



MEMO

CITY OF BLAINE ■ ENGINEERING DEPARTMENT

DATE: December 20, 2013
TO: Bob Therres, Public Services Manager
FROM: Stefan Higgins, Assistant City Engineer
SUBJECT: On street parking on Baltimore Street south of 93rd Lane

On-street parking has been prohibited by resolution since 1984 in all industrial park areas throughout the city. Recently Council inquired about parking on Baltimore Street south of 93rd Lane adjacent to the strip mall where the Old Piper restaurant is located.

The road project completed this fall was designed and constructed based on the current prohibition of on-street parking in this location. Baltimore Street immediately south of 93rd Lane was reconstructed to a 24-foot wide road with 2-foot wide shoulders. The expanded gravel shoulder areas where vehicles were parking illegally were removed and the ditch side slopes were regraded to remove these shoulder areas and re-establish proper drainage. The constructed road does not currently have any provisions for on-street parking to occur safely without blocking significant portions of the drive lanes. Prior to the project, the cars were able to park off of the pavement on the expanded gravel shoulders.

Here is a picture showing the amount of travel lane taken up by on-street parking utilizing the 2 foot gravel shoulder. Please note, grass has not yet been established and the black dirt/seed begins right off the edge of the gravel shoulder where the truck is parked:



During the winter, snow will pose an additional challenge to parking on the current street. As snow accumulates during the winter, vehicles will be forced to park further onto the road and block more of the lanes of traffic as shown below.



The Baltimore Street/93rd Lane intersection is very busy and has a large amount of semi-truck traffic. Vehicles blocking parts of the lane of traffic in this area will likely create problems with two way truck traffic right in the vicinity of this busy intersection during the day. If on-street parking were to be allowed under the current constructed conditions, public works will need to maintain the gravel shoulders as they will become rutted over time, creating erosion problems with the ditch side slopes particularly during rainy conditions and in the spring when the frost is coming out. In addition, it is likely that the the pavement edge will prematurely begin to break away due to vehicles repetitively driving on and off the pavement edge.

If Council were to change the no parking resolution to allow on-street parking in this location, staff would recommend that 8 foot wide paved shoulders be installed at the locations where parking would be allowed. This would require regrading the ditches and creating flat areas where the paved shoulders could be installed. The attached figure shows one possible layout which could accommodate approximately 10 cars. The estimated cost for the shoulders to be installed as shown in the attached report would be approximately \$13,000 to \$15,000 and a funding source would have to be identified.

Council should also be aware that if parking is allowed in this particular location, other businesses in this area may request the same treatment.



CITY OF BLAINE

LOCATION MAP



BALTIMORE STREET ON-STREET PARKING CONCEPT

