
The 40th & Lyndale Task Force: Charting a Vision; Improving the Present

October 27th 2008
Southwest Senior Center
3612 Bryant Avenue South

40th
& Lyndale
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FORCE

40th Lyndale Task Force: Who Are We

- 40th & Lyndale Task Force (40LTF) formed in 2005
- Separate entity from either neighborhood association
- Members appointed by neighborhood associations
- Three members from Kingfield neighborhood
 - Keith Ford, Lynn Larson, Jobylynn Sassily
 - Open Position to be filled by KFNA
- Four members from East Harriet neighborhood
 - Bruce Thomson, Nicole Claeson, Matt Perry, Jane Swatosh



40LTF: Goals

- Mission:
 - Provide leadership, advocacy and facilitate communication to meet the full potential of the 40th and Lyndale node
- Address current issues of the node
- Identify points of consensus in the community and produce a land use proposal for use by stakeholders
- **This represents a timeline of events and activities around the 40th and Lyndale node from the perspective of the 40th & Lyndale Task Force. It is not meant to be a comprehensive list of all activities and events of each stake holder. It should be noted that both Council Member's offices have addressed licensing issues, drug activity, graffiti complaints and general property upkeep issues related to the 4000 and 4001 Lyndale Avenue SuperAmerica stations and properties.**

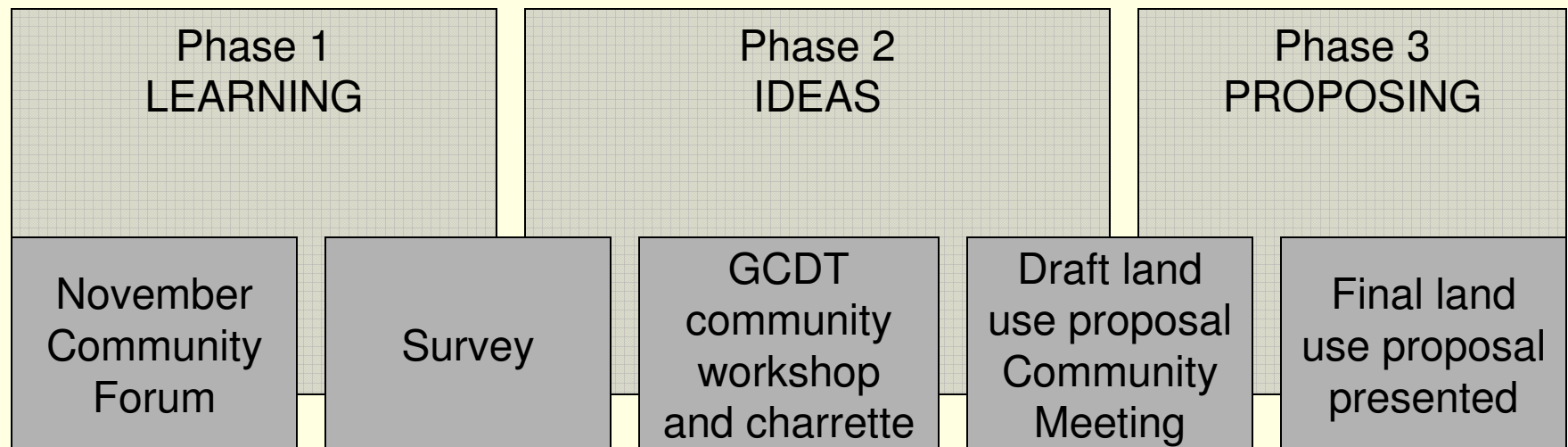
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40LTF: Timeline

This represents a timeline of events and activities around the 40th and Lyndale node from the perspective of the 40th & Lyndale Task Force. It is not meant to be a comprehensive list of all activities and events of each stake holder. It should be noted that both Council Member's offices have addressed licensing issues, drug activity, graffiti complaints and general property upkeep issues related to the 4000 and 4001 Lyndale Avenue SuperAmerica stations and properties over the years.



40LTF: Timeline (cont.)



40LTF: Timeline (cont.)

- **1989 and earlier**

- In 1989 SuperAmerica purchases 7-Eleven on west corner of intersection. SuperAmerica ends up owning two stations directly across the street from each other at the 40th and Lyndale intersection. Gas station convenience stores have been a presence at this intersection for many years.

- **1998**

- SuperAmerica purchases duplex property at 4008 Lyndale and subsequently tears it down. Neighborhood meetings are held.

- **Summer 2005 – November 2006**

- Regulatory questions related to the SuperAmerica properties researched and posted on neighborhood organization web sites
- Regular meetings held with SA management on operational issues

- **July 2005**

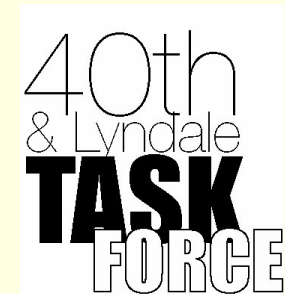
- 40th and Lyndale Task Force is formed with appointments made by the Kingfield and East Harriet Neighborhood Associations and sponsored by 10th Ward City Councilperson Dan Niziolek.



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40LTF: Timeline (cont.)

- **July 2005**
 - 40th and Lyndale Task Force is formed with appointments made by the Kingfield and East Harriet Neighborhood Associations and sponsored by 10th Ward City Councilperson Dan Niziolek.
- **April 2006**
 - SuperAmerica closes station at 4000 Lyndale Avenue citing structural issues with the store building whose repairs could not be economically justified
- **August 2006**
 - Kingfield representatives, selected by Kingfield Neighborhood Association, join 40LTF
 - Prior to this, the single member of the 40LTF was a representative from the KFNA Redevelopment Committee
- **November 2006**
 - 40th & Lyndale Community Forum held at Walker Methodist
 - Approximately 60 attendees including representatives from SuperAmerica



40LTF: Timeline (cont.)

- **December 2006**
 - 40th & Lyndale Project accepted to the Mayor's Great City Design Team program
 - Gasoline tanks at the S/A 4000 Lyndale property are removed
- **March 2007**
 - MPCA conducts soil gas testing at 4000 Lyndale (closed S/A station)
 - MPCA mails "Well Water Receptor Survey and Risk Evaluation Questionnaire to residents within 500 feet of the subject property
- **April through August 2007**
 - 40LTF makes contact with MPCA staff overseeing testing
 - 40LTF continues monthly follow up with MPCA for test results without response
- **April/May 2007**
 - 40th & Lyndale Task Force conducts survey of 1,800+ addresses including homes, apartments, business owners, property owners.
 - 4x4x4x4 block radius around the 40th Street and Lyndale Avenue intersection
 - 208 surveys returned (12%)



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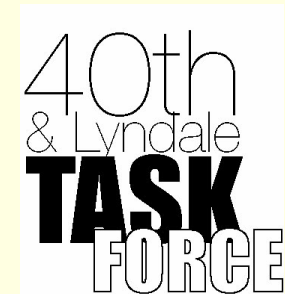
40LTF: Timeline (cont.)

- **May 14 2007**
 - Great City Design Team community workshop and design charrette held at Bethlehem Lutheran Church
 - Approximately 60 attendees including Council Members Glidden and Remington, Hennepin County Commissioner Gail Dorfman and representatives from SuperAmerica
- **May 16 2007**
 - Great Cities Design Team leaders Christine Albertsson and Adam Arvidson meet at Judson Memorial Baptist Church for an all day session with their team to create design sketches
 - The team uses results from the design charrette forum, November 2006 40LTF visioning community forum, survey results, design guidelines of the two neighborhoods and a site visit to create two draft design sketches: Gateway and Cornerstone

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40LTF: Timeline (cont.)

- **July 9 2007**
 - 40LTF Meeting with Great City Design Team Leads
 - Presentation of two options created through the design charrette
- **July 19 2007**
 - 40LTF Meeting with City Planner Amanda Arnold
 - Presentation of “101” Zoning with attention to the 40th and Lyndale node
- **August 2007**
 - Senator Scott Dibble attends East Harriet Farmstead Neighborhood Association meeting at the request of 40LTF member Bruce Thomson to present results of his investigation of the status of the soil testing and next steps
- **Fall 2007 through March 2008**
 - Senator Dibble’s office sends direct mail to residents nearby the closed station on the status of soil gas testing on and around the 4000 S/A property



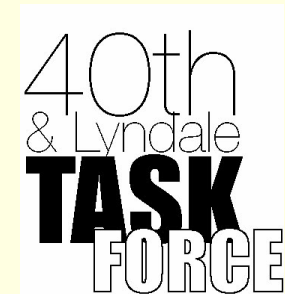
40LTF: Timeline (cont.)

- **September 11 2007**
 - 40LTF Meeting
 - Vote/Approval to adopt the Gateway option as the 40LTF recommendation
 - Vote/Approval to create a land use proposal based on the Gateway option
- **November 29 2007**
 - Final renderings of design sketches received from Great Cities Design Team
- **November/December 2007**
 - Draft land use proposal created by East Harriet resident Phil Waugh based on input collected from stakeholders by the 40LTF and the Great Cities Design Team Gateway design sketch
 - Draft land use proposal **completed on December 10 2007**

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40LTF: Timeline (cont.)

- **March 2008**
 - Senator Scott Dibble introduces legislation to improve communication between residents/elected officials and the MPCA when it conducts petroleum leak testing
- **April 2008**
 - Draft land use proposal review and approval completed by Tom Parent (Kingfield)
 - Matt Perry and Nicole Claeson meet with area Senior Planner Amanda Arnold to review draft land use plan for form and content necessary to present to Planning Commission
 - Recommendations are provided by Ms. Arnold on draft land use proposal
 - MPCA conducts second set of soil tests on and around the 4000 Lyndale Avenue closed S/A station property
- **May 2008**
 - Dibble legislation signed into law



40LTF: Timeline (cont.)

■ June 2008

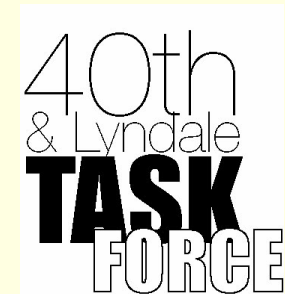
- Draft 2009 City Comprehensive Master Plan shows 40th and Lyndale designated as a neighborhood commercial node
- A. Arnold communicates many of the goals in the 40LTF LUP are addressed in the new proposed Comprehensive plan
- Land use proposal work suspended until City Comprehensive Master Plan adopted

■ July 2008

- The new Comprehensive Master Plan approved by the City Council on July 11, 2008

■ August 2008

- Hennepin County and EHFNA work with the City to permit the 4000 Lyndale closed station lot to be used for customers of Larues during the reconstruction of the 39th and 40th blocks of Lyndale Avenue pending such an agreement between SuperAmerica and Larues



40LTF: Timeline (cont.)

- **Fall 2008 – First Half 2009**

- After formal review of the new Comprehensive Master Plan by the Metropolitan Council, the City's Planning Department presents it to the City Planning Commission and City Council for review and final adoption

- **October 2008**

- 40LTF meetings restarted due to graffiti and property upkeep concerns reported by residents to Council Members representing the node
- 40LTF approves inclusion of a representative from CPED's Economic Policy and Development Division to be a non-voting member of the task force
- MPCA scheduled to conduct an additional set of tests for non-petroleum elements on and around the 4000 Lyndale property as a result of inconsistent results between the March 2007 and April 2008 testing.
- Metropolitan Council expected to complete review of new City approved Comprehensive Master Plan

