ALLIANT
ENGINEERING

MEMORANDUM

DATE: January 8, 2019

TO: Reuben Collins, City of Saint Paul

FROM: Jordan Schwarze, PE, Alliant Engineering
Hannah Johnson, Alliant Engineering

SUBJECT: **Como Avenue Trail Parking Study**

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1. Introduction

In conjunction with the proposed Como Avenue Trail project from Raymond Avenue to Hamline Avenue in Saint Paul, Alliant Engineering has conducted a study to document existing parking operations and estimate potential future impacts. The proposed trail project may impact on-street parking along one or both sides of Como Avenue from the University of Minnesota (UMN) Transitway to Hamline Avenue. Therefore, the purpose of this study is to evaluate the current on-street and off-street parking demand and supply along this segment of Como Avenue.

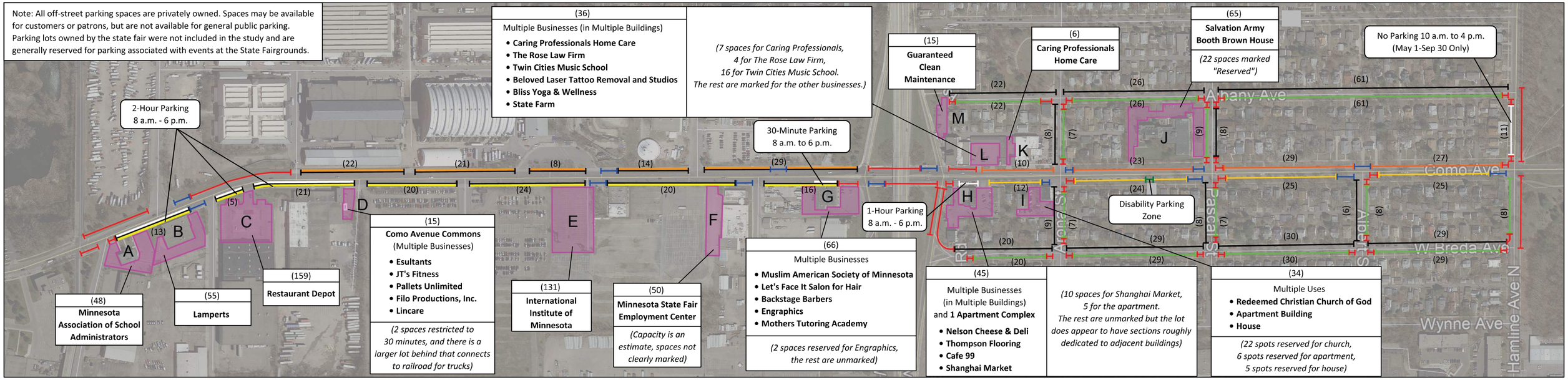
2. Data Collection

To understand existing parking demand, parking occupancy data was collected on three different occasions in the months of October and November 2018 for each of the following time periods, with the intent to capture typical conditions:

- Weekday (Collected Tuesday 10/23/18, Wednesday 10/24/18, and Thursday10/25/18)
  - Between 4:00 a.m. and 6:00 a.m.
  - Between 11:00 a.m. and 1:00 p.m.
  - Between 6:00 p.m. and 8:00 p.m.
- Saturday
  - Between 11:00 a.m. and 1:00 p.m. (Collected 10/20/18, 10/27/18, and 11/3/18)
  - Between 6:00 p.m. and 8:00 p.m. (Collected 10/20/18, 10/27/18, and 11/10/18)
- Sunday (Collected 10/21/18, 10/28/18, 11/4/18)
  - Between 9:00 a.m. and 11:00 a.m.

Additionally, an inventory of on-street and off-street parking supply and restrictions was completed and is illustrated in **Figure 1**.

Note: All off-street parking spaces are privately owned. Spaces may be available for customers or patrons, but are not available for general public parking. Parking lots owned by the state fair were not included in the study and are generally reserved for parking associated with events at the State Fairgrounds.



(36)
Multiple Businesses (in Multiple Buildings)
- **Caring Professionals Home Care**
- **The Rose Law Firm**
- **Twin Cities Music School**
- **Beloved Laser Tattoo Removal and Studios**
- **Bliss Yoga & Wellness**
- **State Farm**

(7 spaces for Caring Professionals, 4 for The Rose Law Firm, 16 for Twin Cities Music School. The rest are marked for the other businesses.)

(15)
Guaranteed Clean Maintenance

(6)
Caring Professionals Home Care

(65)
Salvation Army Booth Brown House
(22 spaces marked "Reserved")

(48)
Minnesota Association of School Administrators

(55)
Lamperts

(159)
Restaurant Depot

(15)
Como Avenue Commons
(Multiple Businesses)
- **Esultants**
- **JT's Fitness**
- **Pallets Unlimited**
- **Filo Productions, Inc.**
- **Lincare**

(2 spaces restricted to 30 minutes, and there is a larger lot behind that connects to railroad for trucks)

(131)
International Institute of Minnesota

(50)
Minnesota State Fair Employment Center
(Capacity is an estimate, spaces not clearly marked)

(66)
Multiple Businesses
- **Muslim American Society of Minnesota**
- **Let's Face It Salon for Hair**
- **Backstage Barbers**
- **Engraphics**
- **Mothers Tutoring Academy**

(2 spaces reserved for Engraphics, the rest are unmarked)

(45)
Multiple Businesses
(in Multiple Buildings)
and **1 Apartment Complex**
- **Nelson Cheese & Deli**
- **Thompson Flooring**
- **Cafe 99**
- **Shanghai Market**

(10 spaces for Shanghai Market, 5 for the apartment. The rest are unmarked but the lot does appear to have sections roughly dedicated to adjacent buildings)

(34)
Multiple Uses
- **Redeemed Christian Church of God**
- **Apartment Building**
- **House**

(22 spots reserved for church, 6 spots reserved for apartment, 5 spots reserved for house)

LEGEND

(X)	Estimated Parking Capacity
	No Parking Anytime
	No Parking for Bus Stop
	Time-Restricted Parking (See Note)
	No Parking During State Fair
	No Parking Monday 2 a.m. - 7 a.m.
	No Parking Tuesday 2 a.m. - 7 a.m.
	Disability Parking Zone
	Unrestricted Parking

Como Avenue Trail Parking Study

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Figure 1
Parking Inventory

3. Parking Analysis & Conclusions

Parking occupancy data indicates sufficient parking is currently available over the majority of the observed streets and parking lots within the study area. **Figure 2** and **Figure 3** detail parking occupancy data over the observed weekdays and weekends respectively.

Key parking observations west of Snelling Avenue (MN 51) include the following:

- Como Avenue on-street parking demand is minimal.
  - During each observation period, available parking was significantly less than 50 percent occupied.
  - No more than six vehicles were parked on any given block during all observation periods. Most observations noted zero vehicles parked.
- Off-street parking demand is greater than on-street parking demand but is not at critical levels and is not expected to be significantly impacted by any on-street parking displacement.

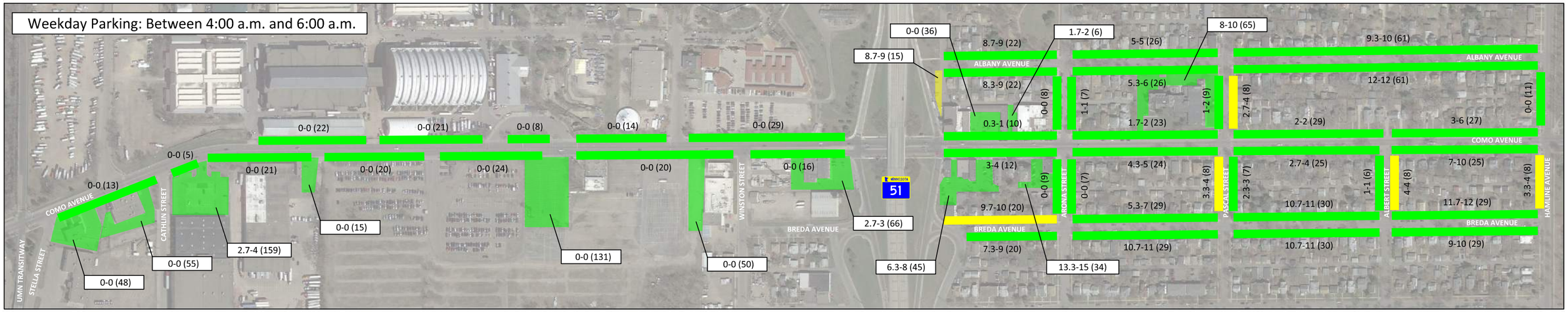
Displacing on-street parking due to the proposed trail project along Como Avenue west of Snelling Avenue is expected to have minimal impact.

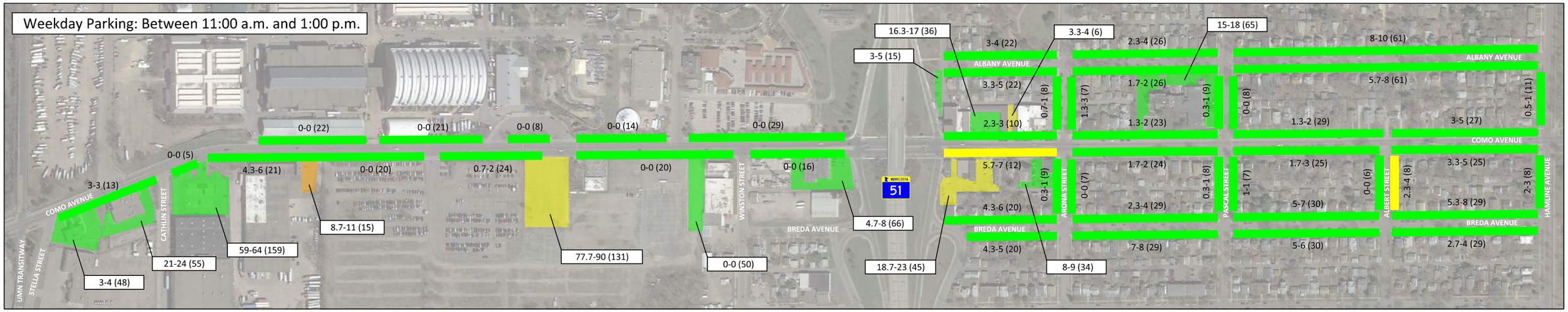
Key parking observations east of Snelling Avenue (MN 51) include the following:

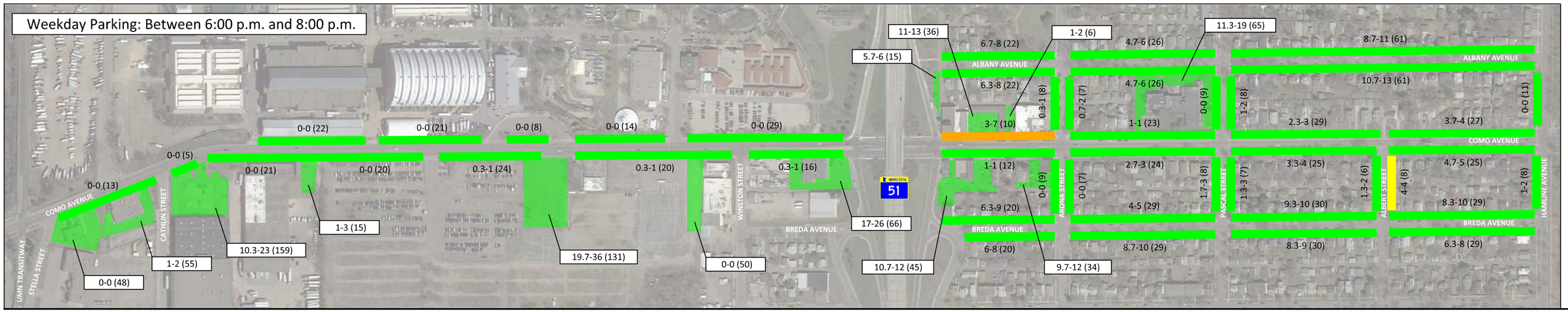
- With the exception of the Como Avenue block from Snelling Avenue to Arona Street, on-street parking demand is limited.
- Along Como Avenue from Snelling Avenue to Arona Street, observed weekdays and weekends had occasional periods where less than 50 percent of on-street parking capacity was available.
  - Sunday mornings exhibited the greatest parking demand, as the maximum observed demand reached capacity on the north side of Como Avenue and 92 percent occupancy on the south side. The north side of Como Avenue averaged 80 percent occupancy while the south side averaged 72 percent occupancy.
    - The observed Sunday maximums can likely be attributed to late-morning services at The Redeemed Christian Church of God (1535 Como Avenue), as occupancy in the church owned parking lot on the south side of Como Avenue was also documented to be significantly higher during the Sunday observation period.
    - On observed Sundays, sufficient on-street parking was available within one block to absorb vehicles potentially displaced from Como Avenue in the future.
  - On weekdays and Saturdays, parking demand between Snelling Avenue and Arona Street did not reach capacity during any observed time period.

Displacing on-street parking due to the proposed trail project along Como Avenue east of Snelling Avenue is expected to have limited impact. Observed parking demand only reached capacity on the segment of Como Avenue between Snelling Avenue and Arona Street on Sunday mornings. During this period, sufficient parking was available on-street within one block to absorb vehicles potentially displaced from Como Avenue in the future.

It should be noted that parking is limited within the study area during the Minnesota State Fair. However, conditions during the 12-day run of the Fair are atypical and were not considered in this parking study. Also of note is the proximity of the study area to Como Park and the potential for significant parking demand on busy summer days. Within the timeframe of this parking study, impacts from Como Park were not able to be evaluated.







Como Avenue Trail

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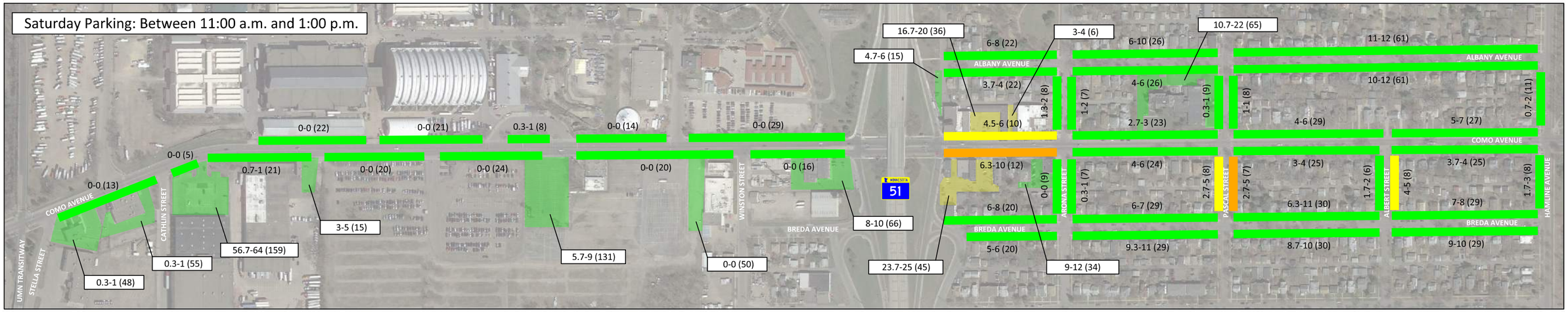
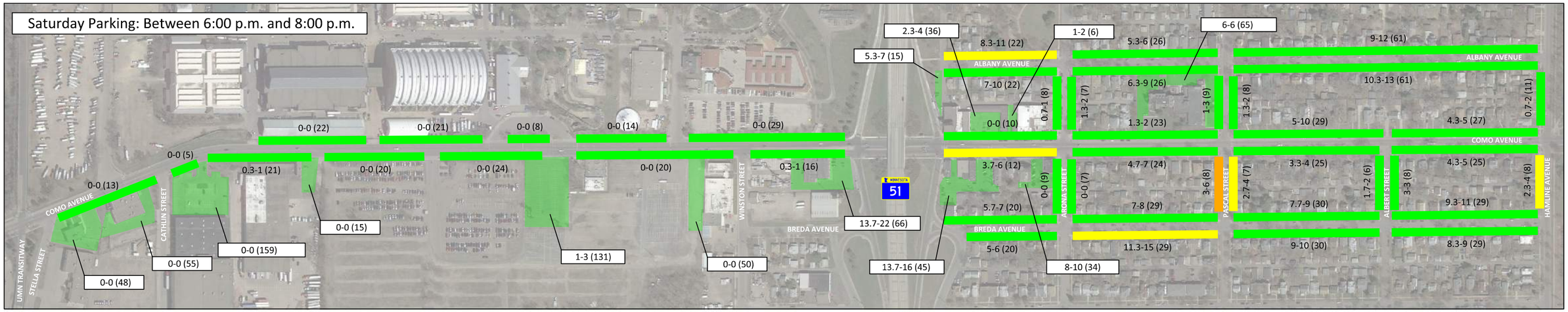
LEGEND	
Greater than 50% of spaces available (at maximum observed occupancy)	
30%-50% of spaces available (at maximum observed occupancy)	
15-30% of spaces available (at maximum observed occupancy)	X-X (X) Average # of Cars Parked - Maximum # of Cars Parked* (Estimated Capacity)
Fewer than 15% of spaces available (at maximum observed occupancy)	*Note that 3 observations were made for each time period.*

Figure 2
Weekday Parking Observations





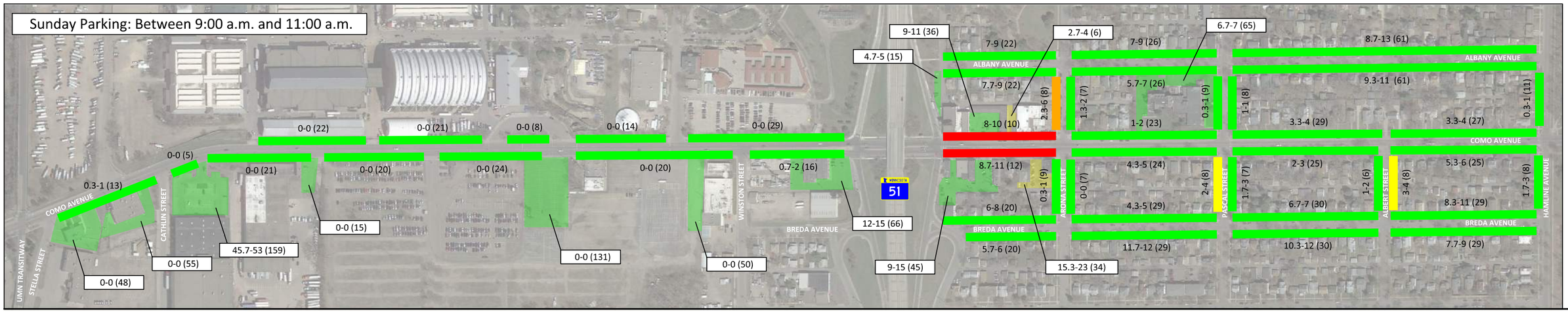


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Figure 3
Weekend Parking Observations