

Lyn-Lake Parking Facilities Online Survey Results and November 6, 2019 Public Meeting Summary



On November 6, CPED staff gave a PowerPoint presentation with two main topics: the RFP process widely used by the Community Planning and Economic Development Department (CPED) and the results from the online survey. Following the presentation there were two breakout sessions about the draft development objectives and community engagement after the City receives RFP proposals.

On the following pages you will find:

1. highlights from the online survey results,
2. summaries from the two breakout sessions on November 6, and
3. graphic results from Survey Monkey for each survey question.

Highlights from the Online Survey Results

- 201 respondents completed the survey over 28 days - from October 8 to November 4.
- 89% of respondents visit the intersection more than once a month.
- 49% of respondents live in 55408 or 55405.
- There are 657 individual written comments within the 201 completed surveys. The word SAFE or SAFETY appears 31 times within these comments.
- The average rankings (a 1.0 being the most important) of the top five listed development features are:
 1. Affordable housing (3.5)
 2. Energy Efficiency/Green strategies (4.0)
 3. Housing for very low-income households (4.1)
 4. Transportation amenities **and** Public open space (4.3)

NOTE: If you look at directly at the Survey Monkey results the averages (or means) are only shown in the chart below the bar graph for Question 1. The bar graph data uses a reverse formula for averaging the scores of ranked questions. Survey Monkey's goal is to have the choices that ranked closest to 1 (most important) to have the biggest number or tallest bar on the chart. This means that respondents' most preferred choices (#1 ranks) have the largest weight, and their least preferred choices (#8 ranks) have a weight of 1. Their formula for the calculation is available [on their website](#).
- The top three development features that received an average budget allowances of **over \$20** are:
 1. Housing for very low-income households (\$23)
 2. Affordable housing (\$21)
 3. Public parking (\$21)
- The top three public amenities respondents reported they would be most likely to use are:

1. Landscaping and pedestrian amenities along the sidewalk (77%)
 2. Pedestrian connection between Lyndale and Garfield (69%)
 3. Covered, secure, bicycle storage for the public (49%)
- 45% of respondents mentioned the “Businesses” as the area’s biggest asset. This was #1 answer.
 - 21% of respondents mentioned a park/green space/public open space as what the area needs most, followed by 18% listing more people/density/affordable housing/housing - the top two answers.
 - 49% of respondents reported that the development should set aside **more than 20%** of rental units or more than 10% of ownership units as affordable units.
 - 40% of respondents reported that the development should accommodate people with incomes **lower** than 60% of the Area Median Income (AMI) for affordable rental units or 80% of AMI for the affordable ownership units. Nearly the same number of respondents (39%) reported that 60% of AMI affordability for rental units and 80% of AMI affordability for ownership units is about the right income level for the affordable units.
 - 57% of respondents reported they would use a park-like, outdoor open space within a new development.
 - The top three activities respondents said they might do at the park-like, outdoor open space are:
 1. Attend outdoor community activities (festival, yoga, music, theater, et cetera (69%)
 2. Visit a market to buy produce/food/goods (65%)
 3. Hang out with friends (52%)
 - Responses to the question - “How important is it for you to have public parking replaced within a new development?” are:
 1. 52% reported Critically important (29%), Other (12%), Important (10%), or Not sure (1%)
 - Most of the comments here noted it wasn’t important to their household but was important to their visitors and the intersection’s visitors.
 2. 48% reported Not important

Development Objectives Session Summary

Specific ideas that arose during the small group discussions about the draft development objectives include:

- Add language that highlights Lyn-Lake’s unique quality as a destination district and how this site must add value to the existing assets of the area.
- Add language that speaks to how the City wants any commercial and first floor space to interact with the street.
- Add language that asks proposers to speak to bringing value to the community beyond more housing units and increased tax base and why they believe the benefits they propose are the best for the district.
- Add language that speaks to how the public parking is an asset to the larger district.

Community Engagement Session Summary

Below are the most common responses to the questions posed in the community engagement breakout session.

When asked “After proposals are narrowed by feasibility, how should the community be involved in selecting the winner?” The top response was:

- Developer Open House (“1st this”)

When asked “How should the selected developer be required to engage/involve community members to improve the final project design/elements?” The top responses were:

- “Approval or buy-in from advisory group (LHENA, WA, LLBA, etc.)” (2 dots)
- “Put project design online; allow public to give feedback and offer alternative ideas and maintain online presence over time/for a period of time” (2 dots)
- “Use Whittier Alliance and LNA” (2 dots)

When asked “How did you hear about this event today?” The top response was:

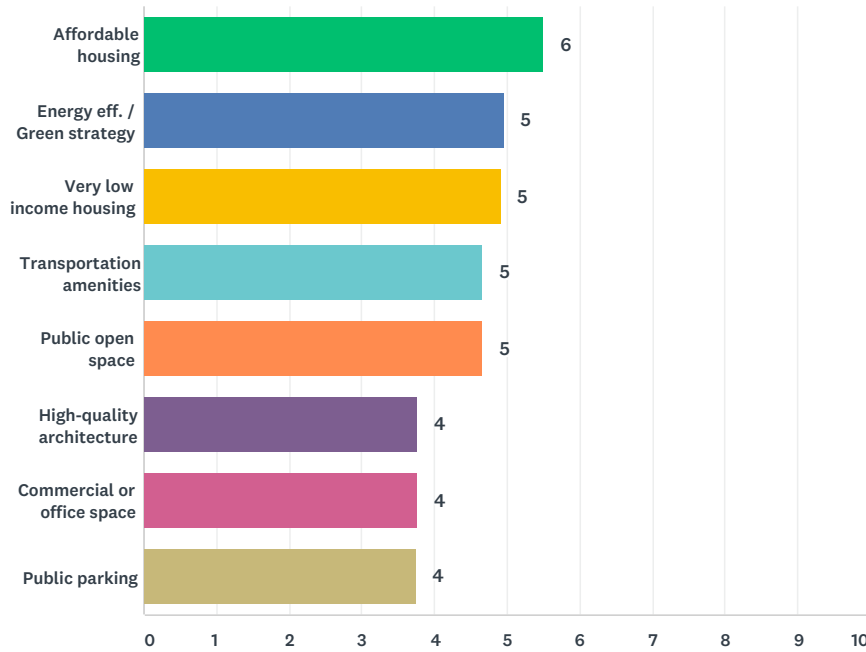
- Lyn-Lake Business Association communications (4 dots)

When asked “In what ways would you like to be involved in this process moving forward?” The top response was:

- Contribute a vote or input at a subsequent in-person event or online opportunity (10 dots)

Q1 Rank the following development features from 1 to 8 in order of importance to you - 1 being the MOST important and 8 being the LEAST important. NOTE: Survey Monkey shows respondents' most preferred choices (#1 ranks) with the largest weight (largest score below) and their least preferred choices (#8 ranks) with the smallest weight (smallest score below).

Answered: 200 Skipped: 0



| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL | SCORE |
|------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Affordable housing | 25.00% 50 | 23.50% 47 | 9.50% 19 | 8.00% 16 | 8.50% 17 | 9.00% 18 | 12.00% 24 | 4.50% 9 | 200 | 5.51 |
| Energy eff. / Green strategy | 5.00% 10 | 8.50% 17 | 21.50% 43 | 30.00% 60 | 18.50% 37 | 11.50% 23 | 4.00% 8 | 1.00% 2 | 200 | 4.96 |
| Very low income housing | 20.50% 41 | 17.50% 35 | 12.00% 24 | 7.00% 14 | 9.50% 19 | 7.00% 14 | 12.50% 25 | 14.00% 28 | 200 | 4.92 |
| Transportation amenities | 6.00% 12 | 12.50% 25 | 19.00% 38 | 17.00% 34 | 17.00% 34 | 13.00% 26 | 10.50% 21 | 5.00% 10 | 200 | 4.67 |
| Public open space | 11.00% 22 | 14.50% 29 | 12.00% 24 | 12.00% 24 | 15.50% 31 | 18.50% 37 | 11.50% 23 | 5.00% 10 | 200 | 4.67 |
| High-quality architecture | 6.50% 13 | 6.50% 13 | 10.50% 21 | 9.50% 19 | 12.50% 25 | 20.00% 40 | 24.00% 48 | 10.50% 21 | 200 | 3.77 |
| Commercial or office space | 2.00% 4 | 10.00% 20 | 10.50% 21 | 13.50% 27 | 16.00% 32 | 15.50% 31 | 16.50% 33 | 16.00% 32 | 200 | 3.76 |
| Public parking | 24.00% 48 | 7.00% 14 | 5.00% 10 | 3.00% 6 | 2.50% 5 | 5.50% 11 | 9.00% 18 | 44.00% 88 | 200 | 3.75 |

BASIC STATISTICS

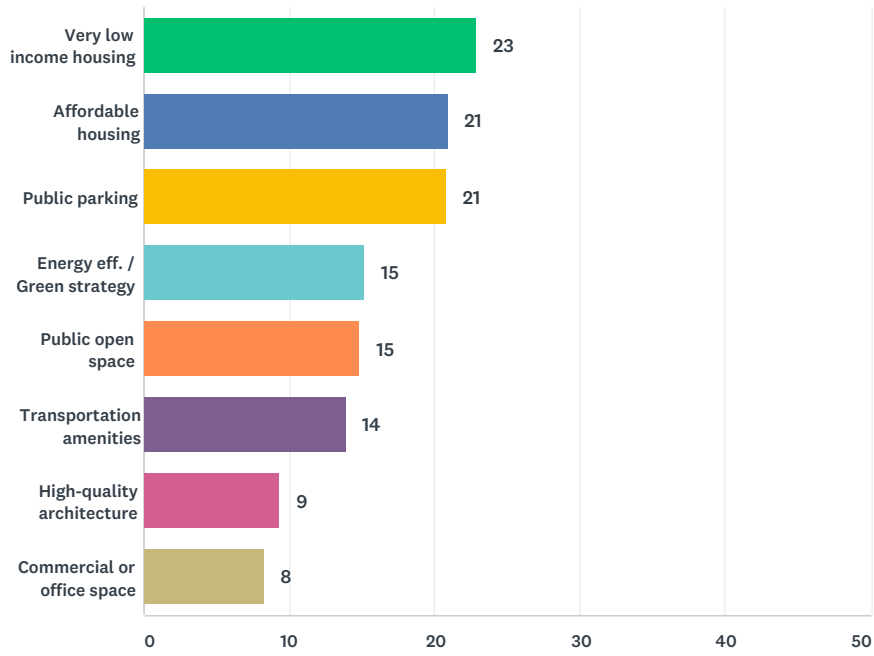
| | MINIMUM | MAXIMUM | MEDIAN | MEAN | STANDARD DEVIATION |
|------------------------------|---------|---------|--------|------|--------------------|
| Affordable housing | 1.00 | 8.00 | 3.00 | 3.49 | 2.30 |
| Energy eff. / Green strategy | 1.00 | 8.00 | 4.00 | 4.04 | 1.47 |
| Very low income housing | 1.00 | 8.00 | 3.50 | 4.09 | 2.53 |

Lyn-Lake Parking Lots Development Vision

| | | | | | |
|----------------------------|------|------|------|------|------|
| Transportation amenities | 1.00 | 8.00 | 4.00 | 4.33 | 1.89 |
| Public open space | 1.00 | 8.00 | 5.00 | 4.33 | 2.08 |
| High-quality architecture | 1.00 | 8.00 | 6.00 | 5.24 | 2.05 |
| Commercial or office space | 1.00 | 8.00 | 5.00 | 5.24 | 1.99 |
| Public parking | 1.00 | 8.00 | 7.00 | 5.26 | 3.00 |

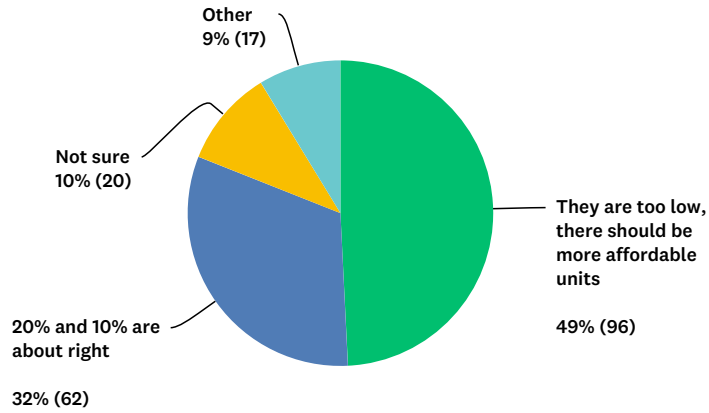
Q2 Considering your priorities above, allocate a budget of \$100 towards the following feature(s).

Answered: 189 Skipped: 11



Q3 The City's Unified Housing Policy requires a minimum of 20% of rental units and 10% of ownership units be affordable, when built on City-owned property. How do you feel about these minimum percentages?

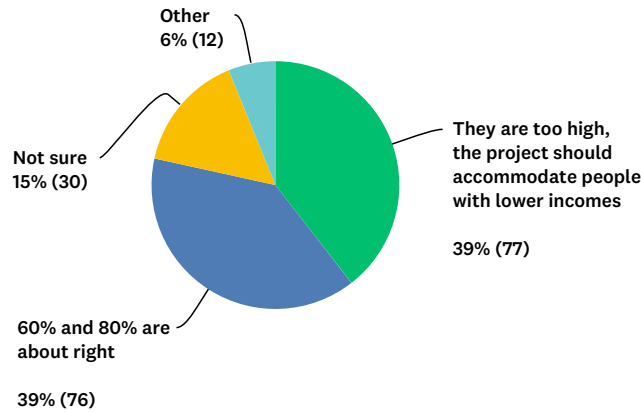
Answered: 195 Skipped: 5



Q4 The City's Unified Housing Policy requires any affordable units be affordable to households earning 60% of the Area Median Income (AMI) for rental units and 80% of AMI for ownership units. How do you feel about these maximum percentages (2019 income limits below)? 2019 Income Limits: Minneapolis - St. Paul - Bloomington MN-WI, MN

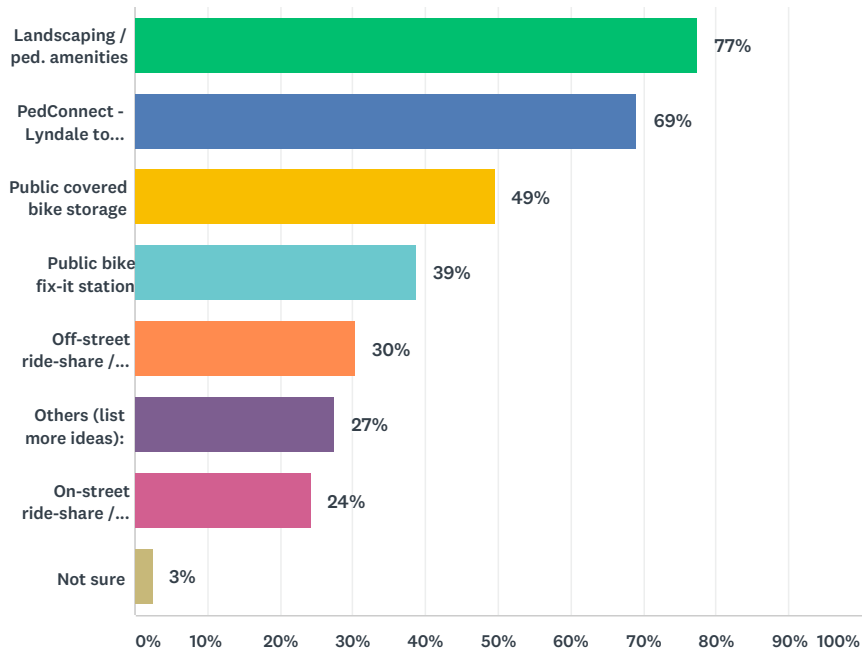
| Number of Persons in Household | % of AMI | 1 | 2 | 3 | 4 | 5 | 6 | |
|--------------------------------|----------|----------|----------|-----------|----------|----------|----------|----------|
| 7 | 30% | \$21,000 | \$24,000 | \$27,000 | \$30,000 | \$32,400 | \$34,800 | \$39,010 |
| 8 | 30% | \$43,430 | \$50,000 | \$54,000 | \$58,000 | \$62,000 | \$66,000 | \$69,600 |
| | 50% | \$35,000 | \$40,000 | \$45,000 | \$50,000 | \$54,000 | \$60,000 | \$64,800 |
| | 60% | \$42,000 | \$48,000 | \$54,000 | \$60,000 | \$64,800 | \$72,000 | \$80,000 |
| | 80% | \$56,000 | \$64,000 | \$72,000 | \$80,000 | \$86,400 | \$92,800 | \$99,200 |
| | | \$92,800 | \$99,200 | \$105,600 | | | | |

Answered: 195 Skipped: 5



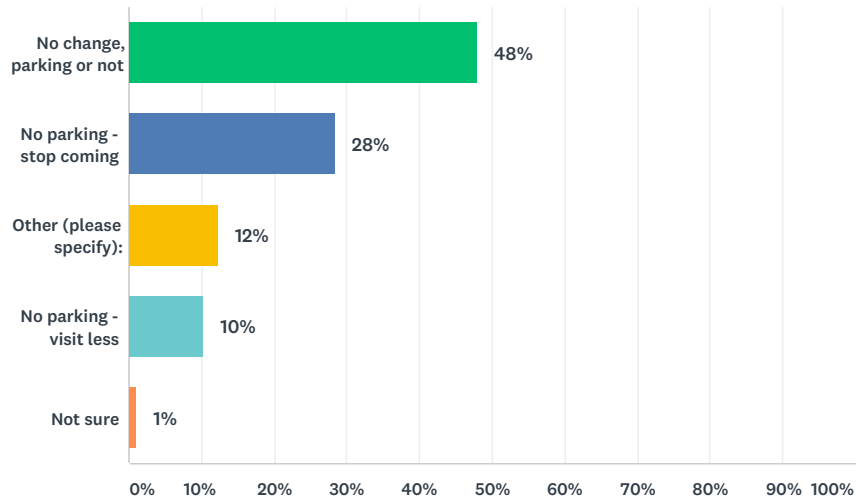
Q5 Which of the following amenities would you use in a future development of the Garfield Lot? Select all that apply.

Answered: 194 Skipped: 6



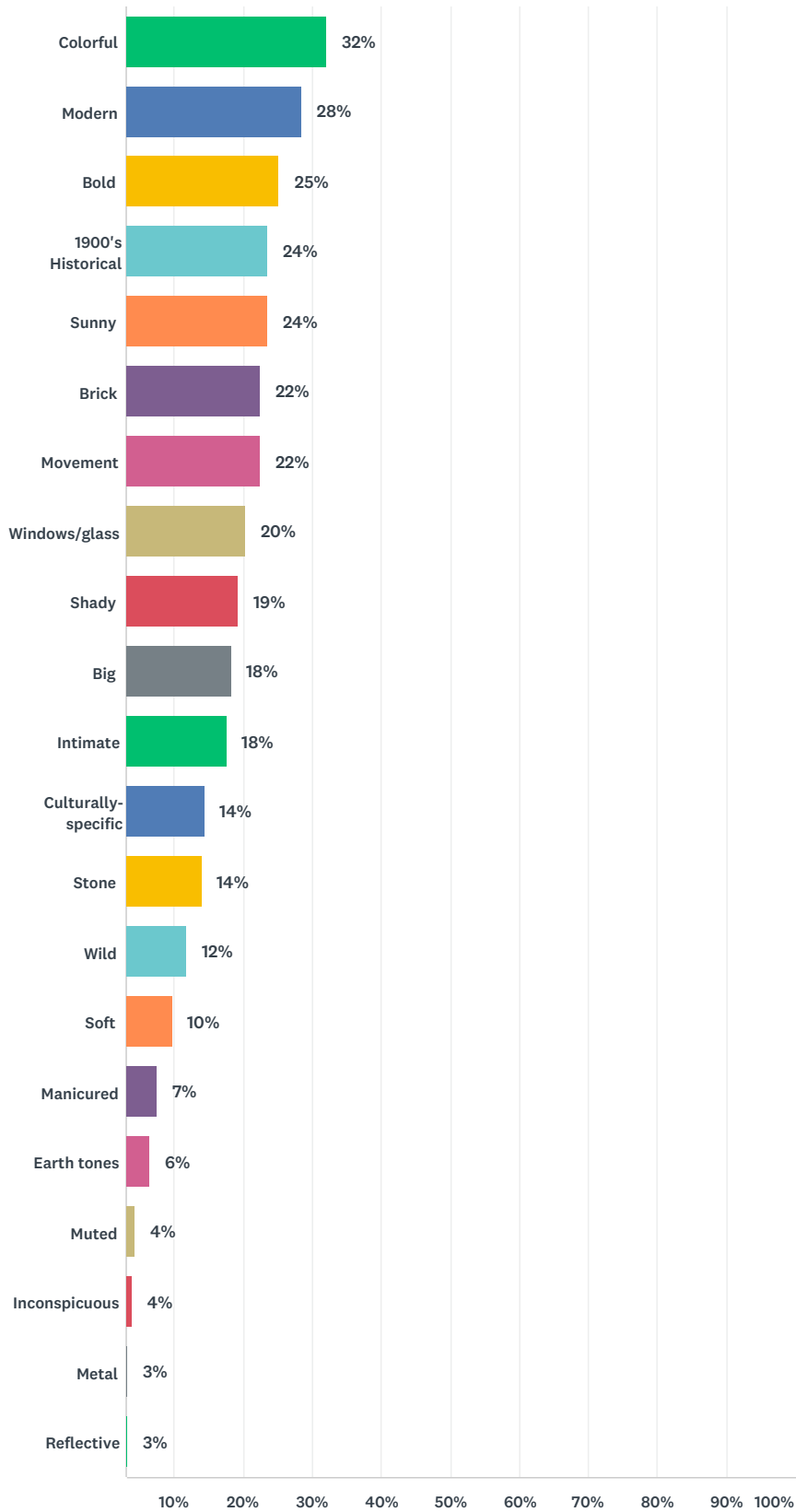
Q6 How important is it for you to have public parking replaced within a new development?

Answered: 194 Skipped: 6



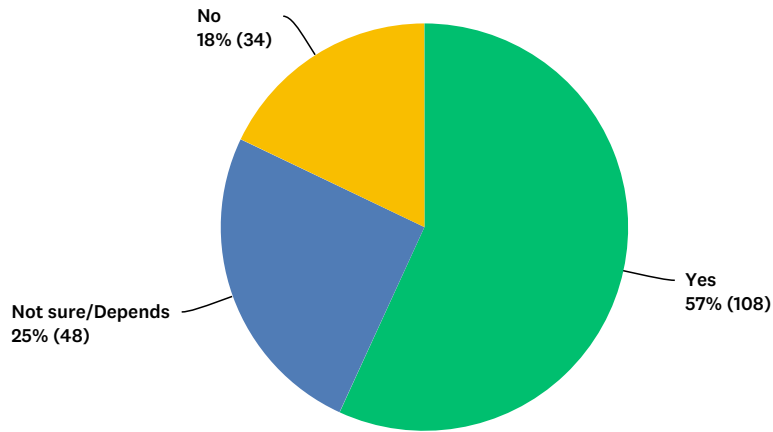
Q7 Which words reflect your vision for the intersection? Select all that apply.

Answered: 187 Skipped: 13



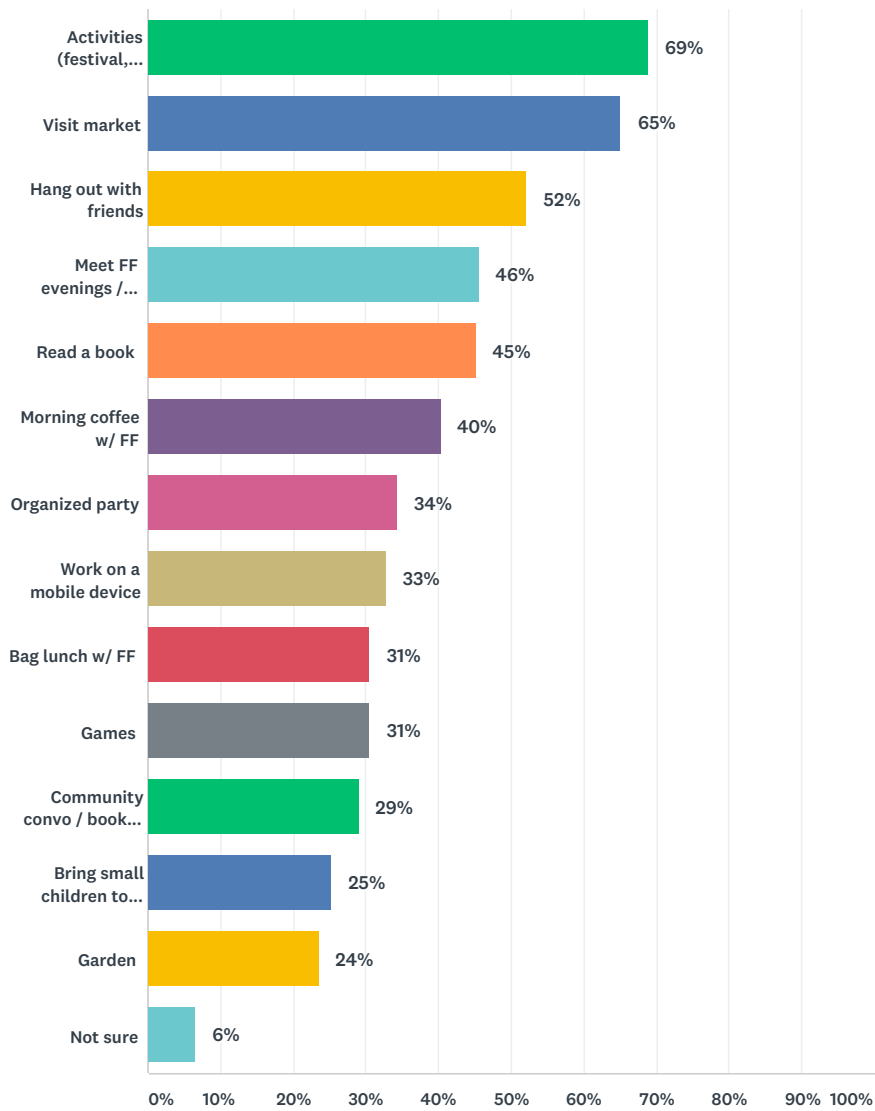
Q8 If available, would you use a park-like, outdoor open space within a redevelopment of the Garfield Lot?

Answered: 190 Skipped: 10



Q9 What types of activities might you participate in at a public open space at Lyn-Lake? Select all that apply.

Answered: 186 Skipped: 14



Q10 What do you consider Lyn-Lake's most significant attribute or asset?

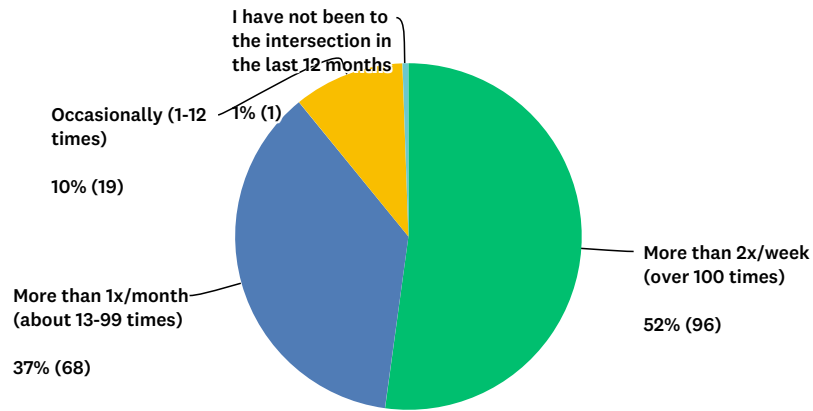
Answered: 173 Skipped: 27

Q11 What is Lyn-Lake missing that a new development could provide?

Answered: 163 Skipped: 37

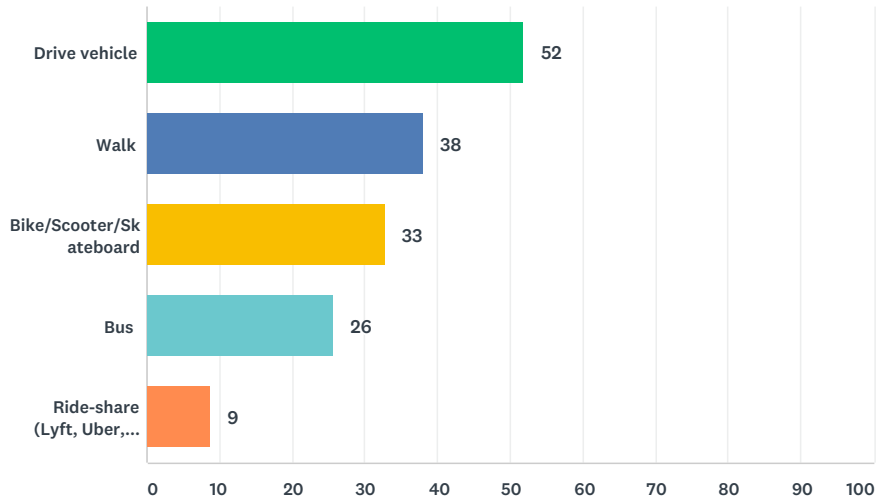
Q12 How often do you come to Lyn-Lake? Select the answer that best matches your frequency at Lyn-Lake over the last 12 months.

Answered: 184 Skipped: 16



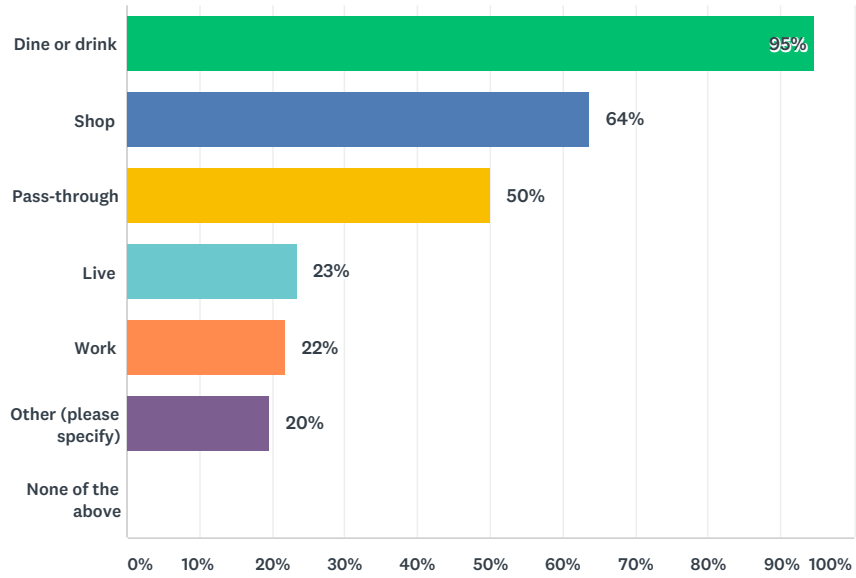
Q13 Considering your visits to Lyn-Lake over the last 12 months, indicate what percentage of the time you travel by the modes of transportation listed to total 100%.

Answered: 180 Skipped: 20



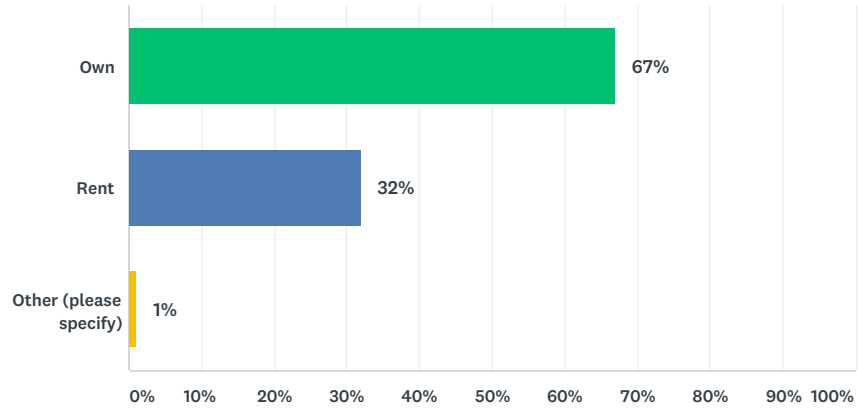
Q14 Why do you come to Lyn-Lake? Select all that apply.

Answered: 184 Skipped: 16



Q15 Do you rent or own your residence?

Answered: 184 Skipped: 16

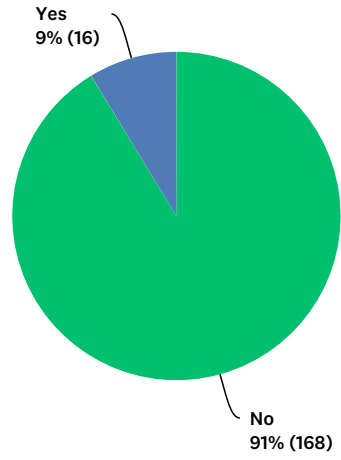


Q16 In what ZIP code is your residence located?

Answered: 180 Skipped: 20

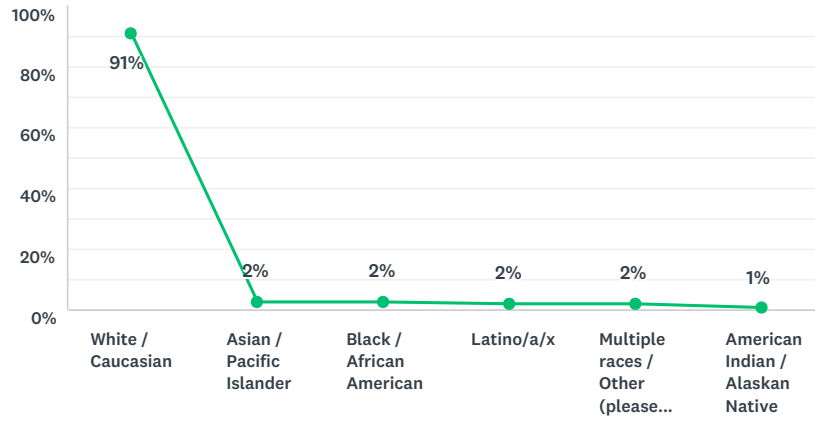
Q17 Do you own a commercial property or business near the intersection?

Answered: 184 Skipped: 16



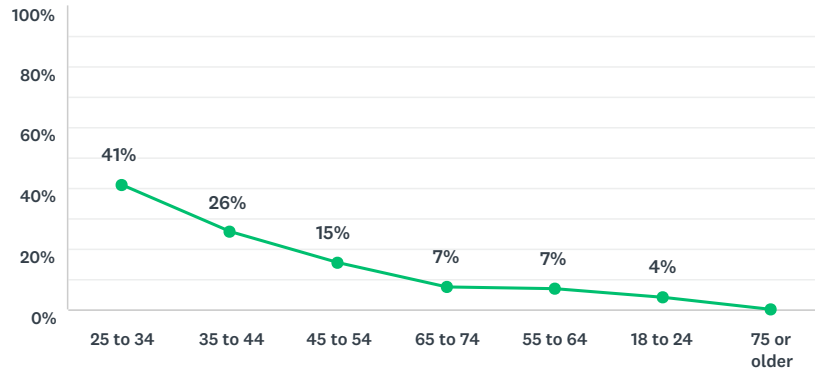
Q18 OPTIONAL: Which race/ethnicity best describes you?

Answered: 163 Skipped: 37



Q19 OPTIONAL: What is your age?

Answered: 176 Skipped: 24



Q20 Please provide any final comments or thoughts you have related to the future redevelopment of the Lyn-Lake Parking Lots.

Answered: 115 Skipped: 85

Q21 THANK YOU for taking the survey. OPTIONAL: Would you like to receive email updates on the Lyn-Lake parking lots?

Answered: 56 Skipped: 144

| ANSWER CHOICES | RESPONSES | |
|-----------------|-----------|----|
| Name | 0.00% | 0 |
| Company | 0.00% | 0 |
| Address | 0.00% | 0 |
| Address 2 | 0.00% | 0 |
| City/Town | 0.00% | 0 |
| State/Province | 0.00% | 0 |
| ZIP/Postal Code | 0.00% | 0 |
| Country | 0.00% | 0 |
| Email Address | 100.00% | 56 |
| Phone Number | 0.00% | 0 |