

COMO REGIONAL PARK - PARKING IMPROVEMENTS

D10 Land Use Committee Meeting | July 1, 2020

Project Manager: Anne Gardner, Anne.Gardner@ci.stpaul.mn.us

Welcome & Introductions



Agenda:

A) Project Overview

B) Site Analysis & Preliminary Concepts

- + History
- + D10 Como Report Summary
- + Opportunities & Constraints
- + Parking Lot Concepts

C) Next Steps

- + Project Schedule



Como Lakeside Pavilion

Project Overview

Funding: Approx. \$1.6M from State Legacy Grant
+ Approx. \$168K for design
+ Approx. \$1.5M for construction

Objective: To resurface the Como Golf Course parking lot and the north & south Lakeside Pavilion Parking lots including updating stormwater management, and bicycle and pedestrian circulation.

Goals: Design for a sense of arrival and to utilize space for full potential.



Site Analysis

Existing Parking Lots & Concepts



Como Golf Course Parking Lot



Lakeside Pavilion N
Parking Lot



Lakeside Pavilion S
Parking Lot

History

1896



1905



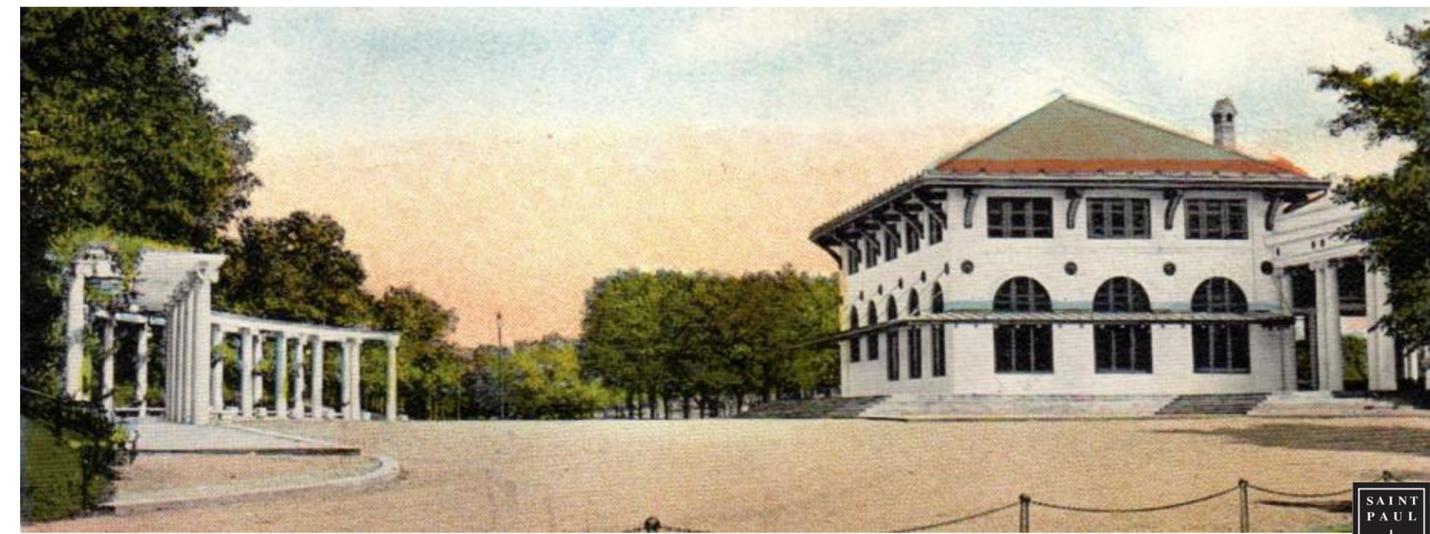
Minnesota Historical Society

1906



Minnesota Historical Society

1907



History Cont.

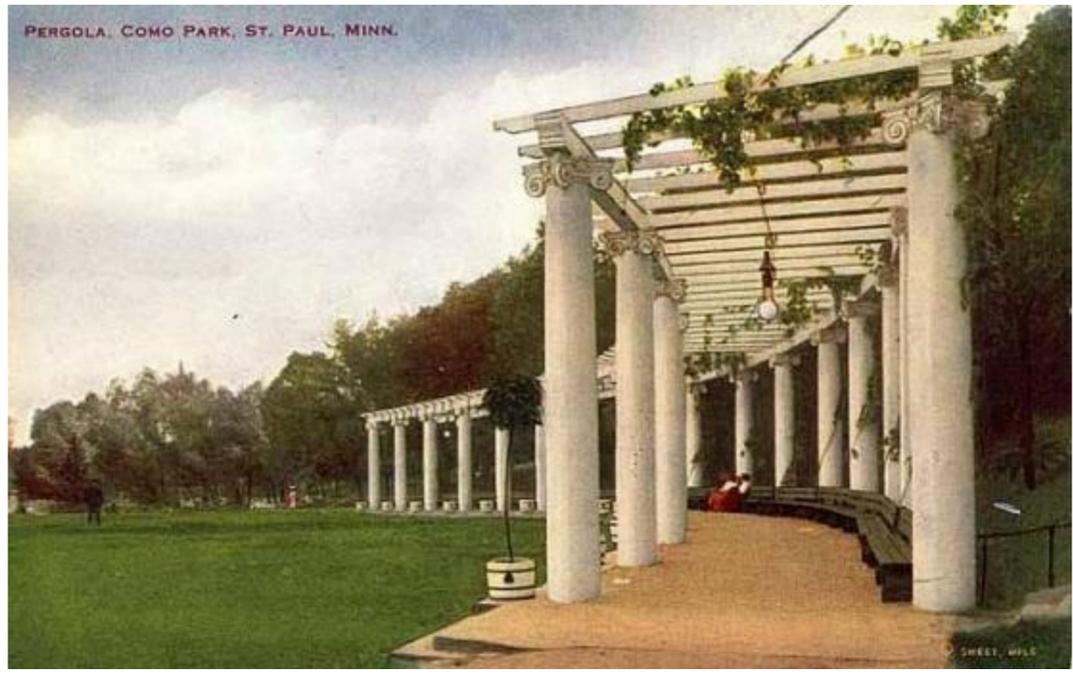
1925



1938



1938



1992 - Lakeside Pavilion is rebuilt based on original 1905 architecture design.



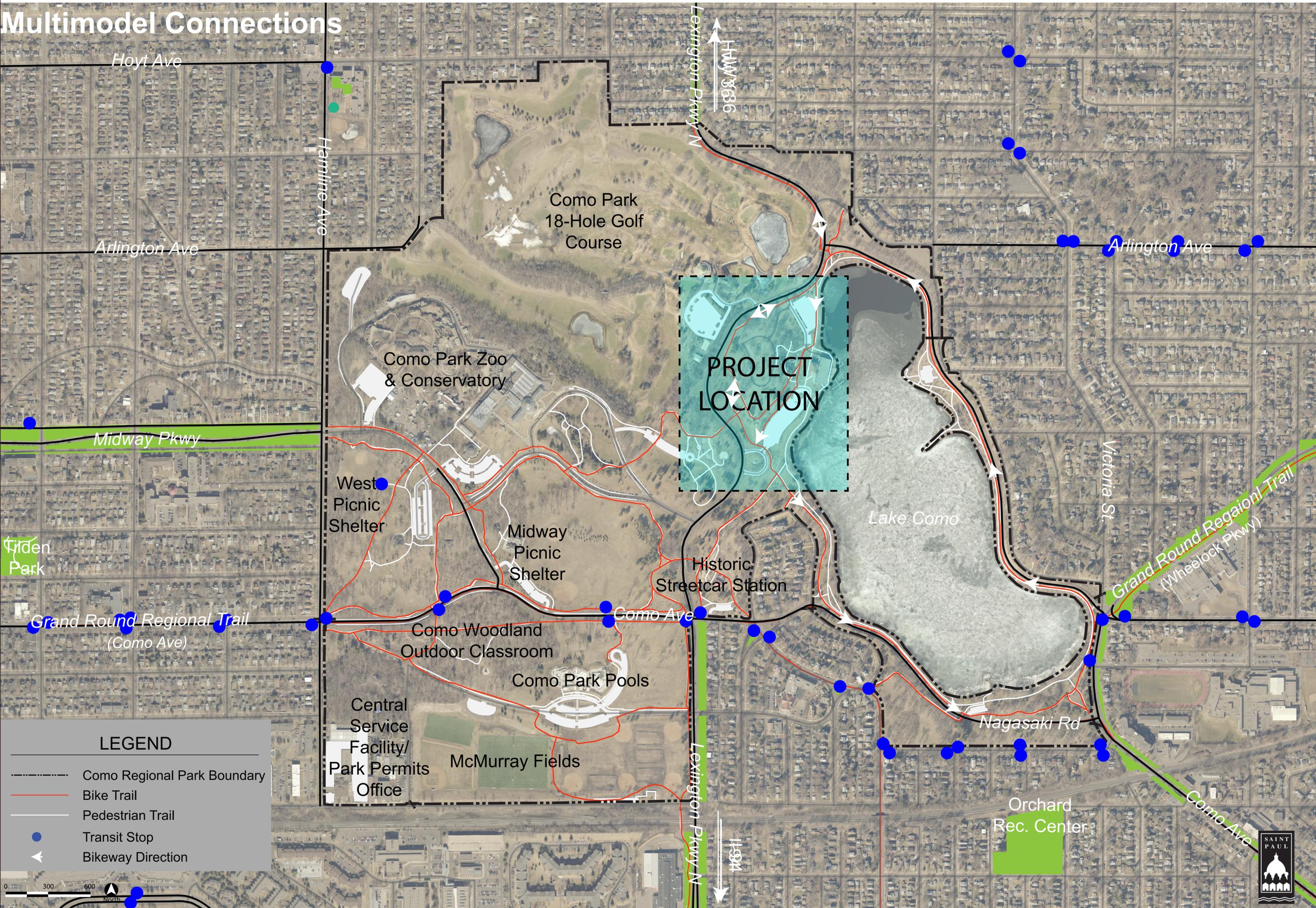
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Multimodal Connections



LEGEND

- Como Regional Park Boundary
- Bike Trail
- Pedestrian Trail
- Transit Stop
- ▶ Bikeway Direction



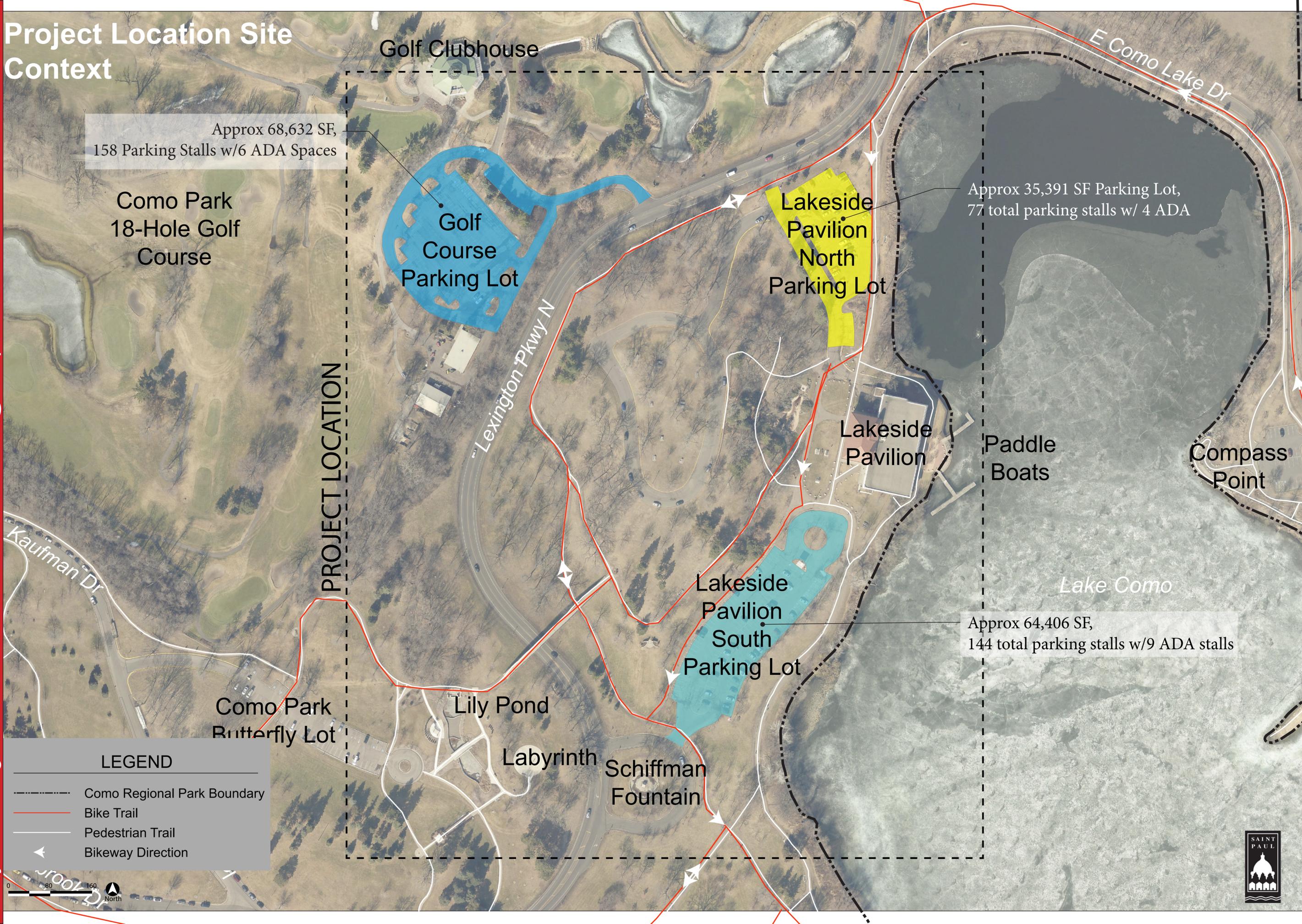
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Project Location Site Context



Approx 68,632 SF,
158 Parking Stalls w/6 ADA Spaces

Como Park
18-Hole Golf
Course

Golf
Course
Parking Lot

PROJECT LOCATION

Lexington Pkwy N

Lakeside
Pavilion
North
Parking Lot

Approx 35,391 SF Parking Lot,
77 total parking stalls w/ 4 ADA

Lakeside
Pavilion

Paddle
Boats

Compass
Point

Lake Como

Approx 64,406 SF,
144 total parking stalls w/9 ADA stalls

Lakeside
Pavilion
South
Parking Lot

Como Park
Butterfly Lot

Lily Pond

Labyrinth
Schiffman
Fountain

LEGEND

- Como Regional Park Boundary
- Bike Trail
- Pedestrian Trail
- ◀ Bikeway Direction



D10 Report Summary

SIGNAGE

Suggestions & Requests

- + Campus wide pedestrian wayfinding needed
- + Master Map w/key attractions
- + Request to divide Como Park to five color coded sub-divisions
- + Kiosks at Key Locations
- + **Lakeside Pavilion and Golf House Signage**
- + Recommendation for icon and color coding
- + Replace trail pedestrian wayfinding & directional signage
- + Striping and arrows on paths

Wayfinding priority to pedestrian bridge over Lexington Pkwy.

*Red text - Potential items to be included in the Golf Course & Lakeside Pavilion Parking Lot project scope of work.

Como Park Sub-Divisions:

- Como Lake
- Zoo & Conservatory
- Picnic & Event Areas
- Golf Course/Skiing
- Pool/McMurray Field/Woodland
- Outdoor classroom/Audubon Woods

Kiosk Locations:

- Lakeside Pavilion
- Zoo & Conservatory
- Midway Parkway @ Hamline
- East side of lake (Wheelock Pkwy Entrance)
- McMurray Field/Pool
- Como/Horton/Lexington Confluence

TRAILS

Suggestions & Requests

- + Prioritize trail segments for repave or rebuild
- + Study impacts of Lake Como trail from one to two-way. Consider plowing in winter.
- + **Add trail signage & wayfinding**
- + **Preferred two-way north and south trail between Lakeside Pavilion & crosswalk at Lexington Ave & Como Lake Dr**
- + Consider adding north-south trail across Estabrook Dr, west of Lexington
- + Enhance crosswalk safety connections to Grand Round - Maryland/Wheelock (east) & Como/Hamline (west)

AMENITIES

Parkwide Recommendations

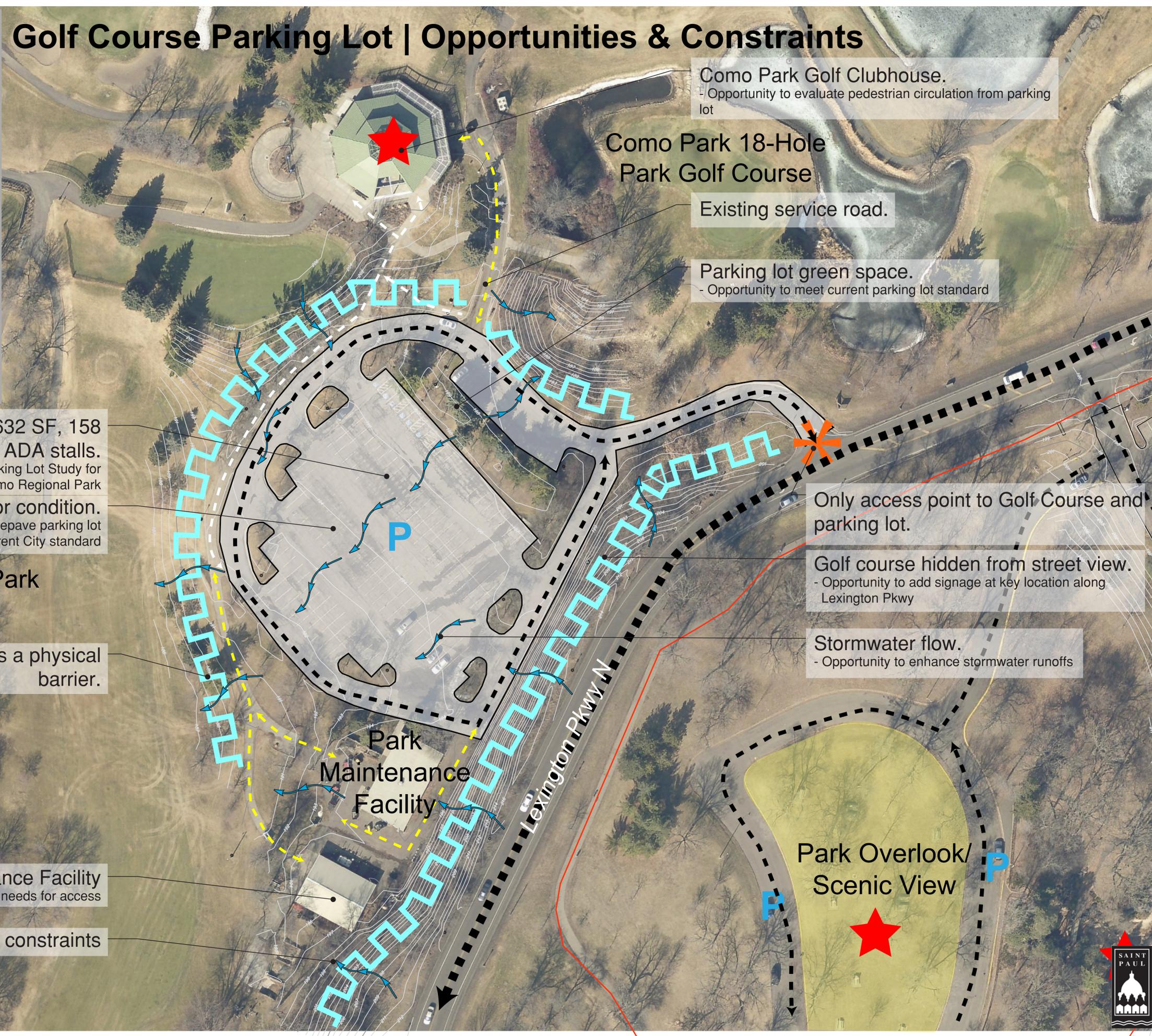
- + **Reduce speed limits w/tailed crosswalk at key locations (no specified location)**
- + **Add site furnishings along trails (bench, trash receptacles, compost at high-use buildings, water fountain-pet fountain, bicycle racks)**
- + Trail vegetation maintenance
- + **Screening of commercial trash containers**
- + Addition of portable restroom facilities in strategic locations, especially for off-season



Golf Course Parking Lot | Opportunities & Constraints

LEGEND

- Como Regional Park Boundary
- Bike Trail
- - - Pedestrian Trail
- - - Service Road
- ← - - - Roadway
- 188 Contour
- Site Barrier
- Access Point
- Point of Interest
- P Existing Parking
- Existing Water Flow
- Picnicking Area



Como Park Golf Clubhouse.
- Opportunity to evaluate pedestrian circulation from parking lot

Como Park 18-Hole Park Golf Course
Existing service road.

Parking lot green space.
- Opportunity to meet current parking lot standard

Existing parking lot is approx 68,632 SF, 158 total parking stalls with 6 ADA stalls.
- Parking lot to remain free to public per paid Parking Lot Study for Como Regional Park

Asphalt pavement in poor condition.
- Opportunity to repave parking lot
- Explore sustainable parking design to meet current City standard

Only access point to Golf Course and parking lot.

Golf course hidden from street view.
- Opportunity to add signage at key location along Lexington Pkwy

Como 18-Hole Park Golf Course

Stormwater flow.
- Opportunity to enhance stormwater runoffs

The west side topography is a physical barrier.

Park Maintenance Facility

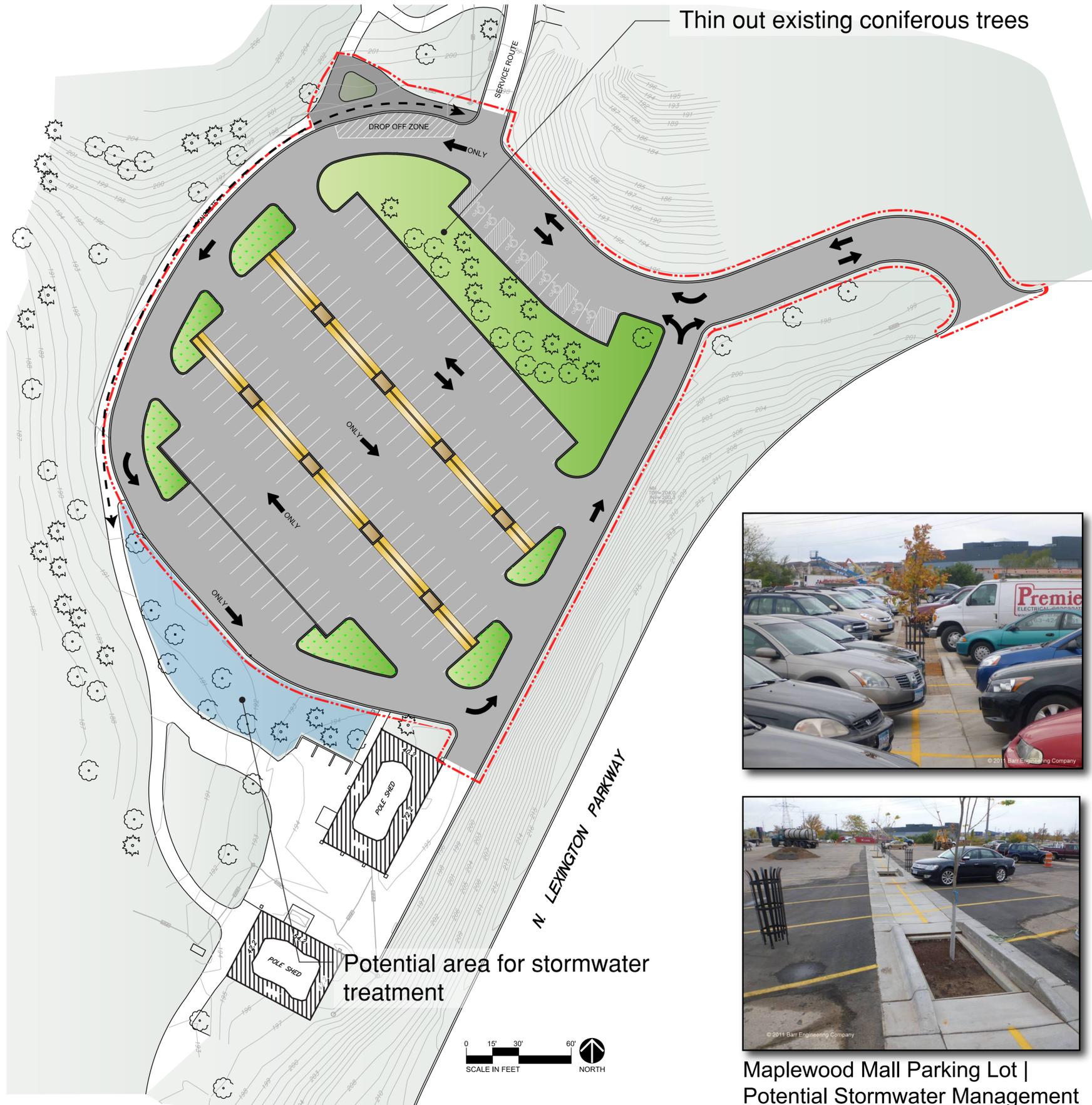
Park Maintenance Facility
- Explore maintenance staff needs for access

Park Overlook/
Scenic View

Topography constraints



Golf Course Parking Lot | Preliminary Concept

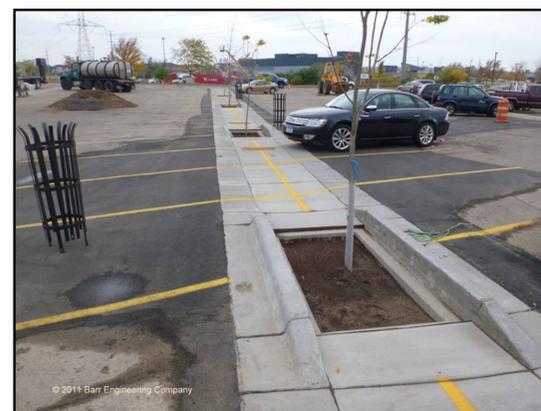


GOLF COURSE PARKING LOT PRELIMINARY CONCEPT:

- APPROX. 158 TOTAL PARKING SPACES (158 EXISTING PARKING)
- APPROX. 8 ADA SPACES
- APPROX. 30 NEW SHADE TREES
- PERIMETER - ONE DIRECTION TRAFFIC
- BETWEEN PARKING - TWO DIRECTION TRAFFIC
- 90° ANGLED PARKING
- APPROX. 4,019 SF INTERIOR LANDSCAPE (872 SF REQUIRED)

Key

- Project Limit
- ← - - - - - Pedestrian Route
- ← - - - - - Bicycle Route
- Existing Green Space
- Proposed Green Space
- Existing Hardscape
- Proposed Path
- Potential Stormwater System
- Potential Area for Stormwater Treatment



Maplewood Mall Parking Lot | Potential Stormwater Management

Lakeside Pavilion N Parking Lot | Opportunities & Constraints

Como Park 18-Hole Golf Course

Trail Transition Node
- High traffic bike-pedestrian trail intersection
- Opportunity to look at trail signage & connections

The Lexington Parkway is a physical barrier on the north.

Existing parking lot is approx 35,391 SF, 77 total parking stalls with 4 ADA stalls.
- Consider future parking fee
- Opportunity to meet current City parking lot design standard
- Parking lot to remain free to public per paid Parking Lot Study for Como Regional Park

Lake Como

Unclear critical transition of shared path to bike and pedestrian only trails.
- Opportunity to explore trail connections and signage placement.

Maintenance Service Road
- Opportunity to screen or relocate commercial trash containers
- Exploration of trail connections from the north to the pavilion
- Add signage and wayfinding to direct park users

Slope is a constraint for the parking lot.
- Opportunity to explore a bike only trail along bottom of slope.

Lakeside Pavilion
- Provides refreshments & space for entertainment
- Opportunity to explore trail connections and access to pavilion

LEGEND

- Como Regional Park Boundary
- Bike Trail
- - - Pedestrian Trail
- - - Service Road
- ← - - - → Roadway
- Contour
- Site Barrier
- Access Point
- Point of Interest
- Existing Parking
- Existing Water Flow
- Picnicking Area

Existing high point and picnicking space.
- On-street parking

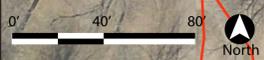
Hamm Memorial Waterfalls
- Opportunity to explore a stronger design and connection to the pavilion

Park Overlook/ Scenic View

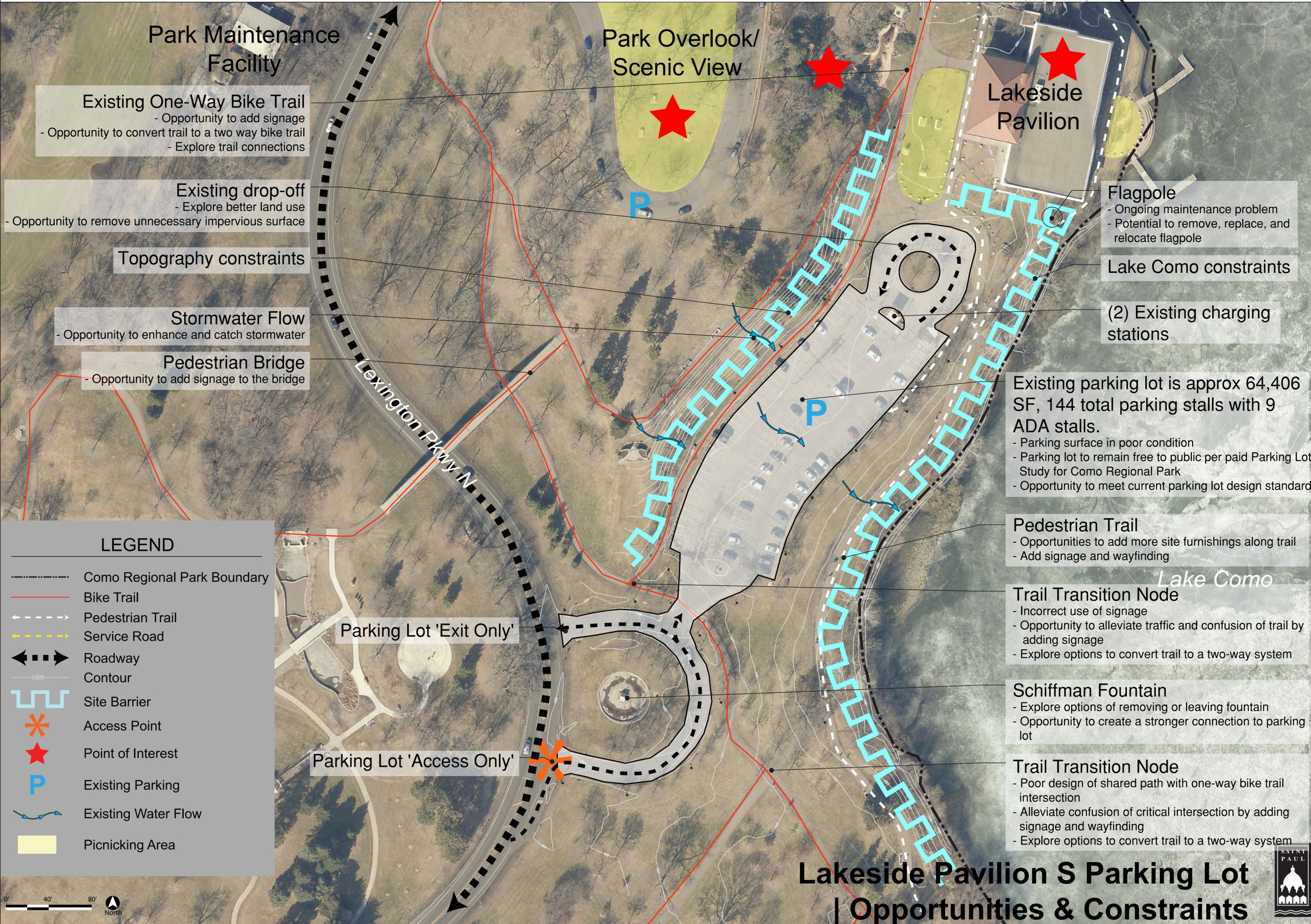
Existing Picnicking
- Design opportunity to explore pavilion front lawn space

Pedestrian Trail
Como Lake Boat Docks
- Explore trail connections to docks and lake

Lakeside Pavilion



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Park Maintenance Facility

Park Overlook/
Scenic View

Lakeside Pavilion

Existing One-Way Bike Trail
- Opportunity to add signage
- Opportunity to convert trail to a two way bike trail
- Explore trail connections

Existing drop-off
- Explore better land use
- Opportunity to remove unnecessary impervious surface

Topography constraints

Stormwater Flow
- Opportunity to enhance and catch stormwater

Pedestrian Bridge
- Opportunity to add signage to the bridge

Flagpole
- Ongoing maintenance problem
- Potential to remove, replace, and relocate flagpole

Lake Como constraints

(2) Existing charging stations

Existing parking lot is approx 64,406 SF, 144 total parking stalls with 9 ADA stalls.
- Parking surface in poor condition
- Parking lot to remain free to public per paid Parking Lot Study for Como Regional Park
- Opportunity to meet current parking lot design standard

Pedestrian Trail
- Opportunities to add more site furnishings along trail
- Add signage and wayfinding

Trail Transition Node
- Incorrect use of signage
- Opportunity to alleviate traffic and confusion of trail by adding signage
- Explore options to convert trail to a two-way system

Schiffman Fountain
- Explore options of removing or leaving fountain
- Opportunity to create a stronger connection to parking lot

Trail Transition Node
- Poor design of shared path with one-way bike trail intersection
- Alleviate confusion of critical intersection by adding signage and wayfinding
- Explore options to convert trail to a two-way system

LEGEND

- Como Regional Park Boundary
- Bike Trail
- Pedestrian Trail
- Service Road
- Roadway
- Contour
- Site Barrier
- Access Point
- Point of Interest
- Existing Parking
- Existing Water Flow
- Picnicking Area

Parking Lot 'Exit Only'

Parking Lot 'Access Only'

Lakeside Pavilion S Parking Lot | Opportunities & Constraints



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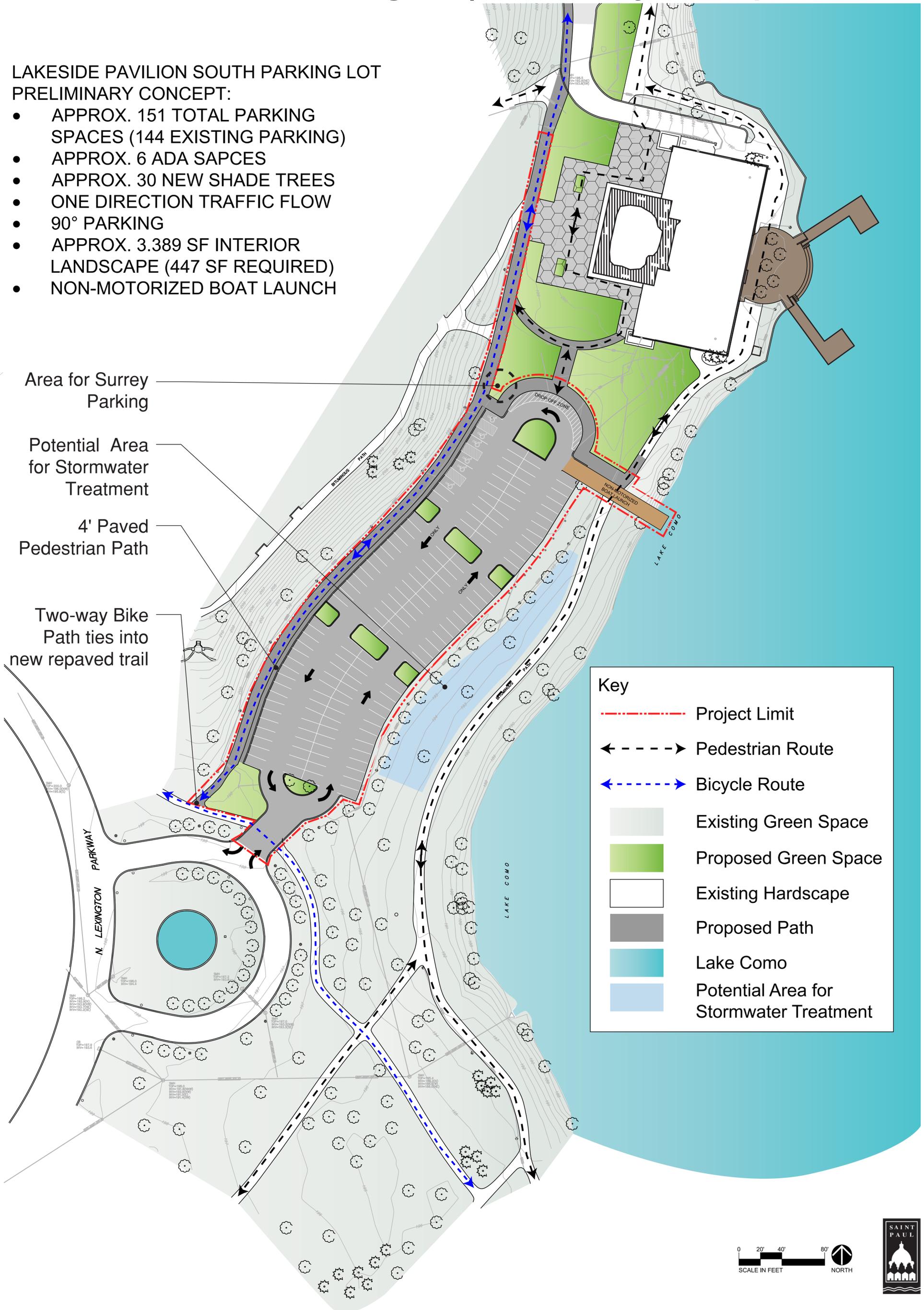
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Lakeside Pavilion S Parking Lot | Preliminary Concept

LAKESIDE PAVILION SOUTH PARKING LOT PRELIMINARY CONCEPT:

- APPROX. 151 TOTAL PARKING SPACES (144 EXISTING PARKING)
- APPROX. 6 ADA SPACES
- APPROX. 30 NEW SHADE TREES
- ONE DIRECTION TRAFFIC FLOW
- 90° PARKING
- APPROX. 3,389 SF INTERIOR LANDSCAPE (447 SF REQUIRED)
- NON-MOTORIZED BOAT LAUNCH



Area for Surrey Parking

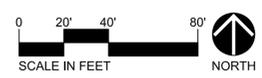
Potential Area for Stormwater Treatment

4' Paved Pedestrian Path

Two-way Bike Path ties into new repaved trail

Key

- Project Limit
- Pedestrian Route
- Bicycle Route
- Existing Green Space
- Proposed Green Space
- Existing Hardscape
- Proposed Path
- Lake Como
- Potential Area for Stormwater Treatment



Next Steps

- A) Refine concepts based on comments.
- B) Hire Engineering Consultant
- C) Review plans with CRWD for storm water treatment grant opportunities
- D) Meet with Lancer, Lakeside Pavilion Tenant
- E) Signage/Wayfinding Development
- F) Tentative Schedule:
 - + Summer 2020 - Community Outreach and Engagement & Plan Development
 - Explore platform for a digital community outreach
 - + Fall 2020 - Site Plan Review
 - + Winter 2020 - 100% Construction Documents
 - + Early 2021 - Bid Project for Construction
 - + Late Summer - Fall 2021 - Construction

Please visit project website for updates at:

www.stpaul.gov/ComoParkingLots

GRACIAS - UA TSAUG - TOKSA AKE - THANK YOU

