



June 2, 2021

**To: Nathan Stencil, Stencil Group
Scott Koester, Rebound Partners**

From: Vernon Swing, PE

Re: 600 Greenvale Avenue Residential – Traffic Study Addendum, Northfield, MN

Per your request Swing Traffic Solutions, LLC has reviewed the trip generation potential of the updated site plan, 10.6, to determine if the traffic study conclusions identified in the February 19, 2021 memorandum are still valid. In the updated plan the number of apartment units has been reduced from 137 units to 100 units and the number of single family homes has been increased from 23 homes to 28 homes.

The trip generation forecast from the previous layout is summarized in the Table 1 below (reproduced for your convenience).

**Table 1
Trip Generation**

Land Use	Land Use Code	Daily Traffic	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Midrise Multi-Family	221	745 Trips	13 Trips	36 Trips	37 Trips	23 Trips
Single Family	210	217 Trips	4 Trips	13 Trips	14 Trips	9 Trips
TOTAL		962 Trips	66 Trips		83 Trips	

The trip generation forecast for the updated layout is summarized in Table 2.

**Table 2
Trip Generation**

Land Use	Land Use Code	Daily Traffic	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Midrise Multi-Family	221	544 Trips	9 Trips	27 Trips	27 Trips	17 Trips
Single Family	210	264 Trips	5 Trips	16 Trips	17 Trips	11 Trips
TOTAL		808 Trips	57 Trips		72 Trips	

Comparison of the results shown in Tables 1 and 2 indicates the new layout will generate less traffic per day, and during the AM and PM peak times. Therefore, the conclusions from the original study are still valid. Namely, the proposed development has appropriate access to the site and to the surrounding roadway network. The addition of the proposed development is not anticipated to noticeably impact traffic operations in the area. In other words, the roadway network serving the proposed development will function well with the project. Please contact Vernon Swing at 612-968-4142 with any questions.