

Issues, Opportunities, and Visioning Workshop.

February 28, 2013 Linden Hills Park Building

4:30PM – 5:45PM and 6:00PM – 7:15PM



These community meeting sessions are being facilitated to provide residents, business and property owners opportunities for to sharing ideas, issues and aspirations about the present and future of Linden Hills' three commercial areas and connecting corridors.

AGENDA

We'll begin with a brief introduction to the Small Area Planning process and break into small-groups to conduct discussions around the trends identified in the 400+ neighborhood survey responses collected to date. Discussions will be organized into three segments:

1. Analysis of issues and opportunities
2. Development of draft vision statements
3. Reporting back to larger group

PURPOSE & NEED OF SMALL AREA PLAN

The Small Area Plan is a policy document that, upon adoption, will become an amendment to the City's Comprehensive Plan. The Comprehensive Plan serves as the foundation for planning, zoning, and infrastructure decisions. The Small Area Plan does not function to replace the policies of the Comprehensive Plan but rather serves to refine the policies. It builds on the goals, policies and implementation steps in the comprehensive plan to provide a finer level of detail.

The desirability of Linden Hills has resulted in tensions between commercial viability and residential livability. The lack of a clear community consensus over height, density, design, impact on traffic and parking capacity, and other characteristics of recent development proposals have led to a contentious development environment.

Planning is needed to support and enhance the existing character of the area and bolster the commercial and cultural assets of the neighborhood, while encouraging new development and commercial activity that works for the community and complies with policies of the City's Comprehensive Plan.

SURVEY RESULTS

The survey results will be summarized and posted on the project webpage LHSAP.org

Draft summary of relevant, popularly identified neighborhood issues (not in order of magnitude):

- Large size / large scale of proposed redevelopment projects
- Parking : convenience, location, quantity
- Lack of housing diversity
- Relocation of Co-op
- Citizens polarized over redevelopment issues
- Too many specialty shops not catering to day-to-day needs
- Empty stores
- Lack of bike facilities
- Congestion/traffic
- Limited affordable dining options

