

To: Brian Hansen, Development Coordinator
City of Bloomington

From: Matt Pacyna, PE, Principal
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Date: November 19, 2025

Subject: 8101 34th Avenue Parking Study; Bloomington, MN

INTRODUCTION

TC2 conducted a parking study for a proposed dispensary retail store within the existing office building at 8101 34th Avenue in Bloomington, MN. Since the office building has a parking agreement with the adjacent Risor of Bloomington (55+ senior living) apartments (*previously studied in December 2020*); this adjacent site was also partially reviewed as part of the study. The purpose of this study is to quantify the current parking conditions associated with the existing developments, identify the change in parking demand for the site based on the proposed land use change, and determine if the parking supply will be sufficient or if any improvements or strategies are needed to better manage parking operations. The following study, assumptions, methodology, and findings are offered for your consideration.



EXISTING CONDITIONS

The existing office building located at 8101 34th Avenue has a total gross floor area (GFA) of 48,110 square feet. Based on information provided by the building owner, 9,500 square feet is occupied by two businesses, and 38,610 square feet is currently vacant. The following information provides an overview of the existing parking supply and demand observed at the site.

Parking Supply

Parking for the subject site is located throughout the parcel through a combination of surface lot spaces and types, some of which are shared with the adjacent Risor of Bloomington apartments. There are currently 75 parking spaces dedicated solely to the existing office building, while there are 31 parking spaces within the surface lot that are shared with the adjacent apartments; these parking spaces are dedicated for office use between 6:30 a.m. and 6:30 p.m., Monday through Friday. Note that the office building also has an agreement with the adjacent apartments for 37 parking spaces within the residential garage. The total existing parking supply for the office building is 143 parking spaces.

Parking Demand

Parking observations were conducted on Tuesday, October 7, Wednesday, October 8, and Thursday, October 30 to identify the number of parked vehicles within the existing parking spaces, which is commonly referred to as the parking demand or utilization. The parking observations occurred at 10 a.m., 1 p.m., and 4 p.m.; these times were selected as they represent the peak parking for the existing site, as well as the expected peak periods of the proposed dispensary.

The peak office-related parking demand observed was 25 spaces, which occurred at 10 a.m., although the peak parking demand was relatively steady during each of the days observed. The existing office-related parking demand is consistent with the expected parking demand for a 9,500 square foot office based on the *Institute of Transportation Engineering (ITE) Parking Generation Manual, 6th Edition*.

The observed demand indicates that the office has a current parking surplus of 118 parking spaces, which includes the 37 garage parking spaces within the Risor of Bloomington apartments. For reference, the nine (9) "apartment only" surface lot parking spaces ranged from 60 to 100 utilized during the observation periods.



PROPOSED DEVELOPMENT

The proposed development is a dispensary retail store to be located within the existing 8101 34th Avenue office building. The retail store would encompass 7,600 square feet of the 38,610 square feet of vacant space within the existing office building, which would result in 31,010 square feet of remaining vacant office space. The two existing office tenants are not expected to change and no changes to the existing parking configuration are planned as part of the proposed development.

FUTURE CONDITIONS

To understand the City Code requirements, as well as the future parking demand associated with the overall 8101 34th Avenue site, a detailed parking demand review was completed. The future parking analysis considers the existing parking demand, as well as the parking demand for the proposed development and the potential utilization of the remaining vacant office space. The following information provides additional details associated with the future parking review.

City Code Review

A review of the City of Bloomington off-street parking requirements (*per Section 21.301.06*) indicates the following requirements based on the land use type:

- Office: 1 space per 285 square feet of GFA
- General Retail (<10,000 square feet): 1 space per 180 square feet of GFA

Using this information, the existing office building (48,110 square feet) would have a City parking code requirement of 169 parking spaces and result in a 26 parking space deficit. The proposed 7,600 square foot retail development would require 42 spaces, which would increase the overall City parking code requirement to 184 parking spaces for the site. However, as noted earlier and with the previous parking study for the site, the actual field observations and ITE data provide a more realistic assessment of parking conditions.

Proposed Development Parking Demand

To identify the expected parking demand for the proposed development, two approaches were reviewed. One approach included observations at existing comparable dispensaries, while the other approach included an estimate based on the *ITE Parking Generation Manual, 6th Edition*.

Parking observations were conducted at the following two existing dispensaries during the same days and time periods as the existing office building observations. These dispensaries are located in former restaurant buildings.

- Rise Medical (2239 Ford Parkway, Saint Paul, MN) – 5,000 square feet
- Rise Medical (1340 Town Center Dr, Eagan MN) – 3,000 square feet

The observed peak parking demand for the comparable sites was 40 and 25 spaces, which equates to a peak parking demand of eight (8) spaces per 1,000 square feet. The average and 85th percentile parking demand rates based on ITE Code 882 (*Marijuana Dispensary*) are 5.55 and 11.87 spaces per 1,000 square feet, respectively. This illustrates that the comparable sites are between the average and 85th percentile parking demand rates and that the ITE approach is reasonable to use for parking review purposes; the actual peak demand for the proposed development falls between the average and 85th percentile rates. At the observed peak parking demand rate of comparable facilities, the proposed development would have a peak parking demand of approximately 60 spaces.

Note that the average size of the observed comparable sites is approximately 4,000 square feet. The developer indicated that the proposed development would use more space than necessary to minimize changes to the existing building configuration. Thus, using the average size of the comparable sites, the proposed development could have a peak parking demand of 32 spaces.

Vacant Office Parking Demand

If the proposed development were approved, there would continue to be approximately 31,010 square feet of office space that could be occupied. This vacant space has the potential to be utilized and should be accounted for as part of the future parking demand. Therefore, the *ITE Parking Generation Manual, 6th Edition* was again utilized to identify the average and 85th percentile parking demand for the remaining vacant office space. The average and 85th percentile parking demand for the remaining vacant office spaces is 60 spaces and 92 spaces, respectively.

Supply / Demand Analysis

A summary of the 8101 34th Avenue Parking supply and demand, as well as the City Code requirements, are illustrated in [Table 1](#). This analysis indicates that there is sufficient parking supply to accommodate the proposed development, however, when considering the potential utilization of the remaining vacant office space, the site is expected to have up to a 67 parking space deficit. If the average size dispensary were assumed from a peak parking demand perspective (i.e., 32 spaces) as opposed to the ITE estimate, there would continue to be a parking deficit when considering the potential remaining vacant office space that could be utilized.

[Table 1 8101 34th Avenue Parking Summary](#)

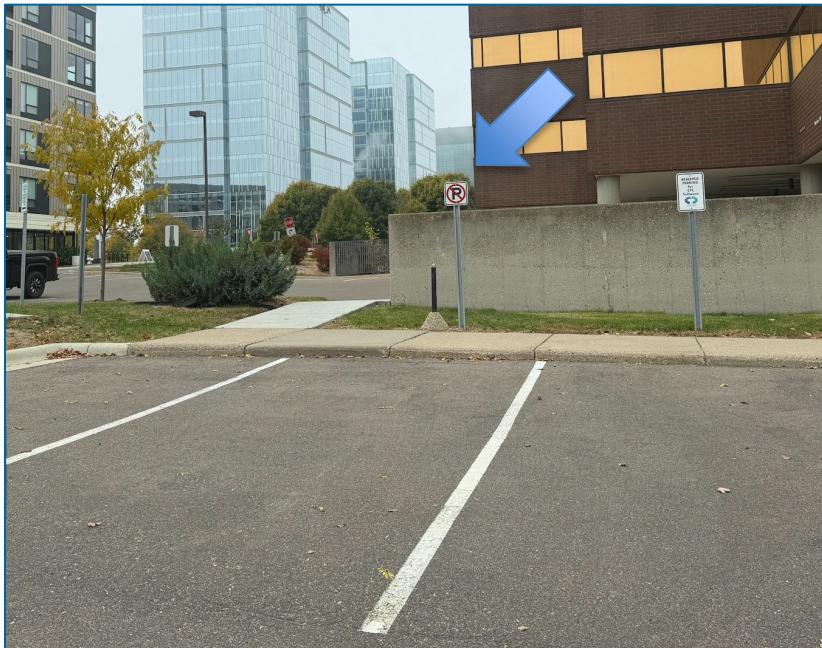
Land Use (ITE Code / Variable)	Size	Weekday Rate (Average to 85 th Percentile)	Weekday Parking Demand		City Code Requirement
			Average	85 th Percentile	
Existing Office Building (Observed)	9,500 SF	Observed	21 spaces	25 spaces	169 spaces
Existing Office Building (710)	9,500 SF	1.95 to 2.98 spaces per KSF	19 spaces	28 spaces	33 spaces
Marijuana Dispensary (882)	7,600 SF	5.55 to 11.87 spaces per KSF	42 spaces	90 spaces	42 spaces
Remaining Vacant Office (710)	31,010 SF	1.95 to 2.98 spaces per KSF	60 spaces	92 spaces	109 spaces
Total Future Site Parking Demand (Fully Occupied – 48,110 SF)			121 spaces	210 spaces	184 spaces
Existing Parking Supply			143 spaces		
Parking Surplus / (Deficit)			22 spaces	(67 spaces)	(41 spaces)

Note that the parking summary does not consider potential parking demand reductions associated with the adjacent Blue Line Light Rail Transit (LRT) or other adjacent land uses, which could reduce the peak parking demand. For purposes of this review, the ITE data is based on a general urban / suburban category versus the dense multi-use category to provide a more conservative assessment.

OTHER PARKING CONSIDERATIONS

While reviewing the current parking conditions, the following items should be reviewed as part of any future site changes.

- Verify current parking stall dimensions meet the minimum city requirements.
- Review current signage to reduce driver confusion and fully utilize all available parking.
- Update / verify striping to ensure adequate parking is provided.
- Require an updated parking study before any additional office leases within the 8101 34th Avenue office building are allowed to verify adequate parking supply is provided.



CONCLUSION AND RECOMMENDATIONS

Based on the parking study findings, the following conclusions and recommendations are offered for consideration:

- 1) The peak existing office-related parking demand observed was 25 spaces, which is consistent with the expected parking demand for a 9,500 square foot office based on the *Institute of Transportation Engineering (ITE) Parking Generation Manual, 6th Edition*.
- 2) The total existing parking supply for the office building is 143 parking spaces.
- 3) The current office has a parking surplus of 118 parking spaces, which includes the 37 garage parking spaces within the Risor of Bloomington apartments.
- 4) Using the different approaches assessed as part of this review, the proposed development is expected to have a peak parking demand that ranges from 40 to 50 parking spaces; the peak parking demand is expected to occur between 12 p.m. and 5 p.m. on a typical weekday.
- 5) The average and 85th percentile parking demand for the remaining vacant office spaces is 60 spaces and 92 spaces, respectively.
- 6) Note that the average size of the observed comparable sites is approximately 4,000 square feet. The developer indicated that the proposed development would use more space than necessary to minimize changes to the existing building configuration.
- 7) There is sufficient parking supply to accommodate the proposed development, however, when considering the potential utilization of the remaining vacant office space, the site is expected to have up to a 67 parking space deficit.
 - a. If an average size dispensary were assumed from a peak parking demand perspective (i.e., 32 spaces) as opposed to the ITE estimate or full size of the proposed development, there would continue to be a parking deficit when considering the potential remaining vacant office space that could be utilized.
- 8) The existing site does not meet the current City parking code requirements and that situation will continue if the proposed development is approved.
- 9) The following items should be reviewed as part of any future site changes.
 - a. Verify current parking stall dimensions meet the minimum city requirements.
 - b. Review current signage to reduce driver confusion and fully utilize all available parking.
 - c. Update / verify striping to ensure adequate parking is provided.
 - d. Require an updated parking study before any additional office leases within the 8101 34th Avenue office building are allowed to verify adequate parking supply is provided.