10 trips will enter the facility and 5 trips will exit the facility. The Annual Average Daily Traffic (AADT) volumes on the nearby streets is shown in Figure 2.