

March 24, 2023

RE: Parking Lot 10 Improvement Project

Dear Resident and/or Business Owner,



As you may be aware, construction has begun in this area and we would like to share some more information about the project. Lot 10 will be designed to match the aesthetics of Marion Street and Lake Street and improve the usability of the area by upgrading the sidewalks, pavement surface, and lighting.

Construction will be performed in three phases. Phase 1 will focus on the concrete sidewalks, directly adjacent to the businesses on the North side of Lot 10. Access will be provided to all entrances with ramps throughout this phase. The sidewalk area will expand into the existing parking lot and will have saw cut joints, creating a friendly surface for outdoor dining and larger areas for pedestrian access. All trees will remain along the businesses, however the existing tree grates will be replaced with a porous rubber material which will provide water infiltration to the roots and serve as additional pedestrian walking space. **Phase 1 is tentatively expected to finish on June 7th.**

Phase 2 is expected to start on June 10th and should last approximately 6 weeks. The parking lot area will be completely closed to all traffic in order to excavate and install new brick pavers. These pavers will have a similar color and texture as the bricks used on Marion Street, and are designed to allow for water to infiltrate into the soils below, keeping it from flowing into our sewers. A grant was provided by MWRD (Metropolitan Water Reclamation District) which funds Green Infrastructure projects such as Lot 10.

Due to the sidewalk expanding, Lot 10's parking area will have a narrower width, which required a design change into a One-Way Westbound through with angled parking. A traffic study was conducted to look at the impacts of this design, and it showed that One-Way traffic improved the safety and efficiency of the North Blvd and Forest intersection area and within the lot itself. The angled parking stalls are also easier to navigate as a driver and safer to pull in and out of. The study showed there was no significant negative effects, as traffic through the lot is predominately Westbound, and below the lot is North Boulevard which is a One-Way Eastbound through street.

Phase 3 will begin once the parking area of Lot 10 reopens, and will resurface North Boulevard from Marion Street to Forest Ave. The surface will be milled and replaced with asphalt, any blue stone crosswalks will be patched up at the four legs of Marion and North Boulevard, and deteriorated sidewalks along the rail wall will be replaced.

The following improvements will occur throughout Phase 2, 3, and even after the reopening of the lot. Within the center island the existing fence will be removed, new landscaping will be planted, two new trees will occupy the old solar roof area, and the light poles will be replaced to match Marion/Lake street poles. Additionally, damaged bluestone will be replaced, EV charging stations will move to the East side of the lot, pedestrian light poles along the businesses will be replaced to match aesthetics, and the electrical cabinet will be upgraded.

Please email OakParkLot10@v3co.com, if you would like to be included on our email notification list and for any general questions. We appreciate your understanding and cooperation as we work towards these improvements.

Sincerely,
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