

The Future of 40<sup>th</sup> & Lyndale: Charting a Vision for our Community  
November 15, 2006 Community Meeting  
Ideas, Questions, Comments from Participants

**Summary:**

The 40<sup>th</sup> and Lyndale Task Force stated at the November 15<sup>th</sup>, 2006 Community Meeting that we would publish all data that was generated by participants at that meeting. If something was created at the meeting but a copy of it was not left for us, it is not included in these notes.

The information contained within this document are questions/comments from the blue sheets, any individual brain storming sheets (white sheets) left by participants and all those ideas that were generated in the small group sessions (white idea strips) that did not chosen by the small groups for presentation to the entire group of attendees. The data provided here has been transcribed from these sheets verbatim.

**I. Questions/Comments (Blue Sheets)**

Comments

- Liked the idea about a gathering space, aka the Italian style square or green space. (IE sit by a fountain and talk politics while the kids run around in a fenced area)
- Saw a common theme arising – we want to see a 46<sup>th</sup> and Bryant type of intersection at 40<sup>th</sup> & Lyndale (café/bakery, small business, market, art gallery, day care)
- 40<sup>th</sup>/Lyndale is a prime access area to Lake Harriet – there is great potential for foot traffic/bike traffic businesses
- Bicycle shop/Hour car reserved spot
- Kingfield is working on a “local commons” project. Identified commons: air/water quality, sense of space/identity, public space/gathering, safety. These should be considered!!!

Questions

- How will clean-up of the gas station take place if one goes away? Who pays?

Overall/FACILITATOR

- The facilitator was disrespectful and condescending
- The SA guys should not be able to vote and they did<sup>1</sup>
- Well done with the moderator, very diplomatic yet FIRM

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<sup>1</sup> Note: One SuperAmerica representative voted and his votes were removed.

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**II. Ideas That Didn't Make Group Presentation Cut** (From strips of paper)

*These ideas have been grouped by themes identified at the meeting, plus another attribute grouping that wasn't reflected*

Park/Rain Garden

- Sculpture Garden
- Playground

Housing

- Affordable Housing

Walkable Small Retail and Food

- Neighborhood-scaled grocery store
- Grocery store & Deli (attract a different kind of food option)
- Grocery store (accessibility important)
- A food co-op
- Restaurant
- Destination Place – small dinner/theater with underground parking. A venue for neighbors, but also wider metro-area use
- Store that combines retail/learning ie., cooking school, art classes
- Coffee shop on the west side
- Internet café, bakery
- No grocery or food establishment (SW corner)

Mixed Use

- Mixed use building with commercial/retail below and affordable rental units above
- Shop and housing units replace SAs (50<sup>th</sup> and Xerxes, 50<sup>th</sup> and France examples)
- Corner café/restaurant with gardens/fountain and brownstone townhouses

New SA

- Well-stocked, new convenience store with gasoline and E85 with good streetscape
- SA with a more urban architecture style (SE corner)

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General Attributes for the intersection

- Improved lighting/streetscape
- Independently owned business
- New buildings not more than 2 stories
- New buildings blend in with neighborhood
- Businesses open only between 6 a.m. and 10 p.m.
- Small business open 8-6 community friendly

**III. Brainstorm Input for Participants (White Sheets)**

*Everything is included here that was provided by participants, even if it was repeated*

General

- Prepare the property to be part of the RiverLake Greenway
- Neighborhood small business feel, like a small town

Zoning

- Change the property to residential

SA - specific

- If SA is to stay on West side use modern architecture to make an attractive and least intrusive
- Small gas station

Walkable small retail and food

- Non Chain Deli or coffee shop
- Small grocery with healthy food, not overpriced
- Bakery
- Wedge co-op offshoot
- Classroom/community center
- Businesses that cater to the 'hood and walking, well designed, urban facades, low lights, tasteful signage, no boarded up or covered windows
- Larues
- Coffeeshop
- Deli
- Laundry
- Barber
- Flowershop
- Small market
- Jamba Juice

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- Patina
- Ice cream shop
- Shops/retail/foodmarket/deli
- Community center
- Locally-owned store with local art or partnership with garden co-op

Mixed use

- Residential on 2<sup>nd</sup> floor - affordable

Park/Rain Garden

- Rain garden demo area with interpretive signs
- Youth demonstration garden
- Land for the garden co-op to grow plants, mulch, etc
- Dog park/small
- Small park w demo area for kids, farmers market/craft stand
- Wind turbine site/solar energy

General aesthetics

- Parking in the back of building

**IV. Verbatim note left by a participant**

When I visualize 40<sup>th</sup> and Lyndale in the future, I see both streets with traffic calming elements that will most certainly influence the changing character of the corner. I don't see 40<sup>th</sup> and Lyndale as being a strong commercial area. 36<sup>th</sup>, 46<sup>th</sup> and 38<sup>th</sup> are the commercial streets. 40<sup>th</sup> is more residential and recreational. It's about neighbors fixing up their houses, people walking and riding their bikes to the lake and to Lyndale Farmstead Park, children playing, garage sales, flowers and trees. I am visualizing a home on the residential lot at 4008 and maybe houses to the corner. I would like the city to consider changing the rules in regards to allowing businesses to tear down houses before they have secured a zoning change.

The corner lots are zoned C1 and I see that as being the most appropriate for our corner, either housing or small businesses compatible with neighborhood homes. I am visualizing something just the opposite of SA, a quiet business or office space that is a good neighbor. A green business, in the sense that there are no toxic chemicals, no large trucks idling, no dumpsters being emptied under someone's windows. If it's going to be a business, then one that will not compromise our health, safety or quality of life. Nice neighbors that say hi and keep their walks shoveled and garbage picked up without having to be called to meetings by the neighborhood associations. I visualize all of us living around the corner being able to enjoy our yards and our porches, just like the rest

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of you do, and I visualize the gas station/convenience stores of the future being located away from homes. I am seeing this corner from the perspective of a long-time homeowner, and in fact I grew up in the neighborhood. In the early days there were little corner gas stations. No one thought about pollution issues back then. We know more now, and we have seen the accidents that can happen with these businesses. The scale that they need now to be profitable doesn't fit into a residential neighborhood anymore.

I very much appreciate the neighbors we have around the corners at 40<sup>th</sup> and Lyndale, and I understand how difficult it has been for you to have SA as a neighbor. I hope that the neighborhoods, and the city, in planning any future development on the corner, will prioritize the health, safety and quality of life of these neighbors. Not because they deserve it, but because it's the right thing.