



Technical Memorandum

To: Chuck Stifter, Director of Park and Recreation
City of Maple Grove

From: Charles Rickart PE, PTOE, Principal, Traffic Engineer
WSB

Copy To: Tom Ramler-Olson, Community Planner
WSB

Date: January 17, 2022

Re: Community Center Campus – Updated Parking Demand Analysis
City of Maple Grove, MN
WSB Project No. R-19148-000

BACKGROUND

A Parking Demand Analysis was prepared, dated November 9, 2021, for planned improvements to the existing Community Center Campus located south of Weaver Lake Road at the intersection of Pineview Lane and Grove Drive. The analysis documented the entire site overall parking demand for three (3) improvement scenarios during both weekday and weekend conditions. The scenarios included:

1. Base condition with all improvement except the optional improvements (Third Sheet of Ice, Curling Center and Performing Arts)
2. Base condition plus Third Sheet of Ice
3. Full Site development with all optional improvements

The result of the parking demand analysis is summarized in **Table 1**.

Table 1 – Parking Demand Analysis Summary

Scenario	ITE Parking Demand ⁽¹⁾		City Code Parking Demand	Available Parking
	Weekday	Weekend		
Base Condition	904	919	1235	1,317 ⁽²⁾
Base Condition + Third Sheet of Ice	957	1,060	1410	1,227 ⁽³⁾
Full Site Improvement	1,049	1,178	1723	1,347 ⁽⁴⁾

- (1) Parking Demand assuming adjustment for program peaking characteristics
- (2) Assumes Ramp over existing Lifetime Lot
- (3) Assumes Ramp over existing Lifetime Lot and removal of parking for 3rd Rink
- (4) Assumes Ramp over existing Lifetime Lot, removal of parking for 3rd Rink and Ramp over Northeast Community Center Lot.

Sense the parking demand analysis was completed an improvement recommendation has been prepared which includes the installation of the 3rd sheet of ice, reconfiguring the program areas in the existing Lifetime Fitness area and other associated site improvements.

UPDATED PARKING DEMAND ANALYSIS

At the request of the city, the parking demand was updated and further refined to document the parking needs for both the westside, and eastside of the facility based on the current recommended improvements.

The Community Center campus is/will be severed by several parking lots. The future parking provided in these lots is outlined in **Table 2** below. The lot locations are shown on **Figure 1**.

Table 2 – Proposed Parking Conditions

Parking Location	Spaces
A – North Lot	182
B – Northwest Lot	245
C – West Lot	196
Total Westside	623
D – Lifetime Lot	364
E – Library Ramp	175
Total Eastside	539
Total Site Parking	1162

Figure 1 – Parking Locations



The updated parking demand was analyzed based on each of the program areas daily demand. This included reviewing the peak operation times for each of the program areas. **Table 3** documents the results for the weekday and weekend parking demand for the entire site and for both the westside and eastside of the Community Center.

Table 3
Updated Parking Demand

Scenario	Site Total		Westside		Eastside	
	Demand	Available Parking	Demand	Available Parking	Demand	Available Parking
Weekday Parking Demand (5:00pm to 6:00pm)	957	1162	389	623	568	539
Weekend Parking Demand (9:00am to 10:00am)	1,060	1162	506	623	554	539

CONCLUSION

Based on the results of the updated parking demand analysis assuming the peak operations time for each program area the following can be concluded:

1. Sufficient parking will be available on the entire site to meet the anticipated demand.
2. Sufficient parking will be available on the westside to meet the anticipated demand.
3. The planned available parking on the eastside will not meet the anticipated parking demand. An additional 15 to 30 spaces would be needed. This additional parking demand could be covered by either using additional parking in the Hennepin County Library ramp or using available parking from the westside of the Community Center.

If you have any question or comments, please feel free to contact Chuck Rickart by email at crickart@wsbeng.com or phone at 612.360.1283.