



**BOLTON
& MENK**

Real People. Real Solutions.

Navarre Parking
Lot Exhibit A
111 Washington Avenue S
Suite 650
Minneapolis, MN 55401

Ph: (612) 416-0220
Fax: (612) 416-0222
Bolton-Menk.com

September 29, 2021

Jeremy Barnhart

RE: Navarre Municipal Parking Lot Community Engagement
City of Orono

The Navarre Area municipal parking lot, located near the intersection of Shadywood Road and Shoreline Drive requires repair due to aging asphalt and poor surface conditions. Additionally, the comprehensive plan identified this parking lot as a future space for community events. The City of Orono's council requested staff conduct engagement efforts to ensure future investments in the parking lot meet community needs. Bolton & Menk was retained through the service agreement to complete these efforts. This memo and its attachments detail the efforts completed and the participants' responses.

Efforts

Multiple marketing and engagement strategies were implemented to solicit feedback from the public and surrounding businesses. Three events were held:

- Virtual Open House. The City of Orono's website hosted a virtual open house which included information about the project and a brief survey. As part of the virtual open house, a virtual listening session was held on August 12th, 2021 at 7 PM. There were seven participants.
- Pop Up in the Parking Lot. On August 17th, 2021 from 4 PM to 7 PM, a pop up public input opportunity was held in the Navarre municipal parking lot. At this meeting, users of the parking lot were able to make brief comments about the parking lot and changes they would like to see and complete a sticker exercise to identify types of improvements.
- Business Focus Group. On September 14th, 2021 at 2 PM, a virtual focus group was held with two business owners (Narrows Saloon and Ace Hardware).

To invite community members to the engagement events, multiple marketing materials were developed and circulated:

- Postcards were sent to property owners and tenants in advance of the virtual open house, listening session and pop up.
- Postcards were sent to business owners to invite them to the virtual open house and business focus group. Due to lack of response, a follow up letter was sent by City Staff and another postcard was sent after a date was selected.
- A press release was published on the City of Orono's website to invite the broader community to participate.

Results

Survey (Online, combined with Pop-Up)

The online survey was published to collect comments from the community about the future of the lot. This five-question survey asked respondents what type of community events they would like to see take place in the space, what features they would like to see in this parking lot, what could make the lot more functional and if there was anything else we should know about the parking lot. If respondents wanted to stay updated with the project as it progresses, they could enter their email at the end of the survey. As of September 2nd, 2021, this survey had received 104 responses. The results are summarized below.

Question 1. “The comprehensive plan identified the municipal parking lot as a future space for community events. What type of events do you feel would be most important here?”

Support for a future farmer’s market at the site was highest, with 76% of the respondents supporting one at the lot. Community festivals and art fairs were next, each receiving support from about half of the respondents. Car shows received support from about 20% of respondents. There were an additional 18 write-in responses with answers, including the addition of a pickleball court and a request that nothing be done to the lot. Figure 1 shows the survey results for question 1. The complete answers can be found in Appendix A.

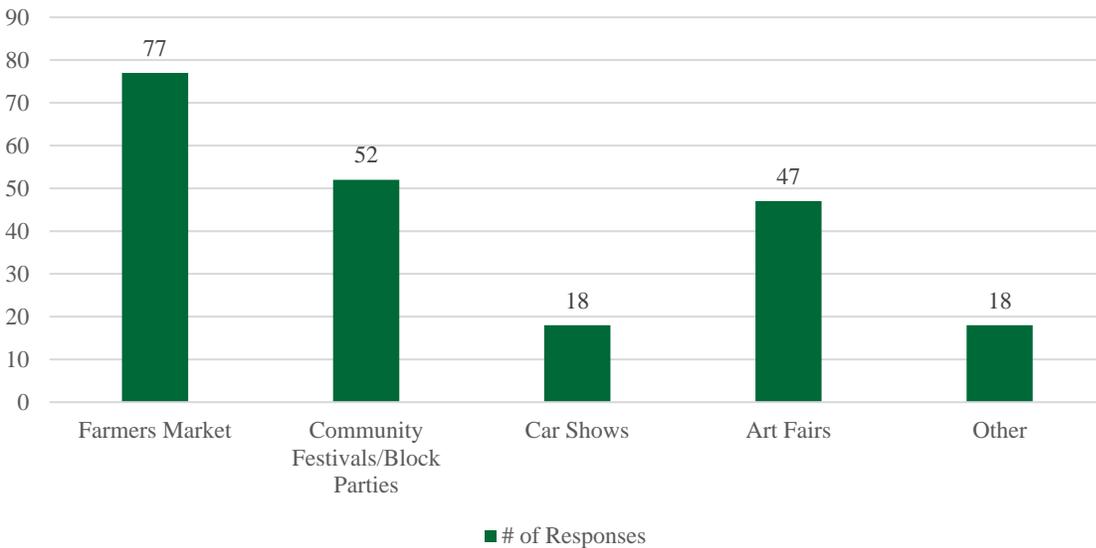


Figure 1. Responses to “The comprehensive plan identified the municipal parking lot as a future space for community events. What type of events do you feel would be most important here?”

Question 2. What type of features would you like to see in this parking lot? Select all that apply.

A list of 12 features that could be added to the parking lot were provided to respondents. Flexible space was the most common feature requested, with 73% of respondents requesting it. Lighting was next at 67%, followed by natural plantings and trash bins and dumpster enclosures. This question was also asked at the pop-up event. The most popular features at the event, like with the online survey, were lighting and flexible space. Figure 2 shows the survey results for question 2.

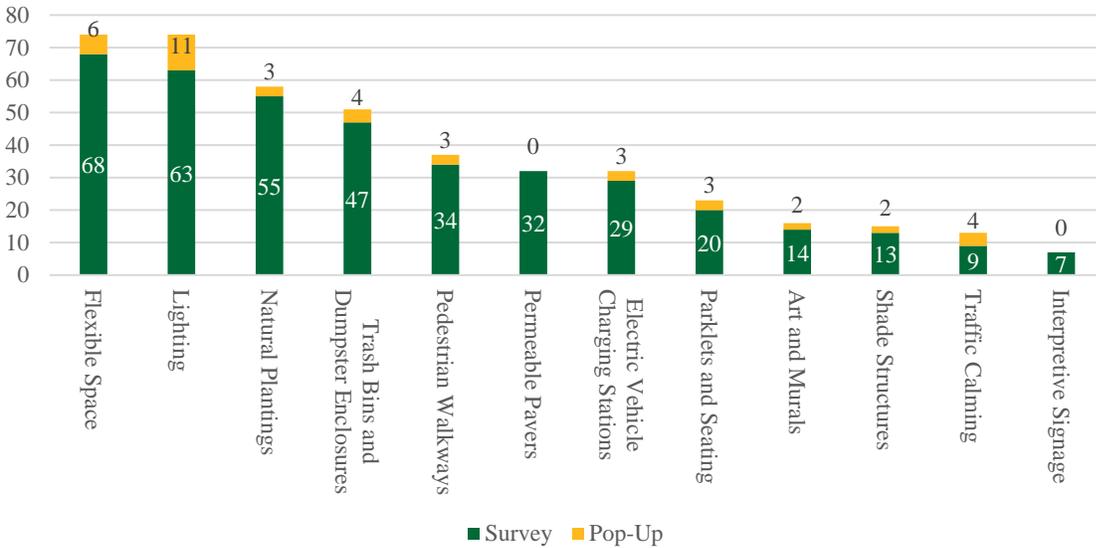


Figure 2. Responses to “What type of features would you like to see in this parking lot? Select all that apply.”

Question 3. What type of features would you like to see in this parking lot? Select all that apply. – comments.

Question 3 was the write in comments section about the multiple-choice question 2. These comments varied widely in topic, opinion, and tone, but they could be categorized into four broad sections: nature related, renovation/re-stripping, events, and other. Natural plantings and shade trees were popular responses, and many people wanted to re-stripe the parking lot. Other responses varied from support of the project to opposition of doing anything to change the current uses of the parking lot. The full list of responses can be found in Appendix B.

Question 4. Are there other changes the city could consider making to make this lot more functional?

This was the second write-in question posed to the respondents of the online survey. Over half (53) of all survey respondents answered this question. Similarly, to question 3 the comments were a wide variety of topics, opinions, and tones. Responses varied from simple maintenance requests, like re-stripping or hiding dumpsters better, to larger projects like leveling the land and improving drainage systems or building a multi-level parking garage. Many comments were parking related, but several comments were about natural features like trees and greenspace. The full list of comments is available in Appendix C.

Question 5. Is there anything else we should know about this parking lot?

Question 5 was the third write-in question and was a space for more general comments about the parking lot. Forty responses were received for this question from the online survey. Comments are lumped into three main categories: business related, maintenance/renovation, and other. Business related comments mostly spoke to how there was not enough parking dedicated to the businesses at the shopping center. Maintenance and renovation ideas varied from restriping the site to adding parking capacity through multiple means, including building retaining walls to create more space and having nearby houses give up some of their property to the lot. The full list of these comments is available in Appendix D.

Virtual Listening Session

The listening session was held online and asked participants their thoughts on what improvements are necessary for the parking lot. Items discussed include:

- Concerns about the aesthetics of the parking lot, specifically the private property owner to the west and enforcing current standards for all businesses; garbage screening; bury utilities; more plantings, greenery, and tree shade
- Future functionality including EV charging stations or preparing for them in the future by burying the conduit; incorporating future events, even if the events happened at the nearby park and closed Lyric Avenue
- Multimodal accommodations including pedestrian connections to the Metro Transit station; improvements for the K-12 bus stop waiting; trail head parking with bicycle and pedestrian facilities, including bike parking

Pop Up in the Parking Lot

In addition to the online survey, a pop-up event was held in the parking lot. At this event, comments were collected to gauge feedback on what should be done with the space. The answers, like with the online survey, were all varied. Many commented that they wanted to see maintenance and renovations done, while others offered general comments about the current conditions in the parking lot. The full list of these comments can be found in Appendix E.

Business Focus Group

A focus group with the Narrows Saloon and Ace Hardware provided insight on these businesses' needs and operations as they relate to the parking lot. Generally, these businesses would like to see the parking lot spruced up and potentially expanded, with improved lighting. They recommended evaluating the underground utilities after a series of water issues in previous years, to ensure improvements minimize disruption to their businesses. Other items discussed include:

- These businesses noted any changes to the parking lot needs to consider truck delivery and minimize the barriers trucks would need to navigate.
- Spaces are not full depth so that creates drive lane challenges, especially with large vehicles. With the new regional bicycle trail connection, increasing numbers of vehicles have additional bicycle trailers, which increases their overhang into the drive lane.
- Consider ways to reduce/minimize impacts from using the lot as a shuttle lot because it reduces the flexibility and availability of parking for surrounding businesses.
- If there are opportunities to expand the lot, the city should consider it, but limit maintenance and find the most cost-effective solutions.
- The parking lot could use some aesthetic improvements.

Summary

The feedback received regarding the future of the Navarre municipal parking lot was varied, however multiple ideas were more favored than others. These themes and ideas are summarized below into five categories, with descriptions and order of magnitude cost/effort estimates.

	Item	Description/Notes	Cost and Effort
Surface and Striping	Resurface and restripe existing parking	Ensure full width stalls, accessible parking spaces marked and signed	\$
	Resurface and stripe angle parking	Will increase parking stalls without major construction cost	\$
	Install raised curbs at end of parking rows, include natural plantings	Define parking lanes can help reduce cut through traffic	\$\$
	Review/modify accesses into/out of lot	Directional drive lanes and access modifications can slow traffic and make accessing the lot safer	\$\$
	Regrade and resurface, stripe angle parking	Regrading will reduce existing water and ice issues	\$\$\$
	Square off parking lot in northwest corner, install retaining wall, plantings, and high quality trees	Expanding parking lot will make flex space more compatible with existing businesses	\$\$\$
Lighting and EV Charging	Install conduit	Installing conduit will allow for minimal disruptions to the lot when lighting and EV charging station installation occurs	\$
	Install LED lighting	Lighting poles provide opportunities to incorporate Navarre area/Orono branding and placemaking	\$\$
	Install 3-5 EV charging stations	Look for opportunities to partner with energy companies, private companies to minimize city's cost	\$\$
Multimodal Amenities	Install bicycle parking	Racks should allow frame and wheel to make contact. Can evaluate custom racks to incorporate branding/placemaking.	\$
	Install pedestrian walkways	Connect the park and regional trail to the businesses, providing dedicated pedestrian space through the	\$
	Install pedestrian amenities (benches, trash) and/or parklet on the north end of lot	Provide amenities for people as they wait for the bus, use the park/trail, patronize businesses	\$\$
	Install temporary speed humps	Temporary speed humps provide traffic calming while not impeding snow removal	\$\$
Land Use	Work with property owners to incorporate garbage screening and meet current codes	Continue code enforcement as necessary	\$
	Consider grants to improve buildings	Matching grants to property owners can encourage them to improve facades, walkways, and other general aesthetics, making Navarre a more successful area	\$\$\$
Utilization	Flex space and event permitting	Allow organizers use of the northwest corner of the parking lot through an event permit, only at low demand times	\$
	Require staff to park on the west/northwest area of the parking lot	Prime spaces should be saved for patrons to encourage higher turnover rates	\$
	Complete utilization/turnover study	Study can better inform who is using the lot, for how long and whether additional parking management strategies are necessary	\$
	Evaluate parking management strategies to reduce use as a shuttle lot	Options may include permitting/ enforcement; pay parking after 2 or 4 hours	\$

Appendix A

Question 1 – Write In

- None of those. Too much commotion and noise for those of us that live nearby.
- Concerts
- Family Activities, Outdoor Meeting Space, Fountains and Sculptures
- I think the above are good ideas, but most take more management and logistics than people realize and I'm not sure there is a community benefit. Car show is probably a fit as they are typically nights and weekends and don't effect the businesses adjacent. Seems like letting the restaurants use the majority of the lot for free is an issue that needs to be address. They should probably pay for larking and a percentage of the maintenance as they cause the wear and tear and the benefit financially.
- Keep boat and bus partaking out
- Keep it simple-just parking
- Misc themed fun
- None! Seems like a horrible place for all these ideas
- None, because if you take away the parking they won't be able to attend.what will happen to the 7-days-a-week businesses if you turn this into a one weekend per month fairground? Excelsior, Wayzata and Mound have substantial parking. Navarre has one lot that is often near full.
- Not enough parking for events
- Pickleball court
- Resurface and stripping only
- See comments
- Splash pad for families/kids. Would go great with the park nearby.
- Traditional parking lot...keep it simple
- Parking
- re-pave and stripe for parking

Appendix B

Question 3 - Write-in Answers

- Natural plantings will end up weeds. The picture example looks unkempt. And no ground art! Keep the children across the street in the playground.
- If you do a farmers market or outdoor music or art festival then where do people park for that ? Plantings near the basement doors under lulus and lakeshore interiors could spruce up that end of the parking lot
- Maximize parking and beautify by cutting into embankment on west and northwest, adding retaining wall and plantings. That slope is difficult to mow, never looks good and collects trash. A number of the social events suggested have in the past, and could again in the future , utilize the adjacent park space and the street between the park and the parking lot. This lot fills up now and really needs to maximize the parking space as its primary function.
- It would be nice to somehow tie it into the nearby playground and convey the natural beauty of the area and of Lake Minnetonka. Navarre could use a good gathering place such as Wayzata's new boardwalk with fountains, greenery and such.
- Incorporate with the park next door—maybe the plantings and seating can be in combination.
- flexible space natural plantings
- 1. I would rather have "natural shade" in the forms of trees, rather than man-made shade structures. 2. EV charging (TESLA supercharging!) would be great since those individuals need to "hang out" for a time. 3. A decorative low "wall" (or consistent landscaping) around the exterior would better mark the area. We could tie in the municipal lot with Lunds and Byerlys if the "wall" were copied around their parking lot by the sidewalk. Navarre largely lacks a cohesive look, or a unifying theme. 4. More trees and landscaping, please.
- Seriously. The Navarre area does not need any farmer's markets, etc. The parking area should remain for parking and yet, it should be beautified with all of the boxes I checked previously. The markets are in Mound along with the gardens, etc. I would like to see a ton of year 'round gorgeous landscaping and Christmas lights.
- not many curbs due to snow plowing. no pavers because they chip and crack and with the slope of the Parking Lot they would get filled with debris.
- I think if you resurface and do the striping---it would then be perfect. Trying to beautify the parking lot would take away from the atmosphere of the area and be an expense the citizens do not need. A small farmers market once a week would be OK but not necessary as there are many other farmers markets close by. Lund's and Byerly's do not need additional produce to compete with and we do not want to lose our convenient grocery store.
- None of the above. Simple, reconstruct of existing.
- Permeable paving is good if it will stand up to cars turning tight corners.
- Resurface and striped parking.
- Good painting stipes to delineate car spaces is a preference.
- This lot is an open canvas and should be a one and done vision from the city. A 2 level lot for part of the lot with an open area to be used for community event. Lots of plantings, dumpster enclosures and electric charging are a few improvements that need to be done

- Resurfacing and orderly striping is enough! The backs of the buildings are very unsightly and if they were upgraded, other upgrades such as plantings and a pedestrian path could be worthwhile.
- Please allow overnight parking in a limited capacity....
- I frequently walk my toddler granddaughter east down Shoreline Drive, cross street with crosswalk and then navigate the parking lot to take her to the park. It would be nice to have designated crosswalk for that adventure.
- If this parking lot is going to be used as a multi-purpose, where are patrons for the Narrows/Lakeroom and Hardware store parking during events? And also where are patrons to the "other events" parking?
- This lot is not big enough to hold events without coordinating with businesses. A farmers market or community event would be harmful to my business. There are many trucks with trailers and taller service vans that use the lot so need to make sure to accommodate these users- parking lot islands or dividers would make parking with a trailer difficult.
- It would be nice to tie this into the extension of the Dakota trail that was completed this year. Make it a space for bike parking as well as an event space and parking lot.
- Would be great to have space for food trucks/farmer's market/music
- Most of the items above will add significant increases to the project. The lot is highly used and optimizing the number of spaces should be at the top of the list. The items provided could be incorporated as long as no space was reduced for parking.
- Combine the electric vehicle charging with the shade structure- look to Great River Energy for examples, or Apandana Solar- they put the array on top of the MSP airport garage
- I would love to see a well-lit space that feels safe for all people, all the time. It's a bus stop for children in the morning, so having it clean and safe should be a priority. I'd love to see some outdoor dining space for the restaurants too. It is the loading dock for the hardware store, so there are challenges, but I look forward to seeing a great solution! Thanks for allowing us to input!
- Adding compatible amenities would be fine but imperative that ample parking for adjacent businesses is preserved.
- Limited space. Keep enough space for businesses
- Should be a designated bike lane
- Leave it
- looks good !!!
- Keep our taxes down. Don't look to spend money on community needs that don't exist.
- Please DO NOT put art and murals. They can be very subjective and do not tend to age well. Let nature be the "art"
- NO ART OR MURALS - NO BLM MARXISM, NO PLACE FOR ANTI-AMERICA, ANTI-WHITE MALE GRAFFITI. NO EV CHARGING. PERIOD. I like the lighting and pavers and natural plantings.
- It's trashy now. And used by Fletcher's employees and parade of homes type buses. Keep them out so it's safe to park

Appendix B

Question 4 - Write-in Answers

- skate park, basketball or other youth opportunities
- walk way from shoreline to the lot is unusable and disgusting. Clean it up, make it safe and highly visible so people know that it is there and is access from lot to street. Excelsior has a couple of these pedestrian alleys between their main street and public parking lots. They are attractive and used frequently.
- Open space for events within natural environment
- Should be a designated bike land
- Way for bikes to safely travel through the parking lot. Great job on the 27th pedestrian crossing point on 15 and bike path to get down to trail system. Something simple for pedestrians and bikes to get through parking lot
- I would protect the children's park more by closing the street and putting up a short stone wall.
- Plan with the park next door—maybe link to the DRT—Dakota Regional Trail AND think about downtown Navarre as a whole. Think big. Hard to believe that our municipal parking could be the focal point for the city!!
- After using the shoreline crosswalk, a pedestrian is hard for drivers to see coming thru the alley by Lulu's. Same for pedestrians coming up from lot to street.
- parking ramp
- It is an off Street back alley type parking lot... Restriped it and leave it alone... Does not need improvement... Hopefully our tax dollars are spent elsewhere
- More spaces - perhaps add a multilevel garage.
- Ensure there is enough parking for existing businesses.
- Make it larger or add another level of parking. Or take out the playground and use this area for events/parking.
- No - parking is always an issue so keep the parking - don't be like Wayzata (worst parking) and Excelsior
- Close the street between the parking lot and kids playground and regrade and combine the areas.
- keep the parking for supporting the local businesses
- Traditional parking lot is the most functional and cost-conscious/efficient
- parking structure
- Maybe clearly define all the different spaces: parking, driving, gathering, etc.
- restrict overnight parking
- 2 - 3 level parking?
- A flatter lot with more defined spaces and more space for each space (many more SUVs than before). It would be nice to tie the parking lot in with the parking lot across the street.
- multilevel parking

- 2 tiered parking, cleaning up scrub planting with real trees and shrubs
- Just good parking
- Provide parking for the park. Put some planting down the middle so traffic does not cut through at an angle at a high speed. Push back the hillside and provide some terrace planting.
- Designated restaurant parking
- bigger ??
- Needs to be level
- Need shade. How about winter use?
- Improved drainage in all of Navarre
- Make the dumpsters less noticable from the patios at the lake room and saloon
- Design the it so people don't drive diagonally through the lot as a shortcut around the intersection
- Enhance the rear of the buildings which contain the interior shop, TrueValue, restaurants, etc. The exterior in the back looks very worn.
- Stop the drive through traffic
- slow traffic speed
- The exits onto shoreline drive are traffic hazards and are used as "cut throughs"
- reduce speed limit on Shoreline Dr.
- Making this a city hub would be great for the community!
- Promote better retail use of lower level of 34xx Shoreline Drive building. Great spot for a brewery.
- Keep it simple.
- Manage unpack from restaurant use. And encourage park and ride to reduce traffic if lit has sufficient capacity.
- No comment
- No
- No
- No
- No
- Navarre
- Orono
- Mound
- Excelsior
- orono
- Wayzata

Appendix D

Question 5 - Write-in Answers

- Charge the Narrows for spots for their customers and the rest make farmers market, art fairs. Put bicycle racks so people can stop and shop/eat
- I own Navarre Hardware. The Narrows and Lake Room will often take most of the parking during evenings and weekend brunch (10am - 2pm). During these times there is not enough parking for my customers. Many parking spaces are only 16' deep which is not enough for a full size car, SUV or truck so vehicles extend into the drive lanes making navigation difficult .At times Lord Fletchers has used the lot for employee parking and used a shuttle. The lot also gets used for Parade of Homes, Artisan Home Tour, daily commuters, meeting place for local workers, etc. ,These activities can take 20 spaces which creates more stress on parking availability.
- mark areas for the adjacent business use. (i.e. Hardware Store Parking Only & Narrows Parking Only)
- You should have easy walkthrough to get to the businesses off of 15. Like a little walkway with signs for the business names up front as only Narrows and hardware store have doors to enter from the back
- I use it a lot for shopping at Navarre Hardware. And the little thrift shop. The hilly terrain can be a challenge. It is a nice option to the crazy traffic at the intersection. Although I know that has been updated.
- Needed for surrounding businesses since limited street parking.
- I hope this also helps bring in more diverse shops that will make this a great "downtown" for Orono
- Does not need to be community gathering space. Need to clean up the rest of Navarre first. Make Navarre more hospitable to businesses
- if there is speeding or shortcut use then perhaps the speed humps
- Maintenance on stairways in all parking lots in Navarre
- Coordinate with the private lot renewal at southwest quadrant.All dumpster enclosures need help
- Steep terrain in NW corner makes some of the land currently unusable. A retaining wall or terracing might help create more usable space.
- needs to be restriped to make it more functional west end of parking is under utilized maybe where farmers market goes
- Just needs to be safe - lighting and walkway will help.
- I don't know what control there is over the appearance of the buildings, but updating the western buildings would really be helpful to become more of a community/destination spot.
- Nice signage directing people to parking would help people know it is there. I do not think this lot is all that suitable for events since any such event would consume the parking space and force people attending to park on neighboring residential streets.
- better lighting, safe pedestrian areas

- No. Perhaps the street can be closed off to traffic, so you can just enter and exit along Shadywood, but you cannot go through the neighborhood. Already, there is too much traffic.
- It gets used as a roadway to return from shopping to residential to the north and that neighborhood engagement should try to be maintained
- The two houses should provide some space for additional parking on their property. Also include improving the small lot next to the Lulu pizza in the design. Maybe add a landscaped buffer and a bench or two between the pizza parking lot and the county road.
- Improved connection to the Dakota trail
- Sustainable energy
- During busy times, like brunch or weekend dinners the lot gets full.
- It's busy now. Where else will people park if there is an event in the lot?
- essential to the neighborhood
- Current lot has served its purpose very well.
- we love this idea!!
- It's pretty full most of the time
- Leave it. Turn Casco circle into a farmers market
- This is the center of lake minnetonka. Yes, there are other iconic locations around the lake, but this is literally the center of the lake. Lets make it a destination that is cool!
- Keep it as a parking lot!
- The lot is too small for anything but parking!!
- Electric vehicle plug-ins... You have got to be effing kidding me
- No
- No
- No
- No
- no
- No comment
- ?

Appendix E

Pop-up Responses

- Complaint that the scope of this project was not large enough.
- Clear corner to get more spaces out of the corner and retaining wall (Two green dots).
- Trees: shade and cooling will be essential with global warming.
- Move bollards at park to create more parking.
- Fix grading- In winter the slope gets icy & can't use (Two green dots).
- Solar power shade structure.
- Confirming aisles & spaces.
- Rows are tight, backing up is tricky.
- Beautification – Pavers look nice but cost/maintenance (Two green dots).
- Directional and angle.
- Create a destination as the downtown.
- Gets used as a shuttle lot.
- Support the businesses – they need the parking.
- Bike parking/connection to Luce Line State Trail.
- Trailer and long vehicle parking.
- “Conduct for future improvements”.
- Work with landlord and center to screen dumpsters and [illegible] for their parking lot.
- Trash from businesses.
- Add a bike lane to set them from the trail connection to the crosswalk on 15.
- School bus drop off.
- Lyric Ave traffic calming.