

# BUSINESS SURVEY RESULTS

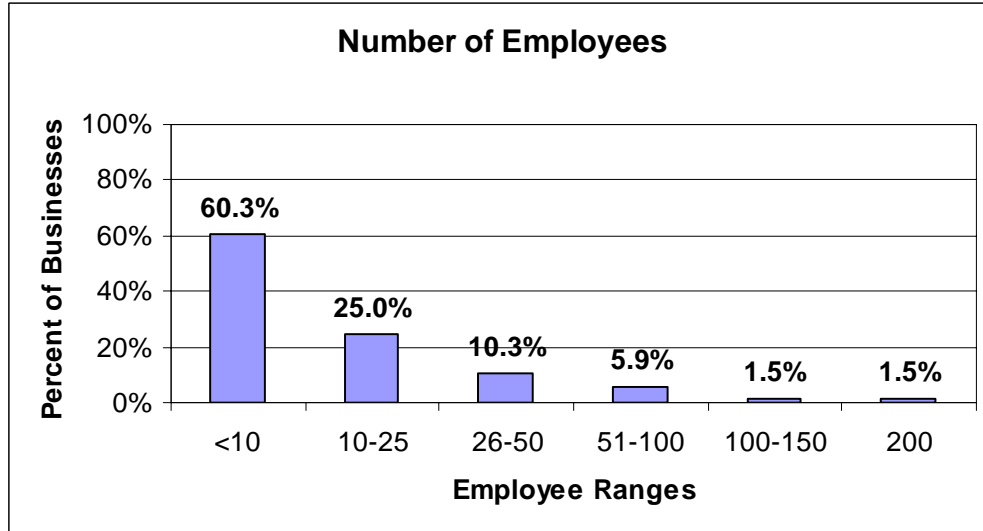
## London Road Business Survey: 14<sup>th</sup> to 26<sup>th</sup> Avenues East

Distribution Type: In person, spoke to each business

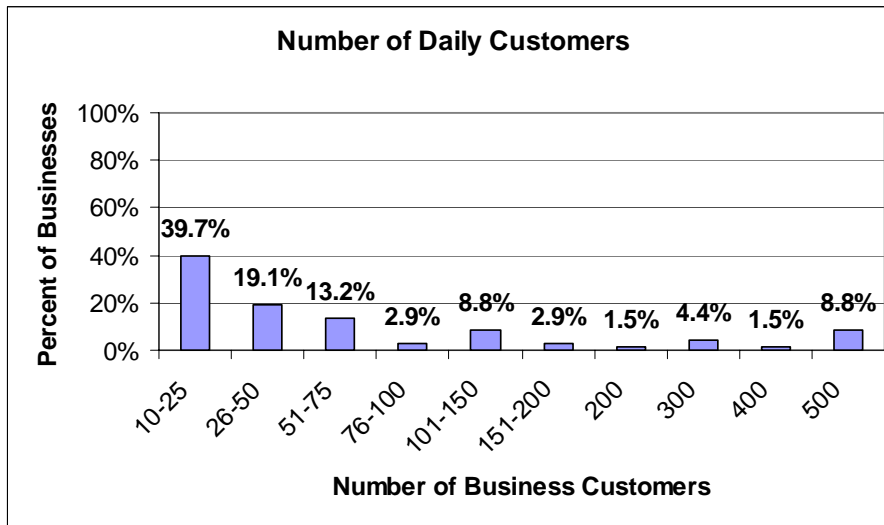
When: 1<sup>st</sup> week of June 2007

Return Rate: 83% (71 surveys)

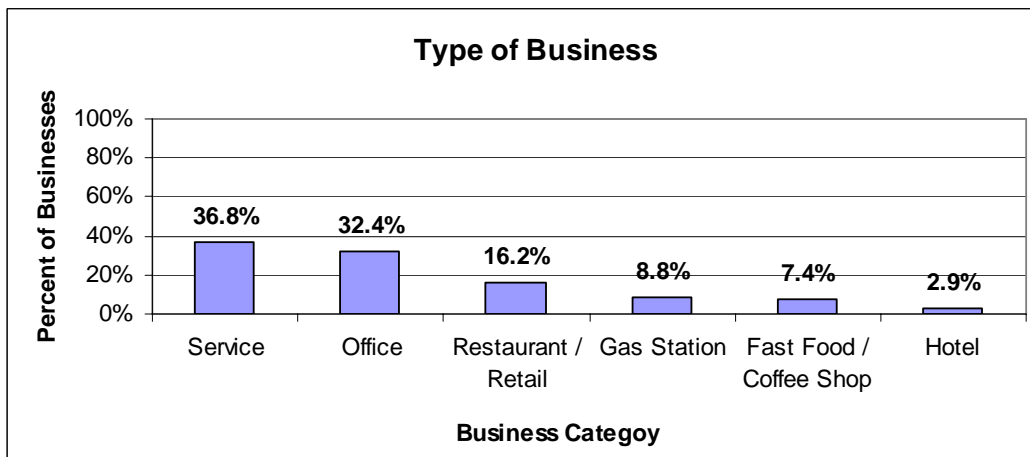
### Question 3: Number of employees



### Question 4: Number of daily customers that access your site?



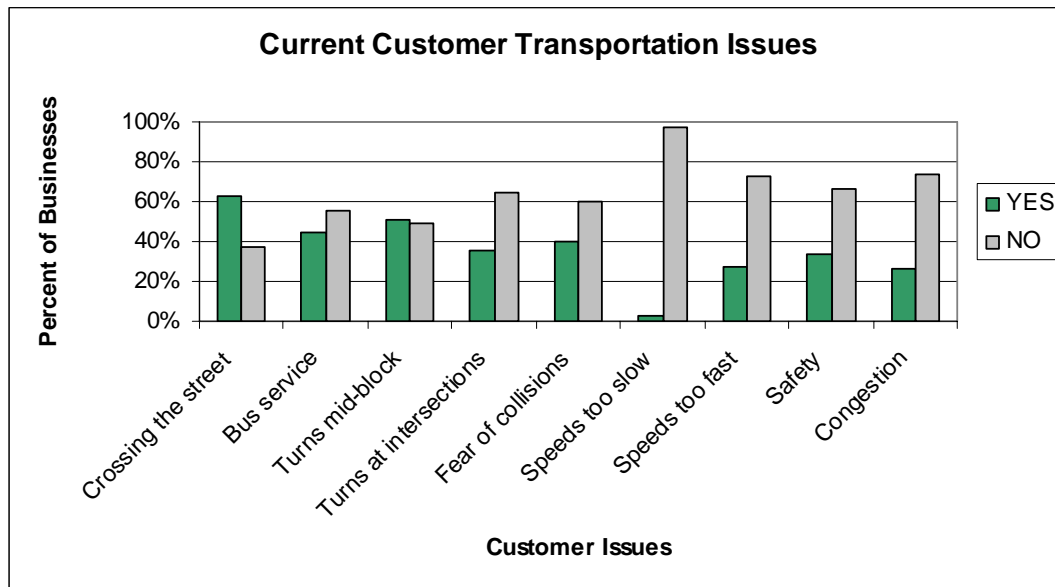
### Question 5: What is the nature of your business?



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**Question 6: What current transportation issues do your customers face on London Road?**



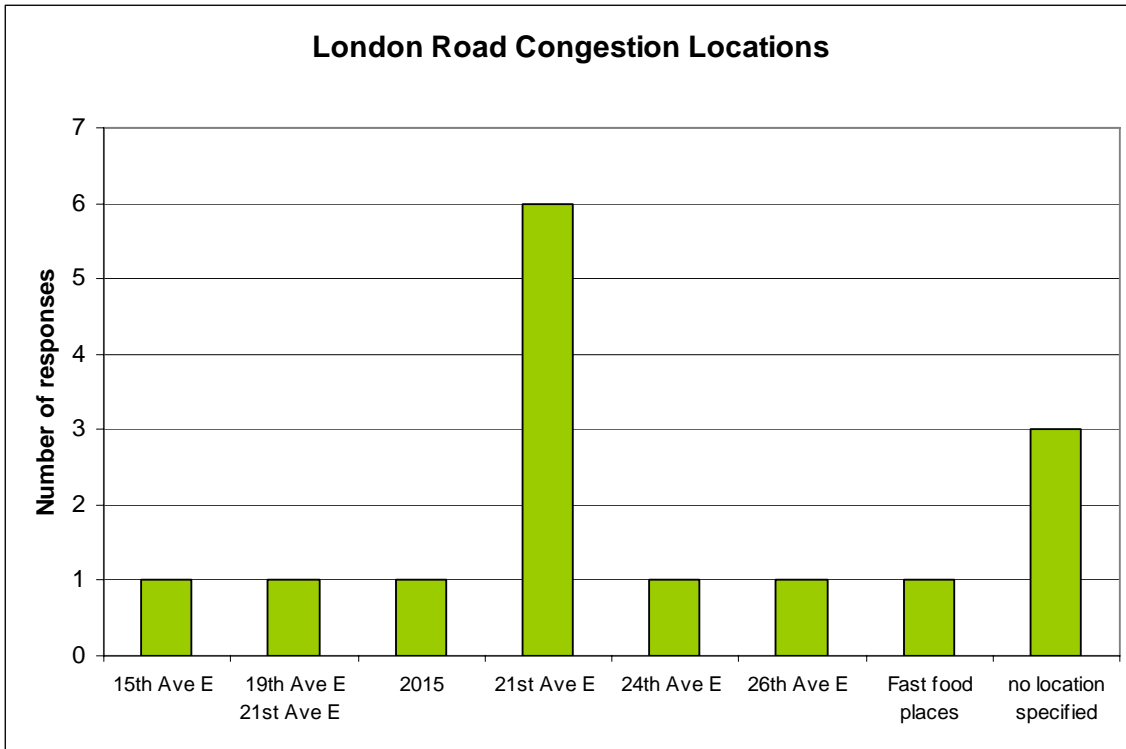
"Other" Comments:

Business Name	London Rd Section	"Other" Comments to Current Customer Transportation Issues
Porttown Travel	10th to 15th Ave E	One less lane on London Road. Drivers go the wrong way down 14th Ave E.
Lakewalk Dental	10th to 15th Ave E	Parking
RBC DainRauscher	10th to 15th Ave E	Parking (lack of), snow banks are very high
Laborers' Local #1091	15th to 21st Ave E	Parking on roads during business hours, it makes it very difficult to see traffic when trying to get onto London Rd.
Inter City Oil	15th to 21st Ave E	Right hand turns onto the entrance of 35 south. Cars are going through our parking lot.
Union Optical and Union Barber	15th to 21st Ave E	Current Road Construction (June 2007).
First Equity Mortgage	15th to 21st Ave E	Should have more pedestrian crosswalks
Painters Local 106	15th to 21st Ave E	Can't see when other vehicles are parked on the street.
Edina Realty	15th to 21st Ave E	Cars park right to the driveway. It is impossible to see when you pull out
Pizza Hut	15th to 21st Ave E	Current Construction (June 2007).
Wilson-McShane Corporation	15th to 21st Ave E	Construction is taking too long (June 2007).
Marine General	15th to 21st Ave E	Parking
Otis-Magie Insurance	15th to 21st Ave E	Parking
Heritage Financial Services	15th to 21st Ave E	21st to 26th is a busy area most all of the above issues for that area!
M&I Bank	21st to 26th Ave E	Blackwoods & M&I driveways are too close. Bank customers trying to make a left & Blackwoods customers making a right leads to possibilities for crashes. Add in the other business accesses & it is very hectic.
Blackwoods	21st to 26th Ave E	I have contacted the Duluth Police Department & have had no response from them to people driving through our lot to avoid the intersection on 26th. There have been several near misses of our guests. Action is needed.
Perkins East	21st to 26th Ave E	Keep traffic moving quickly
Dunn Bros Coffee	21st to 26th Ave E	Lack of Parking

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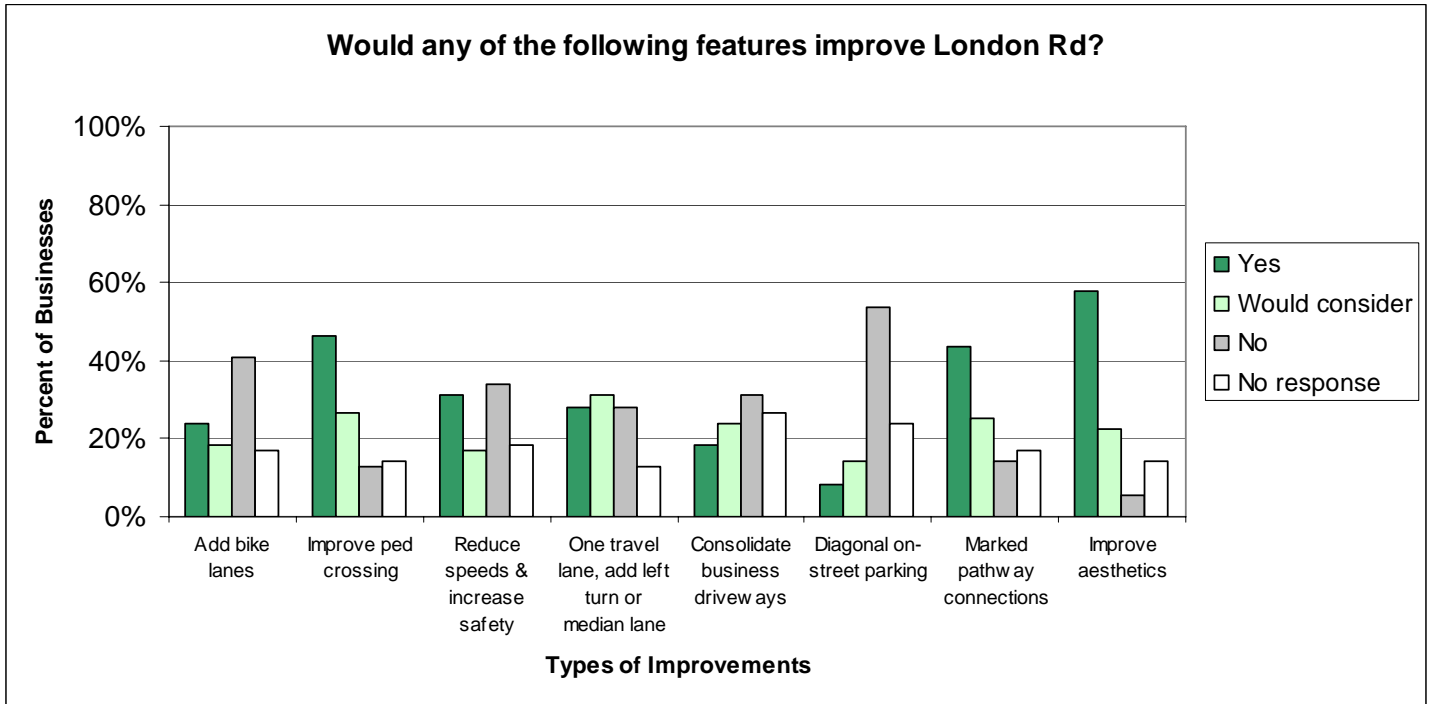
Question 6 continued: Locations of Congested Areas on London Road



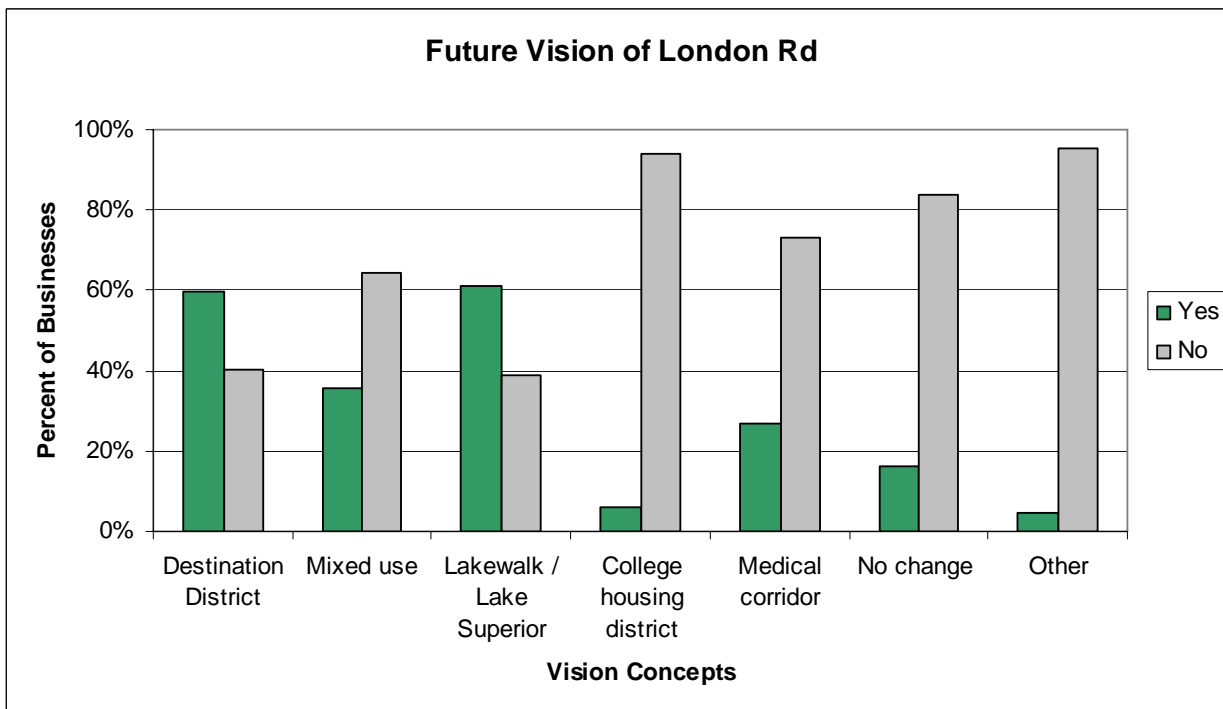
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**Question 7: Would any of the following features improve London Road for your business and/or customers?**



**Question 8: What is your future vision of London Road?**



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**Question 9: Is there a "theme" or "image" that characterizes your vision of the future London Road, if so what?**

Business Image or Theme Ideas
A medical corridor would make sense.
Being able to see London Road not so congested & full of current road construction obstacles (June 07). Also beautify.
Customer friendly access to businesses/ better lighting. Also, London Road needs to remain four lanes with parking lanes. Many businesses rely on truck deliveries which occasionally use the right lane to deliver or pick up.
Higher end service destinations, pedestrian friendly, alternative walking choice to Lakewalk, lamp posts & sign use, service & commercial mixed use NOT housing that is for South Street, an eastside anchor district, it should be like Grand Ave in St. Paul.
Higher quality development, more pedestrian oriented, use lake shore & views, improve aesthetics and create destinations
Highlight the Lakewalk with the Rose Garden (call it the Rose Walk District).
London Road is a business street, not a residential street. If anything the poor rental houses should be replaced with the businesses. The two lanes each way is important to traffic flow. These are real businesses not tourist businesses.
Look at any off ramp corridor in MPLS or St. Cloud, any growing city- great retail sales, sales tax revenue, jobs.
Making it look similar to the Grand Ave project. London Rd bringing you into town and up the shore.
Not at this time. West Duluth Business District turned out very nice though, also Lincoln Park is very nice.
See aesthetics & connections.
This business district should be visually appealing. South bound traffic from the North Shore would be enticed to stop if it was visually appealing with shops & stores. Character should be distinct from Canal Park.
Tourism
Try some way to better unify the buildings to make a theme so people will recognize that it's a district.
A theme would be important
At the very least, pedestrian crossings are needed. More stoplights would also slow traffic & allow pedestrians to cross safely. Also, it is very dark on London Road at night. I'm afraid to work in the office at night. More street lights would help.
It should be a boulevard look like St. Anthony on the Main <a href="http://www.saintanthonymain.com/mplsriverfrontdistrict.html">http://www.saintanthonymain.com/mplsriverfrontdistrict.html</a> or Grand Ave in St. Paul.