



City Council
Work Session

Monday, June 1, 2026, 5:30 PM
Excelsior Plaza Building
135 Lake Street

AGENDA

1. Call to Order/Roll Call
2. Agenda Approval
3. New Business
 - a) Bolton and Menk The Commons Revised Mini Master Plan
4. Adjournment



Item: 3.a.

ITEM REPORT

To: City Council

From: Kevin Quinn, Parks Manager

Meeting Date: June 1, 2026

Department/Office: Public Works

Item Name: Bolton and Menk The Commons Revised Mini Master Plan

Summary:

Bolton and Menk will be touring The Commons to show revised mini master plans. Attached are the revised versions of the plans.

Recommended Action:

Budget:

Attachments:

1. Revised Concept Plan
2. Engagement 1 - Report
3. Pickleball Survey Results

REFINED CONCEPT



A background image of a community engagement workshop. Several people are gathered around a long table, looking at large digital displays or maps. The room has a brick wall and industrial-style lighting. The image is overlaid with a semi-transparent orange filter.

03 Community Engagement

Engagement at a glance



April - June 2026



162 Survey
Responses



2 In-Person
Engagement Events

Engagement Events Timeline

- April 16, 2026: Online Survey Launched
- April 16, 2026: Open House #1
- May 4, 2026: Online Survey Closed
- June 17, 2026: Open House #2



Open House Event #1

68

Participants*

Excelsior Brewing Company
421 3rd St, Excelsior

Thursday, April 16, 2026
4:30 - 6:30

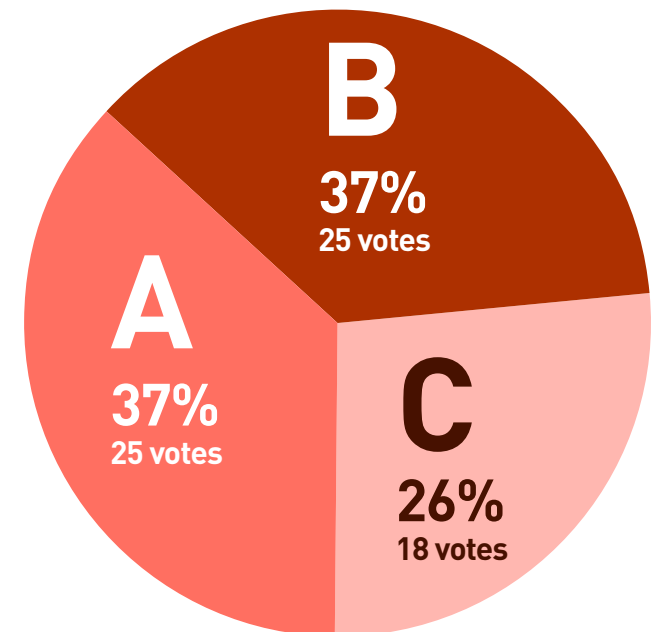
Participants were asked to vote on their favorite of three proposed concepts with a blue sticker. They were given green stickers to place on elements they liked and orange stickers for elements they disliked.

*This is the number of votes received on the concept plans. The number of attendees at the open house was higher.





WHICH OF THE CONCEPTS DO YOU PREFER?



THE COMMONS PARK MINI MASTER PLAN

Concept A Examples

● Place a green dot on things you like
● Place a red dot on things you don't like

Building Structure

Multi-purpose, at-grade

Play

utilizes existing topography

slides integrated into existing hillside & tree canopy

nesting, climbing, tree house style play integrated into existing hillside & tree canopy

Water Access

rock and swimming pool enclosure

ADA paddlecraft launch

Athletic Courts

half court basketball

Stormwater Management

green stormwater infrastructure

APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK **EXCELSIOR COMMONS**

THE COMMONS PARK MINI MASTER PLAN

Concept B Examples

● Place a green dot on things you like
● Place a red dot on things you don't like

Building Structure

restroom + watercraft rental building with rooftop overlook space

existing architectural style to be integrated into new buildings

restroom + watercraft rental building built into the hillside

Teen Programming

hammock grove

Play

hillside embankment slide

traditional play equipment

hill top play node integrated with existing mature tree canopy

Pathways

promenade

APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK **EXCELSIOR COMMONS**

THE COMMONS PARK MINI MASTER PLAN

Concept C Examples

● Place a green dot on things you like
● Place a red dot on things you don't like

Building Structure

existing architectural style to be integrated into new hilltop restroom building

Play

play area with trees, slides, natural materials

traditional play structure accessible

Lawn Games

lawn tennis

bag toss

hoop game

puffboard

Gathering / Seating

terraced stone / seating at sport courts

bench swings

waterfront terraced stone

waterfront terraced stone

bench terraced stone / seating

APRIL POP-UP MEETING EXCELSIOR BREWING

BOLTON & MENK **EXCELSIOR COMMONS**



WRITTEN COMMENTS

“Should include a pickleball court and tennis court”

“Keep as many trees as possible”

“We feel strongly that the tennis court redo should include 1 tennis court and 2 pickleball courts.”

“Basketball court needs at least two hoops.”



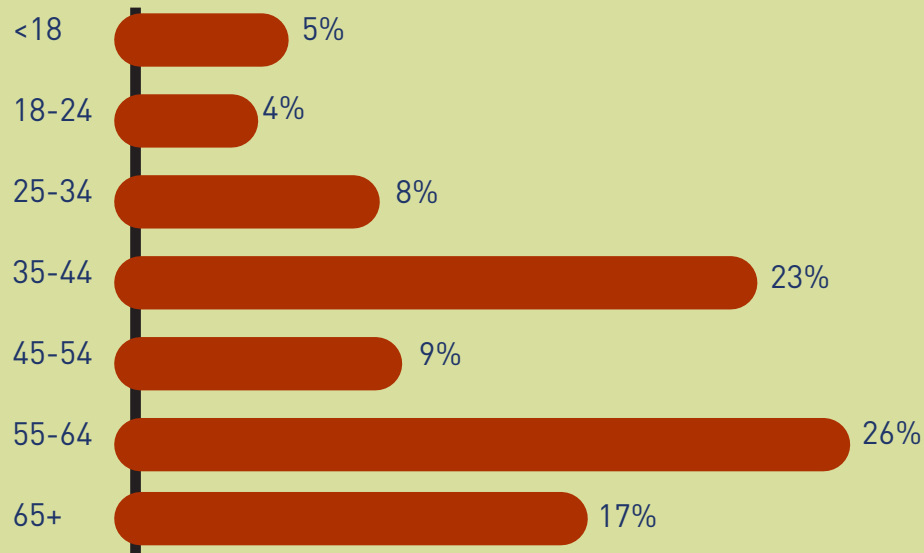
Online Survey

The purpose of this survey was to understand the community's preferences on park features, amenities, and design concepts to guide the direction of the mini master plan.

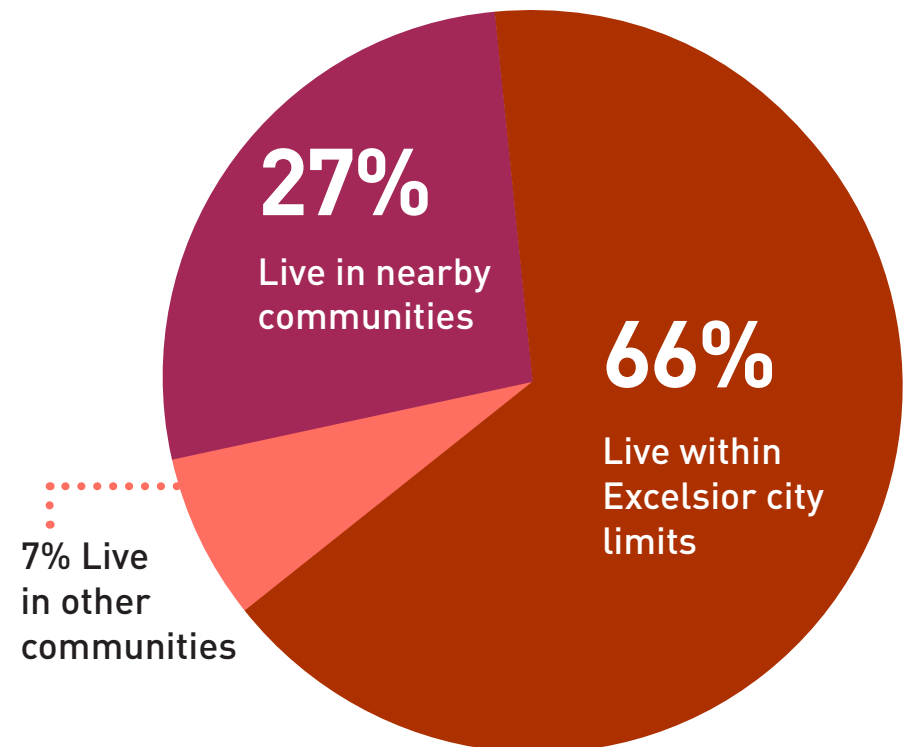
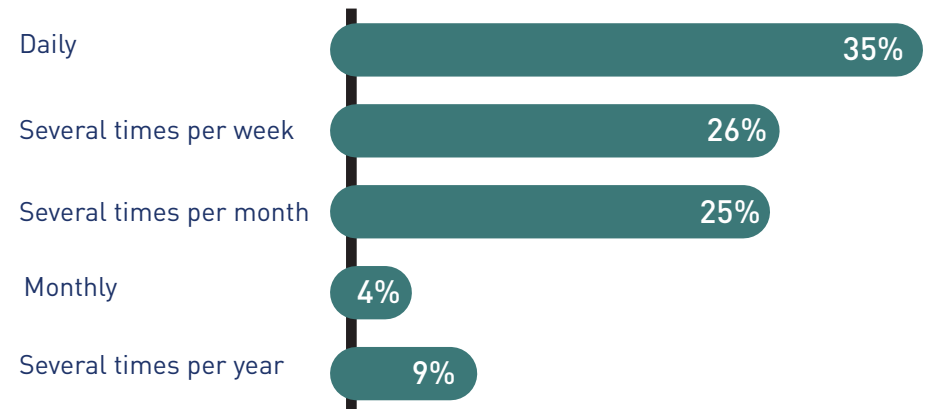


162
total responses

AGE OF RESPONDENTS



HOW OFTEN RESPONDENTS VISIT



MOST POPULAR REASONS FOR VISITING THE COMMONS



1st
Walk or run



2nd
Enjoy views of
Lake Minnetonka



3rd
Relax



4th
Use the
playground



5th
Enjoy the beach

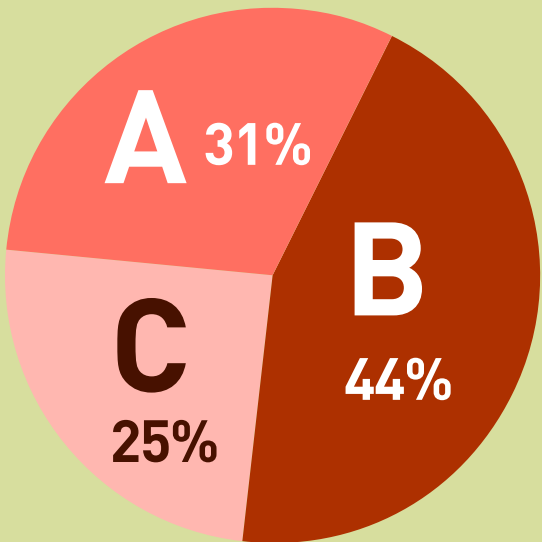
WHAT DO YOU LOVE ABOUT THE COMMONS PARK?

“Access to the lake, the beach,
playground for kids, pickleball courts.”

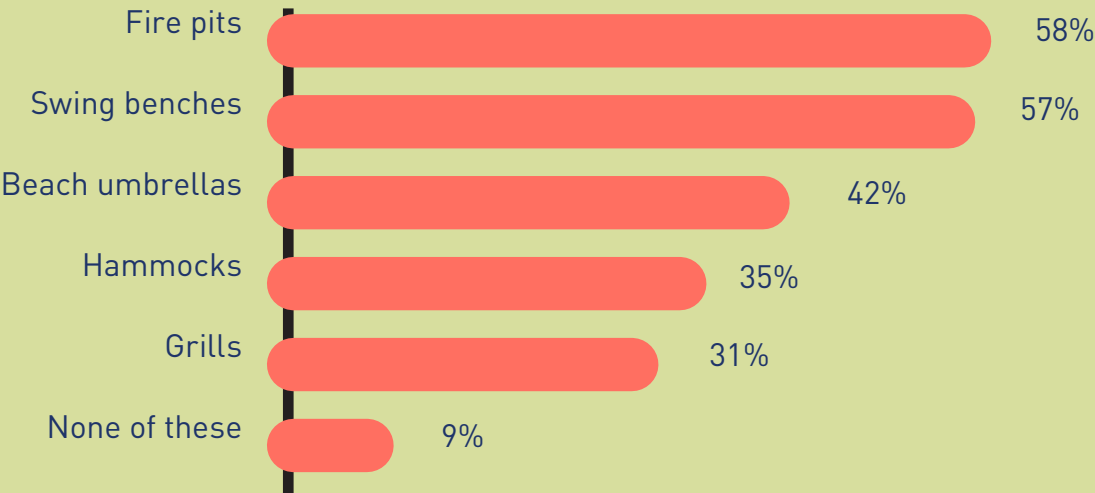
“Lake side location, meet up with
friends, old trees, safe streets.”

“The beaches, the natural area,
especially the path to the water
overlook and the fact that there is
a playground by the water.”

WHICH OF THE CONCEPTS DO YOU PREFER?



WHAT LEISURE AMENITIES WOULD YOU LIKE TO SEE? (PICK 3)



MOST REQUESTED SPORTING AMENITIES



TOP PLAY ELEMENTS OVERALL

1



Nature play
62 votes

2



Traditional play
equipment
53 votes

3



Features built into
the hillside
49 votes

TOP PLAY ELEMENTS FOR TODDLERS

1



Climber
play set

2



Swings

3



Slides

TOP ELEMENTS FOR SCHOOL-AGE KIDS

1



Swings

2



Net climber

3



Slides

TOP ELEMENTS FOR TEENS

1



Swimming
rafts

2



Hammocks

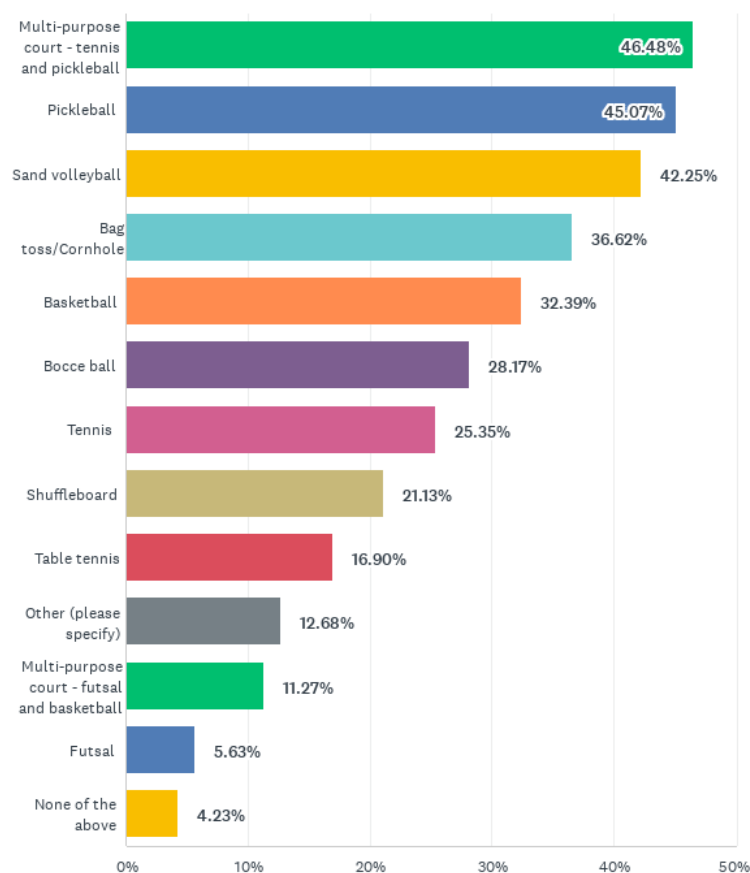
3

Tie: Fire pits, lawn
games, bench swings

Online Survey Results – Pickle Ball

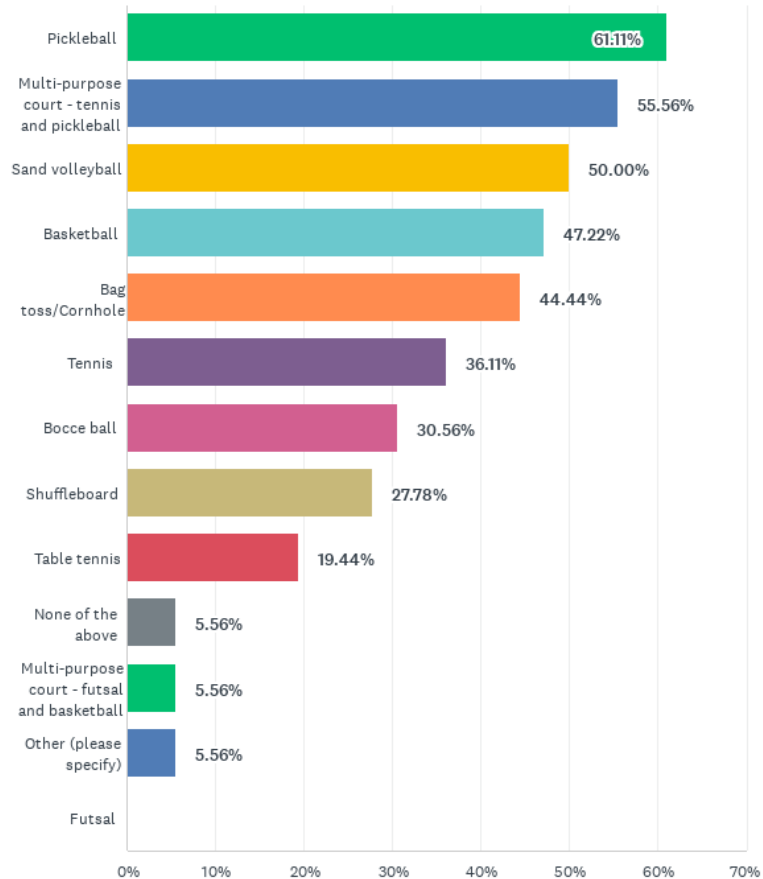
Residents:

Q17 What sport, recreation, or lawn game facilities would you like to see at The Commons Park? Choose your top 5.



Nonresidents:

Q17 What sport, recreation, or lawn game facilities would you like to see at The Commons Park? Choose your top 5.



Summary: Nonresidents are more excited about pickleball overall, and residents have a slight preference for the multipurpose court, but including pickleball in some way remains the most popular choice amongst both groups.

All respondents (162 total – majority of respondents - 66% - were Excelsior residents)

- **For the "sport, recreation, or lawn game" question (this was a select multiple question)**
 - Overall, 65 respondents selected 'pickleball' and 63 selected 'multipurpose tennis/pickleball courts.'
 - 31 respondents selected both of the following options: 'Pickleball courts' and 'multipurpose tennis/pickleball courts'. 15 of those were residents and 12 were non-residents.
 - 34 respondents selected just 'pickleball' - 17 residents and 10 nonresidents.
 - 32 respondents selected just 'multi-purpose tennis/pickleball' - 18 residents and 8 nonresidents.
 - 12 respondents selected 'tennis,' 'pickleball courts,' and 'multipurpose tennis/pickleball courts' – 7 residents and 3 nonresidents
 - 13 respondents selected just 'tennis' of the three - 7 residents, 3 nonresidents
 - 13 selected 'tennis' and 'pickleball' but not the combined court - 6 residents and 4 nonresidents
- **Across open-ended and "other" responses, pickleball was mentioned 31 times**
 - "Lack of pickleball" was mentioned in what discourages people from visiting the park
 - "Add pickleball" was mentioned in what people would change about their preferred concept
 - **No responses to the survey were strongly against including pickleball.**

Residents:

- **33 respondents (47%)** want multipurpose tennis/pickleball courts
- **32 (45%)** want pickleball
- Mentioned **22 times** across responses

Nonresidents:

- **22 respondents** (61%) want pickleball
- **20** (56%) want tennis/pickleball
- Mentioned **9 times** across responses