



MEMORANDUM

To: City of Bloomington
CC: Rosa Development, KimbleCo & BKV Group

From: Jacob Rojer, P.E.
Kimley-Horn and Associates, Inc.

Date: January 20, 2020

Subject: 3700 American Boulevard Apartment Trip Generation
Bloomington, MN

INTRODUCTION

Rosa Development is proposing to construct an apartment building on the southwest corner of the Park 'N Fly lot on American Boulevard east of 34th Avenue S. in Bloomington, MN. Rosa Development plans to develop the Park 'N Fly lot in four phases, this apartment building is Phase 1 of the proposed master plan. The Park 'N Fly lot will continue to operate after the completion of the Phase 1 apartment building. The proposed apartment building will remove approximately 435 parking spaces out of the 1,063 parking spaces in the existing surface parking lot on site. The following memo documents the estimated number of trips generated by the development during peak hours and the trip assignment of site trips at the study intersections. The proposed site plan is shown in **Exhibit 1**.

PARKING

Per the City of Bloomington Code of Ordinances, the minimum number of off-street parking spaces for multiple-family residences is 1.8 spaces per one-bedroom unit, 2.2 spaces per two-bedroom unit, and 2.6 spaces per three-bedroom unit. The proposed apartment building will have 140 one-bedroom/studio units, 34 two-bedroom units, and 9 three-bedroom units. This results in a City code required minimum of 350 off-street parking spaces.

Within the south loop district there have been two parking review studies for the Bloomington Central Station apartment buildings. The studies concluded that 1.45 spaces per unit would provide adequate parking capacity and would help achieve the transit-oriented development (TOD) goal for the area. Based on the conclusions in these studies, at least 265 off-street parking spaces should be provided for the proposed development.

Based on the ITE Parking Generation Manual, 5th Edition, a 183-unit apartment building within a ½ mile of a rail transit station is projected to have a parking demand ratio of 1.47 spaces per unit, this results in a demand of 269 parking spaces.

The proposed apartment building site plan currently has 247 off-street parking spaces. 237 of the off-street parking spaces are located in the underground ramp and 10 of the off-street parking spaces are in a surface parking lot for visitors and employees. With 183 proposed units, the parking ratio on site is 1.35 parking spaces per unit. However, Rosa Development could provide additional parking spaces in its parking ramp adjacent to the apartment building, if necessary.

Based on the parking calculations, the proposed site has 103 fewer parking spaces than what is required by the City of Bloomington Code. The city code parking requirements are higher than what a TOD in the south loop district requires based on recent studies. The ITE parking generation manual and the local parking reviews completed in the south loop provide a more accurate parking demand for the proposed development. It is recommended that the apartment building provide at least 265 parking spaces, 18 more parking spaces than the current plan. These additional parking spaces can be provided in the Park 'N Fly parking ramp adjacent to the development.

ACCESS

Access to the proposed development will be provided via three accesses as described below.

- A full access on the Embassy Suite Access Drive, approximately 180 feet north of American Boulevard East, will provide access to the underground parking ramp.
- A full access on the Embassy Suite Access Drive, approximately 365 feet north of American Boulevard East, will provide access to the surface lot for guest/employee parking.
- A drop-off/pick-up loop access is proposed on American Boulevard East.

TRIP GENERATION

Trip generation for the development was calculated based on the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition. ITE Land Use Code 221 (Multifamily Housing – Mid Rise) was assumed for the proposed development and Code 90 (Park and Ride with Bus or Light Rail Service) was used to determine the net change in trips for the Park 'N Fly. Table 1 provides the estimated number of daily, AM peak hour, and PM peak hour trips with the proposed development replacing 435 Park 'N Fly parking spaces.

Table 1 – Trip Generation

Land Use Description	ITE Code	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Apartment Building	221	183 Units	996	17	49	66	49	32	81
Park 'N Fly Lot	90	435 Spaces	-1,224	-145	-38	-183	-47	-140	-187
NET CHANGE			-228	-128	11	-117	2	-108	-106

Since this site is near transit, it will likely generate less vehicle trips than the ITE trip generation. But it should be noted that no transit reductions were used for the proposed apartment building trip generation, however, there is a Blue Line Light Rail station at 34th Avenue & American Boulevard that

runs between downtown Minneapolis and the Mall of America. There is also a bus stop for Route 54 which runs between downtown St. Paul and the Mall of America.

TRIP DISTRIBUTION AND ASSIGNMENT

Trip Distribution

The directional distribution was based on the current traffic patterns in the area, the location of the proposed site access, and the anticipated vehicles routes that will provide site users with the fastest and most convenient path to and from the site. Based on the location of the regional roadways, the estimated trip distribution for the site-generated traffic is provided below:

- To/from the north on 34th Avenue – 70%
- To/from the south on 34th Avenue – 15%
- To/from the west on American Boulevard – 15%

Trip Assignment

It was assumed that the existing Park 'N Fly trips have the same distribution pattern as the proposed apartment building. All the apartment traffic was assigned to the accesses on Embassy Suites Access Drive and the reduction in Park 'N Fly traffic (from the existing surface lot) was removed from the main access on American Boulevard. The net change in trips is shown in **Exhibit 2**.

CONCLUSIONS

Rosa Development is proposing a 183-unit apartment building on the southwest portion of the Park 'N Fly lot on American Boulevard East, east of 34th Avenue. The current site plan has 247 off-street parking spaces, Rosa Development controls and can provide additional parking capacity in the Park 'N Fly parking ramp in order to meet the projected parking demand, if needed. The main site access will be located on the Embassy Suites Access Drive and there will be a drop-off/pick-up loop on American Boulevard East. Based on the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, the proposed apartment building will generate fewer daily and peak hour trips than the existing Park 'N Fly parking spaces that it will replace. With the proposed development generating less trips than existing, it is not anticipated to have an impact on the operations of the surrounding roadways and intersections

Sincerely,

Jacob Rojer, PE



