

Linden Corner Design Review & INput Groups (Design RINGs)

Final Report

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Goal of Linden Corner Public Engagement Process: *to work constructively and collaboratively as a community, within given realities and constraints, to suggest design ideas to the Linden Corner development team that enhance the project's benefit to Linden Hills.*

Executive Summary

The desire for a thoughtful, in-depth public engagement process was sought out by Mark Dwyer, the project leader of Linden Corner. Based on his knowledge of past local efforts, Dwyer asked Keiko Veasey and Phil Rader to develop the engagement process. Dwyer was consulted in the development of the public engagement process, but final authority for all decisions about the engagement process rested with Veasey & Rader, as the public engagement team. Following this summary is a detailed description of the public engagement process developed & executed by Veasey & Rader.

This report is intended to describe the engagement process and present the input generated at the four Design RING meetings. Where the input is presented, there has been no editing of the input. The bulk of the input from the RING meetings is transcribed from flip-chart sheets generated at the meeting. Comments from the pre-survey, evaluations, and other submitted items from participants appear as they were submitted, with minor formatting changes only, for inclusion in this report.

This report on the public engagement process does not make any recommendations nor present any conclusions about the project on behalf of the participants. It solely presents the feedback and input as raw data.

There was no goal of consensus-building as part of the RINGs process, but rather to generate ideas and feedback from a range of perspectives. Some of the input is conflicting, which reflects the wide variety of opinions expressed throughout the process. Throughout the RINGs process, there was no attempt to change participants' perspectives per se, but only to provide additional information and a structure to solicit individual input in a constructive manner, within the specified constraints.

Participation in the RINGs by individuals does not imply support for nor opposition to the final submitted design.

The RING meetings were facilitated and managed by the public engagement team (Veasey & Rader), separate and distinct from the design team. The public engagement team operated as neutral third-party facilitators whose goals were to develop and implement the engagement process in an unbiased manner. Neither members of the engagement team were compensated for their participation in planning or conducting the Design RING meetings. Rader was compensated for the construction of the scale model.

Thirty-seven individuals participated in at least one RING meeting, with 28 individuals participating in both meetings. No individual was turned away from participating in the RINGs. All who were interested in engaging in the process and willing to abide by the terms of participation had an opportunity to do so.

Based on the pre-survey, participants entered the RINGs with a wide range of perspectives, with 53% of respondents indicating feelings of "somewhat support" or "strongly support"

toward the initial proposal, 18% were “neutral or unsure”, and 31% indicated “somewhat oppose” or “strongly oppose” in the pre-survey.

All participants at the RING2 meetings completed evaluations of the public engagement process at the end of the meeting. Combining evaluations from both groups, 84% indicated they felt “very satisfied” or “satisfied” about participating in the Design RINGs process. When asked about the performance of the public engagement team (Veasey & Rader), 96% (29/30 respondents) indicated “very satisfied” or “satisfied” that the public engagement team conducted the process in an unbiased way.

Design RING process

The Linden Corner Design Review & INput Groups (RINGS) were a series of in-depth, structured & moderated discussions designed to explore various options and associated trade-offs for the design, layout, architecture, materials, etc... of the proposed Linden Corner project. Participants were split into 2 groups of approximately 20 individuals per group for a series of 2 meetings. The focus of the first meeting was on height, scale, site plan and layout issues, while the second meeting focused on the street level experience, design details, and building features. Participants committed to participating in both meetings of their assigned group, which were spaced 2 weeks apart.

A full-scale model was constructed for the RINGS process, which allowed for hands-on manipulation as various design layout options were generated by participants, as well as the ability to see the design options in context with the existing buildings in the neighborhood.

The RING discussions were constrained by 2 parameters, clearly specified at the outset of the process. The parameters within which both groups worked were:

- FULL Square Footage: the project will be built to the full scale allowed by its current zoning, which is 90,000 square feet.
- GOOD Square Footage: Interior spaces will be configured in a manner that is marketable to commercial and residential tenants, and appealing to us as shoppers or residents.

The existence of these constraints on the RINGS discussions was a source of concern to some project opponents and likely contributed to the decisions by some individuals not to participate in the RINGS engagement process. The design team had indicated that while all other project elements were up for discussion, the square footage was not. The public engagement team decided that any engagement process must adhere to the constraints, so as to set appropriate expectations for participants. The public engagement team stands by its decision to adhere to the constraints specified by the design team, but regrets the lack of participation by some of the most vocal project opponents.

The constraints were stated on the public engagement page of the Linden Corner website, with numerous references to working within “given realities and constraints” in communications to participants. The Linden Corner webpage was the sole place with the link to the online registration, and the parameters were specified on this page.

Public Engagement Team

The Design RINGS were facilitated by Keiko Veasey, with Phil Rader constructing the model and serving as the consulting architect for the meetings.

Keiko is a former LHiNC board member with a background in public policy, public engagement processes & facilitation. Phil Rader is a Fulton resident, a member of the Fulton Zoning Committee, a practicing architect and the founder of the BLEND award program (Building & Landscapes Enhancing the Neighborhood by Design). Phil did not participate in the initial design for Linden Corner (which was done by Linden Hills-based architecture firm TEA2).

Neither Keiko nor Phil has a specific opinion on the Linden Corner project. Their objectives were to develop & implement a process to engage the community in a substantive manner and help create the best possible proposal, within the specified parameters. Neither Phil nor Keiko were compensated for their participation in planning nor conducting the Design RINGS. Phil was compensated for constructing the scale models.

Notification & Outreach

A full description of the RINGS process was posted on the Linden Corner website. An announcement of the process and a link to the full description was posted on the Linden Hills Neighborhood group page on Facebook (which currently has 271 members).

A brief description of the process as well as a link to the full description was also sent via email by the Linden Hills Neighborhood Council (LHiNC) to its full distribution list of approximately 1,200 unique email addresses. The neighborhood council also sent notification of the process to any individual who had indicated interest in the project by signing up at a LHiNC meeting, sending an email to LHiNC about the project, or filling out the online comment form through the LHiNC website. The notifications sent by LHiNC about the RINGS did not imply any endorsement of the process and clearly stated that the RINGS were not hosted by LHiNC. The notifications sent by LHiNC were solely intended to share information within the community about the Design RINGS process.

The RINGS facilitator personally reached out via email to some of the individuals who had been most vocal in their opposition to the project and/or active in the circulation of a petition opposing the project. This outreach was to ensure that the most vocal opponents were fully aware of the RINGS process, to personally invite their participation, and to explain and respond to questions or concerns they might have about the project.

There was an article in the Southwest Journal about the RINGS, as well as an online article in SouthwestMinneapolis section of Patch.com. Both of these articles highlighted the concerns about the parameters of the discussions and included quotations from opponents of the project. The Southwest Journal article also included quotations from project leader, Mark Dwyer, about the engagement process.

Registration

To ensure the ability to have in-depth and substantive discussions about various elements of the proposed project, space originally was limited to 20 participants per group, with two separate groups established (allowing for participation of up to 40 individuals). Plans were

set in place for a random selection of participants should more than 40 individuals register. Although 42 individuals initially registered, all were welcomed into the RINGs process and no random selection was necessary.

Individuals from all perspectives and background were welcome to participate in the process, but it was made clear from the outset that all participants would be expected to engage constructively in both design discussions and conduct themselves respectfully within the group, within the specified parameters. Due to the limited space, participation was limited to current property owners (residential or commercial), residents (owner or renter) and/or business owners in Linden Hills or one of the bordering neighborhoods.

Interested individuals registered online, indicating only their name, email, meeting group preference, whether they lived within two blocks of the proposed project and agreement with the terms of participation (see Appendix D).

The registrants were split into 2 groups, Group A and Group B, based on their availability. Those who had no preference were randomly assigned to either group such that Group A initially had 21 participants and Group B had 21 participants.

Participants were notified of their Group assignment and requested to complete an online survey prior to the initial meeting. The pre-survey was intended simply to give the planning team an overview of the general sentiments and perspective of the discussants. For Group A, 20 individuals completed the survey (one withdrew due to a schedule conflict). For Group B, 20 individuals completed the survey (one withdrew due to a schedule conflict). Those with a schedule conflict were offered the option of switching to the other group, but this did not work for either individual. (A summary of the pre-survey data is on page 12, and complete pre-survey responses can be found in Appendix C.)

RING participants

The following are the names of the individuals who completed the pre-survey and participated in at least one Design RING meeting. As part of the initial registration, participants indicated their understanding that their name might be included in the final report (Appendix D). Participation in the RINGs by individuals does not imply support for nor opposition to the final submitted design.

Jeremy A. Abbs, Lisa Bigaouette, Linda Caddy, Joel Chechik, Tricia Cornell, Martha Coventry, Pete Driessen, Alyssa Dybvig, Brian Ehlers, Nick Felice, Todd Ferrara, Andrea Feshbach, Sally Holzapfel, Bryce Johnson, Paul Johnson, David Jones, Lynette Lamb, Lynn Lorimor, Mike Lucas, Donna Mayotte, John Matheson, Judy Meath, Janet E Mills, Linea Palmisano, Patti Oberle, Patty Remes, Jeff Rye, Will Schroeer, Laura Stegenga, Monica Stuart, Eric Utne, Anthony Waldera, Leah Vergara, Jim Vollmer, Mary Sue Weir, Sally Weissman, Gail Wells.

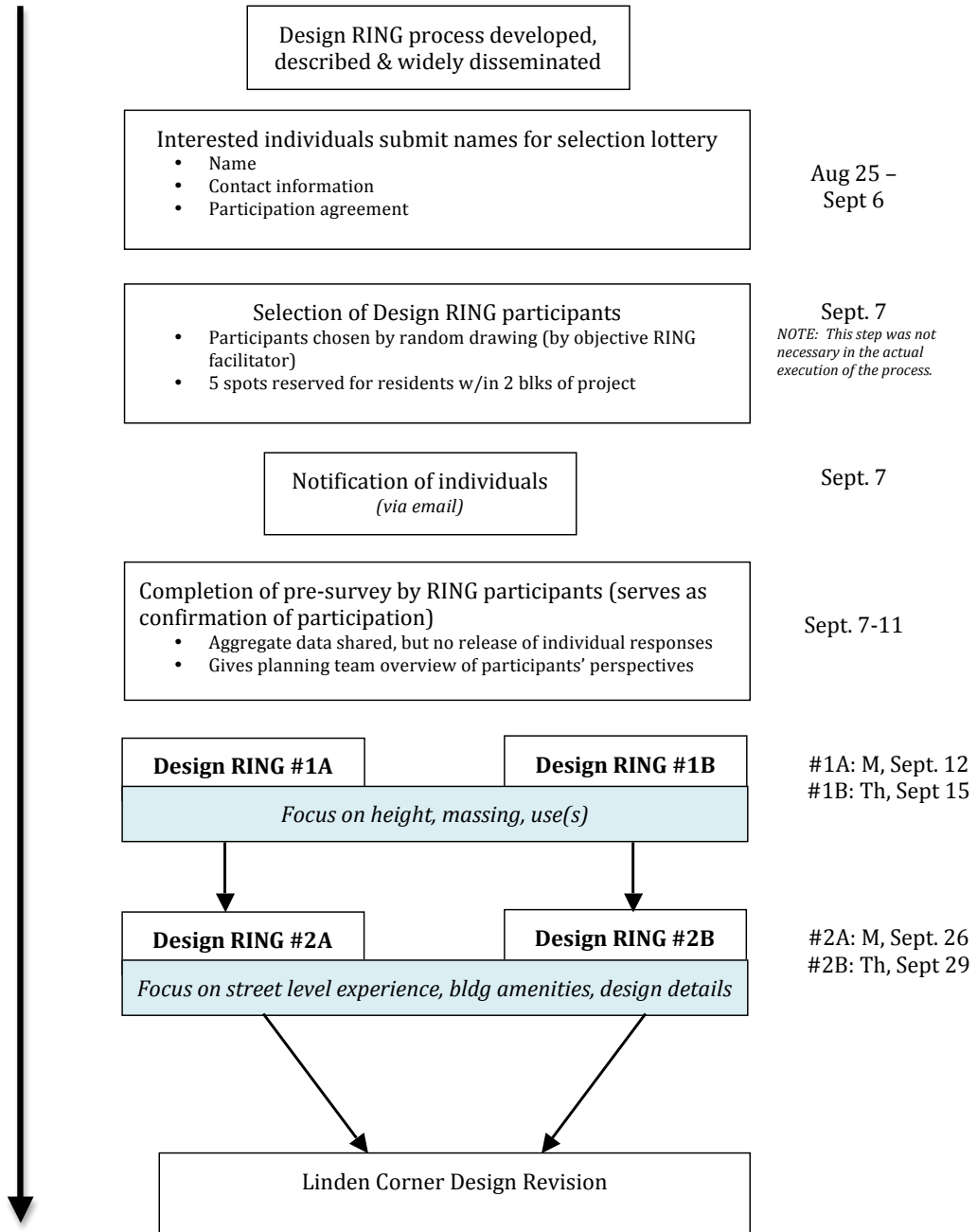
One Group A participant, Monica Stuart, withdrew from further participation in the RING process following the first RING meeting, communicated her opposition to the process and requested that the report include her name as having withdrawn from the process. She

stated that she “...withdrew due to my lack of understanding that the RING discussions would only be about the Developers full, 5-story/90,000 sq ft design...” Although she was not present for the second RING meeting and therefore unable to complete the evaluation, Ms. Stuart’s full statement (as submitted via email) is included in the evaluation section for Group A.

Five survey respondents did not participate in the first RING, one for a schedule conflict, one for an illness, one due to out of town, and two for unknown reasons. Seven RING 1 participants did not participate in the second RING. Of those seven, two RING 1 participants communicated their decision to withdraw from the process, two individuals communicated unforeseen personal circumstances, and three did not show up for unknown reasons. There were two participants in RING 2 who did not participate in RING 1, but had completed a survey.

Design RINGs Process Diagrammed

Linden Corner Design **R**eview & **I**Nput **G**roups "Design RINGs"



RING meetings

Both groups followed the same agenda for each meeting. At all meetings, members of the design team were present to observe and listen to the discussion firsthand, as well as available to provide clarifying information as needed and respond to questions on a limited basis, but did not actively participate in the discussions. The project leader and a representative from TEA2 were present at all 4 discussions, and a representative from Momentum Design Group was present at 3 of the meetings.

The RING meetings were facilitated and managed by the public engagement team (Veasey & Rader). The public engagement team operated as neutral, third-party facilitators whose goals were to develop and implement the engagement process in an unbiased manner. All RING meetings were held at Linden Hills United Church of Christ (4200 Upton Avenue South). Linden Hills UCC has no position on the proposed project, but willingly donated the meeting space for the community discussions.

RING 1

The focus of the first RING discussion was on height, scale, site plan and layout issues, within the square footage constraints specified. The first RING meetings for both groups were held the week of September 12, 2011. The agenda of the first RING was as follows.

Welcome & Ground Rules	5 mins
Introductions	10 mins
How'd we get here? LC Design & Public Engagement Process	10 mins
Pre-Survey Results Who are we? Recurring Themes	5 mins
Parameters of discussion	5 mins
Design Discussion, with model	60 mins
Categorize options, list attributes/tradeoffs	15-20 mins
Wrap-Up, Summary, Next Steps	5 mins

The bulk of the discussion was in the “Design Discussion, with model” section of the agenda, during which the full-scale model was introduced, first with the existing buildings, then with the initial design for Linden Corner. Following a brief explanation of the initial proposal by members of the design team, participants were given foam blocks representing 90,000 square feet and worked together to develop various layout and design options for that square footage on the site. The design team was on hand to address specific requirements (e.g, parking, access, set-backs, building code, etc...) so that options generated by the participants were legal and workable options. The options were then discussed and a pro/con list for each option was developed by the participants.

The input from RING 1 for both Group A and Group B can be found starting on page 15. Group A had 18 participants in RING 1¹. Group B had 17 participants in RING 1².

¹ One Group A survey respondent withdrew due to a scheduling conflict and one respondent did not show up.

² One Group B survey respondent was ill for RING 1, one was unable to participate because although he owns property in Linden Hills, he lives out-of-state and was unable to be present for the RING, and one respondent did not show up.

RING 2

The focus of the second RING discussion was on the street level experience, design details and building features. The second RING meetings for both groups were held the week of September 26, 2011. The agenda of the second RING was as follows.

Welcome, ground rules, (re)-introduction & recap	10 mins
Street level experience of initial design	10 mins
Feelings & preferences re street level experience, as individuals	10 mins
Small Groups	15 mins
1. What works? What's positive?	
2. What doesn't work? What's negative?	
3. What is the 'Linden Hills' experience? What is not?	
Report Back & full group discussion of initial design	30 mins
• What works? What doesn't? What's LH? What's not?	
Specific suggestions/ideas re design details, aesthetics, street level exp.	30 mins
Evaluation	10 mins
Wrap-Up, Summary, Next Steps	5 mins

Following a description by a member of the design team of the intended street level experience of the initial design, participants individually jotted down on a card what he/she wants to feel as one walks/bikes/drives past the development. After a few minutes for reflection and writing, participants shared their desired feelings and preferences for the street level experience with the group.

Participants then split up into small groups, were provided with a set of photos of various existing buildings – new and old buildings, in Linden Hills and nearby neighborhoods – and asked to use the photos to discuss the following questions as a small group:

- What works? What's positive?
- What doesn't work? What's not so positive?
- What is 'Linden Hills'?

The small groups then reported back about specific design elements they liked and didn't like, as well as what elements might be characteristic of Linden Hills, using the photos as references.

All participants present at the second RING meeting completed an evaluation of the public engagement process. Participants were also given the opportunity to submit any additional feedback or comments, for inclusion in the final report. The evaluation summary for both Group A and Group B can be found starting on page 12, and the full evaluations results, by group, can be found in Appendix B.

The input from RING 2 for both Group A and Group B can be found starting on page 20. Group A had 13 participants in RING 2³. Group B had 17 participants in RING 2⁴. The photos used in the small group discussions and corresponding numbers can be found in appendix A.

³ Two Group A RING 1 participants communicated their decision to opt out of the engagement process following the first meeting, two other RING1 participants had unforeseen personal circumstances (including a death in the family & a travel conflict), and two simply did not show up for the second meeting. The person who missed RING 1 without explanation did show up and participated in the second meeting only.

⁴ One Group B RING 1 participant did not show up for the second meeting. The person who missed RING1 due to illness did show up and participated in the second meeting only.

Pre-survey summary

The majority of the pre-survey consisted of open-ended questions. Only 2 of the pre-survey questions were suitable for summarizing. The full pre-survey results, including the verbatim responses to the open-ended questions can be found in Appendix C. The following include all pre-survey respondents, even though two survey respondents withdrew prior to RING 1 (one due to a scheduling conflict and one because he was out-of-town). There were 20 survey respondents for both Group A and Group B.

1.) How would you describe your affiliation with Linden Hills? (check all the apply)

	Group A		Group B		Total	
Homeowner in Linden Hills	16	80%	16	80%	32	80%
Renter in Linden Hills	1	5%	2	10%	3	8%
Biz owner in LH	2	10%	0	0%	2	5%
Comm pty owner in LH	2	10%	1	5%	3	8%
Res of border n'hood	3	15%	1	5%	4	10%
biz owner in border n'hood	0	0%	0	0%	0	0%
Freq visitor to LH	6	30%	6	30%	12	30%
Other	3	15%	1	5%	4	10%

Eds. note: Since respondents were able to check more than one answer, the numbers may exceed the total respondents, and the percentages may exceed 100%. The percentages were calculated based on 20 respondents per group and 40 respondents total.

4.) How would you describe your feelings towards the initial proposal for Linden Corner (as presented on the Linden Corner website)?

	Group A		Group B		Total	
Strongly oppose	2	10%	3	15%	5	13%
Somewhat oppose	4	20%	3	15%	7	18%
Neutral or unsure	5	25%	2	10%	7	18%
Somewhat support	5	25%	7	35%	12	30%
Strongly support	4	20%	5	25%	9	23%

Evaluation Summary

Below are the summary results from the RING participant evaluations, presented by group as well as aggregated. All participants at the RING2 meetings completed evaluations. Full evaluation results, including verbatim comments can be found in Appendix B. Respondents were allowed to skip questions and/or mark more than one choice for any given question, so total responses may not necessarily equal the number of participants for any given group.

1.) In general, how do you feel about participating in the Linden Corner Design Review & INput Group (RINGs) process? *(Please note that this is asking about the RINGs process, not the project or design, but only the engagement process.)*

	Group A		Group B		TOTAL	
very satisfied	7	54%	7	39%	14	45%
satisfied	5	38%	7	39%	12	39%
neutral	1	8%	3	17%	4	13%
dissatisfied	0	0%	1	6%	1	3%
very dissatisfied	0	0%	0	0%	0	0%

2.) The stated goal of the public engagement process is *“to work constructively and collaboratively as a community, within given realities and constraints, to suggest design ideas to the Linden Corner development team that enhance the project’s benefit to Linden Hills?”*

	Group A		Group B		TOTAL	
very successful	9	64%	9	53%	18	58%
somewhat successful	5	36%	5	29%	10	32%
neutral	0	0%	2	12%	2	6%
somewhat unsuccessful	0	0%	0	0%	0	0%
very unsuccessful	0	0%	1	6%	1	3%

3.) One of our goals is to have the public engagement team conduct the Design RINGs process in an unbiased way. How satisfied are you with their performance in this regard? (note: the public engagement team is Keiko & Phil.)

	Group A		Group B		TOTAL	
very satisfied	12	92%	10	59%	22	73%
satisfied	0	0%	7	41%	7	23%
neutral	0	0%	0	0%	0	0%
dissatisfied	1	8%	0	0%	1	3%
very dissatisfied	0	0%	0	0%	0	0%

5.) How would you describe your feelings towards the Linden Corner project? *(This is asking about the project, not the engagement process.)*

	Group A		Group B		TOTAL	
strongly support	7	50%	7	41%	14	45%
somewhat support	3	21%	4	24%	7	23%
neutral/unsure/can't say until see revisions	3	21%	3	18%	6	19%
somewhat oppose	1	7%	0	0%	1	3%
strongly oppose	0	0%	3	18%	3	10%

6.) Were your feelings towards the project influenced by participating in the Design RINGs engagement process?

	Group A		Group B		TOTAL	
yes, influenced postively	12	86%	8	53%	20	69%
yes, influenced negatively	1	7%	0	0%	1	3%
not influenced by RINGs participation	1	7%	7	47%	8	28%

RING 1, Group A

Evaluation of different building layout options generated by RING participants, given parameters of (1) full square footage of 90,000 sqft and (2) good (i.e., marketable) square footage:

Scheme: 5 stories - initial design



Pros (+)	Cons (-)
<ul style="list-style-type: none">• More marketable living space• More access for traffic, garbage, parking, flow• More attractive design• Higher height works better with wide street• Opportunity to increase public space at corner• Something to look at• Less traffic on Upton• Stepbacks on floors 4 & 5• Balances out other large buildings• Details minimize mass	<ul style="list-style-type: none">• Higher• Safety concerns with entry point on 43rd.

Scheme: 4 stories (F-design) and/or 4 stories with 1/2 5th story (modified F)



Pros (+)	Cons (-)
<ul style="list-style-type: none"> • Shorter • All parking underground • Better scale with neighborhood • Continuous retail space 	<ul style="list-style-type: none"> • Single traffic point of entry • Loss of design detail • Less marketable living space • More shade, closer to property line • All parking underground • More traffic on Upton • 74 units – too dense • loss of outdoor patio

Ideas & suggestions:

- Round or angle the corner to mirror the 3 other corners at intersection
- “Regain the corner”
- Arched entry to parking lot

Miscellaneous concerns (some of which to be discussed at RING2)

- Garbage, utilities, deliveries concerns
- Traffic
- Retail concerns

RING 1, Group B

Evaluation of different building layout options generated by RING participants, given parameters of (1) full square footage of 90,000 sqft and (2) good (i.e., marketable) square footage:

Scheme: 5 stories - initial design



Pros (+)	Cons (-)
<ul style="list-style-type: none">• Stepped back 4th & 5th stories• Lots of retail• Surface parking• Good traffic flow• Increased density• Sidewalk width• Visual interest in design	<ul style="list-style-type: none">• Surface parking• Height• Traffic flow (2-way turn onto Upton. Would prefer right turn only out.)

Scheme: 3 or 4 stories with tower



Pros (+)

- Signature of Linden Hills
- Exceptional design
- Would be a draw/make LH a destination
- Same traffic pattern as initial design
- Could serve as a sundial
- Creative
- Would not 'feel' height beyond initial 3 stories

Cons (-)

- Would be a draw/make LH a destination
- Creates a big shadow
- Tall...very tall
- Looks funny
- 1st four stories are straight up
- Not quaint
- Not fit with character of LH

Scheme: 4 stories with 1-2 stepped back stories ('narrower but taller')



Pros (+)

- Not right up to sidewalk
- Surface parking

Cons (-)

- Not right up to sidewalk
- Ugly

Scheme: 4 stories (F-scheme)



Pros (+)	Cons (-)
<ul style="list-style-type: none"> • Shorter than five • No surface parking • Green courtyard for tenants 	<ul style="list-style-type: none"> • Dull • Ugly • Cheaper • No surface parking • Facing residential units • No public greenspace • Less retail

Ideas & suggestions:

- Angle the corner at 43rd/Upton
- “I’m a fan of the 4-story (or 3) plus some sort of tower(s). AND we need much more imaginative design. This current design is cookie-cutter and like many others around town.” (comment submitted on index card)
- “Go to 6 stories instead of 5 stories, if going to 6 allows you to design an even better/more attractive building. The current 5-story design is very nice, but I’m hoping that it can even be improved upon by going to 6 stories.” (comment submitted on index card)

Miscellaneous concerns (some of which to be discussed at RING2)

- Sidewalk width, especially along restaurant patio side

RING 2, Group A

What *feeling* do you want to have as you walk/bike/drive by Linden Corner?

What is the desired *experience* of Linden Corner?

- Colorful
- “soul” – feels like its been there
- continuation of the village, but separate building feel
- Vibrant
- Feels like 43rd Street, in front of Wild Rumpus
- Quirky
- Kid-friendly
- Harmonious with existing
- “What’s the story” – a historical feel to the building even though it’s new. A “new old” feeling. That the building itself has a historical narrative, and let that narrative drive design.
- Invent a history for the building (or part of the building)
- Pride in appearance of commercial space (this is tied to the types of businesses & owners too)
- Non-sterile
- Original
- Not “slick”
- Character
- Warm
- Separate spaces with unique identities
- Visible parking
- Feel distinction from space to space on sidewalk. Perhaps replicate old sidewalk or road feeling. So you can tell when you are just by looking down.
- Good lighting plan. Not harsh light. Friendly lighting.

What ‘works’ about certain design & developments? What’s positive?

(numbers refer to photo numbers. See photos & numbers in Appendix A.)

- 15 – details, interesting lights on building and signage, flowers, tables on building side (rather than curb side), color of the brick, ‘happy hour’ sign
- 6 – good color on the building. Not relying on plantings for color since the plantings won’t be there in the winter. Good color on the building is there year-round.
- 10 – warm colors, recessed doors & windows, hanging lamps, wooden beams give the window character, neon in the window is unique & differentiating
- 11 – cobblestone sidewalk feel classy
- 16 – public spaces to sit and interact

- 18 – arch, tile details, brick details...all make it unique, interesting & give a story
- 2 – nice indoor/outdoor space
- Trees – especially ones with foliage year-round
- Welcoming, community feel (6,2,16,18,17,10): covering from above (awning, trees, etc...), public places to sit, flows yet differentiated.
- 17 – trees, benches, trees, garden
- The size/ratio of storefront windows & door feels familiar & comfortable; historically complementary
- “Rhythm”
- Large storefront windows, unobstructed that allow you to see into the store and have an experience just walking by.
- Wood dividers (rather than metal) for storefront windows – character & historically familiar.

What doesn't 'work' about certain design & developments? What's not so positive?

- 14 – bad patchwork quilt. Disney/Universal Studios looking, too 'flat', too close to sidewalk.
- 11 – how the condos are stepped back after the 2nd level
- 19 & 20 – very sterile, aluminum window frames are bad
- 20 – too office park or industrial park looking, nothing good about it, 'flat', no street experience, sterile
- 15 – outdoor tables are too harsh, no shelter from the traffic or sun
- 21 – bad colors in windows, too garish, too intense (awnings on initial design look very intense, saturated colors. Kinda circus-like.)
- 11 – harsh sidewalk spaces, not inviting/welcoming, no places to sit & just be
- 12, 13, 14 – no place to sit and be, harsh sidewalk, no 'aliveness' factor at all
- 11 – architecture doesn't address pedestrian experience (along France)
- 16 – the white building is harsh, cold, stark...especially in winter when there is snow and no foliage
- 12 – no street/pedestrian experience, no benches, no space from traffic
- 13 – bad color, bad variation, window frames are bad
- 4 – billboards on top

What is Linden Hills?

- Colorful
- Plantings
- Trees
- Village feel – quaint, feels like 'home', the lights btwn 39th & 43rd Streets...
- Individual character
- Sense of pride of commercial property (comes from individual biz owners)
- Details
- Independent ownership
- Walkability

- Boutique feel preserved
- Safe to walk and bike
- “Small town in a big city”
- Friendly faces
- Recognize owners, shoppers, neighbors when out and about
- Comfortable retail experience
- Pedestrian-scaled architecture
- Owners are a part of the community
- Ongoing relationships between owners, employees, shoppers
- Lively, active
- Destination, not a drive-through
- Lots of varied spaces for pedestrians, public experiences

Specific Suggestions

- Soften balconies – perhaps rounded on sides or bases
- Consider a mixture of open and enclosed balconies
- As wide a sidewalk as possible
- Water feature – kid-friendly, with ledges/seating around it
- Sufficient street parking, if possible & safe
- Use of salvaged decorative materials to create a history for the property
- Good public use space – seating buffered by greenery, natural materials (pavers, planters, etc...) that is inviting to public
- Angle the main corner on 43rd/Upton to soften that corner (and mirror the 3 other corners)
- Unity of design on entire condos (floors 2+). Have variety/differentiation at street level.
- Consider storefronts that open to be screens in the summer (Dunn Bros does this very well).
- Rather than benches, consider ledges.

What are thoughts regarding potential commercial tenants?

- Individual owners
- No national chains (no corporate feel)
- Varied
- Useful stores – services, no more gift shops (there are enough already), groceries
- Grocery store, pharmacy
- Destination for youth to gather
- Prepared fast-casual food option, inexpensive, good for lunch & kids
- Miss the co-op
- Pet store?
- Shops that are a recurring draw – somewhere you’d go again and again, not a one-and-done shop. (e.g, a bookstore vs a cell phone store) Somewhere you

could go every week...not just once a year...so you could develop relationships

Verbatim thoughts from index cards (mostly in response to the 'feeling' of experiencing Linden Corner from the street).

- I want the space to feel alive. To me this means that the space itself has living elements (vines, trees) and natural materials (stone, water). This also requires space for people and the presence of people in the space. Should be able to sit and stand without impeding other pedestrians. Specific ideas: water feature(s) with seating/ledges around it, climbing vines or other greenery, storefronts that open to be screens in the summer, rather than benches, how about ledges? (these encourage people to sit and stay and invite children to play), double-strollers should be able to easily pass each other.
- My walking experience would include wide sidewalks, trees, green grass, glowers, people sitting with dogs enjoying the sun upon a park bench. I would love a small plaza (mini town square) on the corner to make Linden Hills seem like a small town center.
- Soul. "New old building." Story. (like an) old shoe. Quirky/imperfect. Inside/outside blend. Landmark/focal feature. Pride.
- I would like to have retail easily identifiable. Lots of flowers around the perimeter. Invites me to park my car and explore – parking easily available. Doesn't feel too crowded together in terms of the retail. Sense of pride in the property.
- Sidewalks. People liked a cobblestone look. Add look at 9th Street & Nicollet Mall. Heated sidewalks (safety). Also smooth sidewalks for wheelchairs, handicapped, strollers. Safety – traffic going in and out, so sidewalk pedestrians (kids) are safe.
- (1) like TEA2 designs as drawn. Trust them for details. (2) Community feel. Homespun. Original. Lots of character. (3) Not mall-like or slick such as Calhoun Square. Set off street even more than city code.
- (1) Clear/clean walking space. (2) Identity for each tenant. (3) Planters/trees/bike racks/bus stop? (4) Open corner
- I want the continuation of the village feeling. Linden Hills has characteristics of how European towns/villages are built. I want the store fronts to continue the feeling of separate buildings, stores, etc... Right now, some are different colors, with awnings and some without. Simply saying, I want the village center feel to continue and not make it feel like every other new building that is being built. Variation on storefronts to NOT be uniform.
- Feel a sense of community. An easy ability to congregate w/o being rushed along. Feel an ability to window shop. Feel a distinction of flow from the building – brick/tile/marble drawn into the sidewalk. Feel safety to drive without traffic. Feel safety for walking/biking w/o fear of cars streaming from retail area. Feel that there isn't a building 'looming.'

- Separated a little from the street. Like 43rd by Rumpus. Lively. Useful. Human-sized. Varied. Navigable by everyone. Kid-friendly. Harmonious. Pride.
- Inviting. Warm. Friendly. Exciting. Colorful. Vibrant. Open to all kinds of pedestrians, kids, strollers, etc... easy and accessible.
- I would like to retain the small town feeling that Linden Hills has. Wide sidewalks, lots of plants, good lighting, shops that don't look like corporate offices. Some variations in storefronts, but nothing that screams McDonalds or franchise. I would like retail tenants in storefronts not a bunch of investment broker offices. Linden Hills is not an office park or an industrial park.
- Walking on the sidewalk in front of the building should feel similar to the other sidewalks in the village. Not exactly the same, but harmonious. The experience shouldn't be jarring just because it's in front of the new building.

RING 2, Group B

What *feeling* do you want to have as you walk/bike/drive by Linden Corner?

What is the desired *experience* of Linden Corner?

- Not like a strip mall
- Not “commercial” – not corporate commercial
- Smaller shops
- Welcoming
- Intriguing
- Open, Homey, Warm
- Small town feel
- Like it wasn’t built all at once.
- Unique, distinct storefronts (more than just different awning colors!)
- Safe – lighting, traffic
- “Eclectic,” different than other neighborhoods.
- ‘Artsy’ – distinctive
- A destination
- Welcoming to all ages (not loud music like Uptown. Not all for older people. Not all for kids.)
- Shops are for the neighborhood, not just the residents of the building.
- Shops not just for ‘tourists’ – but for neighborhood residents. More services provided, like a small grocer (like at 46th/Bryan)
- Feels “part of something”
- Sense of anticipation, discovery
- Stimulating
- Pedestrian & bike-friendly
- Planting
- Random – like in a European village. “Imperfect Joining of Spaces” – like a hidden walk here or there...or a odd back door, etc...
- Upscale
- Sense of pride
- Seating for public. Community space
- Some public space to run into neighbors and have public clusters
- “Stretch the season” – (i.e., space that allows outdoor gathering even into cooler weather, like Sebastian Joe’s indoor/outdoor area and fireplace.)
- Quiet at night. “Goes to bed.”

What ‘works’ about certain design & developments? What’s positive?

(numbers refer to photo numbers. See photos & numbers in Appendix A.)

- 18 – greenery, variety of materials (brick, tile, etc...), residential-looking windows, historic, different planes & details

- Different signage (independent choices by indiv retailers)
- Small scale
- 16 – something organic, not slick, ivy, “European”, not fixed awnings
- 10 – individualized storefronts, curves in, planters, good signage
- 7 – varying heights of awnings, interesting because of differences, idiosyncratic & quirky
- 14 – feels like small town because each are different – but more vintage than that design
- color as a differentiator
- 2, 6 – planters, color, scale, signage
- 17 – good blend, greenery, brickwork gives character & depth
- 15 – scale, interesting brickwork, feels old, tile roof, planters, seating
- 7 – warm colors, details, angled front door, interest, seating area
- Size of window, sill height is familiar, allows for planters
- 10, 18 – good size & placement of windows, with painted wood trim as dividers
- 9& 10 – recessed doors
- 9 – awnings are broken up, even if same color
- 7 – different heights of awnings
- 2 – unique, distinct shops
- 21 – balconies are recessed
- 15 – tile roof
- planters benches
- 6 – signage caters to pedestrians, human-scale
- 11 – residential setback – makes it a lot less noticeable. Eyes stop at retail level
- The Anthropologie bldg at 50th/France – good architecture & well made (quality materials)

What doesn't 'work' about certain design & developments? What's not so positive?

- 14 – “too manufactured” old building, it looks like a prop. The variation on top with same on 1st floor is bad
- 8 – large continuous awning
- 5 – billboards!
- 12 – looks cheap, not quality materials
- 20 & 21 – the sunshine & sky are blocked. Scale is too big. Straight-up monolith. Sterile.
- 12, 20 – No sidewalk space
- 12 – bad combination of materials. Looks cheap & ugly. Stucco makes it look cheap.
- 20 – dark corner. Unwelcoming.
- 11 – cold, corporate (but it has some dimension)
- 13 – too much contemporary, artificial, phoney, not inviting, fake. Looks like built for traffic only.

- 14 – cheap, junky. Too many materials. Will become dated quickly. Bad example of variety.
- 9 – cheesy lights (gooseneck). Too corporate feeling (with corporate materials in windows.)
- 21 – boring. Cookie cutter. Not distinct.
- 19 – boring. Trying too hard for variation. Commercial looks too residential. Bad example of differentiation.

What is Linden Hills?

- Quirky
- “Village”
- Mom & Pop stores, not corporate
- Isolated
- Community
- Small scale
- Quaint
- Long lasting buildings
- Environmentally conscious – work with what’s here (e.g., fire station turned into restaurant rather than tearing down)
- Not slick. Down to earth.
- Noth 50th/France
- “Rhythm” – frequent doors
- Variable widths of storefronts
- Human scale
- Variations in housing, historical
- Mix of ages, demographics, housing, etc...
- Greenery, plantings, trees, natural elements
- Preserved historical feel
- “Cutting edge” – pilot projects. Pioneers
- Leader among neighborhoods
- Lead by example
- “Likable Sustainability”
- Cater to pedestrian scale
- Progressive, ‘blue’
- Egalitarian

Specific Suggestions

- Angle corner to mirror other buildings at intersection
- Mix of contemporary & old
- Wood trim on windows, or variation
- Window sill height at 18” from ground
- Lower part below windows be brick
- Variation in signage, left to individual owners
- Raingarden in green space

- Water feature in community areas
- Variation in awning detail – suitable to individual store, allow for personalization, consider retractable awnings
- Storefronts unique to shop owners
- Public seating
- Consideration to winter – community space (indoor/outdoor) in all seasons. Year-long greenery.
- Replace the south patio area with rounded steps cascading toward the corner from a second floor terrace that would be south facing. Put additional retailers up on the second floor.

What are thoughts regarding potential commercial tenants?

- No corporate chains
- Successful long-term businesses
- Low turnover
- Part of community. Local owners.
- Famous Dave’s come back
- Of use to neighborhood residents.
- Grocery store – like green grocer on 46th/Bryant
- Mailing services

Verbatim thoughts from index cards (mostly in response to the ‘feeling’ of experiencing Linden Corner from the street).

- I want to feel welcome & a bit intrigued. Kind of open, homey experience
- I want to feel that shops are local & idiosyncratic, not national-corporate. Welcomes (planters will help). Neighborhood is for me, not just 20-somethings or suburbanites. No loud music pouring from doorways. I want to feel good about shopping there. Shops are for neighborhood, not just condo owners. Want to feel safe walking around. More of what we already have.

Appendix A: Photos used in RING2

#1



#2



#3



#4



#5



#6



#7



#8



#9



#10



#11



#12



#13



#14



#15



#16



#17



#18



#19



#20



#21



Appendix B: Full Evaluation Results & Comments

Below are the full results from the RING participant evaluations, presented by group. All participants at the RING2 meetings completed evaluations. Respondents were allowed to skip questions and/or mark more than one choice for any given question, so total responses may not necessarily equal the number of participants for any given group.

GROUP A Participant Evaluation

1.) In general, how do you feel about participating in the Linden Corner Design Review & INput Group (RINGs) process? *(Please note that this is asking about the RINGs process, not the project or design, but only the engagement process.)*

<u>7</u>	Very satisfied
<u>5</u>	Satisfied
<u>1</u>	Neutral
<u>0</u>	Dissatisfied
<u>0</u>	Very dissatisfied

Explain your answer:

- Felt good to be involved in the process
- Clear ground rules, good meeting leadership, excellent topics, Best use of group's time for maximum results. Perfect.
- First session was okay. Second session quite worthwhile, engaging, fun.
- We were all able to speak and interact.
- Patient, lots of energy, occasionally lost the thread.
- We discussed everything other than square footage. Nothing left unsaid. Very thorough.
- A true & constructive and satisfying experience. All heard & respected.
- Easy people to work & talk with & very cooperative.

2.) The stated goal of the public engagement process is *"to work constructively and collaboratively as a community, within given realities and constraints, to suggest design ideas to the Linden Corner development team that enhance the project's benefit to Linden Hills?"*

How successful was the RINGs process in achieving its goal?

<u>9</u>	Very successful
<u>5</u>	Somewhat successful
<u>0</u>	Neutral
<u>0</u>	Somewhat unsuccessful
<u>0</u>	Very unsuccessful

Explain your answer:

- Everyone was heard & the developers listened.
- Process: thinking, brainstorming, vocalizing, ideas, group ideas, input given
- Hmmm..."work constructively & collaboratively" → big success; "to suggest" → this is a pretty low threshold!
- We all evaluated the project, what it needs to be and you listened to our suggestions.
- I don't think that anyone involved was surprised to find out that 90,000 square feet are hard to fit into 3 stories. I don't think anyone was dishonest, but the end result was easy to predict.
- We discussed everything other than square footage. Nothing left unsaid. Very thorough.
- Learned a lot.
- Process was very successful. Constraints made it a little difficult. Scale is still an issue
- Very constructive. Collaborative. Open to feedback.

3.) One of our goals is to have the public engagement team conduct the Design RINGs process in an unbiased way. How satisfied are you with their performance in this regard? (note: the public engagement team is Keiko & Phil.)

<u>12</u>	Very satisfied
<u>0</u>	Satisfied
<u>0</u>	Neutral
<u>1*</u>	Dissatisfied
<u>0</u>	Very dissatisfied

** Eds note: The 1 'dissatisfied' vote was from a participant who was not present at the first meeting and therefore missed some of the explanation of the process. This participant's comment was "I was surprised that the design team was present. A standard focus group is generally blinded from the group interaction."*

Comments:

- Great job!!
- Again, the second session was better. At the first meeting, the group had a tendency to veer off the track despite Keiko's efforts to rein them in.
- Once again, we discussed all. Very easy to bring up anything.
- Incredibly competent to lead a very constructive experience.
- Strong facilitation skills. Good supporting documents/pictures/etc.

4.) Please express your level of agreement with the following statements by placing an X in the appropriate column for each statement:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
I understood the Design RINGs process when I initially signed up.	8	5			
I understood the parameters and constraints of the discussions when I signed up.	8	5			
Establishing parameters & constraints on the discussion was <u>reasonable & understandable</u> (regardless of whether you agreed with the parameters).*	8	4	1	1	
I was treated respectfully: by the public engagement team.	13				
by members of the design team.	13				
by the other participants.	8	5			
I have a clearer understanding of the challenges & tradeoffs of the project now.	10	2	1		
I can make a more informed opinion on the project, having participated in the RINGs.	11	2			
The RINGs generated important feedback & input for the design team to consider.	10	2	1		
The final proposal will be better, as a result of the RINGs.	6	6			
I am glad that I participated in the Design RINGs.	10	3			

**One participant indicated both agree & disagree, and commented “okay only if you accept the severe limitation it puts on the conversation. Given the time allocated, it may have been necessary to limit the discussion as well, but more time, fewer restrictions might have resulted in even better input & suggestions.”*

5.) How would you describe your feelings towards the Linden Corner project? (*This is asking about the project, not the engagement process.*)

7 Strongly support
3 Somewhat support
3 Neutral/unsure/can't say until see revisions
1 Somewhat oppose
0 Strongly oppose

Eds note: One participant indicated both somewhat support and somewhat oppose, and commented “parts of it I like, other parts not.” One participant underlined the ‘can’t say until see revisions’ part and commented “thanks for the opportunity to participate.”

6.) Were your feelings towards the project influenced by participating in the Design RINGs engagement process?

<u>12</u>	Yes, influenced positively (more supportive of project than before).
<u>1</u>	Yes, influenced negatively (less supportive of project than before).
<u>1</u>	Not influenced by RINGs participation.

Comments:

- Love the consideration of input (design & function). I am glad to have a TEA2 building. If it weren't architecturally quality, I'd oppose.
- I already agreed with the project. (from participant who indicated not influenced by RINGs participation).
- The benefits of the project are much clearer to me than they were before. There are still aspects that I'm unhappy about, but they are givens for the project to move forward. I will be disappointed if the design does not incorporate a number of the suggestions from these groups.
- Many changes are necessary before I would say I'm "supportive" (from participant who indicated that participation influenced positively)
- I thought this was a great project before participating in the RING. The RING gave me more knowledge of this project and the community as a whole.
- Design team showed strong thought process and was open to feedback.

7.) Do you have any other feedback regarding the Design RINGs public engagement process or for the **public engagement team**?

- None. Good job.
- Loved the respectful tone and barrage of great ideas. It was useful to the project. I feared lectures & battled from participants. I loved the model that the public engagement team member created.
- Good idea to defuse opposition & engage neighbors.
- Thanks for your time & energy.
- I missed the 1st night, but I thought there would be more discussion of traffic flow & general impact from retail, etc... on the Linden Hills intersection.
- I think this should be part of more 'issue' related experiences in the neighborhood, the city, the state, the nation.
- Great project – glad I participated!!
- Hold more of them for large projects!!

8.) Do you have any other feedback, suggestions, ideas, etc... for the **design team** for the Linden Corner project?

- Stated during RINGs sessions.
- Design team listened.

- I'm still having a hard time accepting the size of this building – not the height, but the bulk. The L on the west side which looms over the homes on Vincent is especially disturbing. I could probably abide by more height if it was all on Upton Avenue.
- I sincerely hope that you build a structure that reflects the level of design that you showed in your drawings. It would be sad to see financial constraints force you to build a lesser building.
- Consider shallow storefronts too – 400 sq ft?
- Color, winter interest, warmth!
- What about some smaller condos? These are huge and thus pricier. Many Linden Hills home are only 1,000-1,500 sq feet. We don't need all bigger condos.
- Thanks for listening.
- Already stated.
- Cut space a bit lower than 90,000 to accommodate a more rounded or open corner at 43/Upton.
- Please carry this project forward. I feel that it will be an asset to this village within the city.
- Able to provide all my feedback in sessions.

Eds. note(updated 10/4/11, after the initial submittal of the final report.): The following is the full statement from Monica Stuart, a participant who withdrew following the first RING meeting. Her statement is included verbatim as it was received via email.

- Please remove my name from the Design RING A. Or at minimum make a notation that I withdrew due to my lack of understanding that the RING discussions would only be about the Developers full, 5-story/90,000 sq ft design. Because of this limitation I believe there would not be an authentic discussion about what was best for the neighborhood and that the outcome of the Design RINGS was predetermined due to the carefully prescribed meeting format.

GROUP B Participant Evaluation

1.) In general, how do you feel about participating in the Linden Corner Design Review & INput Group (RINGS) process? *(Please note that this is asking about the RINGS process, not the project or design, but only the engagement process.)*

<u>7</u>	Very satisfied
<u>7</u>	Satisfied
<u>3</u>	Neutral
<u>1</u>	Dissatisfied
<u>0</u>	Very dissatisfied

Eds. note: One participant indicated both neutral & dissatisfied.

Explain your answer:

- I was glad I was involved, but am curious as to how I will feel about the final report.
- I don't know how much impact we will have on final project & acceptance.
- More emphasis should have been places on summarizing thoughts/results.
- Somewhat dissatisfied because it seems the developer & design team are pretty committed to existing design configuration & details.
- The 1st meeting didn't seem like much was accomplished. The parameters were so rigid that there wasn't really any room for meaningful change (height & scale). The 2nd meeting was better because we could all engage.
- Very interesting/helpful. Many good ideas came out.
- Encouraging & open & friendly.
- Very well run process that drew out both pros & cons.
- I felt as if we were endorsing the tall building, then looking at options.
- The second session was satisfying. I feel our thoughts/ideas were heard. The first mtg was less so as there really is not much than can be done with the site if we have to stick with 90,000 sf.
- Appreciate being about to express personal opinion(s) on a project, that didn't necessarily have to.
- Helped me work through my worries, opinions & lack of education on architecture.
- I feel the architects, Andrew, Jeff, Mark "get" the neighborhood.

2.) The stated goal of the public engagement process is “to work constructively and collaboratively as a community, within given realities and constraints, to suggest design ideas to the Linden Corner development team that enhance the project’s benefit to Linden Hills?”

How successful was the RINGs process in achieving its goal?

<u>9</u>	Very successful
<u>5</u>	Somewhat successful
<u>2</u>	Neutral
<u>0</u>	Somewhat unsuccessful
<u>1</u>	Very unsuccessful

Explain your answer:

- The maximum 90,000 square feet requirement is tough, difficult massing in a way. There is no good answer.
- We made a lot of suggestions!
- Will all this make any difference?
- Opinion was given, so the goal was achieved. It would have been nice to hear more response from the design team.
- Well facilitated, but ‘horse already out of the barn.’
- 1st meeting – without allowing scale to be changed, there was little point. 2nd meeting – meeting was more engaging and maybe more useful.
- Very easy to give our opinions & ideas.
- Good idea – plenty of friendly agreement.
- The process was respectful. Constraints as stated were generally respected.
- Will wait to see what happens to our input.
- Because it was focused and did not allow negative language.

3.) One of our goals is to have the public engagement team conduct the Design RINGs process in an unbiased way. How satisfied are you with their performance in this regard? (note: the public engagement team is Keiko & Phil.)

<u>10</u>	Very satisfied
<u>7</u>	Satisfied
<u>0</u>	Neutral
<u>0</u>	Dissatisfied
<u>0</u>	Very dissatisfied

Comments:

- Phil’s model was awesome.
- Good job of avoiding bias & keeping communication open.
- Yes, meeting was run civilly and Keiko did not cut off anyone.
- Good facilitation – very effective & functional.
- They did their best to record pros & cons from everyone’s input.
- Very thorough.

4.) Please express your level of agreement with the following statements by placing an X in the appropriate column for each statement:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
I understood the Design RINGs process when I initially signed up.	6	11			
I understood the parameters and constraints of the discussions when I signed up.	8	6	1	1	
Establishing parameters & constraints on the discussion was <u>reasonable</u> & <u>understandable</u> (regardless of whether you agreed with the parameters).*	7	8	1	1	
I was treated respectfully: by the public engagement team.	11	6			
By members of the design team.	10	7			
by the other participants.	9	7			
I have a clearer understanding of the challenges & tradeoffs of the project now.	5	6	6		1
I can make a more informed opinion on the project, having participated in the RINGs.	7	10			
The RINGs generated important feedback & input for the design team to consider.	8	8	1		
The final proposal will be better, as a result of the RINGs.	5	5	5		
I am glad that I participated in the Design RINGs.	8	9			

5.) How would you describe your feelings towards the Linden Corner project? (*This is asking about the project, not the engagement process.*)

- 7 Strongly support
- 4 Somewhat support
- 3 Neutral/unsure/can't say until see revisions
- 0 Somewhat oppose
- 3 Strongly oppose

Eds. note: One participant indicated "Strongly support if its built using high quality materials & attention to details."

6.) Were your feelings towards the project influenced by participating in the Design RINGs engagement process?

- 8 Yes, influenced positively (more supportive of project than before).
- 0 Yes, influenced negatively (less supportive of project than before).
- 7 Not influenced by RINGs participation.

Eds note: Two participants did not respond to the choices. One of the non-respondents commented "It depends" and the other commented "can't say until I see the revisions."

Comments:

- I just think that the economic model you are using is one model, but not the only way. Example: 50th & Bryant is a 1-story building. How were they able to do it?
- Depends on what is revised as outcome of this process.
- I was supportive of this well thought-out design based on the website and other info publically provided. I am still supportive of this project.
- I was in support when I started.

7.) Do you have any other feedback regarding the Design RINGs public engagement process or for the **public engagement team**?

- I didn't realized until after I had committed to this that the most vocal opposition was not participating. So, I wonder if this was a waste in terms of eventual acceptance & success.
- Good work, Phil & Keiko.
- Great process & leadership. The only thing that bothers me is not knowing if anything that we said will be seriously considered, or if the project just a done deal?
- I think you shouldn't use these meetings as endorsement of your scale/scope. Use input constructively. Do not tout them as consensus or a publicity vehicle.
- A unique experience unlike the neighborhood meeting about proposals for the Lake Harriet Concession a while back.
- Great job!!
- Keiko did a good job of facilitating. Little too much time on ground rules in mtg #1. Beautiful model of the Linden Hills corner was hugely helpful in understanding the development. Nice to have Mark & the architects available/present. They were attentive and respectful & articulate.
- I thought Keiko did a great job.
- Great job!
- Great job.
- Thank you very much for your wonderful moderation of tonight's RINGS event. After the outburst of my fellow participant I wanted to add some additional information - and if appropriate it can be added to the report. I feel like she was there to sabotage the conversation and had no intention to participate for the goal that was set forth from the beginning. I say this not because we differ in opinion, but because of her comments during the process. Early in the meeting she said several times that the meeting was a conspiracy. I think it was her intent all along to derail the process and at the end her outburst was indicative of that. She also made comments on behalf of the group that we did not uniformly stand behind, and attacked even the photos provided as if they were a set-up. When I asked to provide an alternate point of view, she simply left saying she had kids to put to bed, not willing to have a discussion. Again, the point of the meeting was to debate on a respectful level as a group and I think her motives were not as such. I found this woman's behavior upsetting and it's my belief her intention to join the group was

not for healthy debate, but rather to attack the development team and the process. It was very, very clear that the mass/scale was not up for debate, and I believe her indication that she did not know that was in no way indicative of the information that was sent by you about the process. I want to reiterate what a great job you did, my confidence in the development team and appreciate for the process. *(Eds. note: This comment was received by email to the facilitator after the final RING meeting, with a request by the participant that the full comment be included in the final report.)*

8.) Do you have any other feedback, suggestions, ideas, etc... for the **design team** for the Linden Corner project?

- The intersection is in a dip, a depression, and that alters how a taller building affects the street level. As you would walk down the hill, into a dip, which feels more closed in, a taller building oppresses. At the top of the hill, say at 44th & Upton, the tall apartment/condos aren't as oppressive because the space is opening up (from the dip). Setback above the second floor would be better.
- Deep breaths, make design choices slowly.
- Please take our thoughts seriously.
- More public space, especially along 43rd Street. Will not support project as currently configured.
- Reconsider business model, to be 2 or 3 stories. It can be done. Use a more creative approach to project.
- Please spend enough on good architects & the contractor to increase the odds of this building turning out well are increased.
- Village. Please design for neighborhood character. No steel plated planetary sculptures on top!
- Your design is already well thought-out in height and scale, including landscaping & greenspace. Please proceed 'as is.' Go for it! Get it done!
- Nice to have these conversations. I'm excited about this development. Go Mark!
- I still think its too out-of-scale for the neighborhood. Consider less story, stepping back from 2nd story up, rather than from 3rd story. What about ceiling height inside the units? Could that be less to lower the overall height of the building?
- Do not like the look of the top 2 stories, especially from the north. Personally, I don't like the set back and would like 5 stopries straight up, with character, etc...
- Please use judgment when planning and keep in mind our quaint and historic neighborhood.
- Perhaps include more business information on how this project impacts the neighborhood financially. I feel there is a lot of personal feedback, but lack understanding about business side.

Appendix C: Pre-survey full results

The following pages provide the full pre-survey responses, separated by group, including the verbatim responses to the open-ended questions. All pre-survey respondents are included, even though two survey respondents withdrew prior to RING 1 (one due to a scheduling conflict and one because he was out-of-town).

Group A pre-survey

There were 20 respondents in Group A who completed a survey.

2.) How would you describe your affiliation with Linden Hills? (check all the apply)

Homeowner in Linden Hills	16	80%
Renter in Linden Hills	1	5%
Biz owner in LH	2	10%
Comm pty owner in LH	2	10%
Res of border n'hood	3	15%
biz owner in border n'hood	0	0%
Freq visitor to LH	6	30%
Other	3	15%

Eds. note: Since respondents were able to check more than one answer, the numbers may exceed the total respondents, and the percentages may exceed 100%. The percentages were calculated based on 20 respondents.

3.) What do you like about the Linden Hills neighborhood?

- The small town feel.
- Unique, boutique type buildings, restaurants, store fronts.
- Safety, friendliness, availability of groceries, pharmacy, hardware, library
- The comfortable community that the neighbors, shoppers, visitors share in Linden Hills is what I like.
- I like being able to walk to shops that are actually useful (groceries, bakeries, hardware stores, gift shops). I like being able to live most of my daily life in my neighborhood
- Vintage houses on shady streets , Sense of community. The destinations that exist within the neighborhood boundaries: Lake Harriet, Lake Calhoun, 43rd & Upton district, neighborhood schools
- Almost everything.
- It is a great neighborhood for families and provides a unique environment for residents to have all their "needs" met without traveling too far.
- The safety of the neighborhood and the friendliness of the residents. Also, the lakes and all that has to offer. Most necessities available within walking distance.
- sense of community. respect for neighbors/neighborhood, etc
- The small town charm.
- Village feel

- I have a long history with LH. I enjoy its family friendly, independent, small town feel. I enjoy the fact that it is progressive, creative, forward thinking, anti franchise, anti big box, and intellectually stimulating. there are no big parking lots. The walkability and anti suburban look and feel is engaging. I love the piano.
- Quaint village. Friendly people. Quiet urban setting.
- We love the neighborhood and the small, independent businesses that we can walk to. This very important to us to keep the businesses small, local, and independent.
- That's it's a small town within a big city. Access to wonderful green spaces. The pride in the neighborhood that residents have. The new restaurants and shops that have moved in which have created a vibrant destination.
- Variety of housing styles, proximity to shops and transit, proximity to lakes, walkability, friendliness of neighbors and their commitment to the common good, good schools.
- I like being able to walk to get stuff I need or want, such as: coffee beans from Coffee and Tea, meat and sandwiches from Clancey's, and toys or books from Creative Kidstuff and Wild Rumpus for my kids to take give as birthday presents. I like that my 10 and 8 year olds can walk "to town" by themselves to get bread samples, look at toys, play the piano, and visit with the Clancey's staff.
- Walking to shopping and the connection to lakes and bike system.
- The proximity to downtown, the lakes. The cleanliness and amenities like a park, restaurants, shopping. The civially and policially active neighbors, even if I am not in agreement I like to see people active in civic matters.
- I like the neighborhood feel. That is, most of what is necessary / desirable in life is available in the neighborhood.

4.) What do you think could be improved about Linden Hills?

- More restaurants, a grocery store, drug store.
- Redevelopment of the extremely unattractive 60's and 70's apartment buildings on 43rd east of Cafe 28, on Sheridan / Upton south of Great Harvest Bread and 44th east of Sebastian Joe's corner parking lot
- Parking availability. grocery store back in Linden Hills downtown
- Keep the central business district casual, welcoming, homey. The Co-op departure (and Butler Drug departure years ago) took the core meeting places away, but a huge incoming hardware store could replace that. Any added parking spaces are a plus.
- I worry about useful shops being replaced by knickknack shops, or going out of business altogether.
- Almost everything.
- The business district could use a revitalization after the loss of the co-op
- I think it would be great to have some type of grocery return to the Linden Hills collection of shops and or a pharmacy. Some properties need improving.
- Very little - it is not a perfect community, but I believe between great schools, parks, friendliness, shops, restaurants, etc - it is about as good as any "city" community in the US.
- Fewer large homes being built that dwarf the homes that are already here.
- I agree we need more development to add vitality.

- NO more condos. No more 3-5 story prefabbed townhouses. Keep out the second hardware store. Add creative businesses that retain the wellstonian appeal. Intimate flowers, green space, flags, festivals, ice cream, restaurants and coffee shops all help add to its character. A large scale sculpture or two would be great. An Irish style pub would be nice. A young/teen center or groovy hangout and candy store would be nice.
- More consistency in remodels and new builds.
- Continue to keep the area alive with small businesses, continued park services, strong sense of community and keeping the area safe.
- Developing a forward looking plan to address issues like further business development, housing density, and other urban issues. Progress will happen, and should happen, but developing and communicating a plan would avoid issues like this getting blown up (or having two hardware stores in town...)
- More variety of housing types: cohousing, co-ops, condos, apartments, grandma flats. Also connection to light rail and more regular services (drugstore, grocery store, etc.) instead of just gift shops.
- We could really use a co-op at 43rd and Upton. I dearly miss walking to get my groceries. I wish we had broader sidewalks. On many stretches, there is barely room for two strollers to pass each other, which is something that needs to happen frequently.
- Just updating the business district so it continues to be healthy
- Better policing, road constuction and repair.
- Almost everything I like about the neighborhood would be improved with more people.

5.) How would you describe your feelings towards the initial proposal for Linden Corner (as presented on the Linden Corner website)?

Strongly oppose	2	10%
Somewhat oppose	5	24%
Neutral or unsure	5	24%
Somewhat support	5	24%
Strongly support	4	19%

6.) What, if any, are your concerns about the initial design & proposal for Linden Corner (as presented on the Linden Corner website)?

- Lack of public / green space. I am afraid to lose the little town square on the corner. The parking and traffic on 42nd and Upton. The height of the building.
- Size of the building, design of the building (which resembles and will be dated within 10 years the newer buildings at 50th & Xerxes (NW Corner), Excelsior and Grand Complex (all), Lake Street in Uptown (several), fit for the personality of the neighborhood, market need and ability to sell high end condo units in a saturated depressed economy (and therefore will find a way to convert them to apartments) and an intersection where the units will CLEARLY be the most expensive priced condos within a square mile+, retail being considered (convenience market? - not

desired). Linden Hills residents are Prius driving, composting, minimalist, understated hippies who prefer the same qualities for their neighborhood businesses and building structures. Also, despite the underground public parking provided with the building, most people will still prefer to parallel park in the street / open space (i.e. Pinehurst Building at 50th and France has empty public ramp space all day, every day). This will create a parking problem for the neighborhood.

- Traffic. making sure project was a fit with the neighborhood
- Height of the proposed building, proximity to the street causing a more claustrophobic intersection. The website presents a wide angle misleading view of the building. One view is from a roof, not the street; I don't generally view the intersection from the Twigg roof. Shops inside might feel more mall-like and less Linden Hills shop-like.
- Height. I worry about it feeling imposing and about it opening the door to more CUPs.
- None
- Initially did not like the height of the proposal. Although, as you look at that corner I'm not sure why people aren't objecting to the bill boards that loom over the area. Those are truly an eyesore. I think if I were considering a purchase in the new development, the sight of those out my window would deter me.
- fit within the community.
- The scale of the building is too tall for the neighborhood. There are many large condo complexes already built in St. Louis park that did not sell and now are apartments.
- I feel the massing may be a bit much for the site.
- Too large, 5 stories not 'village' height. Commercial materials and design vs old world charm and character. Additional traffic. What retailers would be in the bldg. Neighborhood vs national.
- Too big. No need for more condos, townhomes, housing here. Despite its design, it's basically a box with a hat on it. There is very little uniqueness, rarity or character about the design. It seems little more than a glorified strip mall. Water runoff. I would prefer a series of contemporary art galleries and antique stores that create a sense of destination to LH rather than another box with a hat. The building design doesn't seem to say much about LH history, the lake, the trolley, the parks, the intersection, etc.
- Might be a just a bit too high. Biggest concern is the look and to make sure who the retail is leased to. Do not want any national chains in there. Would like to see small, independent businesses in Linden Hills
- Scale. Appreciate the need to maximize developed space, but don't want it to look like a big box just dropped on the corner. Boxes are intimidating and boring.
- I, personally, will lose my view of downtown Minneapolis. I love to sit on my porch with a cup of coffee and see downtown. The proposed building will obliterate that view. More generally, I am concerned about the scale of the building relative to everything else at the intersection. I think the proposed building will have a much stronger presence than anticipated.
- No real concerns. It would be nice if the lowest cost condo was somewhat under \$350,000 to allow younger people and lower income folks to move in as well.
- none

- That it conforms with current zoning and code requirements, or requires minor alterations
- It's very good. It could be made even better. I am mostly concerned about the public space.

7.) What, if anything, do you LIKE about the initial design & proposal for Linden Corner (as presented on the Linden Corner website)?

- Looks well designed a lovely. Addition of businesses and restaurants.
- That entrepreneurial driven individuals want to redevelop the corner - which I support as a concept.
- replacing the Famous Dave's restaurant. green space. local developer
- Outstanding architectural design. The proposed building is handsome and our beloved little shops may look a little scruffier in comparison (except the recently painted dental office). Keeping space near the bus stop is a plus. I hoped for public parking and there are spots proposed (and if underground, cars stay dry in inclement weather).
- I believe strongly in mixed-use development. I am hopeful that more businesses will bring more shoppers and keep the corner vibrant. I am glad the design as I have seen it incorporates some green space. I like that it replaces current surface parking with underground parking.
- I like the underground parking both for the residents and some spots for visitors to the area. Also like the green space. I don't know what retail is proposed, but the corner could use some diversity in this area.
- progress for a corner that is/has been truly static during yrs of progression w/i the village of Linden Hills.
- I don't know if I like anything about it. That is why I want to be in on these meetings. I'd like to see plans and get more detailed information on the project to see if it is viable.
- In general the design is nice, setback on 43rd, quality finishes, additional retail and housing.
- Mixed living & retail.
- I appreciate the work the architects and designers have done. I appreciate them allowing the neighborhood to have a voice.
- Outdoor seating area for the restaurant.
- Additional space for shops/restaurants that would continue to make LH a destination. New residential space. Attention to detail and sustainability.
- I appreciate the attention to detail and the effort that the developer and architects have put into the aesthetics and making the building look good. I appreciate that cornice intended to screen the view of the 4th and 5th stories.
- High quality architectural design, bringing building up to the sidewalk, bringing better condos to the neighborhood, parking underground, shops and restaurants.
- Good greenspace, Great design.
- It better will accommodate accessibility, it will have it's own parking, can allow for more businesses that just one.
- I really like the additional density and the efforts at public space.

8.) If you could change 3 things about the initial design & proposal for Linden Corner (as presented on the Linden Corner website), what would you change? (in order of preference)

Change 1

- more green/public space
- Shrink the footprint and height of the building.
- maybe the height
- Location where the Co-op was would be perfect.
- Keep it within the height limitation
- I would want a better look at the height of 5 stories
- I'm not a designer - nor are 99% of Linden Hills residents. I also am not a physician & won't seek medical recommendations from 99% of Linden Hills residents.
- Make it a two or three story building
- 4 stories or less with the top floor set back, ideally the 3rd floor too.
- Reduce height, too high
- Not do it.
- Make sure it character and not boring store fronts that look the same.
- scale/height
- The height
- add screen porches to units
- Some more bigger retail spaces with back doors
- maybe the height
- More public space

Change 2

- lower the building
- Exterior redesign to something more period and neighborhood personality specific. i.e. Heritage Landings building at 1st Street and 4th Ave N in Warehouse District
- One story lower.
- would lean toward 4 stories
- I would need more information to say more
- can't really think of much else, maybe more office space.
- Modify exterior to look more brownstone and village like
- Scale smaller.
- Height needs to be in proportion to not tower over the area.
- additional parking spaces underground
- I would love the design to include a restaurant/bar with rooftop deck
- add studio or small one-bedroom units
- space for a small grocer
- add even more parking
- More explicit orientation toward the bus stop

Change 3

- close off 42nd and Upton as an exit route from the building
- More park and outdoor space

- Offset from Sheridan.
- I would need more information to say more
- Commit to local businesses vs national 'snap fitness', 'chipotle', etc.
- Extend profits/ownership of site to LH taxpayers.
- More focus on public space
- handicap accessibility
- affordable 3 bedroom condos
- have some affordable units

9.) If you could keep 3 things about the initial design & proposal for Linden Corner (as presented on the Linden Corner website), what would you keep? (in order of preference)

Keep 1

- I like the recessed top floor of the building.
- TEA2 architects (who design great homes) and ask them to redesign the exterior
- parking
- TEA-design of building!
- Underground parking
- underground parking for residents and visitors
- Progress of "something" going forward in the space
- I would need more information to say more
- Mixed retail and living
- More green space/Park space.
- the top floors are not full but brought inwards.
- retail/restaurant space
- The restaurant patio space on 43rd Street
- design by TEA
- underground parking
- overall appearance looks good
- The number of people

Keep 2

- the brick
- green space
- Parking plan.
- Green space in front (a little, not much)
- green space
- Thorough review of land concerns
- I would need more information to say more
- offstreet parking
- outdoor seating for restaurant
- design aesthetic to fit in
- The skin of the building -- in particular the variation of materials and shapes across the facades
- underground parking

- condos
- lower level has businesses to serve the area

Keep 3

- the outdoor restaurant seating
- retail space
- Green, ecological buildig.
- Stepped back top stories
- retail
- Thorough review of traffic concerns
- I would need more information to say more
- alley & set back
- sustainable design
- shops on first floor
- look of it

10.) Why are you interested in participating in the Design RINGS?

- I am participating to help bring the concerns of the neighbors to the discussion and see if we can agree on a design.
- To learn more about the project, process for gaining government approvals and to encourage Mark to build his building if he wants it build - on a different corner - in a different location. Edina has several neighborhoods which would offer a better fit, better target demographic buyer and equal or better chance for profits. Why not build there, where property taxes are lower and the potential for finding buyers is higher.
- I think it is a civilized way to solve a problem. No ranting and raving.
- People often object to change. (For example switch the ideas: if the plan was to replace a beautiful TEA building with a BBQ shack made from a gas station people would protest that). I want the character of Linden Hills business area to stay low key and to scale. I don't want a TEA bldg to be blocked and then see a less-desirable building go up.
- I believe that the developer may have a good argument for why five stories is good for the neighborhood. I'm willing to hear it. I'm also eager to learn more about the next steps for the project.
- If one cares about the future of the Linden Hills neighborhood, it would be foolish to pass up an invitation to participate. Better to get in the game than sit on the sidelines.
- To see how this turns out and lend a hand as I am able. "No one is against change if they think they are in control of it."
- I feel I have a unique perspective as a father with young children who live in the neighborhood and as a business owner.
- I value the community & this seems to be a decisive issue. I would like to be informed & comment about the future of a community that I respect & hope to continue to support.
- I have lived in the neighbor hood since 1987 and work in the neighborhood. I moved here because of the feel of the neighborhood.

- I have a history of constructive participation here.
- Committed to Linden Hills. Resident and home owner for 16 years. Built a new home using BLEND criteria. Building right can work but it involves a commitment to a bigger investment up front.
- I am concerned for long term sustainability and look of LH.
- As a homeowner in Linden Hills, I care a lot that we maintain the character of our neighborhood. We are fortunate to have a vibrant and walkable business district. I want to do my part to help ensure that our neighborhood continues to be a desirable place to live and visit.
- To make sure many different voices are heard.
- I like urban and building design. It is a good opportunity to help shape our neighborhood rather than just complain about the outcome.
- Because I am strongly in favor of adding well-designed apartments and/or condos to the neighborhood and I'd like to see if we can come up with a compromise that will allow that to happen.
- I like the project and think it is healthy for the neighborhood
- To have input on the inevitable change that comes to our neighborhood. This is a significant project that will impact people nearest to it but will have a lasting impact the overall area.
- The property is a remarkable opportunity to help shape the neighborhood's future.

11.) What do you hope is accomplished as a result of the design RINGS?

- I would like to have a good accurate understanding of the project and a compromise of the design.
- Plans to redevelop the space proceed, but not involving the current building design. Mark's proposal is given a fair chance by the RING participants.
- I hope that everybody will have a better understanding of the project and that all sides of the issue will realize that neighborhoods are important and those who live in them shape them
- If needed, design plans are tweaked in minor or major ways.
- I hope that the true concerns of the neighborhood (as much as it acts and thinks collectively -- which isn't much) start to shake themselves out. Maybe we can come up with a 3-story solution.
- The proposed development has elicited strong feelings from many directions. I am hopeful that the RING process will result in a calm, respectful, honest conversation about the impact - both good and ill - that this project will have on the neighborhood.
- A process whereby you can show the City that you have yet again incorporated even more neighborhood feedback. And hopefully, to move the conversation from talking about bricks to what kinds of businesses could be well supported there.
- Open & rational discussions
- A thorough review & vetting of the true issues & concerns w/ the current project.
- I hope you can propose a structure that will benefit the neighborhood in a manner that is aesthetically pleasing and provide space for businesses that will be an asset to the neighborhood.
- This is more a question for the developer.

- Builder/developer spend more on behalf of the neighborhood and doing what works best for linden hills, Not his bottom line.
- The developers share the wealth.
- I hope that we are able to find changes to the plans that make more of the community happy about the development while meeting the developer's constraints.
- That there is a open, honest discussion that are heard in order for everyone to feel they had some input into the design and for people to understand the developers do live here and care about the area vs. some other developer coming in that doesn't care.
- focused discussion on feasible solutions. i hope these sessions aren't just and excuse for a complaint session. this project (or worse one with a less than sympathetic developer) will happen so let's make it happen to the best of our ability.
- That we will listen to each other and be open to change in the neighborhood that will allow a variety of ages and ability levels of people to continue living there.
- get it approved and moving forward
- A better corner, a better project overall. In addition, a improved neighborhood discourse, because to date, I think some have been particularly nasty and disrespectful.
- Achieve neighborhood acceptance of additional density.

Group B pre-survey

There were 20 respondents in Group B who completed a survey.

1.) How would you describe your affiliation with Linden Hills? (check all the apply)

Homeowner in Linden Hills	16	80%
Renter in Linden Hills	2	10%
Biz owner in LH	0	0%
Comm pty owner in LH	1	5%
Res of border n'hood	1	5%
biz owner in border n'hood	0	0%
Freq visitor to LH	6	30%
Other	1	5%

Eds. note: Since respondents were able to check more than one answer, the numbers may exceed the total respondents, and the percentages may exceed 100%. The percentages were calculated based on 20 respondents per group

2.) What do you like about the Linden Hills neighborhood?

- the shops, the pedestrian scale, the abundance of green space
- isolated neighborhood pedestrian friendly village atmosphere
- Proximity to downtown and uptown. Close to the city lakes. Close to many nice grocery stores.....
- proximity to lakes; mixture of housing options, businesses, services like the library and parks, walkability and bike-ability; access to mass transit
- Sense of community. Proximity to the lakes, art and performing arts.
- It's walkability, scale, proximity to Lake Harriet, progressive values, proximity to Mpls. and the airport
- Location and architectural diversity
- I love that I can walk to a hardware store, a library, a bakery, a number of different restaurants and lots of other shops and interesting places -- and run into a zillion people I know along the way. And I love that my kids can do the same -- on their own. I love that my kids can walk to school. I love that my kids can run off on a Saturday morning to play with neighbor kids, not to be seen again until evening and I know that they are safe and happy. I love the excellent schools, that our "urban" high school was rated top in the state. I love that in the summer we can walk to the beach or take a bike ride around a lake or enjoy music at the bandshell -- without having to drive anywhere. I love that there's always some kind of festival or event taking place somewhere (my husband & I often joke that we live on a cruise ship). I love the near-constant stream of foot-traffic past my house on any given day -- and that I know many of the people walking by and they wave and say 'hi'. I love that we are close to downtown and all the amenities there. I love that we can easily take the bus downtown, that my husband can take the bus to work and that when our "second" car dies we will probably not replace it. I love the mature trees and that most of the houses are nearly 100 yrs old -- the feeling that there is history here, this neighborhood has been "lived" in.

- I like the small businesses available to shop at, parks and rec center nearby, close proximity to Lake Harriet and Lake Calhoun, and low crime rate in the area.
- Near Lake Harriet and Edina.
- I love the people and the community businesses, as well as proximity to the lakes. I also like the way the village is somewhat tucked away in the middle of a city.
- Small town feel and pedestrian friendly.
- Well maintained older classic neighborhood with a convenient small commercial area. Big improvement with recently opened additional restaurants.
- Charming architecture; small size; the friendliness and local-ness of the business district. Community feel.
- Quiet, small-town feel. A wide age range from young families to seniors. Very walkable. I like the lack of nightlife. I like that there are still rough edges, it's developed over time, it's not overly gentrified or 'perfect'. I like the quirkiness. I don't mind that Famous Dave's is a bit ugly.
- CLOSE TO LAKE HARRIET, SHOPS AND RESTAURANTS.
- Small, charming town set apart from rest of Minneapolis. Eclectic collection of shops and people. Range of house styles and sizes. Focus on family and kids. Close to Lake Harriet. Walkability.
- I've lived here for 30 years and I love the village feel--I know many of the shop owners by name, buildings are human-scale, nature is close by, meaning Linden Hills is not all concrete and cars.
- People care about their property. Friendly, convenient businesses. Clean. Great library. Good foot traffic vibe. Easy parking, although I often walk.
- Close to downtown; safe; proximity to lakes & trails; walkable shopping, restaurants, parks, and library; friendly neighbors

3.) What do you think could be improved about Linden Hills?

- the types of shops, a larger gathering space for linden hills live and such
- place to buy grocery staples
- Less air traffic noise! More retail in "downtown" Linden Hills.
- less car traffic; grocery store, pharmacy in downtown Linden Hills; more density in downtown Linden Hills; fewer monster houses
- It is time to start improving the physical structures in Linden Hills. Many multifamily facilities that need significant improvement.
- Needs food source to replace missing coop, more public gathering places like the piano park
- Better parking and diversity in businesses
- More options for shopping and eating, and more recreational activities for children in the parks with evening and weekend times (most are during the day).
- Better understanding of small business and the importance it has in the community.
- My concern has been that with the loss of the co-op the business area does not feel as vibrant.
- More diversity of the retail/commercial district.
- Not much.

- Not much. Maybe more housing.
- I was (still am) unhappy about the coop move. I like some 'functional' businesses that meet the needs of residents in Linden Hills, rather than more and more tourist destination businesses such as restaurants and gift shops. But I want to be clear - we have nice restaurants and gift shops and I use them - I just don't think we need lots more. Some sort of grocer or food store would be nice.
- UPSCALE CONDOS
- I would like to see small scale development at 43rd and Upton.
- I think more vibrant businesses would help. We need a small grocery. It would be great to have a "pocket park" where people could gather near the shopping area.
- Not much. Greater population density could lure more restaurants and retail. It would be nice to have live entertainment more often.
- More diversity

4.) How would you describe your feelings towards the initial proposal for Linden Corner (as presented on the Linden Corner website)?

Strongly oppose	3	15%
Somewhat oppose	3	15%
Neutral or unsure	2	10%
Somewhat support	7	35%
Strongly support	5	25%

5.) What, if any, are your concerns about the initial design & proposal for Linden Corner (as presented on the Linden Corner website)?

- that the 4th and 5th stories need to be stepped back further. more brick and have individualized colors around store fronts
- traffic size
- Perhaps too tall?
- the scale may be too large; what accommodation is made for bicyclers?; how would other such developments fit into downtown Linden Hills, and how would they be greeted by the neighborhood
- Do we have enough parking to help not only the new facility but to generate spaces for those that come to visit the other properties?
- lack of public space along southern sidewalk, lack of commitment to LEED standards, missed opportunity to do something truly special and exemplary
- Too high and it doesn't! fit the surrounding area which is low key
- I am concerned that it's too high -- I like the design and know that the height is needed to make the design work, but am concerned that it will set a new precedent for the n'hood that we don't want. I'm not completely opposed (I haven't jumped on the bandwagon opposing it, I've been pretty neutral) because I like the design and I hate the current ugly parking lot, but I do have concerns about the height.
- (1) I am concerned about the "bulk size" of the appearance of the building. By this I don't mean the volume of the building itself but more how it looks big (ie long). 2) I am also concerned about the height of the building but not as strongly as those

opposed to the building. 3) I don't like the corner area being removed from the block (landscaped area with seating) 4) Although much less concerned the first 3 items, is that Famous Dave's has not been signed on as a tenant in the building. 5) I also do not like the look of the top 2 stories.

- Types of commercial business that will lease the space
- I am concerned for the neighbors closest to the development, that they are not overrun during the construction process and that their environmental concerns are met during the gas station clean up.
- Too imposing and too large for the area. Will encourage others to develop at the same size too and will turn LH into lots of large corporate chains.
- Height of project, not sure about scale, seems big. Not sure what is around the back, beside small parking lot.
- The height; I'm concerned it will set a precedent and result in a lot of tall buildings and a subsequent less neighborhoody feel. Also I'm concerned that it will result in national chains coming in because only they can afford it. Linden Hills is so charming because of its local independent businesses.
- Height & scale. The consistency of design over such a mass gives it an Excelsior & Grand, Arbor Lakes, Shops at West End, name-your-business-development feel. Or like a suburban housing development with covenants restricting paint colors, landscaping, etc. With existing business buildings the exterior finishes, paint (including uniquely colored exteriors!), doors, awnings that are different in both color & SIZE...gives it the organic (i.e. developed over time) feel. Automobile traffic concerns - volume, flow, and safety. Increased rental costs for both businesses and housing (existing and new). There is vacant space in area business nodes already. And an unavoidable question - perhaps the property is overpriced if a developer is unable to build something financially viable within current zoning?
- NONE SO FAR
- The height, volume, scale, and the way that it uses the model of many contemporary urban and suburban projects, where the same materials are used for all storefronts, rather than unique, eclectic architecture styles.
- nothing in particular
- My concerns are the height—I'd be more comfortable with four stories—and the overwhelming mass of the present design. It seems way out of scale for the neighborhood. Very much like the McMansions. It is also not a very imaginative design. I worry that we will begin to look like many of the condoized neighborhoods--50th & France, Excelsior & Grand, etc. I'm also concerned about car traffic increase and flow.
- The uncertainty of tenants in the retail area

6.) What, if anything, do you LIKE about the initial design & proposal for Linden Corner (as presented on the Linden Corner website)?

- the overall design, the public space in front, and how they handled the issue of traffic
- designed well
- It looks like it's an improvement over the current buildings.

- the sensitivity to the site; the set-backs; the inclusion of park space; the room for a sidewalk cafe; the inclusion of car parking
- Oz is a world class architect. Oz offices in the community and is trying to be very sensitive to all the issues.
- appreciate the attempt for the design to fit in with the existing architecture, additional underground parking, mix of housing, office and commercial
- I like that it's flush up to the corner -- w/o space between the building and sidewalk (like the other 3 corners), I like the green space/ seating along the street, I like the brick finish, I like the high green standards
- I like the outdoor seating added and the design of the first 3 floors.
- Green space and respect for outdoor living/dining.
- I love that the architects are focusing on quality and that the top 2 stories are pushed back. I love the thought of there being a gathering space, and bringing new neighbors in. If I was older, I would want to live there.
- Looks nice. Too soon to tell.
- Appears to be high quality exterior materials, set-back of upper floors may reduce appearance of scale, nice little green area is better use of current sidewalk area.
- Mixed use function of the building. Aesthetically it looks like it might be attractive. Possibilities for some amenities that we currently lack, like a bank, a convenience store.
- Pocket park. Set back roof for upper floors.
- I THINK IT IS A GREAT LOOKING BUILDING AND AN ASSET TO THE NEIGHBORHOOD
- I like that TEA2 is involved, and I think they tried hard to make the building appear less large than it is, such as the cornice at 3 stories and the setbacks, but it is still tall and wide, and will look like the full 5 stories from many angles.
- I like the look overall, and the setback for the top two stories
- I believe we do need something to bring more people into the neighborhood to support business. is this one way to do it? I'm not sure.
- I like the proposed design, keeping the small triagle "park" where the piano is now, underground parking, multi-use facility (retail/residential), bringing a higher end condo to the neighborhood, the 4th and 5th floors are set back from the lower facade plane, the use of brick

7.) If you could change 3 things about the initial design & proposal for Linden Corner (as presented on the Linden Corner website), what would you change? (in order of preference)

Change 1

- height layout
- less stories
- I don't know enough about the project.
- include a grocery store
- Additional parking
- much more public space along 43rd St., sufficient for a Sat. farmer's market
- Lower it /fewer floors

- shave off a story -- is the top level still intended to be a community room? is that necessary?
- The style of the top 2 floors
- More outdoor living on 2, 3 and 4 floor
- more green, more benches outside
- Height and size
- Lower height to 3-4 stories
- Make it 3 stories instead of 5.
- Three stories with the 3rd (top) floor stepped back
- NONE AT THIS TIME
- 3 stories or less.
- Fewer stories
- slightly larger (5'?) setback from Upton

Change 2

- awnings on the shops
- different traffic pattern
- include the Dunn Bros. building in the development
- None
- conduct a design competition to see what the great green architects of today would propose
- Appearance that correlates to neighboring profile
- make the corner angled so it matches the buildings on the other 3 corners
- The exterior design overall to make it look not so massive (ie long).
- Common area inside the building for winter so that it is a year-round community based space
- Increase surface parking area
- Make it 4 stories instead of 5.
- Not so massive.
- Smaller footprint

Change 3

- location
- include dedicated secure bicycle parking space
- None
- a central sculpture, like a giant turtle, that kids could climb on
- The removal of the corner landscaping.
- would like to see how bordering neighbors are affected, hard to tell from the renderings
- Increase green space
- Vary the styles to break up into smaller, unique buildings.
- More green space

8.) If you could keep 3 things about the initial design & proposal for Linden Corner (as presented on the Linden Corner website), what would you keep? (in order of preference)

Keep 1

- the restaurant location
- design
- I don't know enough about the project.
- sidewalk set-backs
- Hight of the building seems very rational for the space.
- underground parking
- Landscaping and outdoor sitting areas
- keep it flush to the street
- The outdoor seating.
- Materials
- quality of design
- Architecture
- High quality materials
- Mixed use
- Mix of business and residential
- QUALITY OF CONSTRUCTION
- Use of bricks and limestone for part of it.
- mix of condo and retail
- Mark's attitude
- 4th and 5th floor setbacks

Keep 2

- the parking layout
- shops
- level of design detail
- Keep the facia of the building
- mixed use
- Restaurants, prefer keeping Famous Dave's
- keep parking out of sight
- The public parking.
- Outdoor patios on 1 and 5th floor
- space to convene, meet
- Classic looking exterior design
- Parking
- Pocket park
- PARK AREA
- Outdoor restaurant area.
- similar architecture style to existing buildings
- Maybe the set back upper stories
- use of brick and metal panel(?) materials

Keep 3

- brick material
- outdoor seating

- the small amount of surface parking
- None
- more affordable units
- keep it green
- The exterior materials used on floors 1 - 3 (ie brick, awnings, cornice, iron railings).
- Set back from sidewalk
- small-town feel of business spaces
- Green space next to sidewalk
- Possibility to keep Famous Daves
- Set back roof design
- GENERAL DESIGN
- underground parking
- nothing else, really
- I like the massing and finistration of the exterior

9.) Why are you interested in participating in the Design RINGS?

- Because I am a resident of LH and I want the project to have the best design it can have. I also receive my college degree in architecture and feel strongly about building design.
- to come to some sort of compromise
- I know the architect. Dan Nepp of Tea2.
- I have lived in Linden Hills for 21 years, am committed to the neighborhood for the future, see this kind of development as an improvement to the neighborhood , and am concerned about the vehemence of the knee-jerk opposition
- It is time to improve thoughtfully Linden Hills. Those that just complain are not being helpful to a long term plan of needed improvement.
- to learn what others think, perhaps to influence the various stakeholders to dream bigger and greener
- I have strong feelings about the current proposal
- Because I'm a wanna-be planner and, as an advocate for smart growth for nearly 20 years, I've been involved with these type of activities in other communities, but never in my own. I think it will be fun! I'm excited to share my ideas and thoughts with the design team.
- I am interested in participating in the Design RINGS because I feel Linden Hills as an awesome opportunity to make our downtown area even better than it already is. We have the opportunity to bring more people into our village to live and to shop at our locally owned stores and businesses. In rebuilding this corner there is an opportunity (if the developer allows) to bring additional community assets to our neighborhood that can be appreciated by generations to come.
- Desire to be involved in community and growth of neighborhood
- Because I think this development will be good for our community and I do not want a CVS or Noodles type of business to move in to that space. I want that toxic waste to be cleaned up. I want the space to feel like we own it, like we can have informal meetings and gatherings there. I want it to be a destination for others to visit. It would be great to solve parking issues.

- To actively participate in such a large project in LH and be able to be involved in it's design so that it may better the community and see how we can blend the two.
- Tired of hearing people complain about the project. It's a privately owned property that will be redeveloped, so the more positive input the community provides, the better the development hopefully will be.
- Because I care about the quality of life of Linden Hills. Because I want the group process to include people such as myself who are neither adamantly opposed nor zealously pro.
- When presenting the ideas of the RINGs, it sounded as though the developer could work within the current zoning restrictions (there was a total sq footage mentioned) so I would like to see what could be done within current zoning that could meet the developers 'needs'. We are a vocal, active community when it comes to protecting what we have, not always to our benefit, and it will be a big battle for a CUP.
- TO SUPPORT THE PROJECT AS I WOULD LIKE TO PURCHASE A UNIT
- It's better to get involved and talk about it.
- Want to participate in a community project Feel that my view is minority, and want it to be heard. Also, if this project isn't approved, what goes there might be worse.
- I'd like to help move the discussion toward compromise and consensus. I think this project will go through and I believe there is an opportunity to shape it more to fit the neighborhood.
- I love the neighborhood and would like to have a voice in the shaping of its future

10.) What do you hope is accomplished as a result of the design RINGs?

- Communication and truths of participants and organizers. and for our work at the meetings to make a difference in the final designs.
- compromise
- A very nice building gets built.
- reasoned conversation and dialogue between the developers and concerned residents of the neighborhood, and better understanding of all participants and observers
- Build a concensus to begin this project with hopefully many more to come.
- a new design that is so beautiful and cutting edge that it becomes the pride of Linden Hills and a signature landmark of Minneapolis
- A design more Linden Hills residents can support
- That the design team has some new, thoughtful, rational ideas from the community that they will integrate into their plans and that, in the end, we have a new development on the corner that fits with the n'hood, is attractive, adds value to the 'hood & doesn't detract, and that (most of) the residents will be happy with.
- I hope to accomplish through the Design RINGs to be able to bring ideas that could make the proposed building more appealing to those that are opposed to it and not to let an opportunity get away only to be followed by another developer that does not care about the neighborhood as much and just build a box that has no character or assets to it.
- A design that has tremendous curb appeal and appeals to those looking for upscale condo living.

- I hope that we can come back together as a community and get rid of ill-feelings in the neighborhood and perhaps find a solution. Hoping that through this we can find a viable solution. No development will make everyone happy but if we can find some agreement and a plan to move forward that would be idea.
- A well designed project that will add value to the downtown district.
- Suggest improvements that hopefully can be implemented, assuming a willingness of the developers to compromise.
- I hope the community comes together a bit. I hope it results in greater understanding of the issues surrounding the development, perhaps greater compassion for others who have different viewpoints.
- A better understanding of the forces at work, for both the developer and the community. I find it rather funny the developer was surprised by the opposition to the development. Independent of my own personal opposition to the project, I could see great opposition coming as soon as I heard about the proposal!
- THAT ISSUES CAN RESOLVED SO THINGS WILL MOVE FORWARD
- At least a civil, two-way conversation.
- Engage with people with a variety of views, work together to improve the project and gain acceptance.
- Good discussion and good decisions and a way for the community to feel more a part of this project going forward.
- I hope for a civil and factual discussion where parties can learn of each others concerns and recommendations can be forwarded to the design team for consideration

Appendix D: Design RING Entry Form

THANK YOU for your interest in the Linden Corner Design Review & INput Groups!

Goal of Linden Corner Public Engagement Process:

to work constructively and collaboratively as a community, within given realities and constraints, to suggest design ideas to the Linden Corner development team than enhance the project's benefit to Linden Hills.

Completion of this form indicates your interest in participating in a Linden Corner Design Review & INput Group (Design RING). Only one entry per person. Duplicate entries may disqualify you from participation. Each Design RING will be limited to 20 participants, to ensure our ability to have an in-depth discussion. If more than 20 individuals are interested in any given group, participants will be selected by random drawing by the 3rd-party facilitator, with the first 5 slots reserved for residents and/or business owners located within 2 blocks of the proposed project.

*1. First Name:

*2. Last Name:

*3. contact email address:

*4. In which set of design discussions are you interested & able to participate? (You must commit to participating in both rounds of design discussions in either group A OR group B.)

- Group A (Mondays): Sept 12 AND Sept 26, 6:30-8:30 pm
- Group B (Thursdays): Sept 15 AND Sept 29, 6:30-8:30 pm
- I could participate in either set.

*5. Do you live and/or own a business that is located within 2 blocks of the proposed project at 43rd St & Upton Ave S?

- Yes
- No

if yes, please provide your intersection and whether this location is your residence or business (e.g, 42/Vincent - resident).

*6. Please carefully read the following and check the YES button to confirm your agreement with the terms of participation:

I understand that my selection and subsequent participation are not guaranteed by completing this form. Should I be selected to participate, I agree to engage fully in a constructive & respectful manner at both rounds of the Design RINGs. I understand that my name, aggregate data & specific feedback may be included in the final report on the engagement process as a participant in the RINGs, but this inclusion will not imply support for nor opposition to the resulting proposal. I affirm that I am a current property owner (residential or commercial), a resident (owner or renter), and/or a business owner in Linden Hills, or one of the bordering neighborhoods.

- Yes, I agree to the above terms of participation.
- No, I do not agree. Please remove my name from consideration to participate in the Design RINGs.