Section IV Public participation

This section provides a description of this Plan's public process, and presents a sample of public comments gathered at several of the Plan workshops that have taken place since this work began in early 2004.

In this section:

4.1 - OVERVIEW

4.2 - COMMENTS FROM PHASE I

4.3 - COMMENTS FROM PHASE 2

4.4 - COMMENTS FROM PHASE 3

4.1 Overview: Public participation process

The 38th Street and Chicago Avenue Small Area / Corridor Framework Plan has been in the making for several years. The first of its three phases began with the comments and questions that Minnesota Renaissance Initiative gathered in a public meeting they facilitated in January 2004.

Since then, multiple opportunities have been needed and provided in order to continue to gather community guidance for this work. A process of constant consultation with neighborhood, government and community partners have accompanied the development of this Plan and its scope.

This work has been funded and approved by all four project area neighborhoods and the business association; numerous presentations to neighborhood organization membership and boards have been conducted over the past three years to communicate, develop and improve the goals and recommendations contained in this Plan and to gather additional comments and suggestions as the work has moved forward.

A Plan Steering Committee, made up of residents from all four neighborhoods, and neighborhood organization and city staff, have guided and moved the work of this Plan forward.

Additionally, several workshops expressly designed for the general public have been conducted over the Plan's development. Comments have been gathered through postcards, neighborhood surveys, website comment submittals, and at the meetings themselves.

A set of sample comments gathered at each of the phases of this work is provided in the following chapters of this section, along with a description of the meeting and the tools used to gather comments.



At a the Plan's Send-Off Workshop of June 18 2007, held at Baha'i Center.

THE PHASES OF THIS WORK

Phase 1 (2004-2005)

Minnesota Renaissance Initiative (MRI) begins work on *Reimagining 38th and Chicago*. When MRI dissolves Powderhorn Park Neighborhood Association (PPNA) continues the work.

Phase 2 (2005-2006)

PPNA and Bancroft Neighborhood Association (BNA) develop the *38th Street and Chicago Avenue Community Development Vision*. This vision is shared with and approved by all four area neighborhoods.

Phase 3 (2006-2007)

PPNA, Bancroft, Bryant and Central neighborhoods and the Business Association fund the development of the *Small Area / Corridor Framework Plan* to turn the *Community Development Vision* into reality.

All five organizations reviewed and approved the Plan before the Plan's Send Off Workshops of June 18 and June 23, 2007, which started a four month (120 day) review period conducted by the neighborhood associations and overseen by the Plan's Steering Committee.

The Plan was delivered to the City of Minneapolis on November 9 2007 in order to begin the City's official 45-day review process during the week of November 12 2007.

4.2 From Phase 1: Foundation comments from MRI

An important foundation element for this Plan is the work that Minnesota Renaissance Initiative (MRI) carried out in 2003-2005.

On January 28 2004, MRI brought together close to eighty residents, business owners, and community leaders to elicit and gather their ideas on goals, strategies and components for improvement of the area in and around the intersection of 38th Street and Chicago Avenue.

The meeting was held at Calvary Lutheran Church on 39th and Chicago. Working in small groups, participants presented ideas for improving the node and listed recommendations for good additions to the mix of businesses and uses in the area. The comments were recorded on boards and later compiled. A summary, and the full list of comments, are provided in the sections below.

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Attendees at Minnesota Renaissance Initiative's 38th and Chicago workshops worked in groups and wrote their ideas for improvement on large format boards.

MAIN THEMES

Given the great number of comments obtained, we condensed them into the main themes which are presented below, along with some representative comments illustrating each point. The complete list of comments is included in the section that follows.

THE AREA IN CONTEXT

- 38th and Chicago needs to be put in context of other intersections 48th and Chicago, 38th and 4th, etc. it doesn't exist in isolation from rest of neighborhood.
- Four neighborhoods come together at 38th and Chicago to succeed, close coordination and cooperation is needed.
- Explore the area's connection with nearby neighborhood institutions
- The development at Sears site can have positive effects on 38th and Chicago
- There is a LRT stop at 38th and Hiawatha how does that relate to improvement along 38th?
- There is the possibility of Bus Rapid Transit (BRT) on 35W, with a possible stop at 38th - how does that affect our node?

CONNECTING WITH YOUTH AND EACH OTHER

• I would like to see more things for youth, we need help, we understand everything, help us make more great things to keep

- us out of trouble.
- Citizens walking the streets can help connect us (how about forming a taskforce to talk to young people?)
- Create more reasons for people who live in the neighborhood to walk to the intersection

USING THE ARTS AS TOOLS FOR CONNECTION AND IMPROVEMENT

- Set up film, photography workshops for youth other cities, including San Francisco have used this model successfully
- Set up an education center / workshop space for artists to work out of
- This could be a place where street musicians could perform
- Set up artists quarters (workshops, education, training, co-ops)

PEOPLES' EMPOWERMENT ZONE

- This needs to be a peoples' empowerment zone!
- Offer business training for existing businesses
- Work on establishing a cooperative business in the area.
 Explore possibilities of a food cooperative, a woodworking co-op with onsite rental of equipment (nothing in Minneapolis now), or artists' cooperative

FULL NOTES FROM THE JANUARY 28 2004 KICK-OFF MEETING

All the comments obtained at the Minnesota Renaissance Initiative's 38th and Chicago Task Force kick-off meeting of January 28 2004 follow below:

- I will like to see more things for youth, we need help, we understand everything, help us make more great things to keep us out of trouble.
- slow traffic down on 38th Street and Chicago Avenue
- neighborhood geared I want to be able to walk to a coffee shop in the neighborhood.
- something that includes a peace garden?
- colorful
- dramatic
- aesthetically pleasing, with a lot of vibrant colors that attracts a lot of people
- geared to people of all ethnic/cultural groups
- geared towards youth and adults
- would like to see possibly:
 - bakery
 - co-op
 - florist
 - coffee shop/cafe
 - laundromat
 - many apartments in area
 - copy center (Kinko's, etc)
 - Police precinct sub-station
 - Floral theme for node
- night-oriented businesses / people out at night
- butcher shop
- lack of identity
- laundry and/or benchmark businesses
- high density
- neighborhood oriented
- pedestrian oriented
- better marketing
- Design around brick of Cup Foods. Not inviting
- Consistent design/remodels
- Short-term streetscaping
- Pleasant
- Reorient SA station
- work at Biko Study

- Businesses
 - anchor business
 - grocery
 - light manufacturing
 - chiropractor
 - co-op
 - bakery
 - florist
 - Angel's Restaurant with outside seating along 38th
- Themes: art
- make safe
- stop the gangs
- keep windows open
- CPTED [Crime Prevention Through Environmental
- move access to street by businesses
- eyes on the street
- parking? depends on businesses
- needs to be peoples empowerment zone!
- need police patrol for safety and support
- more lights on the corner
- create more reasons for people who live in the neighborhood to walk to the intersection
- help to clean up intersection and help businesses this way at least 1 time per week
- 38th and Chicago needs to be put in context of other intersections - 48th and Chicago, 38th and 4th, etc.
 - it doesn't exist in isolation from rest of neighborhood.
- don't forget the Biko plan
- Theme: hip-hop culture
- development of businesses that cater to adults
- mercado
- accommodate businesses as they grow "life cycle support"
- mixed-use development (housing)
- more small businesses / personal service
- transit oriented businesses (development)
- job creation (for youth)
- microenterprise development supporting people in cottage industries

- citizens walking the streets (taskforce to talk to young people)
- collective radio 91.7 FM
- Sisters who Sew between 36 and 37 (on Chicago, noted on map)
- needs an anchor at 38th and Chicago, but do not know what - eg video store
- do not like auto-related businesses (although doing well)
- inspirational grounds a plus
- co-op/grocery store
- childcare near bus route
- artspace
- youth oriented development (recreation/bookstore)
- video store
- business training for existing business
- gas station is nuisance
- no pawn shops
- opportunity 38th / Hiawatha LRT
- auto business doing well
- marked on map: line showing connection from 35W to 38th Street, leading to LRT station at 38th Street and Hiawatha
- Phelps Park noted on map
- "open space" marked near 37th and Chicago
- "possible Bryant neighborhood \$ to redevelop" near 38th and Chicago
- business idea
 - food co-op
 - bike shop
- important: some place you go and stay
- street musicians space
- theme: artists quarters (workshops, education, training, co-ops)
- recording studio
- woodworking co-op onsite rental of equipment (nothing in Minneapolis now) - tablesaws, planers, drill press
- film, photography workshop for youth model San Francisco
- quilting
- bicycle repair
- streetscaping
 - ornamental lights

- wider sidewalks/boulevards
- Chicago Youth Zone
- [youth oriented businesses]
- African American children's book publishing house
- publisher
- hand-crafted toy store
- sports shop
- children's bookstore
- bike shop
- education center / workshop space for artists to work out of
- recording studio
- places you stay for a while ... coffee shop / theater
- coffee shop
- deli
- [entertainment]
- redevelop vacant properties
- · wide sidewalks, green edge, light signs
- work with church on corner (all churches) Ba Hai ... know intentions
- SA negative impression dirty bad supervisor. New management.
- Cup Foods
 - friendly owners yet intimidating environment
 - health expired foods in past
 - bad store policies / management activity
 - loitering business responsibility
- Jakeeno's
- Nice buildings mixed use
- light banners
- heated bus shelters
- housing above business (TOD)
- church is a real plus, world outreach (could benefit by aesthetics)
- transit could be more of an asset "bus stops"
- boulevards improvements / green streets (maintenance?)
- business association clean up
- neighborhood [residents] afraid to go there prisoner
- signage to declare ownership both business and neighbors

4.3 From Phase 2: January 31 2005 workshop

We had a well-attended workshop with the 38th Street and Chicago Avenue Task Force on January 31st 2005. A brief presentation of the work in progress for the Community Development Vision was followed by a wide-ranging discussion on ideas for improving the area of 38th and Chicago. One of the questions we then asked was "what do you like about 38th and Chicago" and "what would you change" or "what do you think needs improvement." The answers were written as members of the group responded. You can read their answers below.

I LIKE ...

- I'm a farm girl and I like the farm mural on Cup Foods. Also, the convenience of the corner - it is easy to get to the bus, etc. I also like the art deco buildings in the area, there are a lot of them around here.
- the variety of things you can find in the area: the dollar store, the fish sandwiches at Cup Foods, the fact that I can get keys made there for the keys that say "do not duplicate."
- the aesthetics of the area, and what the area could be.
- the diversity of the area.
- the chicken strips at Cup Foods.
- Angel's restaurant.
- "because it's near" it is close to many things.
- the history of the area, knowing all the changes that it has gone
- the TCF ATM at Cup Foods (there are not many of them around). I don't like the mess, the broken glass everywhere. It is not friendly to walking.
- the diversity, and the area's potential.
- the architecture in the area.
- SA is convenient for a cup of coffee and to get the paper on Sunday.
- the proximity to things.
- the Park (Phelps) it is nice to walk by and see people, and the activity of the activity of the kids in the park.
- the Aliveness Project behind SA. It serves people with HIV AIDS. We do a lot of good things in the area, we put in the bike racks and the planters, they are not big things, but there a lot of small things we can do. We need more police presence.
- I like the convenience, and knowing that there are things we



- could do to improve the area. I also like the convenience of the buses, the area could be very pedestrian friendly. We need things that are not that expensive to do.
- the businesses, all the quirky businesses that there are in the area - I walked around the area a lot, and had the chance to meet with most of the business owners.
- the architecture. It gets really interesting starting at around 32nd. I like that there is lots of potential - it could be very nice here. I don't like the filth you see, and how the spirit of the area, the atmosphere drops after 5 pm, it's too dark. We need light, trees - it's too scary.
- I don't live here, but I work here. I don't like driving to 38th

 it's too dark. I like Angel's, and more north, Jakeeno's. 38th
 is not clean, trees would be nice, it needs more light.
- I like the proximity to 35W, LRT, Lake Street, there's major development all around I hope the neighborhoods can help start the process so that it works for all.
- I like the idea for lighting the area, and for new designs.
- the potential I like the potential, and seeing that there are good spaces available for businesses - I sometimes feel I could get one for starting a business - "maybe I can rent this."
- the architecture, there are really neat buildings that have great potential. I wish there would be a coffee shop, a place where you can stay for hours a place to linger It reminds me of how things were ten years ago at 43rd when Anodyne came in, or how it was at 30th and Grand.
- "we bought our house because of the potential" we should refuse to accept loitering in our area.
- the business association is an asset. Also they are supportive of the businesses against the prevalence of loitering.
- I like that people have stuck with 38th and Chicago for all this time. 10 years ago it was a whole different thing I like how things are now at this meeting because I feel that we share a feeling of optimism for this area.



At 32nd Street and Chicago Avenue.

4.4 From Phase 3: August 21 2006 Kickoff Workshop

The initial public meeting for the third phase of this project (the Small Area / corridor Framework Plan itself) was held on August 21, 2006 at Calvary Lutheran Church.

This Kick-Off workshop was a great success - more than 50 people attended, including members of all area neighborhoods and representatives from various City of Minneapolis departments, including the office of Community Planning and Economic Development (CPED), and the City's Department of Health and Family Support (DHFS). Mayor R.T. Rybak and Councilmember Elizabeth Glidden attended and participated.

Participants were asked to work in small groups and provide ideas and answers to the following questions:

- What is your favorite place on 38th Street or on Chicago Avenue? Why?
- What changes would you make to our area? What would you keep?
- What do you want to achieve through development? What are your concerns?
- What changes would encourage you to walk or bike more?
- What changes would encourage you to talk with your neighbors more?

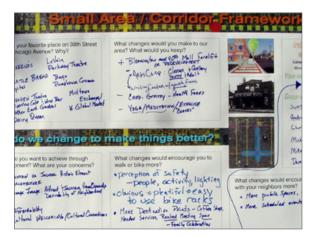
Comments are presented as written (with minor editing for clarity) by each of the five groups that participated in this exercise, and also include additional comments spoken by group members when presenting their work.

I. What is your favorite place on 38th Street or on CHICAGO AVENUE? WHY?

- Riverview Theater intersection: destination location a 1-stop night out
- 48th and Chicago area (small shops / theaters / food)
- 48th and Chicago business district: great example of blending of cultures, , great example of intersection revitalization, good mix of practical uses
- Midtown Exhange: phenomenal example of restoration, mixed use, blending of cultures, transit center, clean / welcoming / comfortable
- Baha'i garden and flood pond park with fountain



Discussing improvements to 38th and Chicago at the Plan's Kick-Off workshop.



Detail from one of the comment and idea boards from the Plan's Kick-Off workshop.

- Pillsbury
- Midtown Exchange
- Taco Blas (family owned ethnic food / market)
- "Modern" building at 3rd and Chicago unique, an architectural stand out
- 3801 Park: great location for a coffee shop!
- "Swiss chalet" on 38th and 3rd unique architecture
- Jakeeno's: best pizza, supporters of the neighborhood, they've stuck around
- Youth farm and market at 3600 Chicago
- Phelps Park
- The impact of recent development in how my neighborhood looks and feels
- Baha'i Center it's beautiful
- Lavender
- the retention pond
- Jakeeno's
- Turtle Bread
- Pepito's
- Riverview Theater
- Riverview Cafe and Wine Bar
- Mother Earth Garden
- Dairy Queen
- LeVain
- Parkway Theater
- Bagu
- Pumphouse Creamery
- Midtown Exchange / Global Market
- Bryant and 38th
- 38th and Grand
- Chicago and Lake
- Sabathani
- Nice 1 story building (3732 Chicago?)
- MacDonald Sunshine Daycare kids
- "Finer Meats"
- "Ace Hardware"
- Garden project at Baha'i

2. What changes would you make to our area? What would you keep?

- increase variety get a wider range of commercial businesses
- improve storefronts
- big windows in stores

- organic co-op groceries
- more garbage and recycling cans
- skating rink outdoor for winter
- more flowers
- reduce number of redundant dollar / discount stores and quickie marts
- safer transit
- address traffic issues add speed bumps
- add cross walks
- buses to streetcars
- major reduction in crime
- become more walkable, with more amenities to walk to
- add street level / pedestrian lighting
- better / nicer bus stop stations
- improve streetscaping and traffic calming
- add trees
- keep library open: make Hosmer library hours same as Washburn
- make sure rental property is well kept and managed
- cleaner / less litter
- keep wide sidewalks
- keep turn-of-century housing stock
- keep diversity of neighborhood
- keep community centers and libraries
- Redevelopment or facelift for mall at 40th and Bloomington
- Help bring an Arts Co-op:
- Classes and gallery
- Places to mix youth with adults
- Writing center with youth focus
- Co-op grocery carrying healthy foods
- yoga / meditation / exercise (example "Curves" gym)
- need to address safety issues we have nice parks but people don't feel comfortable having their kids use them
- we need dedicated youth spaces designed by youth
- need intergenerational spaces places to see things common to different generations / to talk about common things
- urban arts
- need more cohesive, stronger business community
- keep: community spaces
- Hosmer

- Sabathani
- PUC (Pillsbury United Communities)
- Parks
- remodel SA gas station
- address Cup Foods issues
- address loitering / hanging out in intersections
- address crime and gang activity
- get rid of street parking of 38th and Chicago intersection
- add pedestrian lighting
- develop outdoor seating cafes
- add pedestrian friendly storefronts
- add trees / greenery / planters with flowers
- move bus stop 1/2 block away from intersection

3. What do you want to achieve through development? What are your concerns?

- enhance safety and create a beautiful neighborhood
- concerned that we'll end up all condos and restaurants (like Uptown or Lake and Lyndale)
- concerned about the impacts of higher density
- make absentee landlords accountable
- would like property values to increase to support and reflect investment in one's home and neighborhood
- crime reduction
- increase walkability
- increase usable amenities
- get people staying / moving back to the city and to the neighborhood
- cleaner / less litter
- establish a special assessment area at 38th and Chicago to beautify corner (add lights at Christmas, etc.)
- make sure zoning is enforced
- restoration / revitalization of commercial and housing structures
- maintain or increase historic element: architecture of area
- change image: attract and increase homeownership and desirability of neighborhood
- maintain affordability
- make it culturally welcoming
- increase cultural connections
- more community spaces
- attract anchor businesses that contribute to the area

- more art centers
- to encourage positive early evening activities
- start co-op businesses
- want to have a safer, more walkable community
- more visually appealing streetscape
- to build community
- concerns:
- money where will it come from?
- timeframe when will this happen?
- will taxes go up to pay for this?

4. What changes would encourage you to walk or bike more?

- better street lighting on main streets
- improve the perception of safety in the area: more people, activity, better lighting
- improve bicycle infrastructure: obvious, plentiful and easy to use bike racks
- more destination points
- coffee shops
- needed services
- rental meeting spaces (for family celebrations, weddings)
- artists studios
- safety
- clean streets
- more express bus routes to-from downtown
- nicely surfaced streets
- public education re: safe biking and safe driving with bikes
- add beat cops!
- change buses to streetcars less emissions and better chance of being used
- street-level lighting
- more bike lanes
- businesses and amenities that you want to walk to
- bike racks
- if reduction in crime, more public benches, etc.
- north / south version of greenway / pedestrian mall
- decreasing traffic speed on Park, Portland, 36th and 35th, and bring Park and Portland to two-way streets with their original boulevards
- re-timing of traffic lights
- designated bike paths

- community-organized walking clubs / garden clubs
- improved landscape / streetscape it's key to make the streets more inviting
- improved lighting pedestrian and city lights
- sidewalk cafes
- less negative early evening activities
- public art
- blooming boulevards (and alleys flowers in the alleys)
- art / music
- more lighting
- less crime
- put in a "shot-spotter"
- family-oriented cafes and businesses

5. What changes would encourage you to talk with your neighbors more?

- more scheduled events that help bring neighbors together
- more neighborhood and neighborhood-building activities
- spending more time in the front yard
- · working together on neighborhood projects
- youth programs / projects
- other neighborhood-wide events we need something more than National Night Out
- boulevard gardens
- neighborhood amenities, "gathering places" (coffee shops, restaurants, etc.)
- theaters
- music / performance spaces
- community gardens
- "Blooming Boulevards"
- block clubs
- need more public spaces, meeting centers (not necessarily churches) - (for example a place to discuss Bryant neighborhood issues)
- something that brings out the benefits of living in a city
- keep the buildings that add to the street's appeal "we have great old buildings that could be great businesses"
- sharing of cultural traditions
- "welcome wagon" for new residents to help "break the ice"
- if it feels safer to walk around

- more lighting
- improvement on cultural / language barriers

6. What name would you propose for the plan?

- "Utopia"
- "38th and Chicago Renaissance"
- "Renaissance Initiative"
- "Intersecting"
- "38th Street Crossroads Plan"
- "The Family Plan"



A group of residents (and DHFS Commissioner Gretchen Musicant) working on ideas for improving the area of 38th Street and Chicago Avenue.