

Linden Hills Small Area Plan Survey Responses

The following is a list of the responses received from the survey conducted in February 2013.

1. What three words best describe Linden Hills today?

Livable	Family oriented	Neighborly
Community	Unique	Special
Neighborhood	Village	Safe
Quaint	Convenient	Safe
Charming	Unspoiled	Endangered
Quaint	Pedestrian-friendly	Unique
Neighborly	Comfortable	Pretty
Village	Community	Sustainable
small town	walkable	neighborly
small	quiet	nice
elitist	white	rich
Quaint	Village	Home
Neighborhood	Quaint	Family-friendly
comfortable	nature	available
quaint	rich	white
quaint	welcoming	transitional
nice	feels like a community	
Fun	Quaint	Semi-Urban
Community	Small town feel	Green and sustainable
picturesque	community	stable
Community	Friendly	Walkable
Family-oriented	Quaint	Quiet
Quaint	Diverse	Strong
Unique	Quaint	Walkable
Almost quaint	Ecclectic	Comfortable
residential - family oriented	highly educated residents	liberal politicaly
Neighborhood	Safe	Unique
bustling	destination	political
charming	lively	changing
fun	eco-friendly	neighborhood
closeknit	fun	neighborhood
Quaint	Cozy	Charming
Small-town	Homey	Walkable
neighborhood	safe	interesting
Family-friendly	Relaxed/small-town feel	Lake Harriet
Quaint	Charming	Livable
Safe	Cozy	Quaint
expensive	neighborly	destination location
safe	eclectic	remodeling

1. What three words best describe Linden Hills today?

neighborly	tree-lined	foodie destination
cool	quiet	charming
Quaint	Small town feel	Safe
Old money	Not vibrant	Great for families
Quaint	Local	Independent
village	walkable	neighborly
sustainability minded	charming	artsy
quaint	safe	liveable
accessible	pleasant	neighborhood
safe	affluent	progressive
charming	active	connected
Huppy	Overrated	Edina
unique	quiet	small-scale
Tucked-away	Parkland	Torn-down
ideal/child-friendly	charming	neighborly/community
Walking	NIMBY	Insular
Blossoming	Charming	Unstable
walkable	vibrant	tight-nit
upper middle class	liberal	environmental
Quaint	Quiet	Quinesential
Neighborhood feel	Old and new (sometimes tension)	Transitioning
village	historic	desirable
Quaint	Vibrant	Neighborly
Charming	Family friendly	Quaint
Quaint	Quiet	Lovely
Quaint	Progressive	Intimate
vibrant	active	community-oriented
charming	quiet	lively
village	appealing	walkable
pediastrian	healthy	community
safe	pedestrian	local
Fading	Green	Failing
village	thriving	unique
Progressive	Quaint	Community focused
Idyllic	Small town feel	Safe
Quaint	Friendly	Home
Family	Village	Home
small community	friendly	lakes
quaint	walkable	village
ambitious	wealthy	special

1. What three words best describe Linden Hills today?

Liveable	Friendly	Nice
Friendly	Safe	Walkable
Quiet	Safe	Relaxing
friendly	convenient	snowy
Charming	Family friendly	Community
safe	quiet	clean
engaged	tired	safe
intimate	neighborhood	caring about residential quality
	community	
Village	Beautiful	Neighborly
A Neighborhood	A Thriving Business	Historically significant
	community	
friendly	busy	fun
community	walkable	liveable
local	developing	friendly
Useful	accessible	
urban	trendy	quaint
local	sheltered	progressive
neighborhood	eclectic	charming
Neighborhood	Community	Friendly
neighborhood	friendly	beautiful
political	negative	unwelcoming
Personal	Fun	Easy
Family	Convenience	Fun
friendly	original	unique
Walkable	Peaceful	Charming
walkable	village	old-fashioned
quaint	friendly	unique
friendly	quaint	lively
quaint	green	kid friendly
charm	investment	involved
Neighborhood	Small	Charming
Friendly	Safe	Close Community
home	beautiful	expensive
neighborly	convenient	privileged
small town	expensive	quaint

1. What three words best describe Linden Hills today?

Conflicted	(my) Home	Unique
Family Oriented	Idyllic	Quaint
Unique	Vibrant	Charming
Village	Quaint	Dated
Walkable	Small-townish	Pleasant
Quaint	Friendly	Small Townish
Livable	Home	Homogenous
community-centered	charming	family-oriented
family oriented	self contained	safe
locally owned businesses	traditional urban form	low residential density
Walkable	Self-sufficient	Snobby
Close	Convenient	Pleasant
local	family-friendly	small
Cozy	Kid Friendly	inviting
Socially Conscientious	Involved	Local
charming	Self-contained	family-oriented
walkable	charming	friendly
community	neighborhood in the midst of a city	conscientious
Urban Neighborhood	Walkable	Community
Small-town	walkable	kid-friendly
charming	walkable	lots to do
Neighborhood	Quaint	
Sleepy	Slow Buisness node	Need vibrance
Exclusive	White	Expensive
Community	Neighborhood	Quaintness
Friendly	Walkable	Community
convenient	charming	interesting
Friendly	Small town feel	Walkable
village	unique	charming
Unique	Creative	Progressive (yet keeps the area's history in mind & preserving it)
vibrant	progressive	an island within the city/insular to other city issues
	community	
Quaint	Neighborhood	evolving
neighborhood	progressive	walkable
neighborhood	local	airplanes
vibrant	growing	inviting

1. What three words best describe Linden Hills today?

quaint	small-town	neighborly
High traffic	atmosphere	safe
secluded	convenient	airport
Community	lakes	Compact
green	Affordable	safe
privileged	relaxed	change-averse
unique	comfortable	vibrant
Beautiful	community	Pretentious
community	Quaint	family friendly
Friendly	lively	Neighborhood
Friendly	Dog friendly	Neighborhood
Walkable	Dog friendly	Under-developed
friendly	Vibrant	neighborhood
Convenient	compact	Neighborly
Attractive	Vital	Liberal
Hippieocracy	Stable	Portlandia
Family friendly	Hijacked	Tidy
Friendly	Quiet	Quaint
neighborly	Fun	inviting to all
small-town	middle-class	charming
community	pedestrian- and	pride
small town	bicycle-friendly	all ages live here
Quaint	family	Progressive
Neighborhood	pedestrian friendly	Unique
convenient	Cohesive	family-friendly
Village	Friendly	Organized
Charming	eclectic/unique	Unique
walkable	Small	friendly
Progressive	Magical	Family oriented
cool	convenient	eclectic
Cozy	Community centric	Comfortable
exclusive	sexy	safe
Lake Harriet Banshell and free	Walkable	Nice neighborhood
concerts	upscale	
charming	Great location	McMansions
Safe	convenient	Small
Retirement	Friendly	active
quaint	family	walkable
quaint	livable	charming
neighborhoody	friendly	city
	walkable	

1. What three words best describe Linden Hills today?

safe	environmentally friendly	quaint & charming
neighborly	walkable	local
Small	Local	Neighborhood
Family-friendly	just-the-right-size-businesses	pedestrian-friendly
friendly	involved	diverse
Warm	Comfy	Busy
friendly	local purveyors, not chains	accessible
Divided	Anti business	Great location lakes and city
Neighborly	Commercial	Pedestrian-friendly
pedestrian-friendly	lakes	shops
Cheerful	Poor parking	Quaint
Charming	Neighborly	Functional
community	shops	lakes
Charming	Neighborly	Functional
Friendly	Awareness	Growing
staid	homogeneous	expanding
Village	Dynamic	Friendly
COZY & CLEAN /TREE LINED STREETS	SAFE FOR LIVING & WALKING	QUIET & PRIVATE FAMILY LIVING
Community	Unique	Growing
safe and friendly	family ambiance	trees
Ultra-trendy	Family- friendly	Neighborhood
Livable	Walking friendly	Unique
community	eclectic	choppy
walkability	lakes	enviromental
small town feel	quaint; sense of community	wealthy
pedestrian	neighborly	lakes
child-friendly	bucolic	pleasant
Neighborly	Close knit	Involved
neighborly	small	responsible
vibrant	neighborly	fun
walkable	family-oriented	vibrant
Close knit	Historical	Changing
village	friendly	connected
Quaint	Small	Neighborhood
village	charming	safe
Stable	Diverse	Residential
safe	neighborly	traditional

1. What three words best describe Linden Hills today?

Friendly	Quaint	Popular
quiet	family	green space
small	quaint	friendly
Community	Family	Fun
Alive	Self Satisfied	Affluent
side wakks	family	parks
Friendly	Green	Community centered
Comfortable	Quaint	exclusive
quaint	small town	comfortable
Progressive	Safe	Community
"resort" (feels like a lake resort)	"interesting" (lots of variety)	"single-family" (homes)
Liberal	expensive	highly taxed
Unique	Expensive	Community-oriented
lack of understanding for neighbors	uncaring of the environment	uninterested in child safety
Sense of Community	Historic	Balance of Citizens & Merchants
Cheery :)	Clean	Friendly
nature	family	suburbia-ish
quaint	safe	progressive
village	communittee	transitional
Lakes	Village	Civilized
Neighborhood	Beautiful	Great schools
Vibrant	Fun	Village
Community	Beautiful	Comfortable
Village	Small	Friendly
quaint	progressive	friendly
neighborhood	rich	vibrant
walkable	variety	potential
family friendly	small community in large city	environmentally aware
Close knit	Upscale	Walkable
beautiful	quiet	green
Neighborhood	Safe	Friendly
quaint	storybook	old
community	charm	changing
Quaint	Fit	Liberal
safe	walkable	low traffic
quaint	recreational	quality of life
quaint	close-knit	idyllic
Lively	Community	Special
vibrant	green	local

1. What three words best describe Linden Hills today?

Established	Quaint	Dog friendly
Small	Quaint	Friendly
quaint	local	friendly
nostalgic	community	small town feeling
	engagement	
mindful	village	quaint
Changing	Established	Busy
	residential	
strong public places (schools, parks, park buildings, library)	child/family friendly	walkable/bikeable
charming	historic	special
quaint	handy	beautiful
Quaint	Unique	Historic
Friendly	Clean	Safe
Charming	Tree-filled	Convenient
Transitional	Local	Unique
quaint	neighborly	safe
neighborhood	family centric	green
friendly	convenient	walkable
Growing	Thriving	Community
community	old/new	potential
charming	village	Environmental
Community	Small business	Family-centered
	support	
Community	Natural	Quiet
friendly	quaint	unique
Neighborly	Community	Small town feel
quaint	eclectic	friendly
Homogenous	Child-oriented	Self-satisfied
quaint	struggling	neighborly
charming	active	family-friendly
urban village	local businesses	resistant to change
eclectic	community-centered	small scale
Walkable	Accessible	Community
quaint	eclectic	neighborly
community	walkable	small-town charm
independent business owners	walkable	poor parking
Diverse	Environmental	Upscale
Small	Family-friendly	Neighborhood-feel
walkable	leafy	peaceful
charming	convenient	family-focused

1. What three words best describe Linden Hills today?

walkable	green	community
Neighborhoodly	Fun	Diversity
Quaint		
quaint	neighborhoodly	friendly
Village Style	Pedestrian	Small Businesses
	Friendly/Nature	
	Embracing	
Privileged	Entitled	Progressive
Walkable	Welcoming	Cared-for
Changing	Working	Cautious
neighborly (except some neighborhood council issues)	beautiful	airplane noise
Small	Friendly	Refreshing
unique	friendly	the best place to live
affluent	quiet	family
Unique	Close	Safe
Desirable	progressive	historic
walkable	historic	quaint
safe	attractive	children
Vibrant	Neighborhoodly	Progressive
Burgeoning	Coalescing	Geminal
village	in-demand	over-regulated
charming	mature	unique homes
	neighborhoods/trees	
self-contained	high taxes	
clean	human scale	established
	architecture	
Quaint	Fun	Safe
safe	quaint	small business
Unique	Family oriented	Gathering place
Charming	Progressive	Community
Friendly/neighborly	Vibrant	Diverse
active	beautiful	community
fucked	fucked	fucked
progressive	ideal	friendly
Community	Natural	Special
Quaint	Fun	Small
Rapid Change	Upscale	Crowded
Family	Lake Harriet	Boring
quaint	changing	divided
Community	Convenient	Pedestrian

1. What three words best describe Linden Hills today?

unique	desireable	family friendly
lakeside	urban	village
community	quaint	safe
Quiet	Family	Parks
Vibrant	Expensive	Community
Small village feel	Places I really like to shop	Love Tilia!
The best neighborhood in the Twin Cities		
Desirable	Safe	Good location
Neighborhood identity	Traditional	People-friendly
Safe	Quiet	Neighborly
Community	Low crime rate	Shops with helpful workers
Cozy	Quiet	Safe
Safe	Friendly	Small town feeling
Affluent	Green	Expensive
Fun	Progressive	Lovely
Charming	Friendly	Interesting
Innocuous	Static	Delusional
Vibrant	Friendly	Honors the past
Safe	Charming	Progressive
Beautiful lakes, trees, grass, and old houses	Quiet	Safe
Convenient	Easy to get around	Slow-paced
Quaint	Sleepy (in a good way)	Close-knit
Neighborly	Safe	Green
Hidden	Quaint/charming	Desirable
Personal	Accessible	Family-friendly
Picturesque	Quiet	Small shops
Lively and educated	Fun	Ever-climbing property taxes
Walkable/green spaces	Pride in community	Airplane traffic
Quiet	Walkable	Homogenous
Nature	Lakes	Parks
Family-oriented	Beautiful/not too congested	Well situated to shopping/communitiy green spaces
Small	Intimate	Friendly
Walkable	Community	Friendly
Safe	Friendly	
Small town	Unique	Neighborly
Classic	Vibrant	Friendly

1. What three words best describe Linden Hills today?

Walkable	Inter-generational	Healthy
Out of control	Building and tear downs	mean loss of our right to sun!
Quaint	Community	Unique
Quaint	Village	Cozy
Charming, older architecture	Friendly and connected	Unpretentious
Village	Shops	Small
Participatory	Aware	Entrepreneurial
deteriorating business district	families moving back	rising crime
self absorbed	snotty	elitist
community	small	family oriented
livable	quaint	progressive
rich	friendly	walkable
community	liberal	highly regarded
family friendly	community	walkable
high property taxes		
charming	small towny	
unique	cute	fun
walkable	ecofriendly	progressive
quaint	reluctant	tired
neighborly	bohemian	sophisticated artistic
quaint	peaceful	hip
intimate	active	local focus
like	nice neighbors	good place to live
neighborhood	safe	walkable
over taxed	quiet	friendly
neighborhood	friendly	safe
busy	eclectic	self contained
safe	engaged and thriving	unique
neighborhood	family friendly	vibrant
Quaint	walkable	familiar
neighborhood	safe	
great business district	care for others and for homes	
neighborhood		
friendly	sustainability	outdoorsy
	conscience	
progressive	charming but close to everything	neighborly
	desireable	convenient
progressive	friendly	walkable
safe	dated	convenient
community	pride	responsibility
safety		

1. What three words best describe Linden Hills today?

safe and friendly	amenities, lakes shopping and diversity	potential is endless
walkability	safety	small town atmosphere
evolving	growing	multigenerational
feeling of community	liberal	friendly
charming	vital	community
involved	friendly	diverse (age, income, families, no families)
historic	pretentious	exclusive
living is easy		
safe	cozy	friendly
charming	livable	desireable
walkable	friendly	convenient
run-down	village	safe
village	convenient & safe	old fashioned
community	parks	vibrant
neighborly	quaint	parks
heterogeneous	eclectic	charming
village	human scale	non-corporate
lakes	trees	local businesses
quaint	charming	
sought after housing	nice people	bad roads in winter
comfortable	friendly	neighborhood
small town	charming	family friendly
neighborly	uncluttered	convenient
beautiful	safe	quiet

2. What three words do you want to best describe Linden Hills 20 years from now?

Livable	People oriented	Neighborhoodly
Community	Unique	Special
Safe	Sophisticated	Urban
Quaint	Convenient	Safe
Charming	Unspoiled	Unchanged
Quaint	Unique	Small town-feeling
Vital	Neighborhoodly	Thriving
Sustainable	Community	Village
neighborly	pedestrian focused	families
not built up	vibrant	quiet
egalitarian	diverse	affordable
Valuable	Hidden	Community
Neighborhood	Fun	Inclusive
nature	comfortable	available
quaint	accessible	diverse
Feel like a more complete community		
Fun	Quaint	Semi-Urban
Community	Preservation	Green and sustainable
picturesque	community	renovated
Community	Friendly	Walkable
Friendly	Progressive	Quiet
Diverse	Strong	Sustainable
Walkable	Unique	Quaint
Quaint	Vibrant	Variety of shops and services
Neighborhood	Safe	Unique
quality	good housing for 55+	peaceful
charming	lively	community oriented
fun	eco-leaders	inclusive
restaurants	friendly	fun
Quaint	Welcoming	Charming
Welcoming	Walkable	Destination
neighborhood	safe	interesting
Family-friendly	Relaxed/small-town feel	Lake Harriet
exciting	growing	
Safe	Cozy	Quaint
affordable	sustainable	neighborly
multi-aged	safe	walkable
neighborly	tree-lined	foodie/shopping destination
cool	quiet	charming

2. What three words do you want to best describe Linden Hills 20 years from now?

Affordable	Small Town Feel	Safe
Young	Dense	Things to do, during the day and at night
Quaint	Local	Independent
village	off-grid	sustainable
sustainability minded	charmingminded harming	artsy
walkable	supportive	nurturing
accessible	pleasant	neighborhood
safe	affluent	progressive
vibrant	active	smart
Family	Middle	
quiet	small-scale	unique
Preserved	Parkland	Tucked-away
the above plus:	uninfluenced by large	architecturally intentional
economically stable	corporate business	
Urban	Welcoming	Ideal
Bloomed	Charming	Stable
walkable	useful	tight-nit
liberal	environmental	prosperous
Quiant	Quiet	Quinesential
Neighborhood feel	Harmony of old and new	Environmentally-forward
village	historic	desirable
Quaint	Vibrant	Neighborly
Family friendly	Safe	Relevant
Urban-Integral	Fine-grained	Affordable
Progressive	Innovative	Safe
same as above		
charming	welcoming	lively
village	a sense of community	small shops & restaurants
authentic	community	local
safe	pedestrian	local
Preserved	Green	Thriving
village	thriving	unique
Progressive	Quaint	Community-driven
Sustainable	Vibrant	Small town feel
Quaint	Friendly	Home
Family	Village	Home
small community	friendly	lakes
quaint	walkable	flying cars
friendly	diverse	vibrant
Eco-friendly	Sustainable	Nice

2. What three words do you want to best describe Linden Hills 20 years from now?

Diverse	Vibrant	Exemplary
Quiet	Safe	Relaxing
Destination	Family friendly	Shoppable
preserved	safe	clean
Vital	Welcoming/safe	Active/Engaged
maintain residential status	maintain neighborhood atmosphere	more green activity
Airnoisefree	Beautiful	Village
A Neighborhood	A thriving Business Community	Historically significant
trolley node	denser	diverse
community	accessible	diverse
useful	community	close-knit
Useful	accessible	thriving
urban	trendy	quaint
local	vibrant	progressive
neighborhood	eclectic	friendly
Community	Home	Responsible
the same		
Proud	Flexible	Positive
Personal	Beautiful	Fun
Options	Community	Safe
friendly	heritage	unique
Walkable	Peaceful	Charming
artsy	vibrant	urban-village
thriving	quaint`	
thriving	quaint	enduring
quaint	green	kid friendly
wealth	generations	community
Neighborhood	Small	Charming
Friendly	Safe	Close Community
affordable housing		
convenient	neighborly	prosperous
progressive	smart	vibrant
Vibrant	Interesting	Eclectic
Family Oriented	Village	Self-sufficient

2. What three words do you want to best describe Linden Hills 20 years from now?

Charming	Unique	Walkable
Community	Connected	Vibrant
Walkable	Small-townish	Airplane noise free
more urban then suburban	futuristic	friendly
Livable	Home	Diverse
community-centered	charming	family-oriented
family oriented	safe	affordable
substantially the same urban form	redevelop garden cener area	
Walkable	Dog Friendly	Connected
Progressive	Urban	Livable
local	family-friendly	small
Close knit	Kid Friendly	Inviting
Socially Conscientious	Involved	Local
Charming	self-contained	family-oriented
walkable	friendly	welcoming
Urban Neighborhood	Walkable	Community
small-town	kid-friendly	walkable
upgraded, well-maintained houses	lots to do	walkable
A village in the city	A nice place to live	A nice place to shop
Inclusive	Diverse	Middle class
Community	Neighborhood	Quaintness
Friendly	Walkable	Community
charming	interesting	fun!
Multi-generational	Beautified	Walkable
village	unique	charming
Tradition	Community Oriented-Parks & Recreation	Small Business Strong
vibrant	progressive community	diverse community
Neighborhood	Trendy	Small Businesses
neighborhood	small	food
personable	quiet	walkable
closed minded	behind the times	missed opportunities
quaint	small-town atmosphere	neighborly
safe	convenient	low traffic
secluded	lakes	quiet

2. What three words do you want to best describe Linden Hills 20 years from now?

Compact	Community	Affordable
green	sustainable	safe
welcoming	transit-friendly	thriving
preserved	community	unique
Beautiful	Quaint	Modern
community	lively	family friendly
Neighborhood	Dog friendly	
Neighborhood	Dog friendly	Sidewalks
Vibrant	Walkable	Well-developed
neighborhood	multi-generational	friendly
Vital	Neighborly	Convenient
Attractive	Desirable	Friendly
Freed	Model	Uninhibited
Quaint	Unique	Friendly
Friendly	Fun	Quaint
neighborly	middle class	open to all
small-town	pedestrian- and bicycle- friendly	eclectic
community	inclusive	vital
same as above		
Well-preserved	Progressive	Cohesive
Neighborhood	Friendly	Uniaue
convenient	eclectic/unique	family-friendly
Village	Small	Organized
Charming	Cosmopolitan	Thoughtful
walkable	convenient	neighborly
Progressive	Community-centric	Ecologically-driven
Wellstonian	Creative	Small
urban design	green space	accessible
Bikecentric	Inclusive/kind	Creative
Free concerts at Lake Harriet	Upscale, small neighborhood	More and variety of ethnic
Bandshell esp POPS	grocery store - walkable	restaurants
charming	accessible	authentic
Safe	Friendly	Small
vibrant	active	
quaint	livable	walkable
quaint	friendly	charming
neighborhoody	village / small business	wslkable
safe	environmentally friendly	quaint& charming
neighborly	walkable	local
Quaint	Popular	Destination

2. What three words do you want to best describe Linden Hills 20 years from now?

Still-just-the-right-size	improved-not-developed	family-and-pedestrian-safe
inclusive	friendly	unique
Warm	Comfy	Busy
friendly	local purveyors	liveable
Great parks	Tolerant of different opinions	Supportive of business community
Lively	Community	Commercial node
pedestrian-friendly	lakes	grocery stores
Busy	Easy to use	Charming
same as above with changes to keep it that way.		
friendly	quaint	family
Same as above with any changes in keeping with the feel of L.H.		
Overgrown	Expensive	Restaurant-heavy
eclectic	charming	vibrant
Restored	Beautiful	Affordable
SAME	AS	ABOVE
Desirable	Best schools	Safe
safe and friendly	family ambiance	trees
Diverse	Quality	Safe
Walker friendly	Livable, safe	Unique
community	vibrant	pulled together
walk-tastic!	lakes-tastic!	environment-tastic!
small town feel	quaint; sense of community	hidden gem restaurants
pedestrian	neighborly	eclectic business district
diverse	valuable real estate	anti-50th and France
Small town	Community	Liberal
sustainable	small	neighborly
vibrant	neighborly	fun
vibrant	resilient	urban
Neighborhood	Low-key	Unique
village	friendly	connected
Community	Small	Vibrant
village	charming	safe
Parks	Diverse	Accessible
safe	neighborly	traditional
Friendly	Fun	Relevant
mixed low density	better public transit	family
residential		
small	quaint	friendly
Community	Family	Fun
Alive	Mixed Income	Less White
fresh air	healthy trees	clean lakes

2. What three words do you want to best describe Linden Hills 20 years from now?

Friendly	Green	Community centered
diverse	welcoming	innovative
Buildings are attractive and maintained	Larger trees, physically beautiful	A pleasant mall, closed to traffic
Progressive	Safe	Community
"resort"	"interesting"	"single-family"
former neighborhood	great schools	affordable
Community-oriented	Affordable	Family-oriented
that property values are what folks deserve -- jack	that the aholes are dead	that a new generation of rational humans direct bs like this plan
Sense of Community	Historic	Balance of Citizens & Merchants
nature	city-border	community+family
progressive	quaint	manageable
village	connected	charming
Lakes	Village	Civilized
Neighborhood	Beautiful	Great Schools
Vibrant	Fun	Village
Community	Comfortable	Quiet
Village	Small	Friendly
quaint	progressive	friendly
vibrant	community	compact
forsite	unique	progressive
Communitarian	Walkable	Accessible
accessible (not limited to upper incomes)	beautiful	green
Neighborhood	Safe	friendly
urban	family	bustling
community	charm	thriving
Quaint	Fit	Liberal
same as above		
quality of life	recreational	quaint
close-knit	progressive	welcoming
green	clean	healthy
Affordable	Desirable	Family friendly
Family friendly	Affordable	Quaint
quaint	local	friendly
nostalgic	community engagement	small town feeling
mindful	healthy	progressive
Residential	Safe	Low density

2. What three words do you want to best describe Linden Hills 20 years from now?

strong schools	child/family friendly	accessible/walkable - old and young
charming	historic	special
quaint	affordable	beautiful
Quaint	Unique	Historic
Friendly	Clean	Safe
Thoughtful	Tree-filled	Innovative
Vibrant	Accessible	Unique
quaint	neighborly	affordable
neighborhood	safe	family centric
friendly	convenient	walkable
Community	Vibrant	Affluent
thriving	creative	excellence
charming	village	kid-friendly
Vibrant	Affordable	Diverse
Community	Forward thinking	Diverse
beautiful	friendly	unique
Manicured	Historic	Community
valuable property	destination neighborhood	quaint
Heterogenous	Bustling	Open to change
Good schools	Neighborly	Charming
vibrant	unique	neighborly
charming	active	family-friendly
urban village	welcoming	innovative
eclectic	community-centered	larger, but still neighborhood centered
Vibrant	Community	Accessable
quaint	ecclectic	neighborly
walkable	small-town charm	green
independent business owners	walkable	diverse housing - diversity
Diverse	Environmental	Engaged
Small	Family-friendly	Neighborhood-feel
walkable	leafy	peaceful
charming	convenient	family-focused
walkable	green	community
Safe	Prosperous	Desirable
quaint	neighborhoody	friendly
Affordable	"Slow Village"	Low Rise Structures
Regenerative	Empathic	Green
Walkable	Welcoming	Small

2. What three words do you want to best describe Linden Hills 20 years from now?

Flexible	Forward	Diverse
denser	beautiful	quiet
Friendly	Welcoming	Home
unique	friendly	the best place to live
community	sustainable	diverse
Accessible	Unique	Vibrant
Desirable	beautiful	safe
walkable	historic	quaint
safe	attractive	diverse
Vibrant	Neighborly	Progressive
Established	Desireable	Invigorating
village	walkable	inclusive
charming	unique character	safe
affordable		
clean	environmentally healthy	aesthetically pleasing
safe	charming	less white
Unique	Family oriented	Gathering place
Charming	Progressive	Community
Friendly/neighborly	Vibrant	Diverse
active	beautiful	community
not fucked	not fucked	not fucked
diverse	affordable	quiet
Community	Boutique	Thriving
Quaint	Fun	Safe
Quiet	Comfortable	Safe
Family	Lake Harriet	Exciting and unique
dynamic	welcoming	fun
Communiy	Convenient	Pedestrian
vibrant	progressive	family friendly
lakeside	urban	village
safe	community	commerce
Quiet	Family	Parks
Vibrant	Affordable	Inclusive
A destination place	Small and contained, keep it from getting too big	Village feel
Asian carp free lakes	Healthy trees	Friendly community
Desirable	Safe	Good location
Neighborhood identity	Traditional	People-friendly

2. What three words do you want to best describe Linden Hills 20 years from now?

Neighborhoodly	Small town	Quality and diverse shops
Cozy	Quiet	Safe
Safe	Friendly	Small town feeling
Green	Fun	Multicultural
Vibrant	Convenient	Green
Charming	Friendly	Interesting
Up to date	Vital	Growing
Sustainable		
Safe	Charming	Progressive
Quiet	Very limited small commercial areas	Beautiful old houses, lots of grass, trees and two lakes
Convenient	Friendly	Low traffic
Quaint and sleepy	Close-knit	Thriving
Green	Safe	Neighborhoodly
Hidden	Quaint/charming	Desirable
Personal	Accessible	Family-friendly
Picturesque	Quiet	Small shops
Less cars	People biking	More walking/ more gardens
Walkable/green spaces	Diverse, local business	Local businesses
Quiet	Walkable	Thriving
Pedestrian friendly	Cooperative and innovative	Nature, lakes, parks
Environmentally active	Encouraging active lifestyles	Encouraging healthy lifestyles
Small	Intimate	Friendly
Historic	Basic services	Pedestrian friendly
Diverse	Friendly	Warm
Community		
Small town	Neighborhoodly	Liberal
Timeless	Family-centric	Charming
Green	Sustainable	Healthy
Sense of place.	Integrated mix of home styles/mix of socio/economic residents. We bought our homes for existing sunlight.	
Quaint	Community	Unique
Small town atmosphere	Quaint	Cozy
Charming, older architecture	Friendly and connected	Unpretentious
Sustainable	Walkable	Friendly
Village	Sustainable	Neighborhoodly
mixed generational	good mass transit	safe
normal folks	freedom	affordable
over developed	out of place	modern
historic	liberal	comfortable
walkable	densely populated	transit-oriented

2. What three words do you want to best describe Linden Hills 20 years from now?

community	vibrant	green
family friendly	diverse	pedestrian friendly
nice place	p	
charming	small towny	
unique	village-y	walkable
walkable/ public transit	eco advanced	progressive
quaint	green	vibrant
neighborly	bohemian	sophisticated artistic
quaint	hip	
character	local focus	intimate
like	nice neighbors	good place to live
neighborhood	safe	walkable
fairly taxed	friendly	quiet
neighborhood	friendly	safe
busy	eclectic	self contained
safe	engaged and thriving	unique
neighborhood	family friendly	vibrant
progressive	sustainable	urban
neighborhood	safe	progressive
great businesses district	good house values	safe
friendly	sustainability conscience	outdoorsy
progressive	inclusive	stable
progressive	desireable	convenient
neighborhood	vibrant	safe
hopping	convenient	location
safety	diversity	ecofriendly
active/vibrant	quaint but inviting	quality living, clean
more verdent/better	more diversity/housing	transportation hub
landscaped	diversity	
very multigenerational	progressive	quality
community	green	village feel
stable	charming	community
involved	friendly	diverse (age, income, families, no families)
inclusive	relaxed	supportive community
living is easy		
safe	cozy	friendly
livable	maintain homes and infrasture	not change to accommodate
	to high standard	business and commerce
livable/safe	walkable	affordable
quaint	safe	beautiful

2. What three words do you want to best describe Linden Hills 20 years from now?

village	convenient & safe	old fashioned
pride of minneapolis		
sustainable	community	parks
heterogeneous	eclectic	charming
preserved	human scale	park like
small community feel	trees	lakes
modern	safe	cutting edge
comfortable	friendly	neighborhood
small town	walking destination	family friendly
neighborly	uncluttered	convenient
beautiful	safe	quiet

3. What do you like most about Linden Hills?

- All of the above; specifically the park, the library, the lake, the small business node at 43rd and Sheridan, the mix of single housing, duplexes, and apartments and condos.
- Community feeling, is such a special unique neighborhood
- We try to keep things up with development & safety without going too far.
- Can walk just about anywhere to get hardware items to grocery items; landscape, clothes - you name it - you can walk there.
- Proximity to Lakes Calhoun and , Harriet, beauty of the parks, the eclectic neighborhoods with mansions next door to small 1930s cottages, the quiet, the lack of overdevelopment (thus far), friendly neighbors and the small town feel.
- The variety of businesses. How it brings people from the area together. That it's very walkable, and has a small village feel. I love that we now can buy a beer at Tilia!
- Community feeling. Proximity to lakes and downtown. Vibrancy and convenience provided by local businesses.
- The sense of community the village atmosphere engenders, and the concept of building sustainable businesses that support the needs of the village community.
- neighbors, great public school, the lakes, coffee shops, restaurants, great public library branch, parks, farmers market
- Family friendliness and closeness to Lake Harriet.
- Personal safety
- The variety and uniqueness of the homes; the old village feel.
- The sense of neighborhood; various types of shops and eateries; open to people of all ages and types; great place to raise a family; great schools; walkability.
- Love our lakes, biking and walking paths, trees and boulevard gardens, walkability, people connecting with people, small town atmosphere. The Linden Hills Farmer's Market was a great idea. Kudos to who ever came up with it!
- Local shops and restaurants, walkability
- I adore the tree-lined streets and generally friendly people. The houses are gorgeous. The proximity to the lake is unparalleled.
- Central shops and Restaurants
- I love that it doesn't feel like you're out in the suburbs like Eden Prairie, yet it also doesn't feel quite like you're in the middle of a busy city. The reason my "20 years from now" are the same is because I don't think a whole lot should change in terms of the overall vibe of the neighborhood.
- The small town feel and quality of businesses located there. Enjoy just walking through the neighborhood.
- neighborhood feeling, casual classy
- I love our small town in the city feel. The clusters of independent shops within walking distance of each other, homes, and the lake. The abundance of old trees. The parks, library, and schools embedded in the neighborhood. The mix of residence types (I myself live in an apartment).
- It's walking distance to many small businesses, and most of the neighbors are responsible, caring for their homes.
- Relaxed feel
- The fact that there are so many unique, fun and useful businesses concentrated in a town

3. What do you like most about Linden Hills?

center, and also the lack of national/mall-type chains. Historical character, small-town feel, the sense that our neighbors know each other and interact while we're patronizing local businesses.

- It is small and compact. It has interesting shops, such as Wild Rumpus, Bibelot, Clancy's. It has great restaurants. The library. It has a good variety of shops.
-
- It's has a quite neighborhood feel and it's proximity to Lake Harriet
- The great restaurants and farmer's market
- That it has a nice assortment of useful & entertaining stores and restaurants (and farmers market) and serves as an activity hub for the neighborhood. And that it is best experienced through walking, not driving.
- Neighbors, certain businesses, farmers market, lake events
- I like how close the community is; everyone seems to love living here. It feels like a large family / or a small town inside a city. I also like how many options there are in town. Before the Co-Op moved it was even better!
- It's tucked away as a little gem in the big city. Linden Hills has it's own charming character that draws people to spend time in the area through shops, dining, the lake, etc. The abundance of small business owners is awesome. The festivals are great, too!
- I like that despite being in a large city, Linden Hills feels like a small town.
- The ability to get around without a car because of shops, churches, restaurants, and services nearby.
- The relaxed, small-town, family-friendly atmosphere.
- Accessibility to shopping
- The ability to access shopping, dining, parks and the lake all in walking distance. Also, the community feel is outstanding. I truly enjoy the year-round festivities such as Reindeer and Hay Days. These events have the feel of a family barbeque with all of the amenities of a city planned event.
- Walkability of the neighborhood. Friendliness of community. Involved, engaged, active citizenry. Wonderful public amenities-library, park, lakes, urban forest and green spaces.
- My neighbors and the nearby green space, lakes, and small commercial districts.
- Tilia, Wild Rumpus, Sebastian Joe's, Lake Harriet, Bibelot ... all the urban landmarks! I also love that it feels like a small town.
- I like the small neighborhood feel - not too much commercialization, but the small businesses there are perfectly suited to the neighborhood and the needs and demographics of the residents. The proximity to downtown, Uptown, and the Chain of Lakes is second to none.
- I like that I can walk anywhere and get what I need. I like that my kids can walk by themselves to school or to the store. I feel safe here. I feel like we all watch out for each other.
- I appreciate the fantastic small businesses up and down the street, as well as the proximity to Lake Harriet.
- The family friendly atmosphere- the local businesses you can't find anywhere else - the community connectivity - I love it especially at Christmas - the proximity to the lakes
- Preservation of what structures we have, even if not fashionable, and open debate about what options are
- it's like a little Portland, OR in Minnesota! Adore it. Love the focus on community, all things

3. What do you like most about Linden Hills?

natural and organic, loving attitude toward animals/pets. Artistic and appealing walking the shops, shop owners pay attention to detail...things always look beautiful.

- The amount of amenities
- Places that I am interested in and that I can walk to.
- The neighbors care dearly about their community, their schools and their public spaces. The community has a "small town" feel with a central village that offers many of the essential goods and services needed by residents.
- the parks, library, connection to the lakes and trails, commercial district (Tilia, hardware store, Sebastian Joe's, etc.), friendly neighbors, busy sidewalks, connected to the bus line,
-
- small streets, old houses, lots of trees, quiet, family oriented, safe for pedestrians, connections to the past (the trolley) old buildings in the shopping areas
- Historic charm, lakes and parks, green, good liberal people, library, independent stores, slower pace.
- I like that there is a heart to the neighborhood -- the village -- and that the neighborhood is scalable. There are few out of scale projects/homes/businesses to destroy or otherwise compromise the visual balance of the neighborhood. I like that we have much of what we "need" close at hand: recreation, dining, activities, library, park, etc. I strongly value that neighbors want to connect and are invested in what happens in our area. I love the actual, physical hills.
- Pedestrian-friendly. Able to live in the neighborhood and walk to everything you need. Close to the lakes.
- The mix of retail and residential.
- Linden Hills (in particular, the intersection of 43rd and Upton and its immediate vicinity) has several shops with extremely high utility and quality. Clancey's is the best meat market in town, Coffee and Tea, Ltd. is the best coffee store in town. Settergren's has an outstanding selection of hardware, even including chicken feed. Wild Rumpus and Creative Kidstuff provide ideal places to pick up gifts in advance of children's birthday parties. Each of these shops offers something that I (and many other people) need on a regular basis. As a result of repeated visits (and with credit to the outstanding employees and management of these stores), I get to know the people who work there and they know me. Knowing and being known is what makes Linden Hills special. This dynamic is the most important thing about the existing neighborhood. It is of the utmost importance that it be carried forward.
- Liberal and environmental. Community involved.
- The small town feel with local shops not big names
- The neighborhood feel, abundance of lakes and parks, old buildings
- This neighborhood has the feel of a single-family suburban neighborhood (which it once was) but with the convenience of being in the city proper. It also abuts the lakes which gives it a special nature feel. Let me add that access to the bike paths is also very good.
- Nice small town atmosphere, pedestrian friendly, neighborly, great restaurants and shopping.
- The neighborhood feel and community involvement.
- Proximity to lakes, particularly Harriet. Plenty of trees, numerous services and coffee nearby.
- Neighborhood feel, access to lake, treelined streets, friendliness, access to services at close proximity, walkability

3. What do you like most about Linden Hills?

- good mix of houses and businesses - lots of things to walk to that make a neighborhood complete - park, grocery, hardware, library, restaurants, even a kid book store.
- The family safe atmosphere within a quaint neighborhood yet part of a big city.
- Walkability
- That I can walk to stores, lakes, parks
- It is a safe, pedestrian-friendly neighborhood adjacent to a beautiful little lake. In terms of businesses there is an agreeable lack of national chains.
- Location--proximity to lakes and parks.
- A thriving and charming urban village within the city limits that is safe, pedestrian-friendly and committed to a sustainable and environmentally-friendly quality of life and offers many amenities (park, library, local businesses, organic food, services, etc.)
- There are no store chains in Linden Hills. Stores are owned by community members. There are no large developments. This is what makes Linden Hills special. Wild Rumpus, Sebastian Joes, Coffee&Tea, and Tilia to name a few create a small town feel within the city.
- Community and business involvement: farmers market, festival, block parties, reindeer days etc. We love being able to walk to independent shops and restaurants.
- I like that Linden Hills is a safe, friendly neighborhood that offers unique restaurants, shops, and events while staying relatively quiet and low-key.
- Parks and lakes, mix of housing with commercial, great schools
- LH has a small community feel with many shops/restaurants within walking distance to my house. People are friendly and there many activities within the neighborhood. Convenient to city lakes and centrally located to areas I go to.
- the community feel
- Walkability to parks, lakes, library, stores, coffee shops, bakeries, and co-op.
- I like the small, non-chain / non-corporate, family style businesses. I like the houses and the area is kept up.
- Fine restaurants, Functional Park Walkable
- It is kind of like a small village. Well kept up.
- Heterogeneous houses and people. Liberal politically. Proximity to the lakes.
- Very kid friendly and walkable
- Has great shops and good location
- The people, the park, the feeling of community, the small businesses rather than chains, proximity to the lakes, trees, residents invest in the housing stock.
- It's close proximity to the lakes, schools and shopping combined with neighbors who care about keeping Linden Hills a viable neighborhood.
- not a lot of business ventures ... the ones that are available are not intrusive and respect the community and neighborhood concept as well as stability of the residents
- Walk ability, friendly, library, village
- That independently owned stores flourish, that families and visitors enjoy the area, stores, events. That commerce is available to independent merchants and growers in the farmer's market. That the buildings are old and reused. That a city library is available for use. That a city park provides recreational opportunities to students. That a premier high school nationally acclaimed is in it's midst and provides schooling for residents and many at risk students enriching and educating them.

3. What do you like most about Linden Hills?

- Great location, great shops, diverse housing stock, light rail coming
- It is a great place to live with the village, shops and lakes.
- The location and the size. And the fact that there are good restaurants, a farmers' market, events at Linden Hills Park.
- It takes care of so many facets of my life: errands, entertainment, social life, home improvement, gift giving, food buying. All without having to get in the car.
- neighborhood charm and upbeat spot
- The sense of community. Neighbors and business owners and public service people are well connected.
- It feels like a neighborhood.
- The sense of community. People talk to each other, they look out for one another. People don't hide in their homes. They are out and about interacting with people and getting involved.
- Proximity to the lakes.
-
- local shops, restaurants and offerings satisfy most of our needs and wants
- Lake Harriet School
- How walkable it is, and that I always run into people I know.
- The metropolitan offering of diverse stores, restaurants and public goods: library, parks, lakes; and it's ability to keep a tight knit community feel around it.
- That it is one of the few remaining neighborhoods in the Twin Cities to maintain it's original charm. To be able to shop locally and support small businesses. To NOT be bombarded by piped in music, corporate business, or the You are in Any City USA which is happening all over the country in every town.
- It's unique blend of small town neighborhood mixed with urban environment mixed with a wilderness sanctuary.
- walkability and the ability to satisfy all needs within the neighborhood: groceries, wine, meats, cheese, flowers, gifts ... great restaurants, hardware, farmers market.
-
- quaintness, ease, variety of stores, activity
- people, shops, architecture (except the new ugly houses), lake access, walkability.
- A small community in a big city.
- It is family and pet-friendly. It has a small neighborhood feel to it, and it is a walking and biking neighborhood. I also love the proximity to the lakes. It is charming and unique, and so is the retail in the area. It does not feel like a party area or an area where 20 year-olds live and make messes. It is environmentally-friendly and friendly to local business and foods.
- I love that I know all of my neighbors and everyone is friendly and supportive.
- Lived here all my life. The beauty of the area.
- Convenience, proximity to walking and biking paths, presumed safety, generally well-maintained properties.
-
- Lake Harriet
-

3. What do you like most about Linden Hills?

- The businesses
- It's a perfect small town in the big city feel. Love the restaurants, shops, and library that cater to a family-friendly orientation. Almost can get everything within the immediate Linden Hills. Farmer's market was a great addition.
- Village atmosphere. Housing that is not cookie cutter. Lovely details and gardens. Unique shops. Access to Lake Harriet
- Sense of Community. People watching out for each other. Strong schools. Active participation. Parks / lakes / band shell. Somewhat walkable.
- It is simply pleasant in so many ways. The various housing styles (except for the McMansion infill) and the small, independent shops and restaurants are great. Special shout out to Great Harvest.
-
- It still has a neighborhood feel
- Great place to raise kids IN the city WITH organic composting YEAH!
- We purchased a home here a year ago because of the close-knit community of Linden Hills. We love how focused the community is on family values and how well people know each other and care for each other.
- The ability to walk to the library, services, stores I need without using a car. The sense of safety. The sense of community, knowing neighbors. Politically progressive. Good schools. Great mix of ages. The Park. Linden Hills Power and Light has brought a great focus on the environment.
- safe, friendly neighborhood schools, parks churches commercial walkability
- Ability to walk to most of what I need - hardware store, restaurants, grocery, barber shop, etc. - and central to the metro area.
- Small community feel.
- That there are local stores, family and pet-friendly, and the buildings are small. Famous Dave's, being a whole-in-the-wall. Special restaurants.
- I like the friendly environment. The feel that it's a small safe haven in a big city.
- I like that I can walk to meet any of my needs or desires. I like that it's a connected community, a conscientious community and a supportive community.
- So many things! Proximity to Lake Harriet & locally-owned small businesses. The library. The old trolley way (path and alley to the trolley station). Clancy's.
- That I can walk in any direction, even in the evening hours, and feel safe. There is ample shopping, without feeling crowded. People are friendly, but are not nosy. There are reasons for celebration, but still quiet and sleepy at times. The lakes draw more people than they can sustain in the long term, though.
- I most appreciate the small town community spirit in our neighborhood. Would consider it a thriving area with great potential for mixed use, without over saturating or over populating the area.
- Thriving 'downtown' core of restaurants and shops. Small, dense community makes in walkable. Linden Hills park is full of activities. Connection to the chain of lakes. Blend of smaller and larger homes and families.
- Great place to raise kids - parks, good schools, safe, lakes.
- Being able to walk to restaurants, shopping, parks, and lakes. I also love the diverse, charming

3. What do you like most about Linden Hills?

architecture.

-
- Walking / variety of people and businesses
- Location
- Low crime, good schools, Lake Harriet, the "village," Linden Hills Power & Light
- Independent stores
-
- A delightful little shopping and dining area within walking distance from the lakes. A great place to hang out and enjoy! Love the little book houses!
- Proximity to downtown, 50th and France, the lake, small town feel, diverse housing stock, pedestrian friendly.
- That it is not like 50th and France. It is intimate and charming
- The old houses & the village feel. So unique. The chain of lakes near by & parks. Also the many shops. A lovely place to live & spend time in the business district. Love this place!!!!
- The beautiful environment.
- It has a real community "feel". One often runs into people they know in the community when visiting stores, restaurants or just strolling through.
- I like that I can walk places, it has a neighborhood feel with some good local places. It's close to the Lake and Coop.
- parks, schools, lakes, neighbors
- Location and neighbors.
-
- the sense of community
- people
- A nice village within walking distance!
- Broad variety of businesses. Community activities.
- It's a relaxed, pedestrian-scaled, not overly commercialized, mixed-use residential neighborhood.
- We have a small, walkable business districts that have historically served the neighborhood well. We have many amenities (lakes, parks, playgrounds), citizens who are socially and politically interested and active. We have a population that is diverse in ages.
- small area with neighborhood shops give the sense of a small town within the big city. I would hate for it to lose that vibe with too much development of additional businesses and multi-family housing.
- Small town feel, quality options for food and interests, history. Magnet for the nicest, smartest and most community oriented people you can find.
- The ability to walk to everything you need. The feeling that you live in a small village.
-
- Feeling of living in a community where people know you.
- Sense of community.
- many services/businesses in small area near lake
- Accessibility
- Well maintained properties with a variety of styles and sizes.

3. What do you like most about Linden Hills?

- Location and Natural preservation.
- The unique feel
- How unique it is. The small town within the city. Love the summer outdoor music festivals!
- It's small enough to know many of the residents.
- It's walkability, small-town feel, the variety of housing styles, coupled with convenience to small shops.
- people care for their neighbors and their property
- small town feel, serves most daily needs
- It feels like a small town within a big city. I feel like the people who live here take pride in their neighborhood.
- That it is not cookie cutter. That it is diverse. That people reach out to one another. It is a real community.
- Walkable neighborhood, with nearly all conveniences covered.
- The community activism and downtown area
- Family Friendly events.
- closeness to the Lakes
- Small community feel
- Proximity to lakes, downtown, paths. Small town/village appeal. NO franchises and NO big boxes. It's NOT Edina.
- the small shops, the coffee shops, the lake, the bandstand, the sliding hill
- the small town in the big city-ness of it. Being able to walk and bike safely to a variety of amenities. Being close to a bus that goes downtown. The lakes. Want to make sure that LHINC and LH residents keep a strong environmental stewardship. We absolutely must make sure all residents tend the lakes and do everything needed to to keep the water clean.
- LAKE HARRIRT!! The location close to Lake Harriet and Lake Calhoun is excellent. Free concerts at bandshell. Walking, biking, rollerblading etc around lake and bike paths.
- The local businesses; the variety of houses; the neighborhood feel.
- Being in a family friendly neighborhood that is safe, near the lakes, has great resources (parks for kids), and great educational options for families.
- The active community.
- The downtown "village" .
- charming homes
- Trolley, walkable, lakes, business area
- it's a very safe place to live with convenient access to what makes this city great...lakes, bike paths, charming little communities, etc.
- The safe "local" feel, the engaged community which values its citizens and amenities, the not-Edina outlook, the local merchants, the walkable sense of place.
- Local feeling
- Neighborhood has just the right size business district, which is pedestrian and family-friendly. a good variety of businesses, but not over the top. Plus buildings in the commercial district have reasonable size and height. Community is conscientious and mindful.
- Linden Hills has the best features of living a small town: it values its history, neighbors know and support each other, there's a real feeling of community.

3. What do you like most about Linden Hills?

-
- quality shopping unique shops nearness to lake trees
- Location and lake harruwt
- The potential for a healthy mix of commercial and residential.
- Lake Harriet, library, Linden Hills park, great public schools, coffee shops, Great Harvest, Sebastian Joe's, Tilia, Dunn Brothers, Settergren's, Famous Dave's, Lake Harriet Brasserie, Thai place, Wild Rumpus, St. John's Episcopal church, my street, my block, friendly conversations, Linden Hills Live, Farmer's Market, piano at corner, all the great races and concerts around Lake Harriet
- Feels like a place to get away from the busy now
-
- It's convenience to lakes, concerts, shopping and dining
- Restaurants and small businesses
- Ease of getting around, bike paths, access to the lakes; ability to live in Linden Hills and have all my needs met.
- to have all amenities within blocks of our home
- Diversity of people, homes and shops. It is a place that you can live and not have to leave, except for some staples. Although we no longer have a full grocery store or drug store, much of what you need is nearby. The diversity of quality shops, parks, green spaces and friendly people are inviting.
- THE LOOKS AND SAFETY
- Feels like you have an oasis retreat just minutes from downtown. Everyone is so friendly and really cares about their neighbors and the neighborhood
- The whole setting of our neighborhood. It is beautiful, it has a diverse age population which is always good for social stability.
- It is a small town within a city. Neighbors matter to one another and care for one another. Children roam free. Everything you want in urban life . . . Is here.
- I don't have to drive my car on weekends. I can access everything I need by walking. I have great interactions with lots of people while walking through my community.
- I like the character of the houses and the small-town village feel of the commercial zones. I like that neighbors know and like each other
- walking about close to stores diverse housing
- walkability to coffee shops, bakery, restaurants, ice cream festivals that occur farmers market
- Every time we walk to go shopping at Linden Hills, my daughter has to stop by at a neighbor's swing to go swinging. In other words, pedestrian friendly, local businesses and friendly, intergenerational, and engaged neighbors. My husband and I love, love, love the addition of fabulous restaurants in our neighborhood. We now have nightlife without having to get into our car. I like our local little newspaper
- It's safe, quiet, and near the lake, plus it's a fairly walkable and bike-friendly neighborhood.
- Community feeling, neighbors helping neighbors, amenities like small restaurants and services nearby.
- Linden Hills is a community of conscientious people that is not over-developed.
- the lake, park areas, library, popular business districts, progressive, neighborly, interesting variety of residential architecture, mix of single-family homes and apt.-rental buildings, very

3. What do you like most about Linden Hills?

- walkable, excellent bus-route service.
- connection to chain of lakes. commercial districts. vibe.
- Well-defined residual neighborhood with good local business areas.
- Connected environment, open minded, open
- Love the variety of shopping, and the small, non-chain shops.
- The library, the children's book store, all retail. The walk-ability, small and unique single-owner shops where you know some of the people. I like that it is human-sized.
- Enjoy walking to almost everything necessary to enjoy life
- Linden Hills is the proverbial "small town in the city" and has been for generations.
- Proximity to the lakes
- Close to the lakes and access to walking/biking trails. Lots of kids playing.
- Variety and independence of local businesses.
- Small community feel, able to walk places in the neighborhood and shop locally, local parks
- Friendliness
- walking to shops,restaurants,& library
- I like the location and the people. It's close to the lakes and the people are friendly, healthy and active, something that is important to me.
- I like being walking distance to almost everything and of course love the accessibility to the lakes
- Convenience and quality of shops and restaurants
- The sense of closeness in the Linden Hills neighborhood is an exceptional quality in urban living. We look out for each other and take pride in the beauty we have created together. We treasure our lakes and trails and our unique shops and restaurants. We are a community.
- public access all the way around lakes harriet and calhoun - sail boarding, sailing, ice skating, swimming, bicycling, walking, canoeing, xc-ski
- walkability, neighborhood feel, people
- Close to the lakes Close to bus routes Safe Close to shopping Sidewalks The park The bandshell Neighbors The compost program
- that a whole neighbors can destroy my dreams since they don't like the way a garage looks
- See #1
- Location and parks
- walking distance to lake+parks, community involvement
- The neighborhood feel within city limits. Not having large apartment buildings or townhouse complexes.
- Sense of pride and connectedness in our communittee
- I love that it's a small town in the middle of the city. I love the lakes, trees and hills. Linden Hills is a real place and not just a name on a map. It's evolving but largely staying true to itself. It has a history and a future.
- Small town feel, Linden Hills Park, 43rd and Upton area
- owner occupied shops, lakes, people out walking, the parks. I also like the odd homes and odd lots.
- I like the village-in-the-city ambiance
- Friendly, small town feel

3. What do you like most about Linden Hills?

- LH has a unique combination of exuding a friendly, small town community ambience, but with a more urbane, literate and sophisticated sensibility than one gets in the suburbs, exurbs, or rural Minnesota.
- walkability, access to community resources like the library and the coop, proximity to the lakes, concerts at the Harriet bandshell, healthy/beautiful housing stock, vibrant commercial zones
- the food, the neighborhood, the variety, the lake
- That we can bike and walk to the CO-OP, hardware, library, restaurants, bread store, etc. That we have a piano in a public space in the summer and that business owners are willing to work together to make this and other events happen. My daughter says "The Trolley!" Schools are close by- you can walk/bike easily. The LH Rec center and the programming it offers. The festivals Linden Hills has-- Winter Fest, Spring Festival. That we have compost pick up.
- That I can walk to a variety of stores, restaurants, the lake, parks, and restaurants. It's nice that not all the stores are boutiques and are designed for day to day needs (the bakery, coffee shop, and hardware).
- how much there is to do without getting in a car
- You can go for a walk, not have your mail stolen, neighbors watch out for each other, nice clean shopping
- Small businesses and the family friendly environment
- Almost everything! Strong community feel. Nice architecture. Active lifestyle. Unique shops. "Green" attitude. Good restaurants. Great hardware store....
- Walkability, access to the lakes, great families, Tilia's, Wild Rumpus, Clancy's, Sebastian Joe's, Creative Kids Stuff, Settergrens
-
- I love the area for its cultural, recreational, engagement and social opportunities. I also like that mostly the area has resisted chains and caters more the small, independent business owner.
- How I can walk to get anything I could ever need! Lately, Settergren's and the kind folks that work there are totally rocking my world, too! How it feels like a small town---I run into the same familiar faces all of the time. I may not know their name, but we always exchange a smile or a hello.
- I live in a condo in Linden Hills and love it that I have many dining options within my block. I like that I can make a Sunday afternoon fun by walking out my front door and taking my dog around town. I like that I have the sense of community. I like that even in the big city I still see the same faces and get to know the people because I see them so often.
- The sense of community.
- Access to other parts of the city, cosmopolitan, stores, dog friendly
- I grew up as a child in Linden Hills. Moved back with my own children as an adult. Great place for kids, keep it that way for our grandchildren.
- small shops, great neighbors, great location
- 43rd/Upton business node
- Nice neighbors, provides what we need in a healthy way, trendy but not flashy
- Location; proximity to lakes, shopping, transit; active and engaged community; innovative neighborhood; parks and programs for young and older;

3. What do you like most about Linden Hills?

- The combination of great, walkable public schools; the variety of housing types (size, design, cost); the family friendly parks, restaurants and shops; the involved volunteers and community and the access to shops that are walkable.
- I like that it's walkable, with shops, restaurants, and a quaint library, so close to Lake Harriet -- and has a great community center with a fabulous staff.
- city living by the lake with a shopping district
- Small town feel in a big city
- My neighbors and neighborhood, great village shops and restaurants, quaint, easy access to lakes and nature
- I like the location -- close to everything. I like that I can walk to the co-op, a restaurant, and a auto garage from my house.
- Ability to walk to many shops to get many needs met. The many festivals and side walk fairs. The farmers' market.
- Unique places to walk to and genuinely nice neighbors. Easy bus access to downtown and around town.
- sense of community and safety
- small village feel; access to lakes and trails
- All the family friendly activities at the lakes and park.
- Walkability, shop owners know each other, great restaurants, near the lake.
- Great place to raise kids - good schools, good parks, Lake Harriet. Good housing stock. Charming downtown with non-chain stores.
- The wide range of accessible family and community events, the fantastic stores and restaurants, the support of neighborhood public schools, the value placed on environment and sustainability.
- The small neighborhood vibe mixed with the access to the Lakes area.
- Its mix of shops & Restaurants, friendly vibe, quaintness.
- Sidewalks, parks, friendly people, meeting spaces, location.
- I can walk to pretty much anything I want or need.
- Proximity to the lakes, business districts, trees and lawns, the scale of most houses, pedestrian-friendliness. Farmers market an excellent addition.
- The people who live here are who I want to be around and was very happy that my son was raised with the excellent neighborhood families.
- The feeling of small town, a very neighborhood feel to it. Settergren's has really added alot to L.H.
- My home's proximity to downtown Linden Hills, Lake Harriet/Calhoun, and Lake Harriet School. The community atmosphere - Linden Hills festival and garage sales are a highlight of the year!
- Small business districts that offer convenient access to a great mix of stores, restaurants and services that are predominately local, unique, high quality, and neighborhood-scale.
- - unique combination of small ventures, friendly, community-minded proprietors (even the franchises lack the look/feel of a franchise) - friendly, inviting nature of its businesses - quality of goods and services offered
- Neighborhood feel with amenities - no need to leave to get to key needs
- The friendly, small town feel. A place where you can walk to get your business done. The

3. What do you like most about Linden Hills?

- variety of services and restaurants. The fact that Lake Harriet is within walking distance.
- That I can walk to independent shops and restaurants
- independent business owners meeting market needs by providing high quality products/services
- I appreciate the amount of social activity within LH and the desire to keep the downtown zone a rich and vibrant community. I appreciate the ability to walk through the neighborhood and connect to businesses and recreational areas. I like that the neighborhood is a destination and not something that is easily accessible like France/50th.
- Same as three words above.
- The community commitment to connectedness and quality of life
- Small town feel in the midst of the city. Proximity to lakes and parks and other amenities. Charming shops and restaurants.
- We don't have to use our car to get around; we bike and walk. pet-friendly. small businesses in the neighborhood fit most of our family's needs. traffic is heavier than when we moved in 27 years ago but still not too bad on side streets.
- Safe desirable area that attracts all kinds of people. Good mix of people, destinations and activities.
-
- I like that I can walk down the street and always see someone I know. I like the beauty and simplicity of a great neighborhood.
- Ability to purchase food & services from small businesses & co-operatives...(local) neighbors..gardens..birds
- The sense of place provided by the downtown. The new hardware store is working hard to create a vital downtown area.
- The comfortable, welcoming human scale and the care the community has for its neighbors and the neighborhood.
- Having the local businesses so easily accessible and in tune to people's needs.
- the parks and the village
- The feel of a small village within a much larger city.
- the community feel it has, the unique shops, the eco-friendly stores, the community activities, the diversity.
- location. lakes, shops, out-of-the-way.
- It is a safe, beautiful neighborhood very near downtown, and still within the city limits. The residents are a great mix of long-time and new residents, and people are very welcoming.
- I love how active the people in the community are. I love how accessible outdoor activities are while being so close to the city. I love my neighbors. I love walking to the coffee shop, restaurant, hardware store or library. I like waking up in the morning being proud to own a home in Linden Hills.
- proximity to lakes small town feel, know my neighbors cute shops and fantastic restaurants
- the beauty of the lakes, parks, gardens and the friendly feeling of the "village"
- Walkability and proximity to lakes, friendliness.
- I like the size, the layout, the availability of shops & amenities right out my back door.
- I can walk to many places. The houses and the neighbors are varied and interesting. There are many neighborhood services. I can get easy access to the dedicated bike paths. I am close to

3. What do you like most about Linden Hills?

Lake Harriet and to Lake Calhoun.

- No cookie cutter homes. Close neighborhoods, friendly neighbors, mature tree lined boulevards. Nice park, proximity to the lake, small but nice shopping district.
-
- the small town feel
- Convenient location to lakes and small-shop stores that cover everyday needs. Nicely kept homes and yards. First half of 20th century architecture.
-
- safe many things within walking distance family-friendly (even though I don't have a family of my own)
- It is a village which has wonderful stores, restaurants, coffee shop/ice cream, bread shop, activities such as Talent night, Dog Night, Christmas activities, summer activities, library, hardware store. All in one walking area. We are so lucky!!!
- I like that we are close to the lakes, and the wonderful parks. We can walk to get coffee, enjoy the farmer's market on Sunday mornings, use the library, play in the park and spend time with our friends and neighbors. Like the new food choices in the area.
- It is like a small town in a large city. Neighbors know and help each other.
- The feel of a small village and safe neighborhood. The parks and nature that surround Linden Hills and Lake Harriet. Having it all accessible to the public to enjoy. Small business is important to the area as well. And the trolley.
- the trees
- completeness - I can walk and find everything I need and not get in the car all weekend if I want.
- It offers big city amenities with small town community. It's on its way to being the Minneapolis' version of the West Village in NYC.
- Great balance of small businesses and homes. Fun seasonal activities throughout the year (festival, cornfeed, etc.)
- Peace and safety. Friendly community. Nice that there is bus service here.
- Lake Harriet and our quaint "downtown".
- What I like most about Linden Hills is being able to walk from my house a commercial node.
- Friendly, neighborhood feel--pedestrian-scale business district is the heart of the community, along with the park. It's about the neighbors, not about business.
- The landscape -- lakes, trees, parks -- proximity to "the city," my neighbors, the shops
- There is an incredible sense of community, great mix of recreational spaces, retail and restaurants. Amazing city schools and its natural elements - tree canopy, proximity to the Lakes
- proximity to lakes, quaint community feel in an urban setting, nice parks
- Being close to the lakes and restaurants
- I love Lake Harriet, the Bandstand, the 43rd & Upton shops, Linden Hills Park and all the activity of walkers out and about all the time.
- Small, contained ... its location has a village feel
- It's a small town
- Location

3. What do you like most about Linden Hills?

- Mix of housing styles/ages/prices, mix of businesses, parks and services in walkable area.
- Well-maintained properties with lawns, garden, trees.
- Safety and access for walking to all shops and library.
- A gem in the middle of the big city!
- Walkability
- Walkable neighborhood, access to lakes, wonderful urban homes, some services, schools.
- Access to the lakes/recreation, good stores/food, cohesive neighborhood.
- The small town community feel.
- I can walk or occasionally bus to five shopping nodes, two of them via a lake.
- Proximity to the lakes, Uptown, location, location!
- Urban advantages with small town feel
- Lake Harriet and the quiet, beautiful streets with older houses
- Easy to get around by bus, foot, bicycle.
- Walking, Lake Harriet, small feel, family-friendly - great for raising kids and for staying around once they are older
- Respect for the traditional neighborhood.
- The sense of community the schools and their families bring to our experience, plus great neighbors! And feels safe!
- Being able to take a peaceful walk around the lake and enjoy a concert.
- The quiet, the trees, Lake Harriet, the neighbors.
- Walkability, bird sanctuary, active neighborhood
- Don't need to own a car to do shopping, closeness to the lakes and bike paths.
- Lakes, mix of housing/trees, walk to useful retail (hardware, coop)
- Pedestrian-friendly
- Neighbors, block party, knitting group, Ave Xmas party for ladies
- The feeling of a great neighborhood.
- Small town feel
- A sense of community - lots to walk to, safe, liberal politics
-
- Community atmosphere
- Proximity to Uptown and Downtown, safe attractive neighborhood.
- Lakes, walkable to most any service.
-
- Community access to lakes, trails and shops
- Ambiance and people
- The feel of an older neighborhood that is unpretentious, but well kept up, safe, friendly, and walkable.
- Growing diversity of race, age, culture, mostly aware and active citizenship.
- Woods and lakes
- close to lakes and transit
- leaving

3. What do you like most about Linden Hills?

- it has character and community feel
- access to parks; small scale buildings
- proximity to lakes and shopping district
- the people who work tirelessly to promote neighborhood
- the small tight knit community, access to the lakes, and close proximity to small businesses
- pleasant
- walking community. Services are close at hand
- unique cute, fun, farmers market
- urban with small town feel
- feels like a small town within big city
- it has been a wonderful place to live and raise kids. Its like my favorite childhood small town
- safe, it's a neighborhood. In has shops and lakes, people know each other.
- small diverse businesses that care for the community
- convenience and close to lakes
- neighborhood feeling created by small businesses that occupy commercial area. I like it that Kristen @ Clancy's calls her customers by name
- safe, quiet successful neighborhood
- most people are open and friendly to dogs
- you can get about anything you need here
- safe, caring, families, stability, small shops, mix of housing, needs are close to home
- feels like a happy functional inspriational community that energizes everyone
- walkability, community, shops and restaurants
- parks, lakes, opportunity to enjoy outdoors. Walkable safe environment
- lake harriet and green spaces
- lh festival and lh live
- walkability, local businesses
- appreciate efforts to keep chains out of th retail areas
- the lakes
- it's an urban neighborhood that is beautiful, pleasant, safe. I don't need to to drive within the neighborhood
- locaiton
- I love to walk around neigh and look at the architecture and enjoy the balance of nature and urban living
- strong sense of community that works together. Always felt safe, ability to walk around lakes
- local shops and restaurants. Library, lakes and paths
- lakes and activities around lakes. Reputation that it is a sought after place
- the village/walkability
- the lakes, the unique shops, the people who make if feel like home
- sense of active neighborhood with shops
- proximity to everything, safety. Small town feel in big city
- safe an friendly an quiet atmoSphere

3. What do you like most about Linden Hills?

- the care taken by residents to keep homes neat, beautiful and unique
- quiet sidewalks, safe, quality, small scale neighborhood which has met the residents needs over the years
- love access to shops, restaurants, library. I can walk to almost everything I need
- the boutique shops and restaurants
- I know my neighbors. Bayers and settegren's, safe and walkable
- postive example of urban lifestyle
- school, lake harriet, family friendly
- its unique character of being a small charming village within the city plus settegren's hardware.
- frinedly full of creative and unique businesses. No big biz encroachment. Village style
- local feel
- walkable, easty to be outside
- nice people/neighbords
- small shops. Quality merchandise. Limited but excellent restaurants. Good coffee shops
- the community feel
- tie between friendly people and beautiful green
- neighborhood historic character

4. What do like least about Linden Hills?

- The continued attempt to make this neighborhood a 'village' in modern parlance; I dislike the goal of making this neighborhood "upscale" and unaffordable to ordinary people.
- Politics
- We don't do development fast enough. It take too much time, money and oervall effort to move with the times.
- Airplane noise
- The perception that all of us who live here are rich and smug with a "not in my backyard" attitude.
- Lack of adequate parking in some areas. Also, I think this area ought to have a community space, that can be used for multiple businesses, possibly co-working due to the large numbers of knowledge workers in the area. Coffee shops are overflowing with people wanting a break from working at home. Such a space could serve multiple purposes, if well-designed and thought out. Could generate multiple revenue streams.
- NIMBYism.
- The business portion of the area is rather limited and parking is atrocious, especially during major events.
- kitchy gift shops, not great public transportation, traffic (esp on Sheridan/Upton), no grocery store since co-op moved
- Loud planes, and teardown houses.
- An overall "not in my backyard" attitude
- Parking congestion
- Too many businesses closing lately.
- Parking at 43rd and Upton on the weekend is difficult. This seems to be the price we must pay for our thriving business community. Can we create a special parking area for our weekend "tourists?"
- Although I love many things about LH, I feel guilty going there because it's so white, rich and inaccessible to most people who live in Minneapolis.
- I'm concerned about the loss of the florist shop and Linden Hills Yarn in the village, and how the village can continue to attract small businesses that make LH a destination from around the Cities.
- No grocery
- I wish there was a little bit more late night activity. Tilia is really the only spot open late and it would be nice to have some other options.
- The idea that some residents and developers want to change the landscape and add high rise type of buildings which would detract from the historical small town feel.
- It lacks some basics (see "lacks" below) requiring driving out of the neighborhood. If they were available within walking distance theywould provide good destination points.
- It's very white.
- Activities are not inclusive for single adults or adults without children, and yet it has a high demographic of professional, adults without children. Airline noise.
- Too few businesses serving neighborhood needs (some exist but there could be more)
- Not as convenient since the co-op left. Too many hair salons. At capacity for kid-focused shops. Also, current empty storefronts could be utilized in great ways, but I worry they will not be.

4. What do like least about Linden Hills?

- Empty storefronts. Lack of a small grocery store. Some buildings not taken care of--starting to look frumpy. Famous Dave's site needs to be replaced with cluster of small building(s), preferably designed by variety of architects. Needs more artistic influence, such as what you see in the Seattle Pike Place area, with intriguing/engaging public space, sculpture, bus shelter architecture, benches, etc.
-
- Some of the businesses (restaurants and stores) are a bit too trendy and pretentious. That's why they are always opening and closing and changing hands.
- The horrible politics and unfairness and neighbor persecution during the building debates. Bad behavior from the The Linden Hills Residents For Responsible Development to skew public opinion. I still cannot believe the way I was treated by this group at the Linder Corner open house when I voiced my support of the project. Appalling.
- The trend toward upscale shops that are not useful and target the suburban wealthy/trendy more than the neighborhood. The general hostility toward change and investment in the area. The lack of a small grocery or convenience store.
- lack of people with diverse backgrounds, incomes, ages etc....too homogeneous
- I wish the Co-Op had not moved. I hate driving to get groceries. We could use a small green grocer right in town to prevent us from having to leave to get groceries. I also wish there were less dead spaces. What is going to replace Bob's or the flower shop or the salon?
- Upton Ave isn't very bike friendly, the stores could be a bit more dynamic. I do feel like some of the shops and vendors are a mystery. The two hair salons, dentist, upper room, the spiritual center, spaces above Bibelot. Would love to see a grocer again.
- I would love more family-oriented, casual dining options (not chain). We head out of the area for dinner with our kids, as we are severely lacking pizza, burgers, and dives (with the exception of Famous Dave's, which I fear won't reappear after the condo project is completed).
- Parking for my visitors is difficult
- Famous Dave's BBQ, while family-friendly, is out of character with the rest of the local small businesses in the neighborhood. And it's building, in its key visible location, is unsightly.
- Difficult to give persons directions to Village
- The main downtown area can get congested with traffic, especially on days when there are events planned at Lake Harriet. It is hard to enjoy walking the area with so many cars. Also, the roads need to be better maintained.
- Expensive housing. Loss of local businesses that provide daily services, i.e., drug store, children's consignment store, family (affordable) restaurant, convenience store-Tom Thumb. Too many gift shops.
- Too much infill.
- Saturday traffic
- It can be difficult and time-consuming to get to major highways.
- I hate the suburban-type enormous houses going up. They look cheap and out of place. I own a small house and every house around me is either being torn down or remodeled. There needs to be a balance and it shouldn't be a place of exclusivity.
- The fact that they refuse to allow more housing in an area where people clearly want to live. New housing (larger than three stories) can begin to revitalize and area that will be a dead

4. What do like least about Linden Hills?

zone in 10-15 years.

- The liquor laws (a wine bar or local pub would be great) - parking issues - the large complexes that keep being threatened to get built- traffic related to races around the lake
- not having a food store
- Very little that I don't like. Was a little sad when the coop moved from the "core", but it's done fine. Would love a quirky fun pet store/pet play place in the old Bayer's hardware. I think that would be perfect!
- airplane noise
- sometimes a sense of close-mindedness or elitism.
- 1st and foremost is the loss of a grocery store in the central village. More generally, the affluence of the neighborhood excludes many good people due to the cost of housing, making Linden Hills less diverse than ideal for city living.
- resistant to change/commercial development
-
- It's reputation as an upscale/well-to-do area. It's true to some extent, but people tend to see it as more upscale than it really is. I also really dislike the recent effort by some within the neighborhood to change the character of the shopping district with an unwanted mini-mall/condo complex.
- Lack of cultural diversity, destruction of vintage homes and lack of preservation of historic neighborhood.
- Parking is getting more difficult, but I hope we can use this to encourage more walking, biking and transit vs. adding a parking garage. Parking garage = eyesore and even more traffic, which then in turn makes the area considerably less desirable. Poorly thought-out growth can kill the very thing that makes our area so lovely. In the last year, there have been way too many "races" at the lake. I'm getting tired of the constant weekend closures that essentially trap residents. I know it's not the most pressing issue at hand (and perhaps not entirely relevant to the small area planning process), but I think the permits for lake events should be restricted.
- Narrowmindedness of residents. NIMBY-ism.
- The large empty parking lots designated for specific businesses, a little too much turn-over in the businesses suggests the retail environment could be healthier.
- I am disappointed that we lost the Linden Hills Co-op and Cafe 28. I don't know the specific reasons for their departure, but I fear it is due to unreasonable lease terms. I don't want to suggest that the small area plan should try to minimize or in some way limit the value of the properties to their owners. But, I think it is critical to observe that it is the businesses that make the neighborhood, not some inherent value in the property. The Co-op and Cafe 28 were two businesses that brought numerous people to the area. They contributed to the neighborhood by being destinations to which people would repeatedly return. If property values (and the corresponding lease costs to tenants) grow too much, I fear we will lose the other businesses that make Linden Hills desirable. If the spaces are not filled with businesses that have a high degree of utility and serve as a recurring draw, the neighborhood will suffer.
- Shift from middle class to wealthy.
- The small shops that seem to be leaving...
- The new homes that do not fit the scale and personality of the neighborhood. Some of the new homes are wonderful, others an eyesore.

4. What do like least about Linden Hills?

- That it is going upscale with tear downs (and massive new houses). The neighborhood feels threatened, by which I mean its nearly unique village charm may be lost in making this neighborhood look like any other in the name of progress.
- Too much automobile traffic and noise.
- The idea of more housing developments and mainstream businesses. I'd hate for our quaint and charming neighborhood to be too commercial. I love being a 'hidden gem.'
- Transportation: Only half-hourly bus services; long-distance to all freeways. Dining: Expensive, stuffy restaurants with no happy hours. Housing: Only handful of rentals, almost no affordable homes for purchase, and the continuing demolition of bungalows for McMansions.
- Poor public transport, airplane noise, vehicle congestion during busy times, crappy snow removal.
- It can be a little snotty/entitled. The big fight on Chown about the height of the new house and the neighborhood signs "big houses make bad neighbors" left a very bad taste in my mouth, especially since the signs stayed up LONG after the city held its zoning hearing to change the rules. Keeping the signs up after the zoning change was just fostering bad feelings, rather than attempting to move forward with the understanding that different people want different things from houses. And let's face it, not all old houses are really worthy of the time and resources to be preserved - old houses or old buildings have old electricity/heating/not energy efficient.
- The unwelcoming attitude towards those who want change (ie redevelopment) whether large (Famous Dave's site) or small (McMansions).
- Developers who wish to turn it into a cramped suburban commercial development
- Lack of growth.
- Settergren hardware store
- The current trend in destroying vintage cottages and building oversized suburban houses.
- Loss of book store and drug store and Cafe 28; current overabundance of boutique-type shops and noisy destination restaurants (for example, Creative Kid Stuff consumes 3 business fronts; Tilia is a zoo)
- It is difficult to get to, but that is also a benefit because there is less traffic through Linden Hills.
- N/a
- I don't like the large apartment buildings and the lack of a full-scale grocery store and central pedestrian-friendly area.
- Airplanes, car traffic,
- High property taxes and poor snow removal but that is a city problem. There are too many large houses being built on small lots. There is a need for more condos/apartments for those people that want to downsize, although not tall structures.
- The city not plowing my street.
- Too much attitude, as evidenced by the "it takes a village to stay a village" campaign. Arrogant.
- All of the streets and few large corporate businesses coming in. I would like to see some of the streets turned into greenways for biking and walking traffic. Additionally I would like to see more parks like Roberts Bird Sanctuary in the Linden Hills area.
- Lack of socioeconomic diversity.

4. What do like least about Linden Hills?

- A lot of upper Mid. class people, most are a bit snooty! The new McMansions that have been built.
- Being in the airport flight path.
- Lack of Parking
- nothing
- I'm worried that one half of the west side of the main street is almost empty. Why has Ahia sat empty for over a year? I would like to see more affordable housing and more senior condos so elderly people can stay in the neighborhood.
- The rash of houses being torn down. There is a tendency to want things perfect whether it's housing, schools or children.
- efforts to introduce more density ... residential as well as businesses
- Plane noise, round barriers on 44th
- The property taxes that we pay.
- expensive to live
- Becoming more affluent as reflected in the newer homes, taxes, and decreasing diversity (age, race, income).
- That storefronts are empty and others contain stores that aren't all that useful on a day to day basis.
- the empty storefronts
- traffic
- Getting to Uptown and beyond when there is an event that closes the parkways. Airplane noise.
- No small grocery store
- High taxes and lack of parking
- Too heavy on restaurants and children's retail stores. I think what made it so desirable to live here in the first place is now gone. The grocery stores, drug store, bike repair shop, antique store, flower shop, health store, gas station, We were able to stay in the neighborhood and shop. It really is now more of a place that people from outside the area come to dine and then leave. As now we need to leave our neighborhood to shop for most of our daily needs.
-
- that we are there only in the summer!
- The few neighborhood residents who constantly speak out about any change to the detriment of the entire neighborhood and city.
- Twiggs and other stores that serve no direct purpose.
- Lack of good bike routes to prime destinations and affordable rental housing.
- Nothin comes to mind.
- The amount of thru traffic that cuts through the neighborhood on Xerxes & Upton/Sheridan.
- Resistance to new things.
-
- parking difficulties
- too many new ugly houses!
- some sobery.
- Nothing. I love it.

4. What do like least about Linden Hills?

- The fact that we are losing all of the small houses. We won't have places for retirees or singles/childless couples.
- Too expensive for people to buy homes.
- Anti-change mentality, properties in need of repair replaced by McMansions, disregard of neighborhood plan by some developers, people who don't clean their sidewalks or go through stop signs (it doesn't apply to them)
-
- poor snow removal
-
- Closed-mindedness to change
- Duplication of certain stores such as the hardware store battle. It would be nice to have playful ideas about incoming business and how it would interact with the existing businesses. The loss of the Co-op I think hurt, and the uncertainty of the neighborhood right now with so many stores left vacant is somewhat worrisome if the right businesses don't move in.
- Difficult to park at Lake Harriet when there are concerts are great summer days!
- Outdated ways of thinking. Resistance to change. Lack of things to do outside of family focused activities - no nightlife. Lack of diversity in commercial nodes. Commercial nodes that are too spread out to reasonably walk.
- The over-sized McMansions which have replaced old homes... they are so out of scale. I have nothing against tear downs, but the new homes should be in scale to the neighbors!
-
- Seems stuck in the past.
- Sometimes Cute or precious
- High taxes.
- The streets have been in such disrepair for years, but now we are on a schedule of repair. Snow removal has been spotty in the past. We need another small grocery.
- traffic congestion and parking creeping into residential areas
- The rising cost to stay in the neighborhood.
- Smugness
- No co-op. Empty store-fronts. Tilia and the beer-crowd it attracts.
- The traffic
- I dislike that there is so much new construction. I actually believe change and urban development is crucial to the strength of our neighborhood. But I dislike these developers coming in and putting up homes and buildings that don't fit. Both size and aesthetics.
- The suburban like townhouses between 42nd & 43rd street and Sheridan & Upton Ave. AND, the neighborhood's potential to attract large developments, national chains and tear downs which result in suburban-like McMansions (there is one on 40th st and Upton that is sooo garrish).
- Too many people drawn to the lakes, causing traffic and biking hazards. Traffic can get bad and is not channeled well. New homes are too overwhelming and the diversity of home values is becoming smaller. The park is overused and not kept up as well as it should to sustain it in the long run.
- The increasing traffic and difficult travel through the France corridor.

4. What do like least about Linden Hills?

-
- infill single family housing with a suburban character. Traffic through the neighborhoods.
- Ever increasing high taxes for sub-par services compared to nearby SLP and Edina (ie we have slow 911 response time, poor plowing, worse schools, etc.) HOnestly, this is the biggest issue for us, and when our family outgrows this house, we will be moving to nearby Morningside in Edina where we can pay less taxes for much more benefits.
-
- Traffic / parking / roads are beat up
- Access
- Exclusivity
- Congestion
-
- Finding a parking space. The flower and gift shop is gone.
- We feel the neighborhood was very short sighted in fighting the development at 43rd and Upton. That whole shopping area is struggling with lots of empty storefronts. Look at 50th and France...that is booming while LH is not.
- traffic
- I wish the Co-op was still here. I always needs groceries...not so much hard ware. Plus the big businesses take away from the small business owner. Really makes me feel sad. Small business is good for the community & the "village" as a whole.
- a focus to keep the community the same rather than to expand and increase density.
- There is not enough parking for sustainable businesses to really be successful. Parking for the existing businesses is a major issue, if not THE major issue.
- I'd like more restaurants and a decent bar. Tilia is great but you can't go at night because the line's out the door. The other restaurants I'm not a fan of (except for zumbros). I think the eyesore that is famous dave's has to leave but I don't want a surburban building going up.
- air traffic
- No growth mindset by those of privilege to see opportunity posed by those who would like to see vibrant change.
-
- encroaching development; keep LH small and independent!
- congestion
- Airport noise.
- Traffic
- 1. Opposition to any form of development. 2. The tall condo buildings at Upton & 44th.
- We have very little racial diversity. There is sometimes a NIMBY attitude toward change. I wish there was more senior-friendly affordable housing for those who may at some point need to leave their homes and wish to stay in the neighborhood. There was some very ugly, dishonest behavior from some people related to the controversy around the Linden Corner development. Neighborhood services (e.g. grocery, drug store) have disappeared from the 43rd and Upton business node.
- nothing, love it!
- Pretentious, expensive, to a lesser extent a magnet for urban snobs from all over the nation

4. What do like least about Linden Hills?

and world.

-
-
- The traffic circles on 43rd!
- Short-sighted vision for how great Linden Hills can be through smart and thoughtful development.
- parking
- Dog poop
- Poorly maintained parks and streets
- The neighborhood has been hampered by people who believe they should have a say in others properties - I watched its growth be stagnated over the last 10yrs - it's a real shame. For some reason preserving nature is being confused with preserving Linden Hills. Preservation was not the intent of the original developers - in fact it was intended to be developed around its preserves. Add density and hospitality e.g neighborhood pub/s - allow growth to add jobs where those willing to risk are interested. Choking off density is contrary to the health of the area and encourages sprawl.
- Na
- ??? Not sure.... Linden hills is great!
- We need a grocery store.
- Air traffic noise and lack of an adequate community recreation center (a swimming pool other than that at the high school).
- fear of change
-
- It sometimes bugs me that it's sort of "tucked-in" from major roads but that fact might also be what enables LH to keep its own personal neighborhood character.
- The fact that houses are being torn down and huge new ones are being built in their place without regard to what "fits" in the neighborhood.
- #1 The McMansions popping up all over!! #2 All the cars parking up and down the street at the rentals vs using the home's driveways - boxing in the driveway of my residence, up to and including completely parking within or across the driveway entrance
- Car speeds on Sheridan
- Empty stores in old hardware store complex.
- streets, traffic
-
- Everything is political. I hate the 911/Patriotism memorial crap: 911 was a false flag event.
- several 60's type, unattractive apartment buildings which I feel were thrust on us by developers who did not have a sense of design or urban comfort
- The suburbanization of it! When I moved here the housing stock was a lovely mix. Now the small homes get torn down for big new mini-mansions, into which move wealthy white people with SUV's. We need to keep a good housing mix to keep a mix of people here.
- Downtown area seems to be becoming out dated. Needs more unique restaurants. Need another small grocery store (now that Co-op moved) like Kowalski's. The alley behind hardware store is ugly and no place to hold Linden Hills live with garbage bins nearby.

4. What do like least about Linden Hills?

- The big houses being built, with little concern for blending in.
- I can't think of anything except poorly plowed streets :)
- Lack of diversity in business and demographics.
- The lack of diversity.
- "granola" stereotype that I hear about
- pot holes and city services
- the schools are too crowded and too over-rated
- People wanting to monetize this special place the overdevelopment.
- Limited shopping, limited high end condos for retirees and empty nesters
- Has been a recent target for commercial development
- The empty storefronts alarm me. Also, we have more than enough pricey restaurants--I'd like to see more affordable options.
-
- needs more parking street needs full repair
- Small group that opposes any change dominates the agenda
- Anti-growth leanings... the neighborhood's wish to freeze time.
- no grocery store in "downtown" area, too many useless gift shops, I'd like more density and housing options
- Parking
-
- challenged parking/motor traffic
- the fact that there is no small grocery store now that the co-op has relocated
- Expense of living here (property taxes are outrageous); the number of restaurants that have opened with more to come. The lack of integration between the main "downtown" area and the other business area around 44th and Beard.
- over the years it has become mainstream, replacing quirky with trendy--stripping away diverse personalities within businesses and residents--only a certain income earner can afford to live here now
- Right now, the mixed to poor condition of some of the roads. The threat of the disintegration of small, unique stores. The massive over-control of enhancing homes and properties that benefit both the owner and neighborhood.
- THE BUSIER TRAFFIC/ AND SOMETIMES TOOOOO MUCH WITH THE MC MANSION BUILDING
- Small lots with not much green space in yards
- I like it
- Lack of racial and economic diversity.
- Some of our neighborhood houses are falling apart. Over the past few years it seems like gardens have really declined as well. Our neighborhood looks a little run down.
- I dislike the architectural style of the apartment buildings. I don't mind the multi-family housing. I don't particularly like the traffic and parking on Linden Hills Blvd (our street).
- could use a general store w/groceries, dry goods [LH logo-wear] and notions, etc.
- there are not enough food/restaurant options (there are so many people that live in this area, seems we totally under index in restaurants) however, we have 1,000,000 stores that sell things for the home. we need more outdoor seating/restaurant options. feels congested with

4. What do like least about Linden Hills?

cars parked everywhere

- The large big box homes being built that stick out like a sore thumb
- There is no longer a proper grocery store in the central area (44th & Upton). Also, lack of street parking at times.
- Traffic.
- Too much drama from some members of the Linden Hills Business Association
- worsened traffic and parking at the central business district due to increased popularity of the restaurants.....lack of convenience store in central business district.....not enough retirement-housing for retirees who want to remain in the neighborhood.
- reinvestment needs of housing stock. anti-change attitude. lack of diversity in housing options.
- Small-minded-ness by some adverse to necessary change.
- The invasion of the new hardware store. This represents the encroachment that takes away from community and considers an individual's interest above the community.
- Needs a little more variety, like a small grocer, a pub, and a pub!!
- I hope that new tenants are of the constant-repeat business type, as opposed to a business one might visit occasionally. Tumble down apartments should be renovated or re-built for today and for empty nestors who want to downsize but remain in Linden Hills.
- Competition
- The influx of folks intent on tearing down perfectly good old houses and replacing them with out-of-scale monsters - folks who don't "get" the neighborhood other than the fact that it is now a prestigious destination. I'm also uncomfortable with how the business area is becoming a foodie's boutique area and the number of "basic businesses declining all the time (Settergren's being the big exception - it's great).
- Mpls services (snowplowing) High property taxes
- The lack of local businesses for daily needs within walking distance - a local green grocer, convenience store, a pub, more restaurants.
- Having to drive to a grocery store and for other necessities.
- When shops go out of business
- Snootiness
- street parking
- The possible expansion of condos and unnecessary corporations that would ruin this mom and pop neighborhood.
- The housing is not diverse enough. Your choices are expensive single family homes. We need to make housing available to more people as far as price and housing type
- Too many empty buildings, unattractive store fronts, no plan in place for a theme of appearances.
- Frequent, seasonal lack of access to the lakes due to closure for charitable events and fundraising. A need for better traffic control on the busy streets in the neighborhood. Potholes.
- impatient drivers especially at pedestrian crossings at 43rd & Upton, Xerxes near LH Rec Center, and 44th near France - poorly designed / controlled for pedestrian safety and driver patience (green light time does not increase to allow drivers through after waiting for pedestrians)

4. What do like least about Linden Hills?

- high taxes with poor service including poor roads and snow removal, no banks
- Airplane noise High property taxes Monster houses
- oh i don't know ... this sort of planning bs.
- The loss of a good grocery store near W. 43rd St & Upton Ave So.
- Tax
- bus frequency to downtown
- Takes forever to get streets plowed in the winter.
- I don't like how I feel that there is an increasing sense of affected affluence.
- Infill single-family housing out of proportion to lot size. The city's 2007 zoning changes to limit overly large houses were not very effective.
- High taxes (thought that's not Linden Hills' fault)
- the growing number of Escalades and the price of housing getting out of sight for regular families.
- Retail variety is a bit limited. Could use more of the shops most useful to residents as well as those that draw "tourists."
- NIMBY attitude towards change/growth
- Very high and constantly escalating property taxes that make it difficult for long time residents to afford to stay in their Linden Hills homes after retirement. Shameful!
- the restaurants are expensive, snow removal sucks (like the rest of Minneapolis), housing is very expensive, not a very ethnically diverse neighborhood because it is a rich neighborhood, too many salons/yoga/expensive home decorating/kids-oriented stores and not enough places for regular people
- the ugly to large of houses going in, no parking (i walk or bike) little diversity, need more housing for younger folks or families with no cars
- The fundraising that has to happen in order to improve or get something that seems should come from our tax dollars. Cost of buying a house in this area is high.
- I dislike the "Village" label that has been placed on who we are. We are a thriving city neighborhood, not a village. I also dislike the lack of affordable housing.
- traffic and parking, cost of rent
- Love it all.
- No bars or bar/restaurants. Better shopping would be great as well....but stay away from huge chains.
- Ridiculous tear-downs replaced by incongruent new, huge homes.
- Shutting down developments that provide parking, landscaping, public spaces, a restaurant, and retail because they are too tall.
- I hate to see the housing teardowns, but realize they need to happen. The replacement houses seem to go lot line to lot line and seem much bigger than the old.
- Nothing. I love the area and whenever I have moved away, I have always found myself moving back again.
- its inflated home prices (my husband and I fear we will never be able to own a home in Linden Hills)
- I don't like how 43rd street doesn't get snow plow attention like I think it should considering how trafficked a street it is. I don't like the quality of the roads either. I'm not sure whats going on with the street construction of 43rd & Upton but I hope it gets fixed soon.

4. What do like least about Linden Hills?

- The Famous Dave's at the corner of 43rd and Upton.
- High taxes, traffic on Upton ave
- High and rising taxes make it hard for retirees on fixed incomes to age in place.
-
- airplane noise
- can be a little stuck in it's ways
- The characteristics (above) that lend to its area desirability have become the motivators for new, far reaching development beyond its capacities. Over concentration in some areas create crowding and accessibility problems: example- needing to pay for permit parking in front of your own residence.
- The trend of builders tearing down affordable/older/solid homes and putting up oversized, highly priced boxes (made of ticky-tacky that all look just the same) that create a neighborhood accessible to only wealthy, older and often childless families.
- That it's not so easy to get around in the Winter; and that parking is limited.
- congenstion
- Tear downs of homes (and remodels) that don't fit the feel or character of the neighborhood
- Crazy parking during events at Lake Harriet.
- I don't like it's reputation as being "stuck" in the past, and that it is an elite place to live.
- It is becoming an outdoor Galleria. Getting away from local store focus.
- Mega houses that don't leave room for yards and sunshine to the neighbor's yard.
- some streets/parks need a makeover
- car traffic; too much cement
- The poor roads!
- Too many hair salons and home furnishing stores. Some spots sit vacant for awhile. Rents are too high. Lots of neighborhood resistance to change.
- Traffic through the neighborhoods. Ugly infill housing.
- Cost of homes, smaller homes being torn down to build larger homes.
-
- Turnover in shop owners, loss of co-op and no store to replace it.
- disagreements on how Linden Hills should "look"
- the awful snowplowing. It's like our streets become a third-world country during the winter.
- Smug self-regard. Resistance to change. Lack of mixed housing, including high-rise apartments and/or condos, the absence of a full-service bar (great urban neighborhoods have great neighborhood bars).
- The rise in house prices and limited who can live here, though not much to do about that.
- Parking, lack of it in the summer.
- Lack of a proper neighborhood pub in downtown Linden Hills!! Useless stores for practical purposes (i.e. Tibet store, Heartfelt, expensive garden store). Airplane noise/fact that we're outside the MET zone (it's loud here!).
- General resistance to change and lack of planning for inevitable change. Lack of a central public space in the Linden Hills business district and the France & 44th business district.
- - I miss the coop at the 43rd St hub - love the restaurants & coffee shops but we're starting to get too many (parking problems) - would like to see it more bike-friendly

4. What do like least about Linden Hills?

- Not enough small business options in centres
- Trying to drive through it. That is why we bought a condo in LH
- The lack of snow-plowing of roads and shoveling of sidewalks in the winter
-
- No enforceable sustainable plan. Any new development should be at least LEED-Gold or beyond. New restaurants seem like they should be in Edina and are too up-scale for the vibe of the community. We need more down-to-earth places of commerce that are not ultra specialized.
- A lot of the housing and restaurants are oriented towards an upper-middle/upper class clientele. I would like to see a Linden Hills that is more accessible to other income groups that share small, safe, family-neighborhood values.
- the difficulty accessing highways and other major arteries. Limited public transit options.
- Airplane noise.
- Some businesses are too expensive for our everyday budget. Property taxes. All the "McMansions" being built.
- Parking -- I don't know what we could do about it. Just makes it tough with so many people parking on the street.
-
- The traffic in the summer
- traffic on thru-streets...large homes with no yards replacing smaller ones WITH yards...lack of affordable rental properties with garden access.
- The limited core services provided by the businesses downtown. I miss the bookstore, pharmacy, co-op, etc.
- The lack of interest and support for using cars less and building small homes.
- The face that showed during the Linden Corner experience - lack of communication, a type of threatening environment, allowing a small group to take control in order to be self serving.
- airplane noise, density foes, monster houses post tear-downs
- Nothing.
- how expensive homes in the neighborhood are, how crowded it can get,
- high cost of living and commercial rent are prohibitive to encouraging diversity.
- It does not seem like The neighborhood has taken full advantage of the urban redevelopment movement. We could maintain the unique character of our neighborhood but still expand our residential and commercial offerings; increased density would likely lead to better public transportation services.
- I dont like how much more goods cost in our neighborhood compared to other neighborhoods. It would be nice to see the foreclosed home next to me be sold, rather than remaining vacant for multiple years.
- It is ripe for any big developer to come and try to ruin it
- Its homogeneity
- No post office
- There tends to be an air of exclusivity and entitlement that poisons the "neighborhood" feel and friendliness. Those at the top, making the decisions should keep diversity of lifestyle & income in mind when planning. If you make LH too exclusive, business, retail, entertainment

4. What do like least about Linden Hills?

and neighborhood associations will never thrive.

- Neighbors who feel entitled to have a perfect life. People who feel that they should never be inconvenienced by the fact that they live in an urban village. DON'T DRIVE DOWN MY STREET, DON'T PARK IN FRONT OF MY HOUSE, NO NOISES ALLOWED, NO SMELLS ALLOWED, NO CROWDS ALLOWED. And then they don't feel that they have to clear the sidewalks. and they don't patronize local businesses.
- Parking at 43rd & Upton, especially by the library. Hate the traffic circle - too large and seem to impede rather than slow traffic. All the tear downs being replaced by too large homes built to the edge of lots and too similar in appearance to each other.
-
- airplane traffic Tear-downs and McMansions
- Crappy-looking strip mall architecture blocks and commercial buildings with above-ground parking lots. Famous Dave's is an example of hideous, ugly architecture with an eye-sore parking lot on a prominent corner of an otherwise charming commercial area. The white apartment buildings and their parking lots on the block east of Sunnyside Gardens are equally dismal.
-
- very very white - no ethnic diversity
- Nothing. I do worry that it will change. I think that it would be the biggest mistake for Linden Hills
- Traffic on Xerxes Ave - - cars driving too fast and not coming to complete stops at the stop signs. Would like better care of Linden Hills park, roads, sidewalks, landscaping, etc. Would like better snow removal of all roads in the Linden Hills area.
- Newer buildings that do not add to the beauty, tradition and function of a neighborhood.
- That some shops remain vacant. The use of chemicals on lawns and salt on sidewalks that are polluting the lake and are a hazard to children and pets.
- the people
- Noise from airplanes or traffic on Xerxes.
- Some of the uber-crunchy offerings. Feels a little too hippy and dirty.
-
- The abysmal state of the streets in winter. How crowded it gets when events are at the lake. Stores that only sell luxury items, with the exception of the hardware store.
- The outdated and plain stupid liquor laws. Allow hard liquor now! Seriously what year is it?
- What I like least about Linden Hills is the resistance to change.
- Too many cars on weekends. Discord between residents and business owners whenever a new business needs approval (parking, variances, etc)
- Loss of the Co-op, high property taxes
- I wish the retail and restaurant mix was stronger. Weak offerings around the shopping center strip mall near 44th and France.
- poor snow/ice removal no grocery/convenience store (44th and Upton)
- Nothing
- The many residents who do not keep their sidewalks clear in winter, and a certain sense of entitlement and exclusivity that hovers over our lovely community.

4. What do like least about Linden Hills?

- Airport noise, sometimes neighbors are too rigid about new things!
- When a new business kills old local business.
- Stuck in the past.
- Development proposals and new homes that would change neighborhood character and density; plane traffic.
- We miss Bayer's Hardware.
-
- Traffic and bus noise!
- Traffic
- Lack of grocery, property taxes, no bars or pubs or anything of that nature.
- Parking in winter at 43rd and Upton.
-
- The 25 year history of the people around the 43rd/Upton block protesting every business change without reliable research or attitudes of the rest of the neighborhood. In 27 years, there has never been a statistically-valid, expertly designed opinion research plan implemented. Notification of all addresses in the hood that they can comment or participate in meetings, while a political expedient, does not provide a reliable measure of the neighborhood opinions. If this SAP fails to do competent research on this issue I will raise hell and enlist media attention.
- Traffic congestion, new oversized unattractive, monster houses.
- Too many knick-knack shops (don't meet daily needs of LH residents)
- The noise from airplanes
- Lack of diversity.
- Plowing is not so great, but that's a city issue.
- Parking and traffic, and early a.m. noise, disruptions because of events at Lake Harriet (races mostly).
- Too many "dustable" shops and not enough service shops.
- The excessively large houses being built that fill up the entire yard.
- Getting "gentrified" - going upscale too fast. It may lose its small town feel in the rush. No pharmacy or small grocery (Co-op is a super market!)
- Dog poop, increasing property taxes.
- The homogeneity of residents in terms of class and race. Airplane noise.
- Homegenous, high property taxes.
- Lack of moral leadership from gov't and business and lack of meaningful investment in schools and transit
- Not physically cohesive or clear geographic identity, don't know the exact boundaries
- The mega mansions.
- Not enough basic services, i.e. drugstore, bank, convenience store
- It's losing its racial and economic diversity. Increased traffic & people fro moutside the community.
- Sense of community is lacking.
- Traffic!

4. What do like least about Linden Hills?

- Property taxes. I can't enlarge my garage without a variance.
- People who don't shovel!
- Tear down of our precious infrastructure, loss of sunlight to our homes and yards.
- Need more casual restaurants like Café 28 used to be. Lack of racial diversity.
- Pretensions and McMansions
- Traffic on France Ave entering from side streets is increasingly hazardous.
- Excess traffic.
- Traffic
- airplane noise
- the sense of entitlement people have
- building giant houses. Too much like edina
- removal from convenience stores
- smugness and parochialness of residents
- closed minded people that didn't give original famous dave's site development plan a fair shake. Now we are left for a plan that is actually worse for the area
- fast drivers on quiet residential streets and airplace noise
- crumbling streets and mcmansion invasion
- strip mall on 45th & France
- lots of non-shopping parents with strollers and multiple kids. Proliferation of billboards
- tearing down of usable houses being replaced by cookie cutters
- not progressive
- teardown trend. People are suburbanizing it
- traffic
- transience of many businesses
- arguing and lack of info
- its changing in such a way as to potentially damage its neighborhood quality. For example look at uptown 1980, and uptown now. I fear oversized commercial development
- property taxes
- the city authorities are not open and friendly to dogs
- parking
- sometimes zealous and unfriendly neighbors (signs in yards are often and overboard)
- proeprty taxes are forcing some people to leave against their will
- lack of alternative living options- more than single family homes
- property taxes
- gossip
-
- lack of economic and ethnic divesity
- somewhat elitist
- races at the lakes
- poor snow removal. Frequent power outgages in summer, messy neighbors with junk in yard
- no convenience store

4. What do like least about Linden Hills?

- too many people are killing our environment by believing yards should look like golf courses. I would like to see more prairie style yards but city ordinances discourage it
- high taxes and when improvements are made taxes go higher. Airplane noise
- small lot sizes, lack of housing diversity
- lack of progress in replacing aging housing and buildings. Everyone thinks replacing these is going to wreck the neighborhood when the reality is the exact opposite
- potholes and airplane noise
- the roundabouts are too narrow for traffic flow
- high taxes, emerging trend of growing rental
- lack of diversity, overly liberal and self righteous culture
- too many yuppies now
- new homes built on the edge of the property lines at the expense of yards, plantings and appearance
- teardown trend with replacement homes being characterless masses. Taxes, and snowplowing
- variety of restaurants
- roads should look better for amount we pay in taxes
- the co-op moved far away from the corner
- billboards and crime
- more parking and empty stores in downtown
- high property taxes
- parking challenges
- threat of tall buildings (overcrowding) and chain store businesses
- too many separate yoga studios- pare down and offer more classes at different times in one location. Too many dogs off-leash. Not safe for little kids. Parking is difficult of visitors
- high taxes. Too much. Snow removal is bad
- trying to gentrify it
- parking is really challenging for residents and businesses
- people who don't clean up after their dogs

5. What are your three special places within Linden Hills?:Special places within Linden Hills

library		Lake Harriet
Lake Harriet	Parks	Trolley
The lake and Parks	bussiness 43 upton & 44 france	my house
Linden Hills Park	Waveland Triangle Park	Boarding Lake Harriet
Lake Harriet	The Lake Calhoun wetland area	Linden Hills Library area
Sebastian Joes	The Library	Tilia
Business district at 43rd & Upton	Trolley station	William Berry Parkway
Zumbro	Learning Designs	Sebastian Joe's
library	bandshell	linden hills park
Lake Harriet	The Library	Wild Rumpus
Triangle park	Lake Harriet	44th and France business district
Library	Linden Hills Park	Sebastian Joe's
43rd and Upton business district	Lake Harriet	Linden Hills Park
Lake bike paths	Dunn Brothers	Blooming boulevards
Wild Rumpus	Sebastian Joes	Clancey's
Lake Harriet	43rd & Upton	Linden Hills Co-Op
Sebastian Joes	Great Harvest	Tilia
Tilia	Linden Hills Farmer's Market	Clancy's
Dunn Bros (#2 Coffee & Tea Lmtd	The Zumbro Cafe	Linden Hills Library
lakes	Rose Garden	bandshell
Public library	Band shell	Wild Rumpus
Pedestrian walkway between 43/44 and York/Xerxes	Library	Lake Harriet
Sebastian Joes	The coop	Beards pl
Tilia	Benches down by the lake	Clancey's
Library	43rd and Upton intersection	Lake Harriet bandshell
Lake Harriet	The 44th and Upton area	The parks, pools, public grounds, etc.
Tilia	Naviya	Farmers Market
Naviyas	Dunns, Sebastian Joes, Turtle Bread	Creative Kidstuff/Wild Rumpus
Sebastian Joes	Tilia	Lake Harriet
Clancy's	Jim's Coffee & Tea Ltd	Tilia
Sebastian Joe's	Tilia's	Wild Rumpus
Wild Rumpus	Creative KidStuff	Linden Hills Library
Zumbro	Linden Hills Coop	Lake Harriet
Linden Hills Park	Beard's Plaisance (incl. new playground)	The Linden Hills Farmers Market

5. What are your three special places within Linden Hills?:Special places within Linden Hills

Linden Hills coop	Village	Lake Harriet
Famous Daves	Sebastian Joe's Ice Cream	Park bench on the corner of Upton and 43rd
Linden Hills Library	Linden Hills Coop	Elf Tree at Lake Harriet
park	lakes	small commercial districts
coffee shops	Lake Harriet	Wild Rumpus
Lake Harriet - walking/biking trails	Tilia	Bibelot
Library	Settergrens	Wild Rumpus
Wild Rumpus	The top of the hill at 44th and Upton	Sebastian Joes patio
library	walkable streets	the linden tree that was cut down yesterday
Zumbro Cafe	Clancey's	Wild Rumpus/Bibelot
Bird Sanctuary	Lake Harriet Walking path	Downtown Linden Hills
Lake Harriet	The library	Zumbro
Dunn Brothers	St Thomas Church	linden Hills sports fields
LH Park	LH Library	Sebastian Joes
Linden Hills Park	43rd & Upton	Lake Harriet
Beard's Pa	Library	Sebastian Joe's and also Farmer's Market
Bandshell	Lake Harriet	Linden Hills Park
Wild Rumpus	The library	Joe's
The park	Coffee and Tea Ltd.	The trolley right-of-way
The St. Thomas parking lot	library	Sunnyside gardens
zumbro	Great Harvest Bread	Wild Rumpus
Lake Harriet	Sebastian Joe's	Wild Rumpus
Lakes	43rd & Upton	Settling pond for Lake Calhoun
Lake Harriet Bandshell and Trolley	commercial area	
Clancey's	Turtle Bread	Dunn Brothers and Coffee Tea ltd
Benches along Lake Harriet	Tilia	Wild Rumpus
Minnesota Streetcar Museum	Coffee & Tea Ltd	Bandshell
Woods area at north area of Linden Hills Blvd/William Berry Pkwy	Beards Plaisance	Bandshell / Bird sanctuary area
LH Park	Library/business district	lake Harriet
Linden Hills Park	Dunn Brothers	Waveland Triange Park
library	Lk. Harriet	bandshell
co-op	creative kidstuff	clancys

5. What are your three special places within Linden Hills?:Special places within Linden Hills

Dick's Sports Barbers	Upton Ave between 43rd & 44th	Lake Harriet
Lake Harriet	Beard's Plaisance	Robert's Bird Sanctuary.
Linden Hills Park & Library	43rd & Upton node & pocket park	Roberts Bird Sanctuary
Beard's Plaisance	The piano area near Famous Daves	Sebastian Joes patio
Linden hills park	Tilia	St. Thomas church
Lake Harriet and Lake Calhoun	43rd and Upton Area	44th and France Area
Linden Hills Park library	"Downtown"	Library
The library	sabastin joes	the variety of restaurants in LH
Library	the park	the lake
Roberts Bird Sanctuary	Business district	LH park
County Library	Wild Rumpus Books	Linden Hills Co-op
Lk. Harriet	Lake Harriet Brasserie	Children's bookstore
Lake Harriet walking path	Lk. Calhoun	Linden Hills Business-Upton,Beard
Farmers Market library	Robert's Bird Sanctuary	Linden Hills Park
Linden Hills Park	Wild Rumpus	Tilia's
Lake Harriet	hardware store	parks
co-op	Wild Rumpus	Lake Harriet Bandshell
Playground at the park	43rd & Upton shopping center	Southwest HS
City lakes	nursery	settergrens hardware
Lake Harriet	Library	Lake Harriet
Coffee shops	Linden Hills park	Library
Farmers Market	Shopping district	LH Park
famous daves	Bibelot	Lake Harriet
43rd and Upton	Linden Hills Park	Clanceys
Lake Harriet on a summer eve	Public library	wild rumpus
Bakery	LH Park	Library
Pocket Park library	Wild Rumpus	LH playground
Linden Hills Park	lake	little corner park
The walk along the lake	My front yard	The walk to Dunn Bros.
Lake Harriet School	great harvest	sidewalks
Great Harvest	Lake Harriet	43rd & Upton
Beards Plaisance	The bakery	The library
The Tibetan Store	Linden Hills Park	Pershing Park
Lake Harriet	Dunn Brothers	The Library
Famous Dave's	Sebastian Joes	LH Library
	The Yoga studio	Great Harvest Bakery
	Linden Hills Park	Zumbro
	Pocket Park	Fire Station (Cafe 28, now Harriet

5. What are your three special places within Linden Hills?:Special places within Linden Hills

		Brasserie)
cs reading room	famous daves	creative kidthings
lake harriet band shelter	library	downtown linden hills (shops & restaurants)
43rd & Upton	Lake Harriet	Lake Calhoun
43rd and Upton Area	Lake Harriet	44th and France
Linden Hills Park	Small Downtown Node	Beard's Plaisance
Lake Harriet pavillion	Lake Calhoun restaurant	church
LH Community Center & Park	Great Harvest Bakery	St. Thomas the Apostle
Lake Harriet	Co-op	Tilia
Sebastian Joe's Library	Settergren's	Wild Rumpus
Lake Harriet bandshell area	Sebastian Joes	Wild Rumpus
Band Shell	44th between France & Xerxes	cottagewood
Lakes	Linden Hills Park	Downtown
	Bike trails	Great Harvest
shops on upton	restaurants on 43rd	The Co-op and surrounding shops
Lake Harriet Bandshell and walk paths	My yard	Great Harvest
Linden Hills Park	Lake Harriet	Great Harvest
library	Bandshell/Beach park	lakes
my private open space	street scape ambience	our single family city block
Unofficial dog park on France Av	Linden Hills Park	Lake Harriet band shell, etc.
Commercial area	Linden hills boulevard	Bandshell
Heartfelt	Famous Dave's	Zumbro
The main street and Wonderment	The park	The corner at Upton and 43rd
Lake Harriet	My yard	The Co-op
Lake Harriet's west side	the "village" of 43rd & upton	The forested nook at the end of LH Boulevard
The walk to the bridge by Xerxes and Lake Calhoun	Shopping area/library at 43rd and Sheridan	Bird sanctuary
linden hills cooperative	linden hills	linden hills park
	neighborhood shopping style	
Linden Hills Park	Restaurants: Naviya, Sebastian Joes, Zumbro, Harriet Brasserie	Lake Harriet

5. What are your three special places within Linden Hills?:Special places within Linden Hills

Lake Harriet	Downtown Linden Hills	commercial area along 44th St
Lake Harriet	Linden Hills Park	France 44
Bandshell	Settergens	
Famous Dave's	Wild Rumpus	Creative Kidstuff
Lake Harriet	The Rump	My back yard
Zumbro	Great Harvest	Creative Kidstuff
Linden Hills Park	Linden Hills Library	
Zumbro Cafe	Dunn Bros.	Sebastian Joe's
The lake	Dunn Bros	Bike paths
Clancey's	Tilia	Bruley Center - our business
Dunn Brothers Coffee	Famous Daves	Bibelet & the book store (Wild Rumpus)
The business districts	the library	Linden Hill Park
Tables outside of Dunn Bros and to the West of Dunn	Outside space at Sebastian Joes	Outside benches by Great Harvest
COOP	tilia	Wild rumpus
triangle park	linden hills park	lake harriet
neighbors porches	parks	the lake
my house	the commercial areas - esp the Co op	the lake
park	library	lakes
Lake Harriet bandshell	Sebastian Joe's	The Linden Hills Co-op
Wild Rumpus	The park	Zumbro
Linden Hills Library	Turtle Bread	
Lake Harriet	Clancy's Market	Linden Hills Library
Wild Rumpus	the Library	Zumbro
Park building and activities	LH business node	Lake harriet
Library	the Park	Settergrens
Linden Hills Park	Triangle Park	Business districts
Linden Hills Park	43rd & Upton Business District	44th & France Business District
Wild Rumpus	Bibelot	Dunn Bros
Lake Harriet	Library	Any of the coffee shops
William Berry Park	Coffee Tea Ltd	Street Car
Parks/Lakes	Band shelter	Co-op
Coop	The bandshell	LHSC
Zumbros	Sebastian Joes	Linden Hills Park
dunne bros	settergrens	great harvest
Beards Plaisance	Lake Harriet Bandshell	Linden Hills Library

5. What are your three special places within Linden Hills?:Special places within Linden Hills

43rd and Upton businesses	Linden hills park	Library
dunn bros.	seb joes	restaurants with outdoor seating
Lake Harriet	Great Harvest	Turtle Bread
Lake Harriet	Zumbro, Sebastian Joe's	Library
Linden Hills park	Lake Harriet bandshell and walking paths	the shady, undeveloped block btwn Motor Place and 44th
Nice restaurants and stores	The corner	Parks
Lake Harriet Bandshell	Beards Plaisance Picnic Area	LH Park
Dunn Bros	Linden Hills Denistry	Library
Linden Hills Park	43rd & Upton Pocket Park	Sebastian Joe's
Lake Harriet/Bandshell/Pathways sliding hill	Beards Plaiscaince	Corners of 44th/43rd Upton
The wetlands at Lake Calhoun	Linden Hills Park	43rd and Upton (especially the library and wild rumpus!)
Lake Harriet Bandshell	Library	Lakes/bike paths
shopping at 43rd and Upton	the park	little street of shops on 44th
Wild Rumpus Bookstore	Lake Harriet Bandshell area	Lake Calhoun's south beach
"downtown"	pocket park	linden hills park
library	park	Lake Harriet
trolley	lakes	downtown linden hills
Lake Harriet	Sebastian Joe's	LH Co-op
Roberts Bird Sanctuary	Lake Harriet shore	43rd and Sheridan business area
Harriet Brasserie	Sebat Joes fireplace room	Farmers market
Wild Rumpus	Lake Harriet	Roberts Bird Sanctuary
Sebastian Joe's	Beard's Plaisance	my neighborhood
Sebastian Joe's	Great Harvest Bread	Linden Hills Library
library	Clancy's	Linden Hills Coop
Lake Harriet	Stores	Parks
LH Library	LH Park	43rd and Upton intersection
Lake Harriet	Sebastian Joe's	Library
Lake harriet commercial building	Dunn bros	Bench at corner
Great Harvest bakery		
Settergrens	Tilia	Bibelot
Lake Hariett	The Linden Hills Garage	Clancey's
	Sale day	
wild rumpus	coffee & tea	clanceys

5. What are your three special places within Linden Hills?:Special places within Linden Hills

The small woods at William Berry Parkway	Lake Harriet	Linden Hills Library
SHOPPING & DINING CORNERS	THE LAKESIDE GREEN SPACE	THE PARKS & STREETCAR TROLLEY
Lakes!	Upton and 43rd street shoppes	Linden hills park
The Linden Hills park and pool	Lake Harriet	all of the parks
Lk Harriet bandshell	Linden hills park	Both lakes
Co-op	Lake Harriet and bandshell	Library
Lake Harriet running path	Linden Hills Park	Sebastian Joe's
the lake[s] walk/bike	coffee shop[s]	neighbors
lake harriet	dunn bros outdoor area	great harvest bread area
woods at the end of Linden Hills Blvd	Linden Hills business district	bike trails along the lakes
Tilia	Zumbro's	Bread and Pickle
Library	Park	Wild Rumpas
Lake Harriet	Linden Hills Co-op	Linden Hills Neighborhood Center
the several attractions at north end of Lake Harriet	Linden Hills Boulevard	West 43rd St. between Upton and Linden Hills Blvd
trolley line	Lake Harriet	downtown LH
44th and Upton	Beards Plaisance area	The Sanctuary
park	restaurants	bike trails
Tilia	Sebastian joes	Clancys
the children's bookstore	the lakefront	the library
Lake Calhoun - Thomas Beach	Linden Hills Library	Lake Harriet
43rd and Upton	Lake Harriet and the parks	The streetcar line.
Sebastian Joe's	Linden Hills Park	Library
Park and bandshell	Great Harvest Bakery	The Linden Hills Co-op
lake harriet	local shops	all the playgrounds/parks
Library	Park	Lake Harriet
co-op	hardware	tosca
Linden Hills Coop	Sebastian Joe's	Lake Harriet
Zumbros	Thomas Beach	Lake Harriet Band Shelter
Dunn Bros	Fire Station Restaurant	Zumbro
My home	The trail on the south side of Calhoun to Lake Harriet	The shopping/restaurant district
Lake Harriet	Lake Calhoun	43rd & Upton restaurants & food
Dunn Bros	Lake Harriet	Village
Great Harvest	The Co-Op	The restaurants

5. What are your three special places within Linden Hills?:Special places within Linden Hills

where my dog poops in the neighbor's yard	inside my house where no creepy neighbors can see	
Lake Harriet Library	43rd St & Upton Ave Park	The Library Seb Joes
lake harriet bird sanctuary	linden hills coop	wild rumpus
downtown Linden Hills	Lake Harriet	the area near Turtle Bread
43rd & Upton	Linden Hills Park	Lake Harriet
My home and block and the one-block radius that is our core mini-neighborhood	43rd and Upton "downtown"	The lake walking paths
Lake Harriet School	SWAC at Linden Hills Park/ Lake Harriet	43rd Upton node (especially Settergrens)
Settergrens	LH bandshell	Wild Rumpus
Lakes Harriet	Lake Calhoun	LH PARK
Lake harriet waterfront, near bandshell	43rd/Upton business district	Linden Hills park
Downtown LH	Lake Harriet Bandshell	William Berry Woods (aka "Thoreau's Woods")
Lake Harriet bandshell	the library	Clanceys
the library	Linden Hills Live	Great Harvest
Library	LH Park and Rec Center	Great Harvest Bread Store
Wild Rumpus	The Library	The Sebastian Joe's patio
Lake Harriet beach/bike trails/playground	Linden Hills shops/restaurants	Rose garden
Lake Harriet Band Shell and lake	43rd and Upton	44th and France
Sebastian Joes	The Park	Tilia
The Linden Tree	Great Harvest	New Bridge Clinic
Sebastian Joe's	The Lakes	Tilia's
Library	parks & lake	Sebastian Joes
Lake Harriet	The Bandshell at Lake Harriet	Lake Harriet
Lake Harriet	the restaurants	the co-op
Lake Harriet Bandshell	Famous Dave's	Sebastian Joe's
The Linden Hills Library	St. Thomas the Apostle Catholic Church	Wild Rumpus
Lake Harriet	Beards plaisance	Settergrins
Beards Plaisance	Band Shell	Lake Harriet
Turtlebread	Lake Harriet Bandshell	Sebastian Joes
library	Dunn Bros Coffee Shop	Linden Hills Park
Clancys	Sebastian Joes	my home
Our house	The Lakes	The parks
Parks (LH park and Beards and the piano at the pocket park)	Library	Quirky places like our weird alleys, the old streetcar path, the hills, curves and

5. What are your three special places within Linden Hills?:Special places within Linden Hills

Linden Hills Park (it's shady!)	Shops and cafes	"unkown" places.
lake harriet	shopping district	Streetcar rides
Lake Harriet Bandshell	Small storefronts and shops	schools nearby
Linden Hills "village"	Linden Hills Library	walk and bike trails
Linden Hills Library	The wooded area by Richfield Road and Lake Harriet Pkwy	Clancy's, Settegrens, Dunn Bros
Wild Rumpus	Great Harvest	44th St Businesses (Turtle Bread, etc.)
Lake Harriet	Owner run shops, restaurants	Library
Linden Hills park	Lake Harriet	Our unique older home
Lake Harriet	Linden Hills Library	43rd & Upton area
Lake Harriet Bandshell	Linden Hills park	Sebastian Joe's
Tilia	Sebastian Joes	Sebastian Joes
Downtown Linden Hills	Lake Harriet	Devanadi Yoga
Library	Benches and grass along the west side of lake Harriet	44th St. commercial area
Linden Hills Library	Roberts Bird Sanctuary	Clanceys
old firehouse area	beards park	rec center
LH Park	"downtown"	Our neighborhood
Triangle Park & Linden Hills Park	Lake Harriet	simply walking the neighborhood streets
Lake Harriet walking path and refectory	Linden Hills playground	Upton business district
Lake Harriet	44th and Upton shopping area	Kayaking on lake Cahloun
Lake Harriet	the bandshell	the business node itself
Downtown Linden Hills	Trolley	William Berry Woods
Lake Harriet	Linden Hills Coop	43rd St and Upton Ave
meat market	fire house restaurants	wild rumpus books
LH Park	Library	42 & upton area
Great Harvest	Bibelot	Thai restaurant
Zumbros	LH Spiritual Center	Settergrens
Lake Harriet	Coffee and Tea (Jim)	Farmer's Market
Dunn Brothers	Library	Wild Rumpus
Lake Harriet	Linden Hills Library	Linden Hills Coop
Linden Hills Blvd at night	the library	the village shops
43rd & Upton	Lake Harriet	Linden Hills Park
Zumbro Cafe	trolley station and access to Lake Harriet	Linden Hills Co-op

5. What are your three special places within Linden Hills?:Special places within Linden Hills

Restaurant and Shopping area	Band Shell	Sidewalks everywhere
My block lakes (Harriet)	The park 43rd & Upton Intersection (farmers market)	Lake Harriet sidewalks
The Lakes - Harriet in Particular Lake Harriet & walk to & from Settegren's Hardware the village My House the wild rumpus thoreau's woods Turtle Bread & Rick Rack the bandshell bird sanctuary/lake harriet Lake Harriet lakeshore/parks Clancy's	Downtown 44th street walking The Co-op the library Tilia the linden hills playfield lake harriet Linden Hills Park Linden hills park pocket park The village my street The western shore of Lake Harriet Dunn Bros Coffee 43rd & Upton shops & restaurants (Sebastian Joe's!)	Wild Rumpus My tiny back yard The Lake area the parks Linden Hills Park the old rail line trail my home/yard Lake Harriet Settergrens hardware 43rd street The individual gardens Famous Dave's Settergren's Ace Hardware
Lake Harriet Linden Hills Park	Dunn Bros Coffee 43rd & Upton shops & restaurants (Sebastian Joe's!)	Calhoun & Harriet
Lake Harriet Trolley path Lake Harriet	Dunn Bros Coffee back yard Sunnyside Gardens	Linden Hills Library Most residential blocks.
Dunn Brothers Coffee Wild Rumpus Park Tree lined streets/parks	Lake Harriet Great Harvest Retail / food Neighborhood restaurants/farmers mkt	the Co-op Creative Kidstuff Library 43rd and Upton and 44th street shops
Lake Harriet and bandshell one tree Business centers	The surrounding parks and small businesses two tree Lk Harriet Band Shelter and paths Zumbro Sebastian Joe's Coffee Shop A bar...if we could have one	home three tree Linden Hills Park
Tilia Linden Hills Park Playground Library Lake Harriet	Zumbro Sebastian Joe's Coffee Shop A bar...if we could have one	Victory My house! Sebastian Joe's Downtown

5. What are your three special places within Linden Hills?:Special places within Linden Hills

Turtle Bread Park	Zumbro 43rd & Upton business district	Clancey's Library
my home	the lakes	the village (shops), especially Settergrens
43rd and Upton Commercial center	Beards P park	Bandshell
Linden Hills Park	Businesses at 44th and Upton	Harriet Bandshell
Wild Rumpus	Turtle Bread	Co-Op
Lake Harriet	Dunn Brothers	Settergrens
Settergrens - love it!	Small, good restaurants	Good variety of shops- love most Bibelot, toy store, book store.
Linden Hills Co-op	Linden Hills Library	Lake Harriet
Linden Hills Co-op	Turtle Bread	Settergren's
Waveland park	Linden Hills Library	43rd & Upton business district
Our house	Path along streetcar line (too bad they paved it).	Linden Hills Co-op
Dunn Bros	Linden Hills Library	Southwest High School
Linden Hills Dentistry	Restaurants	Hardware store and Linden Hills Library
Linden Hills Shopping Center	Linden Hills Co-op	The lakes
Linden Hills Library	Tilia	Lake Harriet
Lake Harriet/Rose Garden	Park	Restaurants/coffee shops
44th St Shops - stores are interesting	Downtown Linden Hills	Triangle Park
The lakes	Pleasant and convenient library	Convenient bus routes
Restaurants	Linden Hills Co-op	P.A.T.H.
LH Parks	Calhoun and Harriet	My block
Lake Harriet	Lake Calhoun	My street 4300 Beard Ave
Lake Harriet	Linden Hills Park	Linden Hills Co-op
Lake Harriet	Downtown Linden Hills	Parks
Linden Hills Co-op	Lake Harriet	43rd & Upton business district
Band Shell and new park!	"Forest" in between the lakes	Sebastian Joe's
Rose Garden	Band Shell	The lakes
Linden Hills Library	The Park	The small business downtown at 43rd and Upton
Walking/biking around Harriet and Calhoun	Library/shops	Bird Sanctuary/Pocket park
Trolley path	Linden Hills Park	Linden Hills Library
Library	Wild Rumpus	Lakes Calhoun & Harriet

5. What are your three special places within Linden Hills?:Special places within Linden Hills

Home		
Linden Hills Co-op	Turtle Bread	Central business area
Linden Hills Library	Great Harvest	St. Thomas the Apostle Church
Linden Hills Library	Main Street	Park / Co-op
Bridge and ponds south of Lake Calhoun	Bird Sanctuary/rock garden/rose garden	Library/Wild Rumpus/Sebastian Joe's
Park and community center. Library	Farmers market	Shops
Lake Harriet	Wild Rumpus	Linden Hills Park
Business node	Linden Hills downtown	Linden Hills Blvd.
Village	Park	Lake Harriet
Lake	Open spaces	Lake
Lake Harriet	My porch	Café 28
	43rd and Upton shops	Linden Hills Park
Parks and greenspace in general, including lawns with trees and birds, etc.		
Linden Hills Library	Lakes and woods	Business district
Linden Hills Library	Business district	Lake
library	linden hills park	beard's plaisance
beach	dogwoods	43rd/upton
the lakeside	43rd/upton & 44/france	Linden hills park
sebastian joe's patio	Library	dunn brothers
linde hills park	linden hills coop	Lake harriet bandshell
liden hills park	43rd/upton	the lakes
lake harriet	flower gardens	parks
lake harriet	4500 Ewing	43rd/upton
sebastian joes	harriet brasserie	bibelot
lake harriet	coop	family in hood
lake harriet	linden hills downtown	Linden hills park
beard's plaisance	the library	streets of small houses
the lake- bird sanctuary	lh boulevard	the town
roberts bird sanctuary	Japansese garden	downtown linden hills
st. thomas the apostle	library	close to lakes
common areas	sidewalks in summer	city parks
famous dave's bbq	robert's bird sanctuary	lakes
beard's plaisance	my home	linden hills business district
zumbros	hardware store	bakeryu
famous dave's bbq	trolley	43rd & upton shops
bandshell	Linden hills park	village shops and restauarants
street car line	Library	sebastian joes
shopping area	lakes and parks, bandshell	library

5. What are your three special places within Linden Hills?:Special places within Linden Hills

lake harriet	business district	parks
coop	settegren's	clancys
clanceys	wild rumpus	lake harriet
the trolley	the retail areas	parks because of good play equipment
como-harriet streetcar line	lake harriet	library
my home	lake harriet	devanadi yoga studio
bibelot	great harvest	roof
looking north from thomas beach	when had kids it was	when I was younger it was the
at the highlighted target builing	linden hills park	beaches
in early morning		
lakes and walking rails	interesting shops	church. Schools healthy environment
library	sebastian joe's fireplace	linden hills park
	room	
bandshell	turtle bread	downtown linden hills
sebastian joe's patio	wild rumpus	bandshell
lake harriet bandshell	bike trails	the park center
walking palces	stores and services	restaurants, books, children
bandshell	sebastian joe's patio	farmers market
lake harriet	lake calhoun	parks
lake harriet	park on zenith	tilia
neighborhood schools and	zumbro, sebastian joes,	parks and lake calhoun
playground		
access to lakes, walking paths,	amentiies	shops
biking		
zumbros	linden hill blvd	bandshell
dunn bros	library	lakes
all outdoor cafes	lakes	beard's plaisance
lake harriet	downtown linden hills	parks
downtown linden hills	44th street business	our house
	district	
lake harriet	tilia	heart of tibet
north shore of lake harriet		
park	farmers market	book store
parks	dt ice cream	pool
sebastian joe's patio	old flower shop	clancys
tilia	dunn brothers	beard's plaisance
walking paths parks around	the shopping district	my own back yard house
harriet		
linden hill boulevard	william berry park	sebastian joes

6. What makes these places special?:Special places within Linden Hills

- One can enjoy solitude or socializing at any of those places, all ages can use them, they are free, I can walk to them and my children and grandchildren can enjoy them as my father and grandparents before me.
- To live in a City by Water, Nature, History of the Trolley, City Parks that promote community.
- close, walking, biking and driving all area accomidated.
- Green space
- There are so many more than 3, but the natural beauty of the lakes and the appropriately PROPORTIONAL buildings such as the bandstand and the renovated woman's restroom, and the diverse small businesses in SMALL funky old buildings at 43rd and Upton are favorites. The sense of history and that this is truly a neighborhood.
- Each provides a different type of place to hang out
- They add life and interest.
- They are small businesses owned by members of the community, who all care deeply about the sustainable nature of how they contribute to the southwest quadrant of Minneapolis.
- deeply part of the community, friendly, comfortable, walkable, accessible
- Feeling of not being in the city for Lake Harriet. Child-friendliness for the Library and Wild Rumpus.
- The park is underused, Lake Harriet is people watching, and the 44th and France business district is accessible and has parking.
- Brings community together
- Beauty, easy access, festivals, inclusivity, feeling of energy, family-friendly.
- I get all my exercise and keep in condition out of doors. The Lakes, bike paths, & beaches allow that. Love Dunn Brothers and Sebastian Joe's to meet with friends and share in a non-rushed family atmosphere. Love love love blooming boulevards as place to create growing beauty (we have only shade in our back yard) and admire natural beauty as I walk our streets. Love our walkability and neighborhood involvement. Our park, our lakes, our trees and all important in making Linden Hills a real neighborhood. Love when the piano is out on the corner too.
- Locally owned, each with it's own quirks.
- Lake Harriet gives so many a great space for recreation. 43rd & Upton is the village center, and it's a joy to see the area on a busy Saturday at lunchtime. Linden Hills Co-Op is an outstanding reflection of the community it serves.
- Good quality, all within walking distance.
- They are all unique to the neighborhood. No where else can you find the same thing. There are similar businesses but none that are the same.
- Dunn Bros-cozy feel. Enjoy sitting outdoors spring-fall Zumbro Cafe-great sustainable food, friendly staff (glad they are expanding) Library - quaint, small town feel in a historical building. Enjoy just browsing the shelves.
- beautiful, easy access. Homey but aesthetically pleasing...human scale
- Each is classic and unique in its own way. There's a real feeling of being established but also open and fun.
- They're available to all, well-cared for, and beautiful.
- Community gathering grounds
- Sense of community--at Tilia and Clancey's, the owners know their neighbors and you get the

6. What makes these places special?:Special places within Linden Hills

sense of being a "regular." The benches by the lake are peaceful spot.

- Library architecture. Small-town feel of 43rd and Upton. Having beautiful Lake Harriet right here. Beautiful bandshell architecture and the public space it created, including the new playground.
-
-
- Great destinations to walk to for great food. Proximity to the lake.
- The restaurant because of its neighborhood feel and interesting menu. The coffee shops because they're used as hang outs, meeting spots. The kid-oriented stores because they are both wonderful as an outing with kids and useful to find gifts, etc. I also love the old firestation and the history lessons on the walls inside of it. That's very special...but I don't visit it very often.
- Tradition, physical beauty, atmosphere, friendly
- Small business are at the heart of Linden Hills. Each of these companies is run by a local business owner who has an intimate relationship with his or her customers and with the town of Linden Hills itself.
- Welcoming environment, the services they provide are unique, the small town feeling you get while there.
- They are all local, friendly, and fun places to which I can walk and take advantage of what they have to offer.
- They are friendly places to go that ALWAYS give me exactly what I need.
- All three are great for families.
- Feels like a small town
- Again, all of these places are in walking distance and have an old-fashioned charm. I love the piano that is placed by the bench on the corner of 43rd and Upton during the summer!
- The Library provides excellent service to its patrons, providing access to all. It meets the needs of all its patrons, at all stages of life. The Coop provides and promotes healthful choices, promotes earth-friendly, sustainable products, encourages activism on sustainability, health and nutrition-related issues and builds community within Linden Hills. The Elf tree is a wonderful example of altruism at its best, although since our children are grown, haven't visited it lately.
- small scale and green spaces
- great atmosphere!
- The walking/biking trails fit my lifestyle. Tilia and Bibelot fit my needs for good food and shopping in the neighborhood.
- There are more than 3 but...I like that I go into these places and they are there to help. They seem to enjoy what they are doing and are a part of the community, not a chain.
-
- Memories- they are unique places in the neighborhood where you get a sense for the feeling of the camaraderie- and they aren't possible to duplicate
- tradition, comfortable places to interact with folks
- Unique places that make you feel happy. Clancey's is amazing. You feel like family and they do it ALL right - attention to what is important.
- Peaceful, serene

6. What makes these places special?:Special places within Linden Hills

- A beautiful place to walk around, swim in, relax at, A beautiful, peaceful place to read, and run into neighbors, A peaceful place to meet friends and family for great food.
- My kids went to Carondelet and played on so many Linden Hills SWAC teams I can't remember them all. Dunn Br. is my respite from the world.
- Easy access, public, family friendly
-
- The memories that I have with each of them. The peaceful, green, small-scale feeling surrounding them. Linden Hills Park has amazing trees and shade, it's a fantastic place to go in the summertime. Same with Lake Harriet. It's just a very unique and peaceful area in general, and that's what makes it special.
-
- The kids love having these places close by. And we as parents love feeling like these are special gems that we couldn't find anywhere else (well, except SB on Hennepin, but it's not nearly as fun to go there). We love seeing friends and neighbors at these places. (We call them "meet ups", as in "Did you have any meet-ups when you went to Settegren's?" We love feeling like we are a part of a community that is thoughtful, respectful and progressive. We also enjoy the continual efforts to connect people with one another throughout the year--the Farmer's Market, Linden Hills Live, the Halloween and Christmas festivals, the parties at the park, etc.
- Makes you feel part of the social fabric
- Gathering spaces for families
- The upper St. Thomas parking lot affords a wonderful (and, in my opinion, under-recognized) view of downtown Minneapolis. I love that we can see the skyline from there. Moreover, it is a great place to watch approaching weather. Coffee and Tea Ltd. sells the best coffee beans in the city. And, when they are roasting them, the whole neighborhood smells great. The trolley right-of-way from the station on 42nd and Queen South to the car barn, along the alley to Upton, behind the St. Thomas school and church, and West towards France Avenue is an oasis in the city. It provides a traffic-free way to walk to and from Lake Harriet. Walking along it offers an opportunity to reflect on the origin of the neighborhood and to see the neighborhood from the inside out.
- cozy, charming, good staff
- I can exercise, eat and stay literate all in one location....
- 1 - The public access to beautiful parks. 2- Delicious ice cream, local and owned long term. 3- Creative, local, gathering space
- They can be found no where else and they are on a human scale, not built for cars.
- Friendly service, easy access, quality products
- Unique to our neighborhood.
- Preservation of history.
- Urban wilderness, open space,
- I can walk from my house to all of these things, and see other people enjoying them. I also really like the commitment to starting organics separation/collection that came out of here.
- All are nice gathering spaces.
- Places I regularly visit - bandshell in season
- An easy place to walk to get quality products within our community.

6. What makes these places special?:Special places within Linden Hills

- They are unique, relaxed, local places with character
- Natural, well designed, beautiful.
- Neighborhood feel; small/human scale of buildings and streets, local charm and beauty; pedestrian friendly, historic feeling; green space; undeveloped spaces; lack of chain stores and oversized buildings
- Unique, brings people together, nature!
- All of these places are family friendly all year round. Baseball/soccer in the summer, family skating & hockey in the winter.
- Lots of things to do, fairly easy to get to, very picturesque and pretty (especially the lakes areas).
- Promote interaction with neighbors, meets needs of families within walk-able distance
- Location independent shops/restaurants
- I can walk to them.
- Open to everybody, but common areas where neighbors meet as well.
- Roberts is one of two bird sanctuaries in all of Minneapolis. Everyone enjoys it because it gives wild animals a place to live in the neighborhood and kids and adults love these chances to interact with nature. Wild Rumpus is a great kids bookstore, they're doing everything right. The co-op provides healthy food for the community and gives back to the community... essential!
- They are places that our family visits regularly
-
- Natural beauty, open spaces, people watching
- Fun and welcoming. Great sense of community and good quality products and service.
- uniqueness
- They are community hubs; gathering spaces, they're unique, they bring people together and offer programs for all interests and ages.
- Lake Harriet is a great place to enjoy scenic beauty and exercise. The shopping center is close by and Southwest is a high quality school.
- friendly, attractive, for the most part green and promoting green ideas
- All are free, all are fun, all are friendly
- The city lakes are unique and available to all. The Linden Hills park provides a center for neighborhood groups, families and children. It also provides recreational programs that thousands of children have gone through. The library is a great place and easy to walk to as are all these things.
- People are happy to come there
- Welcoming even when walking.
- Community feel and yummy, healthy food.
- these are places that my family gathers, places where I meet people for social reasons, places where the people know me and take care of me, and , in the case of the library, a place where history and beauty and utility converge just steps from my house.
- Things haven't changed too much in the last 40+ years
- Peace The sense of wonderment and excitement
-

6. What makes these places special?:Special places within Linden Hills

- The pocket park is just such a wonderful spot to sit and relax and visit with others. My front yard is perfect! I can just stand out there and talk with people passing by and hear their great stories or just share a hello and a wave. The walk to Dunn Bros is always filled with lots of people, dogs, all sorts of activity!
- useable
- They are great places to gather with friends and family regardless of whether they are children or grandparents.
- their proximity to where we live
- They are an active, welcoming, flexible, and positive part of the neighborhood that makes me proud to live in Linden Hills
- Good service, provide a need, people from the neighborhood work there.
- Moments that have happened there, atmosphere they provide.
- They are locally owned, easy access, small, personable. I get the opportunity to support local business
- Green, friendly, peaceful, fun.
- They are unique spots to Linden Hills.
-
- people oriented, community minded, friendly
- walking distance, sense of community
- Our two adult sons grew up here.
- They are unique and I can walk to them from my condo.
- Places to gather
- It's home.
- It's all about community and connecting. Giving back.
-
- accessible, cool, unique
-
- Known outside of Linden Hills, so they bring people in. I can walk there and they provide not only goods but experiences. By the way, 3 is not enough - larger list would include Tilia, Famous Dave's, Great Harvest, the library, and Farmer's Market.
- Uniqueness and personality that each brings to the neighborhood. Love that we have Zumbro, Dunn Bros., Great Harvest, and a hardware store.
- Sun, water, flowers, ducks, music, kids, dogs, people, ice cream = bandshell area. 44th has lovely , unique shops! Cottagewood is darling to walk or drive in with its varied housing and gardens - in fact that is true of all of Linden Hills!
- Band shell: it's a great family feel gathering spot especially in Summer with the lake surroundings and free concerts. Linden Hills Park: the community activity hub - family programs, kid events, sports, etc. Downtown - could be better but it has a dense, walkable feel about it.
- Harriet is so peaceful, Calhoun feels more urban, and Isles is a different world completely.
-
- They are what makes a neighborhood vital.
- 1 Connection to the lake and outdoor activities 2 Sense of quiet and peace IN the city 3 Terrific

6. What makes these places special?:Special places within Linden Hills

community business with free samples (No I do not own shares or work there!)

- They allow us to connect with people and bring our kids outside.
- Chance to see community, see nature, take grandkids.
- pride of ownership use and enjoyment of property low density views and open space pedestrian movement
- Outdoor/green space that is accessible to everyone.
- Quaintness
- Feel like 'neighborhood' places. Not commercial feeling. Holiday events.
- Great places with special activities great for the whole family. (love the corner and that it is a gathering spot in the summer)
- I grew up going to lake harriet and now go there almost everyday for exercise. I appreciate having a local, organic choice within walking distance.
- Within the city these are so unique. They are defining characteristics of Linden Hills and they help make our neighborhood feel like a resort town - summer and winter!
- Nice places to walk. Decent shopping (although I really miss the coop in its old location), Good wild life viewing. Peaceful though in a city setting
- Community based, customer service/appreciation, environmental and social consciousness, unique (not big box)
- Easily accessed from my house by walking or biking. Activity oriented.
- Independent businesses, pedestrian scale, historic (Downtown LH and 44th commercial area). Lake Harriet - great nature escape from the urban environment.
-
-
- Represent the neighborhood well
- Nostalgic
- Serenity, good books, exercise
- Uniqueness
- Community- we always run into people we know.
- All nice places to meet with friends. Different places for different times of day.
- Natural beauty, place to congregate, exercise opportunity
- They are unique and offer high quality products and services and are small and in size with the community.
- Because it's such a unique part of Minneapolis - rich with history & tradition. The homes here are lovely...a little something from the past that hasn't changed. The homes are loved in this area & you can tell. It's a very attractive part of the city....love the coffee shop/Bibelot/Wild Rumpus. I can sit outside with a coffee & be part of this community.
- Community meeting places for all families to enjoy and grow.
- They are outside. One feels the value of nature (especially being so close, but yet so far -- no view -- of Lake Harriet. These spaces are also conducive to neighborly chatting.
- Local, unique, useful, community-oriented
- 1 - dog-friendly 2 - public programs 3 - walking and nature
- The people
-

6. What makes these places special?:Special places within Linden Hills

- they are unique - nice shops, restaurants, good services and great neighbors
- serenity
- The people and services
- Wild Rumpus is a unique and fun place. The park is a great place for community gatherings. Zumbro is a nice affordable place for brunch. The other restaurants are also great.
- The quality of the the design and/or commitment to quality.
- Beauty, friendliness, charm, good entertainment, good food
- one of a kind, quality
- history, relevance, beauty, friendly people
- They are what make this feel like a small village, a library, a park and merchants who cater to the people of Linden Hills.
-
- Destinations, clean,
- It's where the community comes together. It's the economic engine (although sputtering of late) that has made and will make the neighborhood a great place to live.
- small, unique
- See above
- They are not trying to be something they aren't.
- Grand beauty that's complimented by like ideas.
- Unique events
- Zumbros - yummy food, friendly staff Sebastian Joes - the best ice cream, awesome patio Linden Hills Park - toddler friendly, one block from my house, has a restroom and fun activities in the rec center.
- they have what I need.
- I can walk to them from my home. They are family gathering places where life feels plentiful and peaceful
- 43rd and Upton ...see friends and neighbors and enjoy good food and creative shops Park...alive with laughter and kids Library...nice size and charming building
- pedestrian scale, hospitable. Able to meet and great neighbors.
- They are friendly, warm, inviting.
- You can find the "heart" of Linden Hills at these places.
- Kids love to go to the park, the pool is a favorite. Good times with family and friends at Lake Harriet for VisionWalk, 3Day, walks. Shady block welcomes me home every evening, all year around - favorites times are the xmas tree stand and when the fall leaves pile up.
- Quality and location
- Unique architecture off the lake. Nice park with kiddie pool
- I can walk to them - friendly meeting places
- Ability to sit, absorb, people-watch.
- Unique small town appeal
-
- The sense of calm and connection to nature at the wetlands; the emphasis on kids, community, and physical activity at the park; and the independent nature of the shops....DON'T LET IN the CHAIN STORES!

6. What makes these places special?:Special places within Linden Hills

- Atmosphere, uniqueness, attractiveness, active people.
- Variety; architectural integrity; blended to the neighborhood.
- They are places my family uses and make living in Linden Hills a great place to live.
-
- the feeling of a small town in a big city
- all within walking distance - see neighbors/friends along the route
-
- friendly and feel neighborly
- 1 Nature in the city, calm peaceful place 2. Water and Shoreline and Walking 3. Local merchants, fine restaurants, library.
- Not overly crowded little places
- 1. Locally owned one of kind book store and experience 2. Beautiful outdoor shoreline lake setting, safe, in the middle of the city 3. Important habitat for migrating birds and native plants; an important sanctuary for wildlife, human life and mind.
- 1. A cozy place to take my laptop and work. 2. Peaceful spot overlooking the lake. 3. Great neighbors who have become good friends.
- Can meet needs within walking distance. Good Quality
- library- welcoming, cute architecture & good service Clancy's- quality!!!! friendliness Coop-quality and selection
- Unique and small town feel
- Gathering places for the neighborhood and community... one is for learning, one is for recreation, one is for commercial needs.
- community gathering spots
-
-
-
- Tilia: great food, lively atmosphere. Settergrens: A-one customer service and large, quality inventory. Bibelot: clothes, gifts, jewelry, etc.
- They are honest about what they are, what they do and what they provide. Easy to get to and easy to enjoy.
- they each offer uniquely different products, not easily found in other places, with customer service also distinctive, colorful
- Heritage, history, preservation. These places are preserved in their historic conditions and although some changes are and have been needed, they reflect the neighborhood at the time it was created.
- GREEN SPACE NO DOG PARKS PLEASE
- Unique. So great to feel like we have a small town community and an "up north" feel only moments from the hustle and bustle of downtown minneapolis
- It is so very beautifully set in nature.
- Gathering places for community
- Healthy Food, Healthy Activities, and Healthy Mind
- The activities and comraderie that they offer.
- gets me outdoors, interacting w/friends and meeting new great neighbors

6. What makes these places special?:Special places within Linden Hills

- places to eat outside, see others, exercise
- They make you forget that you are in the city.
- Close to our home, good food, friendly atmosphere, and independent businesses (not part of a chain).
- small, people know you and give top quality service.
- They are successful places of community involvement
- Fun people-watching and running into favorite neighbors and friends, from within and beyond this neighborhood. Beautiful scenery. Very positive vibe.
- culture, history, social connections
- Historical but vibrant business area. Sense of calm and getting away from it all at Beards and Sanctuary.
-
- Unique, well-done, small, one of a kind, and the owners are awesome.
- Unlike, say uptown or parts of 50th and France--it has a small-town feel and I can still walk around there without dodging cars and just browse or do something or get something of quality. It has family appeal.
- Friendly
- They connect us to our past and are amenities that few places can offer.
- Family time
-
- History and music. Healthy bread and healthy food.
- nature, getting together with neighbors, community
- Family times...
- service & convenience
- I grew up in this area and those places were always close to my heart. My grandmother use to volunteer at the old coop and I worked there myself from 2000-2005.
- Small business with local presence People watching at Thomas Beach Events at Lake Harriet
- Quint unique meeting places!
- My home is in Linden Hills with easy access to all the amenities of my neighborhood and easy access to public transportation to take me anywhere else I'd like to go. I use the lakes a lot for walking and biking. The unique shops and restaurants are wonderful. Everyone says hello.
- The lakes - public access all the way around. The food: interesting variety
- people, neighborhood feel, scenery
- Friendly Community-oriented Within walking distance
- the mpls, LH and neighbors can't whine about it.
- See #1
-
- inspiring, get-together places, with a personality that resonates with my ideal Linde Hills
- It feels like a neighborhood. It has a distinct feel. It doesn't feel generic or overtaken by chain restaurants or brands.
- Being able to walk to all these places and run into my neighbors and friends.
- People and amenities and services and recreational opportunities that I don't think I would

6. What makes these places special?:Special places within Linden Hills

find so well integrated anywhere else in the Twin Cities. I grew up in St. Paul's St. Anthony Park, a gem of a neighborhood in that same "small town in the middle of the city" vein, and Linden Hills in many respects is even nicer.

- I had a great childhood growing up in a small rural town. We knew our neighbors, went to school with buddies in the neighborhood, played seasonal sports, hung out at the park and "uptown". My kids are having the same experience. They go to school and play sports with neighborhood kids, hang out at the park, Lake Harriet and at the 43rd/Upton area. My oldest son wants to work at Settergrens. My kids are experiencing, to a degree, small town life in Linden Hills while benefitting from the opportunities afforded by living in a large metro area. Best of both worlds.
- Great people and events
- Natural settings... make walking and exercise enjoyable... bring people of all ages together
- Vibrant public spaces, pedestrian friendly, kid friendly
- All unique, signature LH features that represent the best in urban living. Places that help to define what contributes to a high quality of life environment.
- The bandshell and the library are free, multipurpose, and cultural community resources that are accessible to everyone. Clanceys is a unique store selling amazing food and everyone there works hard to be part of the neighborhood. People actually know me there, and that's something I've never experienced at a store before except at Bayers hardware.
- people that are there, connecting to folks, walkable, Settergrens is great
- Easily accessible, the people are friendly, community supporters- open to all.
- They are iconic and accessible to the neighborhood, and each offer a unique sensibility.
- beautiful, fun, walkable
- Friendly, good shopping, buy in the neighborhood, not contaminated by high or mid-rise condos.
- Great products, beautiful spaces and a lot of stuff going on!
- Friendly, knowledgeable staff. Local owners. Great product.
- Not chains - unique offerings with great service
-
- Being outdoors, enjoying all that the area has to offer recreationally, and enjoying the Spring, Summer and Fall!
- Lake Harriet: is there any explanation needed? It is a spiritual sanctuary in the city! The restaurants: to be able to walk to such cozy venues with such outstanding fare is such a luxury. The co-op: this place feels like "home" to me and the employees feel like "family".
- They are little gems within a larger setting. I have made many fun memories here with friends and family. I said Famous Dave's because we get take out from there at least once a week. Its not my favorite restaurant in the world, but it is convenient.
- They are all small and feel like family when you go there.
- Great natural space, safety, cleanliness Friendliness of staff
- Beautiful natural space. Beautiful in the changing seasons, and all just blocks from our doors.
- They are places to meet, gather, and enjoy what the community has to offer.
- source of wonderful reading materials and places to interact with friends/acquaintances
- provide creative services with integrity

6. What makes these places special?:Special places within Linden Hills

- Open spaces; accessibility; recreation value
- They are all walkable and form the basis for a strong community...they attract a variety of people and you can see and talk to your neighbors. The quirky places are fun to explore and discover. I like that people are allowed to do (and do) things like the ice "snow hedge" a few years ago on the corner of Chown and 42nd, the snow sculptures at the business nodes and the strange and unique things people create in their yards and businesses.
- I like that there's not a lot of chain restaurants and cookie-cutter shops.
- city living while being able to walk everywhere
- Great gathering spots and the travel (bike or walking) connections between them.
- Feeling of neighborhood and of neighborhood pride, the people.
- They are special because they can all exist close together -- one minute you are checking out a book the next you are surrounded by a forest of trees.
- Good places to spend time with the family.
- Walkable, affordable community where the neighborhoods know and watch out for each other. Unique destinations that are easier to walk to than drive to.
- activities
- beautiful, enjoyable, relaxing
- Many fond family memories shared there and knowing many more to come.
- There's passion in the people who run and work at these places. They are living their dream and having fun!
- They are pedestrian oriented - small scale (one to two story buildings), designed with pedestrians in mind not cars (before 1920s). Great paths around Lake Harriet.
- Kindness of the people there, history of our family's time at these areas
- Library: Architecture and having a public library within the neighborhood. Bird Sanctuary: Natural area to escape hustle and bustle of city life.
- Community feel
- People gather together
- They're special because I use them daily and always want them to be as beautiful as possible, and as beautiful as they should be considering it's Linden Hills
- They're accessible, great places to meet neighbors, well-maintained, bustling, and urban.
- Lakes - like being up North Shopping area- feels good
- I sublet an apartment above the coop (in it's original location) for a summer, then moved closer to the lake. These experiences were my introduction to the neighborhood and I was hooked!
- 1. Like having restaurants and shops walking distance. 2. Our son loves it and it's so charming. 3. Woods in the city! And they're across the street from home!
- Places that are unique to Linden Hills and offer daily casual interaction with your neighbors.
- #NAME?
- Livable - family oriented - easy access - local pride
- I can walk to them
- Friendliness combined with usefulness, a winning combo!
- They exemplify community
- These places are not up-scale and are places of community gathering. They make me feel

6. What makes these places special?:Special places within Linden Hills

welcome and are not signs of status.

- They are close together and serve a smaller clientele relative to their counterparts elsewhere in Minneapolis.
- A sense of history, community, beauty and massive trees everywhere
- Place for community to gather. Place to enjoy natural beauty. Place to foster growth of children.
- I can walk to them. We've been patronizing the two businesses for years -- i.e. memories. The area by Lake Harriet is green, home to birds, etc.
- They are special. We use them a lot. Gets people out of there house and interacting.
-
- They are places that attract people who are also happy to be in the neighborhood.
- nature...small businesses...high quality products...local atmosphere...I know the names of my car repairman, florist, grocer, cafe, bar, etc...
- The Lakes - The Nature + Beauty, Bandshell, Trolley. Downtown - The Human Scale Wild Rumpus - It's fun and unique, the animals are great.
- Walking the neighborhood and business areas, you become familiar with the people, their homes and businesses, the trees, the animals (tame & wild) and you care about how they are. They all contribute to the quality of your days.
- All three places are welcoming, active, address people's needs.
- human scale, access, beauty
- I'm proud to live in, by, and near them.
- the people, the beauty, and the creativity
- able to find peace, play and a connection with nature.
- They are beautiful and are great places to connect with neighbors.
- I love the artists that come to play at the bandshell. It is a wonderful place to exhibit the talent in the community as well as exposing our youth to enriching experiences. I spend much of my summer and winter at the part to play soccer or hockey. it is a wonderful place to have in our community. I spent many hours at settergrens this summer while i was making countless home improvements. They exemplify what a community store should be. Remembering my name and always going out of their way to make sure i got what I needed, Which included the owner driving to a competitor to fill my order. This would never happen at Home Depot. What makes them all special is the people. We have great people in our community.
- I love that nature is so close. I really enjoy sitting on area benches drinking coffee and greeting neighbors. I like the shops on 43rd, great restaurants and coffee
- Natural beauty plus the care that is taken to preserve that beauty
- Lake-proximity to my home, walkability, connection with nature. My street- beautiful homes and trees with great people Famous Dave's-so nice to have an unpretentious restaurant for quick and easy meal
- We're lucky that we have these businesses in our neighborhood. It shows they believe we are a thriving community and choose to invest in us as neighbors and customers. I also love our access to such a communal place of beauty and respite.
-
- Safety, friendliness, fun activities for multiple age groups.
- I can walk to them. They are places where people can gather.

6. What makes these places special?:Special places within Linden Hills

-
- Nature, mature trees, prettiness.
-
- they provide a sense of community for me
- Picking just 3 is very hard. The support of the area made these special. You see how the people gravitate to these stores. Go to Great Harvest and see how many people just congregate there. Most of our places do the same. The walkers at Lake Harriet end up there for coffee, parties, etc. It probably the only area that kids love to go along with their parents.
- We spend lots of time at these places as a family. We can walk or bike everywhere we need to go.
- Like walking on pretty streets taking my children/ grandchildren to park. Enjoy meeting friends and family to dine locally, and buying fresh produce from local farmers. Can find most of what I need in these shops.
- The area is accessible to the public and it supports the community. Small business contributes back to the community and provides services that are unique. Lake Harriet, the nature preserve, parks, and the rose garden are destinations that are important to the neighborhood. Also the history of the area should be celebrated and shared for those who live or visit in the area to appreciate.
- me
- Business nodes and corridors along with open spaces make this a unique neighborhood with a small town feel with the big city.
- Best in class at what they do. Not overly commercialized. Unique offering/perspective. Big city offering; small town community feel.
- Many lovely memories, delicious ice cream. Everything is within walking distance.
- You don't have to spend a fortune to partake of them. Friendly places.
- Unique natural setting. Offerings of stores though we still lack the neighborhood gathering place known as a pub.
- The people who operate them and the quality product they sell.
- Our kids went to daycare at the park dor many years, and we go there now for walks and for yoga. We're in the business district all the time to eat, shop and get our teeth fixed. The library is a special get- away for our whole family
- They (2 & 3) are attractive, safe, friendly, community focused
- There are totally unique in Minneapolis (and most major american cities) -- in that you have cozy residential urban village side-by-side with one of the regions most visited natural attractions.
- Draws people into Linden Hills and serve as meeting places for the community
- Unique, sense of community
- Lake Harriet's beauty and the bandstand are a special gift. Dunn Brothers is a great place to meet friends (and has great coffee). Settergrens is such a good hardware store with friendly and helpful staff and a commitment to our community.
- Individually owned, unique, they offer things I want to purchase.
- Food for body, food for thoughts, place to relax.
- Services
- Serves neighborhood residents and pedestrians, not cars.

6. What makes these places special?:Special places within Linden Hills

- Gardens and trees, unique quality, walkable from home.
- The library has the most helpful people of any of the neighborhood libraries.
- Quality and service
- You know the people who work in the stores. The lakes help enjoyment of nature.
- Walkable, unique
- Beautiful, dog friendly, green
- Style, charm
- It's usually quiet around the lakes, the access to full system service and easy pickup and return of library materials, provides bad weather transportation.
- All happy places - tops in their class in the Twin Cities.
- They give us a sense of community, green space, and healthy living.
- Beautiful water and trees, and the friendly people on my block, the 4300 block of Beard
- Great outdoor recreation and food.
- Sense of community, gives you the feeling of living in a small town within a city.
- Warmth between people, neighborly, natural beauty, greenness, maintaining traditional cultural values.
- We can meet friends and family at these destinations and also have peace and quiet in the trees and forest walks.
- People enjoy these in a peaceful and family-friendly manner.
- Smallness and quiet: small town. Quiet a variety of small shops.
- Everything previously stated
- They are places where people can meet and be involved in community building.
- Library - small, beautiful, convenient/ Wild rumpus- unique, independent, creative/ Lakes - Recreational, beautiful, with diversity.
- Family and neighbors
- Great places to shop, meet friends (love the farmers market in the summer).
- They renew my soul.
- History - small town
- Peaceful access to beauty and nature w/o too many people around. Sense of community and good things to walk to.
- They bring people together.
- Done excellent job in reflecting needs of neighborhood.
- They are pretty.
- Helpful, restful, energetic
- Sunlight.
- Memories
- Diversity of activities.
- The soothing influence of nature amidst the city.
- All contribute to civilized co-existence within nature, economics, interactions.
- Public access to all.
- accessibility to all ages & income levels. They anchor neighborhood.
-

6. What makes these places special?:Special places within Linden Hills

- Things to do with family and friends, neighbors
- recreation & shopping
- they are gathering places for all ages including the neighborhood unlike restaurants that are patronized by wealthy yuppies and edina moms, respectively
- smiling people that are genuinely happy to be there
- they are beautiful community gathering places. Important for local economy, walkable, family friendly
- nature
- have character and history
- they are village-y, cute and fun
- coop feeds me food that I feel good about putting in my body. I grew up at lake harriet
- nature and good infrastructure
- real, not fancy, but beautiful
- urban and nature so peacefully & naturally co-habiting
- nature and great local businesses
- safe and friendly
- these are areas that encourage the sense of community that makes living in this big city feel more manageable. They enable interaction
- natural beauty, quiet, small friendly businesses
- let dog run at beard's because authorities can't see me. I like sitting outside at Dunn bros and the bakery
- service and good products
- community- always see neighbors. Unique not found elsewhere close to home, fun, clean and safe
- unique and people who work and spend time there genuinely value the community.
- add vibrancy and are gathering places
- makes our area very livable, enjoyable, areas for relaxation and recreation
- seeing friends/neighbors there. Charming unique city experience
- outstanding organic selection, friendly- always have what I need, friendly- great quality
- unique to our neighborhood, family friendly
- the trolley because its fun for families and is a great way to learn the history of streetcars
-
- intimate and unique experiences close to home
- products provided
- they are always clean, people are respectful and there is visible pride and a sense of ownership in this community
- linden hills has the best of all in reach or accessible. Some locations are special and should encourage and maintain uniqueness
- community coziness, walkability. Community gathering spots
- charm
- unique gathering places
- summer concerts and the active outdoor lifestyle

6. What makes these places special?:Special places within Linden Hills

- family friendly atmosphere, walking proximity, can do lots of things without car
- great spirit and vibe. People from all over, good energy and lively. Relaxed and no expectations
- place to relax and enjoy outdoors
- unique communal gathering spaces
- pleasant, high quality small scale neighborhood feel. Lack of traffic = human centric not vehicles and stores
- I don't have to drive to get there. There are few chains mostly independent businesses- local and friendly
- small town feel in the city
- pleasant to hang out in
- nature
- community, clean, accessible
- homegrown businesses, not national chains. Pedestrian friendly, architecture is consistent with village vibe
- unique, relaxing want to come again and again
- connection to nature
- good places for kids
- kid friendly
- gather in places
- part of family routine on weekends
- nice people. Great natural beauty; good food/coffee
- historic character, scenery and oreo ice cream

7. What do you think is missing from Linden Hills?

- The historical value placed in the neighborhood 100 years ago is eroding. We lost our school years ago and put in more condos and townhomes - losing our connection to our children's school. We are in danger of losing our 'neighborliness' as developers seek to build more and more expensive condos and turn this neighborhood into a cash cow.
- Nothing besides it would be nice if property owners had some standards to keep there buildings in better shape so they don't have to be torn down before there time.
- more parking near businesses. more modern buildings and ammenties in those buildings
- Quiet
- A plan for reasonable growth that does not strip the character from the neighborhood, both for businesses and for homes. Reassurance that we won't have to look at ugly behemoths full of empty rental spaces, or houses that are three times as big as they should be for their lots.
- I think it's strange to see so many vacant storefronts lately... What's going on? Wish there was more patio spaces like Sebastian Joes has. I miss the coop. It was great to have a place to grab quick groceries.
- Attractive and smart multi-unit housing, both rental and owned. Most of our multi-unit housing is ugly and uninspired.
- Perhaps a small art-house style movie theater or stage for the performing arts. Maybe an artists' workshop that provides space for classes, professional artists, etc.
- green grocer
- A bar.
- Parking at 44th and Upton
- Neighborhood bar
- Family-friendly Italian restaurant with wine and beer. Small grocery store.
- A food store or real "green grocer." A bank. Now-and-again old movies in the theatre above Wild Rumpus -- during the winter? As I get older, I hope to continue living here. It would be nice to never have to leave our neighborhood for those things.
- People of color! People of different incomes!
- I'd like to see the corridor from 43rd & Upton up to 44th & France with a little more cohesion... many people who know about one area who don't live here don't know about the other.
- Grocery
- I'd like to see a little more business and development and I'd like to see another bar or late night options
- I miss the Linden Hills Florist as they always had some unique flowers and plants. Also miss the co-op although the building they are in now is larger and nicer than what they had. Can't think of a business to add to the mix at the moment.
- gas station, postal shop, handy mart, drug store, most of which used to be at 43rd and Upton
- It would be nice to have a small grocer back near where the coop used to be. I also wouldn't mind a nice bar around there.
- A low-cost place for a sandwich. A place to meet a friend that stays open past 8:00 P.M.
- Housing affordable to middle class or working class, rapid transit, an approachable bar, pizza place
- First and foremost, a grocery store--not a big chain like Cub, but a small store carrying basics like Guse Green Grocer on Bryant. There's a great need for this since the co-op left, and

7. What do you think is missing from Linden Hills?

though it relocated close-by, many need to drive to get there when they could just walk before. If there were a grocery right in town we would go once or twice a day, easily. After that, more useful stores and restaurants (instead of more gift shops and kids' stores--perhaps an independently-owned pharmacy or something. A record or used book store would be great. A pizza shop, a casual, inexpensive restaurant (i.e. Turtle Bread), Mexican food, another takeout restaurant, a cozy family pub that's open late like Tilia but more casual.

- A small grocery store in the 43rd/Upton area, that would sell regular groceries and misc items.
-
- In desperate need of a good 'corner' bar and an unpretentious restaurant. Just a good clean place, quality food, good drinks, reasonable prices. An old school corner bar. Quality over trendy.
- A place to move to when we become empty-nesters. A place my mom could live comfortably.
- A small grocery/convenience store. I would have said farmers market a year ago, but love that one is here now.
- a sense of inclusiveness. A welcoming environment for everyone. A retail space that is more "normal" like a grocery or drug store.
- 1) A small grocery, in the vein of the Green Grocer. 2) We could use another good restaurant. 3) A good pub to watch the game and have a cold beer.
- A small (healthy) grocer.
- Casual, family friendly dining. We need a "George & the Dragon" type restaurant, a pizza place, and/or a burger joint (with adequate parking).
- Pharmacy
- A fully stocked organic grocery store in the village/43rd & Upton area.
-
- To add to the "Norman Rockwell" feel of the neighborhood, it would be nice to see a 'General Store' that sold old-fashioned candy, Linden Hills/Lake Area/Minnesota merchandise (historical and current) as well as some convenience store items, such as milk (local residents such as myself would appreciate this luxury in walking distance).
- Racial diversity. Senior housing.
- Upscale senior housing.
- pizza place!
- Maybe a quiet wine bar, more small restaurants and a few more shops.
- Not sure
-
- A neighborhood watering hole (with not so late hours to cut down on the riffraff) and a small convenience store
- a food store
- Pet store/interactive spot for small pets
- Music venue, an old-fashioned bar.
- A good drug store
- More stores in the village that cater to the needs of residents rather than sell over-priced knickknacks.
- Entertainment (movie theater, etc.), a local bar/tavern

7. What do you think is missing from Linden Hills?

-
- The only thing I think we need is a small grocery store, like the co-op.
-
- Gluten-free bakery Wine bar or other small neighborhood pub More small restaurants More food trucks
- Not wanting to be part of urban life and what needs to be done to be sustainable over the long-run
- A little more density, frankly. We need more residents in the area to stabilize the businesses.
- We are missing our grocery store. I realize that the Linden Hills Co-op only moved 2/3 of a mile away, but when they did so, they damaged the neighborhood. I used to be able to walk a block to get nearly everything I needed; now, I am stuck driving.
- Nothing
- The florist just left...that is a bummer. Also a mini mart....some place to get odds and ends...not a big CVS or something like that.
- A tea shop and/or wine bar Activities that are not solely family focussed, but more inter-generational
- Not much. Drug store, but I can go to 50th and France just fine. We have what we need, the library, restaurants, Clancy's, the Bakery, Bibelot, Wild Rumpus, Kidstuff. It seems greedy to ask for more. It is too bad the coop has gone upscale and isn't a coop anymore.
- Mass transit, more green space, small convenience store.
- A small pub or wine bar.
- Faster, more frequent transit and happy hour.
- More services for residents in the 43rd/Upton area. Pathway to senior housing options. Affordable housing. Access to East West public transport.
- family friendly restauarnts - let's face it, only Famous Dave's is really family friendly. I had hoped Tilia would turn out to be a pub that I could take my 6 year old to, but it is more expensive than I want to do , even if he could stand the ridiculously long wait to get in.
- What is missing is more of a true village attitude. We hear more about the buildings being like a village in the 43rd and Upton area, but there seems to be a lack of care for the people and buildings outside of the core area. Those of us on the outskirts of Linden Hills (ie 44th and France) are not generally considered as a part of the "village".
- A small drugstore would be nice
- A bar. Grab & go food options like Tao Natural Foods. I miss having a quality clothing store for women.
- Fast-casual, take-out type restaurants, preferably locally owned.
- A grocery store.
- Basic services and retail such as a drug store, book store, small green grocery store and other benefits for residents (not tourists)
- A wine and chocolate shop! No, we have that at 44th and France. There is nothing glaringly obvious to me at the moment. If there were less airplane traffic/noise, then it would be perfect.
- Splash pad!
- A standard grocery store, a central pedestrian/event area, a small sporting goods store, a neighborhood bar.

7. What do you think is missing from Linden Hills?

- Drug store/clinic. Library open 7 days a week. Dog park.
- not sure
- A grocery store and post office.
- Affordability in housing and shopping - things have inched toward the more upscale and higher-priced options.
- More greenways and wild areas like Roberts. I would even recommend getting rid of the road that wraps around Lake Harriet, the parkway. I think it'd be great to see required solar on the businesses and homes in this community. I also think a good public library in the neighborhood would go a long way.
- Indian Food/Restaurant
- It no longer has "every day" businesses, like a regular grocery store, convenience store, barber shop, gas station, Etc.
- grocery store, drug store
- Retail boutiques. Not chain stores.
-
- The Braintrust or continuity of people who were on the LHINC board. I think they lost a lot of hardworking, good people who had a feel for the history of things in the overthrow over the divisive corner debate. Some more vital, anchor tenants that bring people into the neighborhood. With the co-op gone a lot of the small businesses lost foot traffic. We need people from other parts of the city to come in and help support the mom and pop stores otherwise we'll lose them. I don't think they can survive on local residents alone. We say we treasure them, but are we promoting them to outsiders and patronizing them as much as possible? Maybe the LHBA could promote a social media campaign about shopping locally and have people share via facebook, etc. Activities for teens...
- Grocery store at 43rd & Upton
- i am not sure that there is anything missing as most services are easily available
- People of color.
- Nothing right now.
- grocery store, drug store, a modest-sized parking ramp
- Homes that support a variety of ages and income.
- A small grocery store.
- More family oriented dining, especially if we lose famous daves. Of course, a more complete grocery selection would be welcome again. Or something youthful and cutting edge like a record shop or design shop or general bookshop. Maybe a place to do banking and post office style errands. A place to get a beer and hangout for a bit.....something kitschy like pat's tap or a pub.
- The Co Op.
- Stuff in the evening, esp for youth and young adults Diversity Grocery and pharmacy at the 43+Upton nexus (I miss the Coop and now drive for groceries).
- It would be really nice to have some kind of small grocery to buy basics like milk, eggs, bread, vegetables, pop, etc.
- Some type of small, speciality grocery store.
- Grocery store.

7. What do you think is missing from Linden Hills?

- More restaurants with better parking.
-
- Linden Hills needs a more vibrant business district.
- A place to get the essential food items, i.e. milk, eggs, cheese, fruit.
- Cycletrack. An arcade or roller disco.
- Nothing. If a drug store goes in, it should be a small, independent, locally owned compounding pharmacy with an old fashioned look, feel, and old fashioned store front to match the architecture of the neighborhood
- Wine bar. Drug store. Bike lanes.
- Cool, 3-story apartments condos with fun retail on first floor.
-
- ample parking
- reasonably priced grocery store.
- Nothing. There is a lot of civic engagement.
- A local hang out - there is no where to go and just hang out and have a drink. Everything is family-friendly, which is great, but not so great if you are single.
- Place for teenagers to hangout. Indoor recreation center for long winter months Senior living
- Mixed housing.
- Unfriendly people who are not engaged. New or refurbished properties / businesses in the "Village". New apartment buildings / condos.
-
- more places to get a beer
-
- Co-op working spaces, craft store, strong leadership, grown-up bookstore.
- Miss the Co-op and having immediate grocery options, some type of gym membership. A nice family-friendly and healthy restaurant that is affordable. A town center area, potentially indoor space that the neighborhood can gather and have a year round type of a marketplace for food and goods. This could be used for the Farmer's market vs. a parking lot.
- Would love a trolley from France to shopping and on to the Lake with parking at both ends.
- Nightlife. Things to do after 7pm for adults. Also a seamless connection between the downtown and the France/44th commercial node.
- I would love to see light rail nearby.
-
- A vision for the future.
- Wide variety of home choices. Real frequent transit. Jobs in the neighborhood.
- A chlorine-free pool! Or a sprinkler park for the kids.
- Second grocery store.
- traffic and parking management plan public/private open space
- Official dog park
- Affordable housing.
- Grocery store.
- A small local grocer

7. What do you think is missing from Linden Hills?

-
- Architecturally, I think we have a lack of classically designed apartments (brownstones, if you will). A slightly more urban feel along a few of the corridors would be nice (the relatively new apartments by the daycare center on 44th approach this idea). No more than 3 stories, however(!)
- A place to buy basic groceries. Better park and park center
-
- A better connection between the businesses at 44th & France and the 'downtown' area.
- an affordable pub
- A brewery would be amazing in the space at the former hardware store.
-
-
- Vibrance, Density
- Diversity
- Little grocery store
-
- A floral and gift shop. A nice, upscale, neighborhood place to stop in for coffee, dessert, wine and a chat or a good read. And music!
- Smart business development at 43rd and Upton
- More small restaurants to gather in the evening....
- Again, a Co-op or some sort of small grocery store. Miss the Co-op in this area. Need more vendors for the farmer's market....more variety (might help with high prices).
- Light rail to Uptown and Downtown.
- Enough parking.
- a bar! better restaurants. something to do at night. comedy club? little stage for music?
- nothing
- vibrant and forward looking growth to keep the city vibrant. I think many in Linden Hills forget that we are a part of thrones city.
-
- more green space / landscaping better streets! "downtown" is horrendous right now
- small town feel it used to have
- A decent rec-level soccer field!
- A small grocer or convenience store
- I think there are opportunities for increased density - if done with sensitivity to context & environment. (Being sensitive to context does not necessarily mean mimicking existing building forms or incorporating brick arches or 19th century reproduction street lanterns).
- Adequate parking, so that neighbors aren't negatively impacted by traffic at the business nodes (especially 43rd and Upton) because many of the businesses (especially restaurants) attract visitors from outside Linden Hills.
- a central, community gathering place indoors for the winter.
- An indoor gym for kids.
- A pub and a grocery store.

7. What do you think is missing from Linden Hills?

-
- Nothing
- More people! Quality and varied living options.
- condo, townhouses that I could buy as we downsize. we want to stay in the neighborhood
- Convenience store and/or grocery
- The majority of our property taxes.
- Open-mindedness toward property rights. The very people who claim to want less political involvement in their lives want a say in others properties.
- A workout facility with a pool - the hs has bad lap swim hours
- A greasy burger joint with draft beer.
- a small grocery store with fresh produce;not just junk food or packaged gods.
- A recreation center that includes an indoor swimming pool.
-
- we do need some nicer condos and rentals that represent the needs of the times. Present stock are converted apartments form the 60's.
- Not coming up with much...I like all the indepently owned shops that give the neighborhood it's character.
- Small grocery store. We used to have one.
- a PAIRINGS location!!! <http://www.pairingsfoodandwine.com/about/>
- I think more small, locally run/owned restaurants/pub would add to the downtown village area.
- Bowling alley. Irish Pub.
- grocery store
- Grocery store in downtown area.
- Marquis site: similar to the Uptown theatre marquis, or the Big Chicken in Atlanta, or the Paul Bunyan formerly in Brainerd, or the Totem Pole of Nisswa.
-
- Opportunities for more neighbor-to-neighbor sharing -- both to help the environment and build community. Along the lines of the little libraries, I'd like to see tool libraries, kitchen gadget sharing, sporting equipment swapping, yard sharing for gardening, etc. Would be great to have a neighborhood swapping program...either online, block by block, or in a central location. Facilitate the sharing economy!
- Grocery Store (Co-op too far to walk and does not bring people to the downtown area anymore). A good small grocery store would make Linden Hills downtown wonderful for the people who live here to walk to, and also then bring more people to downtown to shop or eat. It would also be good for property owners.
- Parking
- A grocery store in the main business corridor on 43rd and Upton
- Grocery, pharmacy, comfortable pub.
- a grocery store around 43 and upton
- grocery store - miss having that in walking distance to pick up last minute items
-
- ???

7. What do you think is missing from Linden Hills?

- Protection from overdevelopment and projects that change the neighborhood features that matter.
- Enough shopping in quaint little shops
- nothing
- More affordable dining. A drug store. Senior housing options.
- Grocery Store
- Bigger community center than current building in Pershing Park
- Ability to have balance of opinions and support for residence and business
- The parking lot in front of Famous Dave's is an eye-sore. I wish the condominium/retail proposal had been approved for this lot.
- Grocery store within easy walking distance (I miss the coop, even though it's still technically in Linden Hills up at 44th and France.) Off-leash dog park (I recommend big park-like area at 40th and Linden Hills Blvd)
-
-
-
- Grocery store of some sort--maybe a co-op outpost?! Florist/garden supply spot (plants in spring) One more interesting restaurant?
- Attention and updates from our elected area representatives.
- broader variety of people. it's become too exclusive for the laborer, teacher or non-corporate worker to buy here anymore.
- A "vision of the past". We are missing a great opportunity to build an aesthetic landscape. Trees, vintage lighting, underground power lines (a dream :-). Taking vision from the photographs of the 1960s, if nothing else, and building a neighborhood of the kind of warmth that was around when we had National grocery stores, Hawkinsons and Kennesaw Drug, just for example. Embrace our heritage and understand what made the neighborhood so appealing and charming that it brought movie production here in the 1980s.
- NOTHING
- Dog park! Although I know you are working on it!
- Perhaps a little more downtown seating area and a little better parking situation. but in general, we have so much here, we need to keep it up, and just enjoy.
- Age, economic and cultural diversity. It is almost ALL young, white, monied families.
- Bridge in the evenings, good snow plowing, easy traffic flow at 43rd and Upton.
- A grocery store. Pizza place.
- basic groceries
- mexican food eatery!! hard liquor in restaurants
- A convenience store in downtown Linden Hills
- As mentioned, a good grocery in the central area, and street parking. Would also like to see NiceRide station in the area.
- Public garden space
- Messaging from the LHiNC sometimes seems cliquish and superficial
- Not enough multi-unit housing for seniors what are giving up their single-family homes and want to stay in the neighborhood.....A convenience store in the central business district.

7. What do you think is missing from Linden Hills?

- housing options. density at the core.
- Adequate snow-plowing by the city. A small movie theatre.
-
- A pub! And small grocer
- An affordable grocery store, and a good -to go-deli--Jewish, middle eastern or otherwise, ethnic. More patio seating in summer. Higher quality apartments or condo living for older people wishing to sell the family home but remain in this neighborhood.
- Drug Store
- Can't think of anything..
- Grocery store!!! Dining diversity
- Local, "walking distance" ammenities - pub, convenience stores, etc.
- Grocery store. Bookstore. Pizza place. Pharmacy. Red Box.
-
- Diversity
- parking lots
- More community based programs for people who do not have children. Also more programs that focus on the environment and teaching people about conserving this beautiful area.
- If you are real young or real old you have to move out of Linden Hills. That is sad.
- Unattractive appearances of buildings take away some charm. A pub for wine and beer. Some art, book store, more outside seating for restaurants, coffee shops, with dome for more seasonal use.
- Our commercial district needs street and parking updates. We need a strategy to measure developer plan viability for retail as well as multiple housing height and scale.
- a grocery store in the 43rd & Upton business district
- affordability, affordable restaurants and retailers
- Affordable housing for young families
- reality
- A good place to buy groceries.
- A neighborhood bar
- a bar, a bigger farmers market, more busses
- a dog park
- Some really great mixed use solution for the famous Daves spot that's not HUGE.
- We really do have it all.
- Convince Target to put a mini store in either near 43rd and Upton or 44th and France.
- Checkpoints to keep out Escalades. seriously, more housing such as small homes and condos that could be affordable to families coming into the area.
- A neighborhood pub at 43rd and Upton
- Better bike/pedestrian access from Lake Harriet up to the 43rd/Upton business district
- Offer more practical, everyday retail stores in downtown LH. E.g. a drug store, mom & pop grocery store, barber shop, etc. We have a bit too many tourist-like gift stores and children's book and games stores.
- cheaper dining options, a pharmacy, affordable housing, ethnic diversity, bike routes/signage,

7. What do you think is missing from Linden Hills?

- a fluid connection between the old trolley way path and the commercial district on Upton (it just dumps you in the ugly alley, and that parking area can be tricky to navigate on foot)
- a large underground parking facility that should be put in the hill behind great harvest a music stage tied into the linden hills live or gathering spot?
- Another family friendly restaurant for evening meals. Think "Birchwood" restaurant. We have several vacancies in "downtown" Linden Hills- hopefully those can be filled with businesses people feel are missing.
- Broadly speaking, affordable housing and racial diversity. Specifically related to the businesses, a grocery store akin to the Green Grocer.
- groceries/food market
- Couple more restaurants
- More bars/restaurants and better upscale shopping. More parking would be good too!
- Grocery store. Cafe/wine bar with live music.
- A wine bar/ wine store
-
- A way for people who live on the Edina side of the 44th and France area to be involved in Linden Hills. A combined effort for neighborliness/improvement with the Edina part of the 44th and France area. I live right there on the corner of Morningside and France and really want to see that happen. I would be happy to become really involved. Maybe a way to invite some tourism - like B&B's.
- Diversity.
- A grocery store. I really miss the Co-op. Even though it is still fairly close, I would really like a store with food that I can walk to.
- Parking.
- Convenient store as Tom Thumb was
- Drug store, a convenience neighborhood grocery store. A pizza joint/family restaurant
- a more economical grocery store. I love the co-op, but it's spendy and they don't carry everything.
- more bench seating options in business node
- bike paths through the main road (upton ave) and Nice Ride hub.
- Balanced ideas about how to blend what exists with new development ideas: keeping growth within parameters for the character of the neighborhood.
- A general store/deli and a nice brew pub (Harriet brewing in the old hardware store = heaven)
- More parking... and some late night spots. Wouldn't mind more shops and restaurants, either.
- food shopping-coop drug store
- I think a streecar connection would be great
- Microbrew beer
- I miss Sunnyside Grocery. A good grocery store that is not organic and pricy. I do not like having to drive to Edina for groceries.
- Well, I know it's practically impossible but we still miss the Coop. Plus I'd love a local pharmacy. Also, more outdoor spaces.
- Community garden. Enforcement of current zoning laws. Green spaces can be accommodated with green roofs. Homes and apartment complexes should stay within

7. What do you think is missing from Linden Hills?

current zoning laws.

-
- good family dining and entertainment
- Convenience/drug store, tavern and would welcome a couple more restaurants
- More parking, clothes boutiques, lounge
- Affordable single-family housing
- Car sensor at the light at Upton and 43rd, more parking for Tilia so there is street parking available for the homes in the area
- 1.) Groomed XC ski trail around Lake Harriet. 2.) Affordable home prices for young people.
- Small grocery store
- another fun, upbeat dining spot, small drug store.
- Snowplowing! A tavern. A cop permanently sitting at the corner of 44th & Beard.
- A full-service bar; better yet, two or three. Cafe Maude is an excellent example that fits well in its neighborhood. What in our zoning laws prohibits such an establishment? Also, denser housing, especially appealing and accessible to older residents, and a good convenience store. LH should not be a respite from the city at large, but a unique and vibrant part of it.
- More condos and options for people who want to stay in the neighborhood but at the time in life a big house is not needed and too much work. Moderate size like the ones Sheridan and 44th.
- A grocery store or mid level convenience store.
- Neighborhood Pub! A place a tired parent can have a beer and read the paper WITHOUT having to order food. I'm not talking about a wild loud place here, I just think this is a major empty spot in the neighborhood. Look at North Seattle neighborhoods for perfect examples of QUIET neighborhood pubs.
- Public outdoor gathering spaces in the two business districts. New buildings that strengthen the urban neighborhood character and fill in the gaps of the business districts.
 - #NAME?
- More options, particularly food/restaurants.
- A grocery store.
- Affordability and cultural diversity
- diversity - housing, people,
- Local Pub Affordable Housing Local Food Market (corner store)
- A pizza place. More casual and affordable places to eat. A YWCA or YMCA. A beach? A bookstore. More bike racks for the public.
- a pub, a good pizzeria, more trees
- Not sure.
-
- Fiber optic internet access -- US Internet has provided access for our neighbors on the other side of Harriet. I think this is critical to attract the kind of young forward thinking people this neighborhood thrives on.
-
- Nothing
- affordable gym/ workout areas Dance hall

7. What do you think is missing from Linden Hills?

- A sense of community and a true sense of higher purpose that the education / wealth should offer, a casual bar - someplace to hangout with neighbors that is relaxed, more core services.
- Affordable housing including seniors.
- Diversity . The neighborhood is mostly white. Families seem economically stable. Schools are predominantly white with less than 1/3 in poverty.
- density in village and 44th/france area, better transit
- n/a
- more walking trails throughout the neighborhood - extending the street car trail (off 44th)
- a bar or pub. life is a celebration and linden hills often seems a bit afraid to have too much of a good time. urban farm or community garden.
- Population density to support commercial interests.
- I would like to have more options for dining. A casual, healthy lunch option would be nice downtown. A rooftop bar/restaurant would be nice. "Old Man" 18+ hockey league would be nice. Linden hills community running, cycling club would be cool.
- a grocery store or co-op
- The mixture of ethnicity, color, religion, languages that enriches the population and helps us all grow in understanding
- Better coffeeshop/bakery (Dunn Bros is ok for coffee but food is bad) Post Office Another casual restaurant
- A dive bar. More village festivals.
-
- More small neighborhood restaurants (a la the new Kenwood) Bike parking
- Walkable sidewalks in the winter. A grocery store (in addition to the co-op). Affordable housing.
- affordable dining pub-type establishment
- Multi-unit residential condominiums that are built at an architectural scale that complements the neighborhood feeling. Underground parking instead of ugly front parking lots and strip mall cinderblock commercial buildings. Town squares that really look and function like town squares on a permanent basis.
- A place to pick up fruits and vegetables. On foot , one can buy meat (Clancy's) and bread and coffee and almost anything at Settergren's, but if you have to get in your car to go to Lunds for an Apple, then you get everything there. I have heard that Zumbro's is expanding. It would be great if they had this in their larger area and/or if any of the other vacancies had it.
- ethnic diversity well paved streets
- I would like to see a small grocery store, like Sunnyside, or the coop. I loved when Tom Thumb was there. That size would be perfect, possibly where Bayers sat. A place that people could walk to.
- Bike lanes, more charm in "downtown" Linden Hills. More "forward" thinking.
- Small green areas in the business sections. Places where people could sit and just take in the neighborhood.
- The Linden Hills co op. Although we are happy it is still nearby. A community garden would really be amazing.
- me
- affordable housing

7. What do you think is missing from Linden Hills?

- A neighborhood pub
- Nothing; I like Linden Hills just the way it is.
- Ordinary stores. Grocery or convenience store, and a drug store. Perhaps a gas station.
- A bar that can serve scotch. Seriously this is beyond ridiculous.
- Growth. I think responsible development of higher density buildings along the larger streets would increase customer base for businesses and in turn drive needed property maintenance/improvement.
- A pub where neighbors can gather for a beer or glass of wine. We were hoping that Tilia would fill the need but it's too busy! More housing for elderly-- we want to stay in the neighborhood!
- Housing options, especially alternatives to single-family dwellings.
- Better restaurants...We already have some great options, but there are plenty of vacant and under-utilized storefronts. Given the number of community festivals and events, i would like more public furniture -- movable or fixed. For example, Clancey's does a great cook out, but there is no where to sit and eat your food.
- Grocery/convenience store at 44th and Upton
- Some store fronts sit empty. It would be nice if they were occupied
- A grocery store at 43rd & Upton that has convenient hours, more affordable housing (condos and apartments).
- A great bar for drinks! Really miss the flower shop. We need a unique clothing store for women.
- A mailbox at Linden Hills Co-op and Sunnyside Gardens area.
- Tavern/bar
- Design guidelines for new development.
-
- Minibus
- A drugstore
- More music in restaurants, outdoors.
- Bars, bars, pubs, groceries.
- Convenience store (no big deal)
- More arts and music needed
- Affordable senior housing (perhaps with assisted living services).
- Linking the business nodes, also a small community garden.
- A more moderately priced grocery store (Co-op is nice but too pricey for stop-n-go-style needs); adult bookstore; something to compete with Zumbro's for breakfast
- A drugstore
- A bookstore.
- Drugstore, pub - family-friendly neighborhood bar/restaurant
- A neighborhood drugstore like System Drug, with a real soda fountain.
- A grocery stop and a public garden space.
- An organized plan that will maintain the characteristics of LH into the future.
- Small drugstore, or small necessities store for milk, eggs (does that even exist anymore?).

7. What do you think is missing from Linden Hills?

- Flower gardens/trees
- A racially and class-diverse hole in the wall pub, with cheap food/drink, pool tables/darts.
- Drugstore and diversity.
- Local transportation, innovative small schools
- Drugstore, a large greenspace with seating areas, play areas, sculpture, water, close to ice cream, coffee, etc.
- A small pharmacy.
- Basic services: drug store, local small pub/wine bar, credit union, convenience store
- Public transportation other than buses - easy access to light rail. Racial and economic diversity.
- The Co-op
- Proactive zoning.
- Carriage houses
- Bank, post office, better garbage cans that don't overflow.
- Control of influx of building.
- Drop in childcare
- A bar, affordable housing, and a grocery store.
-
- Food store, street cars.
- Transit options other than cars.
- Linden hills coop
- freedom. Property rights, normal people
- boutiques and vintage shops
- convenience stores and historic markers
- small grocery store - coop moved to edina
- coop store in 43rd/upton
- gathering places that are greenspaces and pedestrian friendly spaces
- informed citizens
- bike path that connects business nodes
- take out lunch place that is vegetarian
- community garden
- condominiums
- a sense of respect for historic fabric. We're losing that
-
- green grocer
- business area parking
- a larger common space where the piano is placed in the summer
-
- freedom for dogs
- senior housing
- a theater showing first run movies and mixed housing

7. What do you think is missing from Linden Hills?

- movie theater (or upstairs area at harriet or tilia) that shows old movies once a week with cozy chairs and beer/wine
- newer, modern condos and apartments
- a variety of business that sell products and services for things you need in everyday life.
- corner pub
- medical clinic
- golden leaf tobacco, more public transit
- ethnic diveristy
- drug stor, convenience store, condos for retirees
- variety of housing options, more condos in smaller buildings would be appreciated. Small grocery store/deli
- a small convenience store where one could go for a carton of milk, eggs, etc
- diversity
- dancing classes. Creative space that inspired
- greater support for small, young families in terms of groups/meetings. Nicer transporation stations/shelters for bus
- don't worry about bike lanes when more important concerns exist. A planned community in downtown linden hills to the library area. Ger rid of aging buildings and put in shops so it is a destination off of the lake like 50th and france.
- drug store
- a gym maybe or a yoga studio
- off street parking
- banking, better pub with craft beer and more relaxed and delicious food (ie republic), diverse population in age color race nationality. Office supplies to feed entrepreneurs in area, a theater for plays
- bus going down 44th street
- nothing
- all the chaos from retail, vehicles and strip malls, big box stores that surround linden hills
- I don't foresee the opportunity to retire here. Don't want to keep single family home and there are no good options for us. We are late 50s emptynesters
- cleanliness an basic upkeep and maintenance part of LH
-
-
- pub, punch pizza, grocery store
- a home pub or tavern to meet people, watch sports - an extension of a living room
- pizza
- make the shopping area into more of a mall area- close it for a block
- massage envy, indian restaurant, broader option grocery, family restaurant with healthy foods options, restaurant with outdoor patio wine bar
- neighborhood watch. Indoor kids activity
- pharmacy, grocery store
- establishment where you can simply grab a drink at night

7. What do you think is missing from Linden Hills?

-
- great the way it is

8. If you could change one thing about Linden Hills, what would it be?

- The trend described above. It threatens the very character of this neighborhood. We have too many multiple family units in a small area already. I would stop the building of multiple family housing at once. And I would add a small grocery at 43rd and Sheridan.
- The class sizes in the neighborhood schools.
- not sure
- Airplanes - move the airport.
- An ordinance prohibiting too-large houses and commercial buildings.
- A place like pig & fiddle... I am amazed at how having that small little bar at Tilia, I run into so many neighbors and friends! It's such a special little nook, and it would be a hit to have another place where you could go on a summer night, sit outside on a patio and enjoy a beer! Tilia is consistently packed, even during the week!
- The knee-jerk negative response to development. If people had been like this 80-100 years ago, we would have no business district. It would have been, "You can't build businesses here! You'll ruin our lake cottage community!"
- Parking. Oh! And how about replacing the stop light at 43rd and Upton with a European-style roundabout?
- I'm trying but not thinking of much. lower taxes/less crowded school
- Making it less attractive to developers that build suburban-style houses.
- More parking at 44th and Upton
- convenience store
- High property taxes.
- A more diverse population. Housing is very expensive here, and that doesn't seem possible. As I age into Senior Citizen-hood I do not want to leave here.
- Less exclusive
- I am concerned to see so many bland 21st-century-Craftsman-inspired-with-a-garage-in-the-front tear-downs taking away the homes with character. I am not opposed to renovations on older homes, and if I had the money, I would add on to our own 1913 bungalow. Still, I prefer when the house looks similar to when it was built on the outside, with a renovation or expansion to the back of the house, instead of a complete tear down and rebuild of a gargantuan house that takes up the entire lot. I feel like we're losing a lot of the character of Linden Hills with the tear-down proliferation. I would love it if there were encouragement to home-buyers & owners to renovate existing homes while keeping their original character instead of doing a tear-down.
- Add Residential units for upper and middle class that would draw a grocery and other good stuff.
- I'd remove one of the many specialty shops and replace it with a restaurant/bar that is open late. Probably Twiggs on the corner.
- Nothing. Don't change a thing. Possibly find a different type of business who would be interested in rehabbing the old Bayer's Hardware location as well as the salon that was a couple doors down from there.
- a small, low level development at 43RD and Upton with restaurants and stop/shop mall (see above...what's missing) Not what Mark Dwyer proposed in past. Include green space, indoor/outdoor sitting space and a bit more parking.

8. If you could change one thing about Linden Hills, what would it be?

- The paradox is that money supports and sustains the neighborhood, but I do feel like it's a bit overly moneyed or might be heading in that direction.
- More activities to meet neighbors, especially those without children. Also, the airline noise. In the summers, the flights are sometimes much lower and hence, louder.
- Add a few more businesses
- Adding a grocery store.
- Zero empty storefronts.
-
- The prices at the Linden Hills Co-op. Ridiculously overpriced. I was so excited to have a store within walking distance...until I saw their prices. It's 200 yards from my house and I refuse to shop there.
- The politics.
- I'd like to see the famous dave's space and the parking lots north of that taken over by more retail, restaurants, commerce. I am not adverse to condos/apartments being on top of it. I think that area is ugly/run down looking and am astonished at last year's battle to keep it intact.
- Again- attract people different that the dominate group here. Get rid of famous daves and put the complex there- it's time people!
- Bring back the Co-Op! Put something in Bob's old spot! Less salons!
- Adding bike paths, more speed limit awareness (drivers go too fast for such a pedestrian friendly area), adding a grocer in the heart of the area.
- We need casual, family-friendly dining options and adequate parking.
- Make it possible to just have a glass of wine without buying food in the restaurants
- Having a fully stocked organic grocery store in the village/43rd & Upton area.
- People resisting change.
- The roads need to be better maintained. Also, it would be nice to have a bike path to get from downtown Linden Hills to the Lake bike path.
- Stop the trend of tearing down old homes and building large homes that fill the lot, leaving very little green space.
- Make more green space.
- make it more bike friendly
- Proximity to major highways.
- McMansions that are too big for their lot.
-
- Not much!
- ban traffic (cars)
- More independent shops...maybe small bakery - a Patisserie 46 outlet!
- Make the area around the France 44 and Sunnyside a one way loop around the sub shop.
- Maybe more accessible housing, better parking
- See above
-
-

8. If you could change one thing about Linden Hills, what would it be?

- A couple of weeks ago, I saw a full-sized semi trying to back into Famous Daves from 43rd street. It was far too large to be on that street, and had to drive on the sidewalk to back in. Next to it was another delivery truck, not a semi, but large enough to block 43rd street. This kind of thing is dangerous for pedestrians.
-
- -Adding the above businesses -Limiting house tear-downs -Maintaining the scale of the village -Limiting new office space in the village. Direct consumer-oriented business only. For example, medical/educational is fine if it contributes to foot traffic and
- Allow more density
- The billboards would go.
- I would like to see more sidewalk or patio dining (or coffee drinking or beer drinking). While our summer months are limited, when people are outside and the sidewalks are active, the neighborhood becomes livelier and more connected. Even when passers-by are not interacting directly patrons, both sides benefit from the simple presence of each other.
- people getting behind causes that really matter, not so nit picky.
-
- Even more public transportation options, including bikes on ride share
- I would make more of an effort to make use of the old streetcar line as a park or for some other purpose. I would like to see the neighborhood continue to address issues about lawn chemicals.
- Cut down on the automobile traffic and make it more pedestrian friendly.
- Bring back the hardware store!
- Extended streetcar line.
- Get rid of airplanes
- be a little more open minded about apartment/condo buildings and height. I had no problem with the original plan for the famous dave's site.
- I would like to see a more welcoming attitude for the people that are willing to buy properties and redevelop them. This brings in more people to our neighborhood and most are willing to work with the neighbors to rebuild in a respectful way towards others but they are not always met with the same respectful attitude.
- Better public transportation
- 44th street. It's dreary and lacks appeal. NO ONE respects crosswalks on 44th. It is not safe to walk or bike to the co-op with kids.
- Remove Settergren hardware store and replace it with a hardware store not staffed with overly aggressive salesmen masquerading as helpful hardware men.
- More cultural diversity.
- Living under the threat that historic and right-scale buildings will be torn down (rather than renovated) in order that a few people can profit from building wrong-scale buildings that destroy the character of the community
- If Tilia and Harriet Brasserie were not there, I would say an eatery that is open late since most things close by 10pm on weekends. Otherwise nothing I can think of. I am sad that the co-op moved out.
-
- Easier access to highways

8. If you could change one thing about Linden Hills, what would it be?

- No airplanes
- get rid of circles on 43rd St from Upton to Xerxes. Have better snow removal Too many cars and not enough places to park at 43rd & Upton area.
- I would the power lines buried.
- Fill the empty storefronts (with something other than another bakery/coffee shop/trendy gift shop or restaurant.)
- I would have less streets for cars and more for bikes/walking/running/etc ONLY.
- Have more undeveloped land for natural wildlife (both plants and animals)
- Add bike lanes on the streets.
- grocery store--Kolwalski's would be nice.
- Parking, long term vacancies and the old ugly condos complexes.
-
-
- Add a grocery store at 43rd & Upton
- the outside effort to introduce increased density that is not at all representative of truly a transitional nature which disrupts the privacy of the community and neighborhood concept as well as not bringing with it a respect for the area. some efforts that are increasing neighborhood congestion and for the benefit of perceived greed
- More residents of color, immigrants etc. we are WAY too homogenous-boring!
- I'd like people to realize that people's homes are their's. We have to be considerate, we have to be fair, we have to be consistent. We all have to give more.
- More development at the nodes, fewer McMansions (new is great, but not so BIG)
- High taxes
- Add more useful stores. Especially add a grocery store.
- Filling the empty storefronts and keeping the offerings diverse enough to attract young people as well as my mothers age group.
-
- As much engagement in local issues as we show for national political issues.
-
-
- Too many restaurants.
- Better mobility. Improve the walking and biking path from Lake Harriet to 44th and France.
- the noise accompanying outdoor dining and drinking after 10PM
- I would provide for a better way to collect neighborhood opinions that is inclusive of all neighborhood residents - For example, neighborhood elections that with longer hours, absentee ballots, and an online voting option. The "Small Area Plan" election did not have any of these options and therefore missed out on some valuable opinions.
- Have a place to get the essential food items. Make the little park in front of Famous Daves bigger.
- Add more convenience to alternative modes of travel.
- Nothing. Preservation is a priority
- Lower the property taxes.

8. If you could change one thing about Linden Hills, what would it be?

- I would raze the ugliness that is Tuesday Morning, then build a beautiful, well-designed complex of condos with retail and perhaps a pocket park/greenspace that could serve as the heart of the 44th/France business node.
-
- parking
- someone please stop developers from building ugly new houses.
- no pot holes.
-
- Have smaller living options for seniors, singles/divorcees/small families/childless couples.
- Like to have light rail closer.
- Fewer residents with "it's all about me" mentality. Anti-development residents who live in houses where they torn down prior structures.
-
- be more open minded to change
-
- Remove the gridlock.
- A little bit more dense and have easy access to the Southwest Light Rail
- If only there were room to build one or 2 level, charming , affordable townhouses with patios - how I would love to live in such a place in Linden Hills!!
- I would like to see a commercially strong and walkable business node. That means diversity in the types of businesses and connecting the downtown with the corridor that leads to 44th and France and making it walkable.
- Reduce airplane noise. I have owned my home in LH for over 20 years, and the planes have gotten a bit quieter. If they could be engineered to be even quieter, great.
-
- The community to be more futuristic in its vision.
- Greater cultural, racial, ethnic diversity.
- Lower taxes since we have a hard time convincing people to move to the area who live outside Minneapolis.
-
- improve the 44th st street scape redevelop area between co-op and Drew, 44th to 45th st
- Lower the cost
- More off street parking, more reliable public transportation (bring back the street car),
- Bring the co-op back. It gave people a reason to buy in the neighborhood several times a week.
- Add a grocer
-
- "greening" the alley behind St Thomas Church. Extending the pathway along this old trolley corridor would enhance the neighborhood and create a contiguous greenway to the business district from the western part of the 'hood.
- less traffic around the lakes in summer months and less noise that comes with it
-

8. If you could change one thing about Linden Hills, what would it be?

- I want to make sure LH keeps changing with the times to ensure it has a thriving and vibrant downtown area. I believe thriving restaurants and shops enhance this community.
- more kids
- The neighbors are all so fussy. Example: everyone was up in arms over the Famous Dave's development idea. That site needed a development very badly, but the neighbors blocked it. I also don't like how people are against tear-downs here. So many of the houses in Linden Hills are ill maintained and need to be torn down and replaced with beautiful new homes that are built to look old and charming. Replacing old, tiny shacks in disrepair with beautiful family homes helps the neighborhood become so much nicer and also increases everyone's property values. I would also lower our ridiculous property taxes that are far higher than surrounding areas.
-
-
- Quiet the vocal minority
- More affordability
- Bring back the co-op
-
- I'd make the streets and storefronts prettier. Pavers, flowers, colorful exteriors, etc.
- Build more condos for retiring baby boomers
- less traffic
- As per above.....
- A willingness to look to the future with better public transportation and increased density. These changes are inevitable.
- Add parking.
- see previous q.
- provide more housing density
-
-
- better parking near the businesses
- Too much multiple housing and way too many businesses
- Remove a softball field from the park and put in a real soccer field (for kids).
- Eliminate billboards
- Tear down the housing at 44th & Upton
- Add a grocery store at 43rd and Upton.
- more outdoor seating/public green space
- More affordable restaurants
-
-
- Neighbors who don't remove snow from their sidewalks!
- Increase the allowable density through smart growth policies.
- bring back the coop
- Bike paths-don't need them

8. If you could change one thing about Linden Hills, what would it be?

- Remove the symbolic traffic circles from West 43rd.
- Encourage density with mixed use buildings.
- Paint curbs yellow within 20 feet of the corner on busy streets to make it easier for residents to see when turning on busy streets
- A easier/faster way to get the lake Harriet from downtown Linden Hills.
- add a grocery store
- The air traffic noise.
-
- open the trolley way behind St. Thomas to allow commercial traffic to go onto Xerxes like it used to. Allow for local employee parking there too.
- Maybe more parking options for people who come to use Lake Harriet?
- Nothing
- Improved family restaurant options and takeout (other than Famous Dave's and Convention Grill).
- Better control, if possible of speeds of cars on Sheridan.
- Add a Bowling alley.
- nothing
- Seating for Linden Hills Live in the summer; loved the idea of the outdoor yoga but wish it was a more accessible activity like tai chi or hula hooping.
- Remove RightWing Conservative Money Hungry Developers and leave things as they are. If it ain't broke--please do not mess with it.
-
- Fewer cars. More social/class diversity.
- More green space to sit in downtown in areas by business. Pocket park is nice but need a bigger area to gather with park like atmosphere. And get back a grocery store that is walkable.
- Enforce architectural integrity/size constraints for new homes & remodels.
- See above (a grocery store)
- Diversity.
- more diversity
- signs in front yards - especially war - makes those with opposing views feel unwelcomed and the war ones are downright tacky (cheapens the area). There should be time limit rule for how long they are allowed in a yard - whether it is political or whatever.
-
- the poor condition of the streets!
- Add more historic preservation of vintage buildings/homes. Otherwise, you'll be the next "Edina--land of tear downs".
- More openness towards development that would allow more shopping, grocery, restaurants, condos
- less airplane noise
- I'd love to see the LH park rec center remodeled. It's used so much and it's very shabby.
- Add Middle Class Housing to create a bigger market for adding a grocery store and other good things for living.

8. If you could change one thing about Linden Hills, what would it be?

- New Community Center
- Stop destroying old charm of bungalows and land use by residences
- The retail mix has been thrown off with the departure of the LH Co-op. Currently, there are more vacant storefronts than any time in recent memory. I am optimistic that this will change soon, but the quality of the stores has been in a downward slide for years.
- less precious, more diverse, higher density.
- Parking
-
-
- Can't think of anything
- Not enough focus on crime prevention.
- to bring the old co-op back--it was the hub and added a vibrancy to the area. I'm a realist though.
- Honestly? Either move the crosswalk between 43rd and 44th Street to the south side of the alley, or block parking directly to the south of the alley. With the crosswalk to the right, and vehicles parked on the left on an incline, it is IMPOSSIBLE to see oncoming traffic until you pull your vehicle out half-way into the street. Lots of close calls.
- KEEP IT THE SAME - COZY SAFE SPACE KEEP THE MC MANSIONS DOWN
- Get rid of the floor area ratio build requirement to the extent it encourages detached garages. Encourage more green space in lots
- I can't think of anything
- See above
- More opportunities for adults without children to interact. Better sidewalk clearing in winter.
- Commercialize the old street car lines and integrate them into metro transit.
- create a Linden Hills General Store
- not have planes flying over
- It's pretty great the way it is right now! Idea: practical businesses rather than gift stores, such as a convenience store, restaurants, affordable clothes and home goods.
- Would like to see a proper neighborhood bar in the central area.
- Less traffic
- More sincere engagement from community organizations
- A lot more multi-unit housing for seniors what are giving up their single-family homes and want to stay in the neighborhood
- anti-change attitude. housing options.
- Need for residents to understand that some new housing is necessary.
- Have the new hardware store leave.
- Add a pub!
- More of Linden Hills park devoted to trees and other plantings to make it more attractive to pedestrians as opposed to sports.
- Everybody shovels their sidewalk in winter
- The tear-down mentality of new folks and the change to being a more upscale area.
- Make downtown Linden Hills a "go to place"

8. If you could change one thing about Linden Hills, what would it be?

- Improved public transit access.
- Have more essentials (e.g., groceries) within walking distance.
-
- Costs
- bring back street cars
- More environmentally friendly ideas that would help maintain this wooded area.
- Offer more affordable housing options and options for seniors that is not single family homes.
- Close to traffic, make a walking mall.
- Traffic calming and traffic control
- get a grocery store in the 43rd & Upton business district
- address size of knockdown houses and apartment buildings- too big
- Not having enough affordable housing for young families.
- the bs zoning rules ... to make them environmentally friendly, safe for children and sensible.
- The addition of a good place to buy groceries near W. 43rd St & Upton Ave So.
- add a bar
- public transportation. few restaurants open after 9pm
- Remove Famous Dave's and replace it with another local/neighborhood restaurant
- I'd love to get more charming lighting for the 43rd and Upton business district as well as get rid of all the UGLY power lines running overhead.
- We need to find a way to accelerate tree planting to replace the elms and now ashes that we are losing. Linden Hills without its tree cover would be a very different place.
- Two somewhat opposing thoughts: First, end the BANANA (build absolutely nothing anywhere near anything) attitude that seems prevalent here. However, it would be great if tear-downs and rebuilds met some basic level of architectural aesthetic. I think tearing down dilapidated homes is okay but don't care for the sterile boxes that some contractors are erecting. I don't know how to codify "character" in home design, but, it would be nice.
- more affordable housing. I have lived here for 32 years and the mix of rich and not so rich has been a blessing. I see that changing and tilting toward the wealthy.
- More ways to get together with neighbors during the winter
-
- Extend the downtown LH ambience with its two story retail storefronts (small town feel) west to the France/44th street area. The Turn Style/Tuesday Morning/dry cleaner parking lot area has been a congested eyesore for years. Move these stores to front the street and move all parking to the rear. This would help to make 44th street into more of a boulevard with shops and destinations, and not just a fast drive through corridor as it seems to be now.
- better community ed options at Linden Hills Park - I feel that community center space is underutilized for adults
- put in affordable housing on top of the Turtle bread stores, and the viola place etc. It would be good to develop a large Linden Hill corner project at Tuesday morning with more housing and to stop the horrible huge and ugly homes going in! Get an architect involved!
-
- Add a Nice Ride station.
- I could park outside my home in the summer

8. If you could change one thing about Linden Hills, what would it be?

- Nothing
- The pace of change is too slow. We should be more progressive in getting and supporting new businesses.
- No more huge rebuilds!
- Better street plowing and maintenance
-
- The 44th and France area with Edina - I would like to see the two cities/neighborhoods work together to come up with a plan for that area specifically. I live right there in the Condo building on the corner of Morningside and France, which is technically Edina, but I am very interested in being involved.
- Any amount of "Edina" ambiance that it sometimes has a reputation for. Let's ensure that Linden Hills is not just another 50th and France!
- My fiance would like the parking to change. We have one garage space, but on the weekends it is extremely hard to find a nearby parking spot to 43rd & Upton. I'd also like the Augtober Fest for Tilia to have a little more respect for the people who live across the street from Tilia. Last year they ruined our landscaping and plants in the front and side yards.
- Get rid of the Famous Dave's.
- Needs a pizza joint, family restaurant
- Less traffic through the village.
-
- more parking in business area
- go ahead with the proposal to have businesses and homes where Famous Dave's exists. parking lot needed if it also encourages biking and walking (seating, maybe lockers and bike lock up) and bike could have better use, but not make it too developed like Grand Avenue on Excelsior
- What it costs to live there and the prospect of high density development contributing to that problem.
- Bring back the old street car line!
-
- need more parking and better access to the lake for walkers
- See above in missing. I also think more navigational signage on paths or roads on how to get to certain places along the way...
- Put speed bumps on Upton/Sheridan Avenue.
- To be open to "chain" stores and not to immediately dismiss them as if they are going to ruin our little Mayberry.
- More to-go food options for families. Take out from current restaurants is pricey.
- Better planning to maintain green space and ensure water quality for area streams and lakes.
-
- remove the ugly billboards above buildings in the village
- Same as above
- Keep growing with the times
- The infill housing would match the character of the existing neighborhood.

8. If you could change one thing about Linden Hills, what would it be?

- A community garden would be fun! Involving more of the neighborhood to be involved as volunteers in area public schools or with youth
- I think I would change the delay on the traffic light at Upton and 43rd.
- Keep the look fresh
- Update park equipment, maybe add a splash pad to park.
- By now you must know I'm going to say the snowplowing. Some of the business buildings should be kept up better.
- Get rid of Famous Dave's--an embarrassing eyesore. The proposed condo/apartment project would seem a good replacement. Ideally, additional parking (which is needed) would be underground.
- Not having the road around Lake Cahoun closed so many days during the summer. Though not in Linden Hills, it is the main to get in out and out of the neighborhood.
- The cost of living there.
- See above, and less useless shops/more restaurants and a drug store would be great. Also airplane noise, but I know there's nothing to be done about that!
- Improve streets, including street crossings, and future site redevelopment to prioritize the walking and biking environment.
- - I've lived in and around Linden Hills most of my life. I'm afraid I like it pretty much the way it is.
- protective/NIMBY attitude
- Add a grocery store
- Re-routing the airplane traffic
- Housing - I am a proponent of higher density and more affordable housing
- All new commercial or residential development should be mandatory LEED-Gold or higher. There should be real-time energy and water metering for all commercial buildings with incentives to reduce.
- A YWCA with a pool.
- more public transit options
- Airplane noise!!
- Stricter rules about tear downs...I hate to see all the big new houses replacing the smaller dwellings of years past. Changing the character of entire blocks.
- I would make sure US Internet installed fiber optic internet access to Linden Hills in 2013.
-
- Keep the housing affordable. I worry that as it grows and becomes desirable, the pricing of the houses will change it - i don't want it to become any more "Edina-east"
- fewer automobiles less "tear downs"
- Have it become a role model as a green, regenerative neighborhood.
- Get people to support stores and services that aren't just gift oriented---like a used bookstore, a fixit shop, a small grocery, etc.
- Secure more housing for low income people.
- better transit, reduce parking lots, less airplane noise
- n/a
- the high cost of owning a home

8. If you could change one thing about Linden Hills, what would it be?

- i would take away all of the cars
-
- I would start flooding the skating rink in the beginning of winter as soon as it was cold enough to do so and keep it maintained as long into the spring as the weather would permit. Its killing me to see the skating rink with snow on it and kids disappointed when they find it closed. I don't like going to Edina to skate.
- I wouldn't mind if Famous Daves shack was gone, but want appropriately sized development there.
- More affordable housing
- I love it, can't think of anything.
- A trolley that brought people from France 44, through the village, to the beach at Harriet, down to Calhoun and back. It would open up our community to more business, and lessen traffic. Imagine if you could walk out your door, hop a trolley up to France & do your grocery & wine shopping, then go down to the village for a cup of coffee at Dunn Bros. Or have dinner at Trattoria Tosca, then hop a trolley down to the bandshell or to Tilia for a drink or Sebastian Joe's for dessert.
-
- Stop building giant homes on tiny lots. Totally changes the character of some blocks. New homes are not unique and dwarf older homes. Take better care of equipment at LH Park and tennis courts.
- People who only think about their own best interest and their own convenience. And no more mega-mansions...the Linden Hills that I moved into 20 years ago had a variety of neighbors of different professions and ages. There were good sized houses for families and cottages for single folk. On cross streets there were four houses eased into the space of two lots and an occasional house even had a house behind the main house. This is an urban neighborhood. People walk and bike and take the bus. We bought on a block where most houses didn't even have a garage. This is not the suburbs. So I think that contractors who build big suburban style houses and sell them to people who like a fashionable neighborhood are setting us all up for disappointments about lifestyle.
- stop the tear-downs and oversized houses
- Planning based on town squares and human-scale architecture that is never higher than the deciduous tree line, with underground parking required for all businesses, and a high standard requirement for condominium and commercial building architectural material, quality, and aesthetics.
- See above. It would also be wonderful if we could get some indoor tennis courts or a pool or something else for the winter months
- increase the diversity
- NOTHING, let's keep our village.
- Better care of infrastructure (roads, sidewalks, parks, landscaping).
- Business node at Sunnyside, 44th and France. It would be nice if we had a small park or green space. Would be especially good for older residents who don't go there to shop, but like to be part of the local activity. .
- The usage of chemicals on lawns.
- all the assholes would leave

8. If you could change one thing about Linden Hills, what would it be?

- less noise from airplanes and traffic
- Too many crafty, low-rent feeling stores. Does anyone shop at the Tibetan store, for example?
- Nothing; I like Linden Hills just the way it is.
- More of a mix of price ranges and variety of merchandise among the stores and restaurants.
- I would change the outdated liquor laws. Better public transportation, trolleys would be nice and more 6 buses that go down Xerxes. We also need to quit saying no to development. We either continue to evolve or we cease to exist. The suburbs aren't far away.
- Focus on reinvestment in existing historic commercial buildings and new construction on parking lots.
- More harmonious approach to managing change between business owners and residents
- See above. the defeat of the proposed development for 43rd & Upton was unfortunate. We cannot remain a vibrant community by clinging mindlessly to the past.
- more outdoor seating in public and quasi public spaces. Redevelop the strip mall along 44th.
- would like to see more locally owned businesses in the 44th and Upton area
- More places to walk to to eat.
- I would allow high density, affordable housing to be developed.
- Keep it mixed use, but not too much.
- To move marathon to big park. Don't block Linden Hills streets on Saturday morning.
- Famous Dave's is an eyesore.
- Reduce or eliminate plane traffic after 10pm (10:30 to midnight traffic is common today)
- Improvement of storm drains - 46th and Beard floods every thunderstorm.
-
- No buses!
-
- Zoning restrictions on bars. Every new house built is most expensive on the block.
- Mirror at 39th and W. Berry Pkwy for better traffic visibility
- A more inviting, vital community center
- The mind set of those who will answer Q9, "everything should not change."
- More cultural diversity.
- Affordability of housing - young middle class is priced out.
- I'd like fewer airplanes to fly over my house in Linden Hills
- The grass field at Linden Hills Park is atrocious.
- Really can't think of anything
- Bring back the streetcar - or at least extend its run through to France.
- Bring back a grocery store and a place to buy stamps and refill Rx's!
- The amount of variances issued to developers. Developers should be able to function within the zoning regulations.
- Curb the McMansion houses. Preserve some of the original cottage houses. We need to keep a variety of incomes or it will become Edina-esque with all one type of people.
- More trash cans around 43rd and Upton, bus people into lakes for events, measure the exhaust
- More economic diversity in housing options.

8. If you could change one thing about Linden Hills, what would it be?

-
- Local businesses to provide funds to operate free buses from lakes and 50th and France, and 50th and Xerxes.
- Develop a walking destination, perhaps connecting business area with 44th St Shoppes, perhaps connecting France - wider walks
- Nothing
- Create a more conducive pedestrian environment
- Make it more welcoming to people of color. We need to have a better understanding of white privilege.
-
- More affordable housing.
- Stricter rules against McMansions
- Dog park, more transit, extend trolley path another block, get rid of traffic flow
- Stop building, stop tear downs, stop encroaching on residents' right to sunlight.
- Able to get milk and eggs in village.
- Add a small grocery store like the old Tom Thumb.
-
- Get a food store.
- Have a grocery store.
- bring the co-op back
- get rid of everything organic
- a bigger beach
- add convenience stores to reduce driving needs
- residents willingness to accept greater density
- coop in 43rd/upton
- quieter residential streets and more walkability
- fix the crumbling streets
- minneapolis side of 44th/france be as nice as edina side
- get businesses into vacant spaces, unique clothing boutique
-
- be more progressive about future possibilities for the community
- stop the tear downs. If people don't like the houses they should move to into another neighborhood.
- have greener grocer right in the village.
- could use a small grocery/market. Ideally depend on LH for most our needs. Coffee, meat market, restaurant, bookstore
- increase communication
- add more trees and native plantings of the business area of Linden Hills
- stop light at France and 39th
- a dog park within or near Linden Hills
- have someone provide more parking; have a few old houses torn down

8. If you could change one thing about Linden Hills, what would it be?

- schools need to 1st. Private schools draw a lot from the area because our Mpls schools, even in Linden Hills, are not what they should be.
- not a big fan of 9/11 concert. Fireworks display with explosions is not proper tribute to victims
- more variety in style of housing stock
- better snow removal, lower property taxes
- change law to have liquor for sale at pub/restaurants like café maude
-
- people tearing down old homes and building mcmansions
- less traffic on the parkway and the parkway closed less often
- more condos fro retirees
- prompt and thorough snow removal on all city streets throughout winter
- update appearance of and offering so th soops on the street between 43rd and 44th
- no biking on the parkways- use trail. It is dangerous and there is a bike trail for a reason
-
- expand linden hills park facilities and rec space
- improve downtown linden hills so it is not haphazard of building and no parking
- less traffic
-
-
- create a culture that has and is more tolerant. Diverse political thought
- it was great when there was a drug store, gas station and tom thumb type place on 43rd & upton
- wish people would keep sidewalks clear of snow and ice
- airplane noise
- See housing for older adults- condos
- the roads paved nicer, light fixtures chagnes and maintained
- let eveyone use settegren's parking lot- never full
- size of proposed condos
- a vibrancy
- add a pub or tavern where bayers used to be
- the frequent road construction and disruption to traffic and parking
- the train in the summer. Summber band concerts
- stores stay open later
- we hardly get police here. Many break ins
-
- taproom. Brewery
-
- nothing, we should be trying to protect it

9. What things in Linden Hills should not change?

- See above.
- I don't feel anyone has a right or power to say or control anyone else's property as long as they are in the city laws and following city codes. Plus I have lived here my whole life as a child and now raising my children here, there has been a lot I already would not of changed. Like knocking down the original Lake Harriet School, now we are adding more space onto a school as we don't have enough space for all the kids. Change is good also sp there is a fine line of old and new. I love the old buildings like where Zumbro diner is, but the owner of that building has never put a dime in it unless the city is called and its just sad to see as it could of been such a classy neat old building.
- community involvement needs to stay and be as a high priority as possible
- The convenience of walking and the green space.
- The small town feel, human-scaled buildings, the quiet, the access to the lakes and parks.
- No chain stores! Ever!
- The walkability and bikeability.
-
- character, village, neighborlyness, walkability, connection to nature, farmers market
- The great parks and access to Lake Harriet.
- Mix of businesses
- Village atmosphere
- Sense of neighborhood and quaint, family-friendly, walkable areas. Don't want "big box" stores or suburban feeling.
- I do not want to stop growth and development, but the idea that Linden Hills would become another Victoria Crossing.....well I'm not sure about that with the planned 3-story new building on the Famous Dave's site.
- Keep it local (small businesses) and walkable!
- 43rd and Upton should continue to be the community gathering place.
- Cozy feel
- The vibe of the neighborhood is great. I would never want it to be a place where drunk people hang out late at night on the streets, but like I said it'd be nice to have another late night bar option.
- The quaintness there. I like the historical factor of keeping the existing structures as this is what gives it a small town feel.
- The existing businesses, including Famous Dave's, Life at the lakes
- The little quirks that make it more than just a nice neighborhood: funny colored houses, the wish gnome's door. DO NOT put in modern structures or houses!
-
- Don't lose the diversity of commercial space (affordability levels), commercial tenants (meat market, bakeries, hardware store, bookstore, toy store, ice cream shop), the existing density along 43rd, the library, the internal feel (not exclusive but community-focused), the park and its activities
- The small-town feel. What I love about it is that you have the benefits of living in a big city, but it feels like a small town. Specifically, taller buildings would ruin this feel.
- Scale of any new buildings should relate to other buildings at 43rd and Upton.

9. What things in Linden Hills should not change?

-
- The neighborhood feel. No giant buildings, no huge parking lots, no Wal-Marts or Targets, etc.
- Growth.
- The local-owned/operated stores and commerce. I'd be sad to see a starbucks or a national chain restaurant. I'd be devastated if the business community stopped promoting community events (reindeer day, festival, hey day, linden hills live, tilia block party etc)
- Sebastian Joes forever! Keep farmers market, keep thriving businesses, various festivals and such
- It should always remain a place for small, locally owned businesses to shine. No big chains!
- Independent small business owners need to stay in order to keep the area special.
- Keep it quirky...I love that we have businesses in the area that aren't in other parts of the city.
- Please, no fast food joints.
-
- Village
- The small community feel... no big businesses or new high-rise condo buildings please!
- Lake Harriet Concerts, our wonderful tree canopy, walkability of neighborhood, friendliness of neighbors.
- Street layout, small scale, adequate parking, library
- small town feel, the charm and character of the buildings
- NO MORE CONDOS. Those of us who own condos already will have enough trouble with resale.
- The small, quaint feel of the businesses.
-
- The independent businesses
- its little commercial area
- The focus on community, green initiatives, organic, pet friendly...etc...
- Small, non-chain businesses.
- The houses should be tastefully remodeled and not knocked down to build new, big monstrosities with no charm.
- the library. the coffee shop. the hardware store, butcher and bakery. The sports fields. the sense of civic pride that all residents harbor.
- Quirky mix of housing styles and diversity of residential and commercial uses
-
- Linden Hills should remain small-scale and low volume. Space is finite. This area is not meant to accommodate multi-use retail/condo complexes. People know and love Linden Hills for what it already is. The only people who think it needs to change and "grow" are those who would like to turn a profit from such endeavors.
-
- The nice open and airy parking lot at Famous Dave's! I know that is not realistic, but walking south on Upton and into the village is so welcoming with the open space. It's going to change the feel so significantly once that space is full of buildings. We should not change our commitment to healthy, small-scale business in the village.
-

9. What things in Linden Hills should not change?

- The local nature of the businesses and the mix of uses.
- It is critically important that Linden Hills continues to consist mostly of businesses that sell quality products and satisfy recurring needs. The corner of 43rd and Upton is vibrant because of the mix of high-utility stores. If the high-utility businesses are replaced with stores that only need to be visited rarely, the neighborhood will suffer.
- Community involvement.
- The small town feel...it is fleeting from everywhere around us and I hope we can protect it as population continues to expand.
- No more monster houses - more restrictions on single dwelling heights and size.
- The historic commercial district is quaint but still works. It is not a mall, and that is a very good thing. There should be some effort to support modest single family houses and affordable apartments (as in the past).
- Love the small park on the corner of 43rd and Sheridan. The piano is a nice thing to have. Fun to watch the kids playing it.
- The community events (sidewalk sales, dog festival, holiday events, etc). Also keep the small shops and restaurants.
- Commercial buildings two stories and taller and single family homes that have not fallen into a complete state of disrepair should not be demolished.
- Funky nature
- green space/tree preservation.
- The devotion given to the parks and library to keep them family oriented.
-
- Local stores!!!
- The scale. The relaxed, ad-hoc, incremental character of the architecture. The fact that there are no large scale developments or national chains clogging our beautiful streets.
- In its historic charm is its potential to thrive--add to that with more green space, gardens, and preserved cottages and buildings. The tourists will come..
- Neighborhood feel; small/human scale of buildings and streets, local charm and beauty; pedestrian friendly, historic feeling; green space; undeveloped spaces; lack of chain stores and oversized buildings
- No high rises, stick with the current design and building codes, which I think is nothing over 2-3 stories? Keep the green area, plantings, etc.
- Allowing activities that the businesses put on like the Tillia pig roast etc. Ice skating at Linden Hills park in the winter.
- The Lakes areas, the quaint shops and restaurants at 43rd and Upton
- Park, downtown small stores, eclectic neighbors, great schools
- Most things
- The tree-lined streets.
- The focus on environmental responsibility as a community. The library. The schools. The commitment to the parks and lakes.
- It should stay small business focused, neighborhood focused.
- I wouldn't change the social/neighborhood events, they're great.
- The quiet small town feel.

9. What things in Linden Hills should not change?

- No one should ever grow older. Maintain the quality of the parks and lakes.
- The charm, the festivals and events, kid friendly atmosphere, the restaurants and especially Wild Rumpus.
-
- Small town community feel. It's so nice that the local businesses employ local people who know your name and your kids names.
- Housing character should remain traditional. Tear downs should be constrained.
- the quality of caring for each other ... the sense of community ... the neighborly concern ... the pride of ownership manifested in well kept yards, sidewalks, etc
- Park lands of all types, eagles, foxes, Cooper's hawks, pileated wood peckers, coyotes in the city.
- I would like not to have any big box stores or those things. I'd like to still encourage small businesses. I'd like to see us work on making property taxes affordable for those who have lived here. Definitely we should watch for too much traffic! We homeowners around the lake give up alot of flexibility when visitors from all over come and use the lakes.
-
- Safe walkability without increased traffic congestion
-
- we need places to meet and hang out - coffee and restaurants - but it needs to stay useful so that people will run errands here and not just come to lunch with the ladies. The library, the optical shop, the hardware store, the salon, the butcher shop and great harvest all contribute to this usefulness.
- The small town feel in a big metro area.
- locally owned and small businesses. Ability to walk or bike to daily needs.
- Small neighborhood feel. I don't want any high rises.
- The sense of community. The quiet.
- Bakery,library,hardware store,places residents use.
-
- the ambience
- Nothing - everything should open to evolution.
- How walkable it is, the height of the buildings, the local stores that are there.
- Historic buildings and the tight-knit, slow community atmosphere.
- The consistency of the architecture, the small shops, the local businesses including the restaurants. Keep it local. It is unique.
- Not allow any large scale developments ruin the charm. Keep it green.
- Emphasis on small to mid-scale buildings. The plans to introduce 5-story, architecturally unappealing, out of scale developments in the neighborhood are unacceptable here.
-
- diversity of stores, quaintness
- sense of community
- 43rd & Upton, no big building which won't fit into the area.
- Do not put in any chains! I like that things are unique and expensive and they should stay that way.

9. What things in Linden Hills should not change?

-
-
- Everything is change so this isn't exactly a reality-based question.
-
- it's name
-
- Walkability, safety, retail diversity and choice, preponderance of small business owners.
- Neighborhood feeling
- Keep things (shops, buildings, housing) at the human scale & pleasing to the eye! And don't forget that not everyone can bike or even walk far! Keep it ok to use a car and easier to find a place to park!
- The community feel. Parks and programs. Community engagement.
- Green, walkable, low rise. NO HIGH RISE BUILDINGS in the commercial nodes.
-
- People being open and friendly.
- Me as a resident (as I age). Really good schools. Healthy businesses.
- The historic feel of the area. We must continue to preserve the early 20th century architecture and the single-family homes. We have sufficient apartment complexes.
- Library, park, nature, progressive ideas, culture, sense of community
- comprehensive land use plan existing "traditional urban neighborhood form", existing low-med residential density
- Retail/service businesses focused in corridors/intersections; middle income housing options;
- Independent small commercial businesses.
- Low density building. Lots of open space.
- The community businesses.
- The fact that it is a livable, walkable, bikable space for people to meet, play and live.
- Small, locally owned businesses. No national franchises!
- Sense of community. Its walkability. A nice place for families as well as younger seniors.
- While i understand the need for renovations and growth, i believe it can be done in a tasteful, conscientious way that enhances the nature of the established community, and styles and transitions should be made with regard and respect for those who live there.
- Blend of both small and large houses/families. Thriving downtown area.
- The main street character of the Linden Hills village - two story buildings, independent stores. The single family character of the neighborhood that minimizes the prominence of cars with garage behind houses and narrow driveways, some neighbors even sharing driveways.
- Keep supporting our small businesses. They are what make Linden Hills so fun to live in.
-
-
- Brownstone feel, Utopian feeling
- Low crime, good schools, Lake Harriet, the "village," Linden Hills Power & Light!
- small buildings
-

9. What things in Linden Hills should not change?

- The size of the shops and no buildings above the tree line.
- We should always be open to change
- everthing
- Do not build anymore high rise apartments in the area. Keep what is there & keep it healthy. It really is a great place. Too much progress in this unique part of Minneapolis may produce negative consequences.
- Our lakes and park system.
- Outside spaces. Focus on sustainability -- small business owners.
- the feeling that you are in a neighborhood in the city that does not look like any other neighborhood, especially not like 50th and france.
- parks and lakes
-
-
- the small independent shops, restaurants and services.
- people, Parks ,library
- Overall density of people, i.e., no big high rise condos, etc.
- The scale of buildings
- The incorporation of landscape elements into the streetscape.
- Neighborhood activism, pedestrian friendliness, good, generous neighbors and active block organizations.
- small buildings, unique stores/restaurants (limited chains), small foot print (extra blocks of retail development would lose the charm the area has)
- small town feel, no chains
- We need to continue to have affordable places to live. Our mix of housing is excellent. Building expensive condos in our area will change the family dynamic in the community.
-
- The traffic flow and ease of driving thorough neighborhood. Treating cars as a means of transportation that is not evil!
- Sense of community and neighborhood pride.
-
- Shouldn't turn into a parking ramp area
- Do not re-assign road lanes or parking spesces to bicycles.
- Preserve the natural beauty - it's the strongest offering. Where appropriate, seek National Preservation Society accreditation for structures or districts. Consider additional playscapes for kids - commission artists for such projects.
- The festivals - reindeer day, kite fest etc
- The small town feel! Keep the businesses local and no more than 2 story buildings.
- no tall buildings and dense housing like at 50th & France; we don't have room for so much car traffic.
- Keep the buildings below 4 stories in business districts. Strive for small, owner-occupied stores rather than franchises. When old homes are torn down, do not allow new homes to occupy more than 50% of the lot.
- community building

9. What things in Linden Hills should not change?

- small town feel.
- The May Festival, h farmers market, the independently owned shops/restaurants.
- I would hate to see high rise - incredibly dense housing. There is plenty of that in uptown.
- The shady, undeveloped strip of land between Motor Place and 44th
- Organized community. Neighborhood involvement, etc. Keeping neighbors informed of developments.
- Small town charm.
- independent stores
- Community festivals.
- No 5 story condos nor apartments please.
-
- The quaint old storefronts and the open green spaces. I don't want Linden Hills to look like Excelsior on Grand.
- Unique community events. Bringing restaurants to downtown area.
- Local business (no chains); parks
- A place for families
- Sense of community.
- the small town feel
- the historic charm of the homes, tree-lined streets,
-
- the neighborly feeling and charm
- respect for small scale, walkable, safe, local, quality of life features
- Small neighborhood feeling
- Variety of small locally owned businesses, and pedestrian and family friendly setting
- The small-town feeling.
- Nothing except the above
- Individual unique shops of quality, including food
- Parks, small business and character of many homes
- The trees, the landscaping, the mix of smaller stores and larger multi-family residences.
- friendliness, community gathering spaces
- Structure of old buildings
-
-
- The building code that governs height and size of new construction
- Composting, Farmer's Market
- preservation of parks, lake area, etc.
- Growth and expansion is inevitable and must be embraced, as does the possibility of continuing to change from it's original appearance (3 story buildings are not the end of the world). But never lose the village feel and charm that once was, and still is, there. Keep Linden Hills ... Linden Hills.
- THE SMALL TOWN /SAFE FEEL KEEP THE GREEN WHEREEVER POSSIBLE

9. What things in Linden Hills should not change?

- Keep small locally owned shoppes. Continue community activities as they create a sense of ownership and connection.
- the overall ambiance of what the neighborhoods are about
- Those things which encourage and bring neighbors together.
- The quality of service providers, the variety of the community, and the fabulous old trees.
- Treescape old house character (keep McMansions out)
- diverse housing
- buildings
- Small businesses, library, park with all the kid amenities (swimming pool, skating rink, etc).
- The small, independent neighborhood feel that is largely free of big corporate interests and shops.
- Village feel
- There should continue to not be a large "Linden Corner" development. This is not Uptown.
- Keep the size of the commercial buildings within current zoning limits. Keep Famous Dave's.
- lakes, parks, presence of commercial districts.
- Local ownership of businesses.
- Type of village atmosphere. Comfortable in every way.
- The shops that are already there. No high rises!!
- It should not build up too high --at least within the central intersection--so that the pedestrian is overwhelmed. It should respect its own history and save what it can of the small village feel--
- Single family residential focus
- The small town feel, the closeness of neighbors who take care of each other. That includes reasonable limits on "development" - especially in the 43rd and Upton area.
- Being family friendly
- I am okay with medium density residential such as condos or low-rise buildings possibly with mixed small business/residential. However, high density buildings should be avoided.
- Density. Predominance of independently owned businesses.
- community feel
- Library
- convenience of shopping
- The mom and pop stores.
- Strong community watch group. I think the police make a difference along with the neighbors all working together.
- Don't let large buildings take over and dominate.
- Small town neighborhood charm. Unique shops and restaurants. Safety.
- Resort feel, single-family housing of wide variety, wide range of sizes (and hence price) of housing, interesting wide variety of residents and businesses.
- old trolley route, keep small retail in village, no big box retailers
- The things I already listed as what I like and what makes it special.
-

9. What things in Linden Hills should not change?

- The loss of essential merchants, ie; library, bakery, restaurants, hardware store, & various services
- Park options
- most of building should remain less than 3 stories.
- DO NOT pursue adding more apartment complexes or massive town home complexes. If I wanted that, I'd be in uptown or eden prairie.
- The Park - Its such a special space for families to gather and a great place for people to meeting when their kids are young which creates a sense of connectedness from early on.
- It should remain a distinct place, a walkable neighborhood with park and shopping and transit amenities and residents who are involved in maintaining and advancing and protecting its special character.
- Never ever think again about bussing schools kids out of their neighborhoods. This neighborhood bloomed with children shortly after forced bussing stopped. I believe that neighborhood schools are one of the most important factors in creating great urban communities.
- the unique and unusual homes and businesses
- Small town feel -- village-in-a-city
- Keep Linden Hills family friendly - businesses like Creative Kidstuff, Wild Rumpus; great family attractions like the trolley & bandshell.
- All of the good features mentioned above.
- walkability, lack of chain/big box stores, small town-like sense of community
- the festivities, the involvement of the neighborhood the continuing of new restaurants coming in...we are becoming an Eat Street!
- Keep that small community feel in the big city- the walkability is great. No BIG buildings.
- Parking. It should be difficult and limited in order to encourage walking and cycling.
-
-
- Commitment to small business and lack of huge chains. Keep it family friendly.
- Housing -- Stop destroying the feel of our neighborhoods by the ugly McMansions.
- The people.
-
- Resisting chain stores and having the independent businesses.
- the opportunity for small businesses to serve the community
- The small-town community feel within a city should not change.
- The small, locally owned bushiness.
- Library, shops
- Library, family oriented shops in the village business district, strong focus on protecting the environment.
- The small community feel.
- small town feeling
- clancys and sebastian joes and preserve old storefronts
- It's character as being primarily residential; the continuation of great parks and programs; the library; and small scale versus mall / larger scale growth ideas.

9. What things in Linden Hills should not change?

- Family oriented businesses and public places , old structures, diversity of housing. We love the summer 3rd Thursday music and the community festivals (Hay Day, Reindeer day) and the farmers market!
- The small town feel in a city.
- quaint shops
- Keep it quaint. DON't overcommercialize like Uptown...
-
- The way that businesses are integrated into areas with residences.
- Keeping locally-owned shops
- Zoning laws that maintain the character of the neighborhood.
-
- sidewalks, green space, small businesses, library
- Small neighborhood feel
- Locally-owned shops, great restaurants
- The charming downtown.
- Small community feel, our wonderful library, the family-friendly events and activities
- Small community feel. Small businesses.
- European feel
- Old buildings should be revitalized, not torn down.
- Most things in Linden Hills should not change.
- Easy access to the lakes, widespread green space, child- and pedestrian-friendliness, a robust retail/restaurant component. Additional amenities have to include ways to accommodate additional vehicle traffic.
-
- No chain type retail or restaurants.
- I agree development should be small. The community feel and charming nature of our neighborhood is what defines it -- in my opinion those things should not change.
- The design and scale of buildings, businesses and sites should reinforce Linden Hill's character as an urban neighborhood with small neighborhood business districts that cater to walking, biking, bus riders and drivers.
- - unique/special shops, eateries - feeling of community - pedestrian friendly - accommodates (among others) people using the lakes, area parks - re development of the area, how about small business "incubation" spaces; that is, office spaces (possibly w/
- Local feel, while allowing for growth/development of local amenities
- The height of buildings, and square footage of homes, no McMansions.
- So many things - walkability, independent shops and restaurants, charm, small-town feel, our many parks.
- Linden Hills should keep independent and small business
- Development heights/density requirements.
- Linden Hills Library, Linden Hills Coop, Great Harvest Bakery, Naviya's Thai Brasserie, Sebastian Joe's, Linden Hills Park, Beard's Plaisance.
- The sense of history, community, beauty, and massive trees

9. What things in Linden Hills should not change?

- Scale of business areas. Unique nature of shops and restaurants. Events and activities that promote community families. Pedestrian friendly.
- Access to green space and "blue sky". small community feel. limited commercial areas.
- The quaintness of the area. Good mix of old and new.
-
- It should stay low key and walkable. It is in danger of becoming 50th and France, which is a great place, but very different in it's feel.
- small business library location bandshell mixed housing
- The sense of Human Scale - Both downtown and in the neighborhoods.
- Feeling safe and maintaining the human scale and "walkability" and safety of the neighborhood wherever possible. Strike a balance between density and human scale. Support small, local businesses.
- Linden Hills Line, the Co-op, Famous Dave's, Great Harvest, the park with it's family activities, strong public education .
- the parks, history in the old buildings
- The pro-small business mentality.
- the individual business owners and those giving back to the community, the playfields/library/childrens spaces, the genuine-ness of people.
- dedication to parks and youth. the special events that are so unique to our neighborhood.
- We should continue to be a leading neighborhood in environmentally conscious living (composting, LHP&L awareness activities, etc.).
- The feel. Linden hills feels like a small town or a village. I love that about it. With that feel comes pride and community. It is what make Linden Hills the best place in Minnesota to live.
- Do NOT want homogeneous chain stores
- Natural beauty and the care that property owners take of their properties; friendliness; safety
- Engagement to keep its character intact.
- We don't need new buildings. We need businesses and property owners that are interested in preserving the architectural integrity of our village and investing in the improving the buildings and the infrastructure - not tearing everything down and building new. (I'd like that sentiment to be echoed in our home owners too)
-
- The trees, gorgeous with snow in winter as well as priceless shade in summer. Unique shops at 43rd & Upton (no big chains pls) Apartments with character, not concrete high rises.
- The vital urban feel of a village. We live together. We know one another. We participate in the community.
-
- Parks, cleanliness, homes and businesses that are architecturally well-conceived and beautiful to be in and around.
-
- safety no chains
- Linden Hills should realize what a gem they have and protect it. If we lose Famous Daves, for example, their parking lot was used for activities such as the wagon rides, etc. Don't lose question "1" answers.

9. What things in Linden Hills should not change?

- Progressive thinking, charm, activity.
- Small to medium sized apartment buildings, that fit in with the local style of the neighborhood. The wonderful trees. The feeling of a closely knit community of residents and businesses, that care about how their actions affect their neighbors. Working together to achieve goals.
- The integrity of having a small community with small business to shop and dine at. The accessibility to the parks and lakes. The appreciation for nature. The small community feel.
- all the REAL people, not the fake rich people
- open mindedness
- The community feel. Totally non-commercial. It's unique and different. No big box chains here!
- The size of the business district. Taller and bigger buildings would be invasive, overwhelming, and unnecessary. It would ruin the spirit of the neighborhood.
- Do not need high density housing of any sort.
- The lake, parks, etc. our natural setting in the city is what makes us unique and desirable. The constant no to progress and lack of sensible liquor laws are killing us.
- Absence of chain commercial operators.
- Pedestrian scale and eclectic architecture/ building character. Do NOT make us into a cute village that we never were!
-
- School boundaries
- Community activities/opportunities for community involvement Walkability of the neighborhood Safety
- Small, non-suburban feel.
- The friendly, vibrant, urban feel of the neighborhood.
- Village feel - small feel/mixed use
-
- Friendliness, the park, activism.
- Traditional development (block) pattern at low to mid-density.
- Small-town atmosphere, zoning to restrict high-density development.
- Easy access to 43rd and Upton w/o a lot of traffic.
- Building codes! No additional development!
- Traffic - already high.
- Environmental policies.
- Businesses you can walk to/no big box or chain stores/dog friendly.
- Scale/small local businesses.
- The size of the parks. Traffic density should not increase but a reduction would be good.
- Variety in housing stock, socioeconomic diversity, farmers market
- Friendly community; safety; sustainability (green); small-size shops/ restaurants - no big boxes here!
- The quiet, residential area, the beauty of the trees, lawns and mainly homes for 1 family, or 1 - 2 people.
- The variety of stores. Easy to bike, walk, take bus. Co-op, hardware store.

9. What things in Linden Hills should not change?

- The height/zoning restrictions for size of development.
- No high rises or high density housing of any kind.
- The quaintness, the small shops, easy access and neighborhood feel.
- The amount of open space.
-
- Livability and friendliness of neighborhood
- Passion for local stores, green spaces, and pride in neighborhood.
- No chain stores, no high rise buildings.
- Continual improvement
- Feeling of a village, keep development to human scale
- The sense of community.
- Scale
- Access to some places w/ nature and beauty and no crowds. It would be a shame if all outdoors got as crowded as the lakes are.
-
- Small-town nature of business nodes.
- Residential housing.
- gardens
-
- Walking to independent businesses.
- Diversity of character.
- Scale of buildings and amount of greenspace.
- Scale of village and structures.
- Small scale village.
- library
-
- character & small business owners
- small scale businesses and homes
- shops you can use- grocery, hardware. No more gift stores
- sense of community pride
- small business and tree line streets
- leve nature alone, stop park board building projects
- family friendly
- no chain stores, restaurants, different from uptown and 50th/France, moderately upscale, keep farmers market
-
- small neighborhood feel
- stop tearing down older houses. Stop repalcing them with eden prairie monstrosities
- quaint, sidewalks, ships, old houses safety
- no chain and restaurants.
- safety

9. What things in Linden Hills should not change?

- the small town feeling of the business area of linden hills
- limit building height and development
- should not become too commercial. Should remain residential. Should not attempt to attract visitors. Closure of lakes and roads for regional races that do not benefit local residents
- quaintness
- safety, street traffic, uniqueness, families and community park
- bandshell and ice skating
- open space, parks, walkability, retail area
- The community and businesses working together to make a great neighborhood
- community events
- old trolley path walkway
- local independent businesses, family friendly, dog friendly. Great public schools, curbside compost
- the small town feeling of the business area of linden hills
-
- safety, variety of businesses, convenient bus service
- great harvest, bilbelot sebastian joes, roof, creative kids stuff
- keep the value of property high enough to keep riff raff out. Maintain focus on family and school
- the warmth and friendliness
- walkability, support for creative niche small retailers and restaurants
- events in downtown linden hills, library, sebastian joes
- small retail stores
- the small town look and feel
-
- small size and close access to businesses, walkable nature in the hood
- should remain mostly residential
- make sure that no large multi-tenant dwelling are constructed
- small scale human centric, livability, trees, lack of chains and franchises
- community activities
- the restaurants
- mom and pop shops - add more
- appeal to elderly and children
- parks
- large scale residential structures should stay out of linden hills
- walkability. No high rises, please keep village character quiet and friendly
-
-
- parks
- library, small shops not franchises
- small town feel. I love seeing our neighborhoods

9. What things in Linden Hills should not change?

- should remain uncluttered- our charm character and sense of mature, established neighborhood needs to stay concrete
- historic character, low density, quiet

10. Describe a particular idea or issue you want the Small Area Plan to address?

- Are we a neighborhood of mixed housing, mixed family/single adult diversity with appropriately sized commercial venues or do we want to become a higher traffic, more crowded, multi-use upscale area like 50th and France or Excelsior Commons?
- Up keep of buildings
- The movement of trucks and necessary supplies to businesses. How they move supplies, trash, and snow, while accommodating for safety of people, bikes & cars. "Engineered solutions" not after it built accommodations
-
- Keeping the buildings in Linden Hills human-scaled and of appropriate size and height for the surrounding area.
-
- How we can keep our small-town feel while WELCOMING the business and residential development that's critical to the future viability of the neighborhood, especially well-designed multi-unit housing.
- Perhaps develop an incentive program with the city to lower business property taxes for the installation of solar panels? Maybe make Linden Hills the model for the entire metropolitan area for clean, renewable and sustainable energy production supporting local businesses.
- keeping village node pedestrian focused and not car focused; ensuring appropriate infrastructure exists to support development
- Making the neighborhood safer for people to bike. Separated travel lanes would be great!
- AFFORDABLE commercial space
-
- How to maintain the sense of small community/accessibility while staying vibrant for people and businesses.
- Over-building on 43rd and Upton.
-
-
-
- To open up Linden Hills to one more restaurant/bar.
- Don't let developers tear down existing structures and build any high rise type of buildings.
-
- I followed the proposal for Linden Corner and supported NOT building it, so I'm glad to see this SAP in action. The character of the neighborhood is small and local, so let's keep it that way.
- Tennis courts at Waveland Park; perhaps some nicer city street lights.
- Commercial viability and economic sustainability
- I am for keeping the height limit on new buildings. If new buildings are built, I would love to see them given character and designed in way that blends in with the historical feel of the neighborhood instead of the generic developments that are popping up all over these days.
- Limit height and mass of new buildings. Even 3 stories is too big if not stepped back on upper floors--should be some rules to that effect. Encourage architectural variety rather than large buildings of one style. Mix traditional and contemporary designs. Encourage variety of businesses to locate here. Discourage chains.

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- I do not want ANY stipulation in place that will affect my home and what I choose to do with it during renovations. I have heard SAPs that put strict rules in place that have ruined neighborhoods and homes. Given the nature of the processes in the past 2 years I hope that The Linden Hills Residents For Responsible Development keep their politics out of my home.
- I think you would do well to not dictate too many specifics on building sizes/architecture. Instead I think you should focus on the feel of LH: neighborly, accessible, walkable, useful, community oriented, locally owned and operated. That's what makes the community what it is.
- an increase in new businesses that attract diversity important. add the complex!
- I would like them to ensure that Linden Hills remains a small, locally owned, business community.
- Speed limit awareness, good roads, and supporting the local business owners.
- Please try to find a way to increase the casual dining options...After 11 years, I'm still missing D'Amicos.
-
- Bringing an organic grocery store in the Linden Hills village/43rd & Upton area.
-
-
- Tear downs and McMansion construction.
- Why are people being allowed to build on unstable (former lake bed) soil? How is soil in Linden Hills changing?
-
-
-
- Increased density.
- Ways to improve parking
- getting rid of cars
- Even MORE flowers on the streets!!!! :)
- Signage! Take a look at what has happened to Cedar-Riverside or Lake Street East of Portland to understand what NOT to do. Let's keep it looking like a village from the past.
- Allowing very ugly remodels of single family houses.
- The heart of Linden Hills is the central village. Keep it vibrant and relevant to the needs of the residents of Linden Hills.
- Smart growth of mixed use development (commercial with medium/high residential)
-
- Overdevelopment and vehicular traffic
-
- I just want to express my gratitude for those who are spending their time, experience and talent on this project.
- Higher density - need more.
- Supporting mixed use, small scale spaces---3 or 4 stories with retail, professional office, and living space.

- I would like to Small Area Plan to help ensure that we maintain a core mix of high-utility businesses. A business like a cell-phone store only draws a person in once a year (more or less); whereas a restaurants, hardware stores, coffee shops, etc. draw customers on a daily or weekly basis. The Small Area Plan should help the neighborhood maintain a healthy core of stores that encourage recurring visits. At the same time, the Small Area Plan should help encourage a mix of businesses, so that people can continue to satisfy most or all of their shopping needs in one stop. The mix high-utility of businesses is a critical part of Linden Hills' desirability. The Small Area Plan should help ensure that Linden Hills continues to foster such an environment.
-
-
- I encourage to multi-dwelling and shop units in commercial areas, but within size reasons and a scale to compliment then neighborhood.
- Preserve the unique aspects of this neighborhood. If those are ruined so that the wealthy can have their amenities and developers can make a killing, then the very things that make Linden Hills such a unique and nice place to live will be gone and once again our history will be forgotten.
- Keep it 3 stories or smaller, conscious of surrounding neighbors and buildings. Make it blend in with other structures.
- Help expand the farmer's market.
- I am comfortable with tall buildings and the "It Takes a Village" campaign against the Linden Corner project made the neighborhood a laughing stock among young urbanites. It was all the more silly since the proposed development was no taller than the condominium tower at 44th & Upton. I think tall buildings are completely appropriate, especially on a smaller lot with minimal demolition of existing structures. More people in Linden Hills will not hurt our neighborhood.
- Balance the need for access and transportation with the desire to not create vehicle highways OR lots of parking lots.
- continue to foster businesses in the empty spaces at 43rd and Upton!
- I want to see a way to work with people that want to move into our neighborhood and fix-up or rebuild on a site. We should not be scared to see large redevelopments that would bring in more people to spend their dollars at our neighborhood stores. The Small Area Plan should focus on working with the interested party to add character to their redevelopment project and not just focused on the square footage of the project.
- A sense of proportion in all things
- 44th street is unappealing. Crosswalks need to improve on 44th.
- Do what is possible to define and enforce appropriate scale guidelines for new development. Maintain a healthy respect for our natural assets, especially the lake.
- Limit the teardowns and if allowed to demolish, limit the size of new homes. Must be in proportion to the lot size.

- The Small Area Plan must protect and codify the small/human scale within Linden Hills both in terms of height and mass. The SAP should put to rest the NIMBY myth and clarify the type of density that is appropriate to this unique neighborhood and that will not overwhelm the nodes and destroy the character of the neighborhood. The issue of appropriate transitions between residential and businesses must also be clearly addressed and emphasized to prevent large intrusive multi-lot buildings from destroying the character of the surrounding neighborhood. These large multi-lot type of buildings enrich a few at the expense of the entire neighborhood and the the Small Area Plan should protect the neighborhood from the constant threat of such exploitation. The Small Area Plan should proactively emphasize the elements of the City's Comprehensive Plan that preserve and protect the character of this community while defining the types of changes that are appropriate and necessary moving forward. The SAP should emphasize environmentally-friendly development that enhances rather than threatens the unique charm and character of Linden Hills.
- Be thoughtful about what developments you allow here. Keep this place special. Also be thoughtful of the businesses you bring in. We don't need two shops selling different varieties of the same thing.
-
- The lack of a grocery store at the 43rd and Upton area
- Foster small business ownership (no chains). Create shared office space in "downtown Linden Hills" for the many independent professionals to use.
- I will attend the February meeting.
- Traffic, parking, overdevelopment.
- Let the condos on the corner be built or do something entirely different. The issue has been dragging on long enough.
- Wild spaces similar to Roberts. I would like to see this plan address expanding Roberts and creating one more wildlife area.
- I'd like to not salt the roads in order to help protect the wetlands.
-
- Again, a grocery store would be nice.
- Parking and chain stores
- bike path or routes
- We need to figure out a way to increase density if we want affordable housing, and if we want more people to support our businesses. OR, we need to figure out the parking situation if we don't want density, but do want more people from outside the neighborhood. No one likes multilevel parking ramps, but we also don't want a dead business district either. There must be a way we can add parking in an attractive yet cost effective manner (underground being cost prohibitive...) Not saying we have to have something like 1111 Lincoln in Miami <http://www.archdaily.com/59266/1111-lincoln-road-herzog-de-meuron/> but someone creative could design a mixed retail/restaurant/living/parking space? A bike "highway" from uptown to LH and to 50th/France with Nice Ride stations and bike striping would be helpful also.
- Encourage remodeling rather than tear downs.
- to discourage ant efforts to buy, raze and build lot line to lot line huge out of place housing ... private homes and large obtrusive apartment complexes in an otherwise dignified community
- Airplane noise, traffic on Xerxes.
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- Maintain Linden Hills so that people of all ages can enjoy it without increased traffic congestion.
-
- I assume the empty storefronts have to do with the high cost of renting in Linden Hills. I don't want that high rent to translate into storefronts that only cater to high buck customers. I want it to be accessible and useful for a variety of people.
- High rise development
- Land development that balances aesthetics and commercial interests.
-
- While I understand that development in Linden Hills is inevitable, I wish that it would be done with respect to the neighborhood. I love all of the local businesses, however, I don't think we need any more gift shops or boutique restaurants. Parking is such a challenge as it is, to add multiple commercial space is to add multiple problems. Similar businesses will take away from each other and eventually we will have empty spaces in the area as we have at 50th & Xerxes and 50th & France. If there is something that would benefit the entire community that would be the optimum solution. Building/s that would cosmetically fit in, a grassy gathering space of some kind, we could even have the Farmers Market there, a small grocery/deli? I know that there are many wonderful ideas other than something generic.
-
- Easier walking and biking. Also need more parking
-
- I would like the small area plan to do its part as a member of this city and provide for density and diversity.
- A height restriction is needed within in the shopping district.
- Promote development, on a small scale.
- No billboards, commit to small, locally owned businesses, no music piped in to the street. Keep it a place where people can enjoy a slower pace and high quality in beautiful surroundings. PRESERVATION.....
- Master plan to help alleviate thru traffic and large scale developments - no condos, apts, and more single family homes or townhomes. Bike lanes. More stores that are 'everyday' useful - drug store perhaps.
- New building design requirements that consider aesthetic appropriateness and proper scale.
-
- parking building upkeep
- attractive housing options that include apartments or condos.
- rules for the 43rd & Upton area as far as future development.
- No more condos, unless it is only a handful (10 or fewer) and there is space for retail that fills in and isn't vacant. Additionally, any new building should not change the look or layout of the area and should add to the vibrancy of the neighborhood (should not only be housing for someone to profit but should add to the area).
- Better use of the space at Linden Hills Park. And, looking into the possibility of increasing the number of smaller living housing so people can stay in the neighborhood when they want to downsize.
-

- Additional parking in the business/restaurant areas. New multi-unit construction.
-
-
-
-
- Increased density without losing the distinctiveness of Linden Hills. Well chosen businesses to the area that are congruent with the resident's beliefs and lifestyles. Keep large chain restaurants and stores out of the area. Maintain eco-friendly, self-sufficient neighborhood feeling as much as possible.
- Scale and setbacks of new housing should be in keeping with what is in place now. Also - NO highrises (above 4 or 5 stories. And NO strip malls!!
- Please look to the future and at other neighborhoods that are forging ahead. Stop complaining that the neighborhood is not the same one you remember from 30 years ago. Keep the "community within a city" feel but connect us to the rest of the city. Think about an inclusive, dense neighborhood built for the people that WILL be living here over the next 20 years and what they will need - business, shopping, nightlife and how they can connect to other areas of the city, specially the new light rail station at Lake Calhoun / Lake Street. Envision walking or biking from France avenue to downtown LH, meeting neighbors and being socially connected along the way. Please try to be an example of an urban neighborhood best practice and not lean on what LH was in the 1970's and 80's - a quaint lake village resistant to change. We're not in a vacuum here, we should be moving with the rest of the city and hopefully, one step ahead.
- Improve roadways and sidewalks. The cable car right of way should be improved even more. Light rail access. Keep the commercial nodes in scale. Decorative, uniform lighting would be nice.
- Looking for an issue, are you? As a resident and a business-owner, I'm primarily concerned about traffic and parking; specifically, business employees parking in spaces intended for customers. I realize, at first glance, that this seems like a very narrow issue, yet, after living and working in Linden Hills for more than 30 years, I think this is a perfect example of a real, every-day problem that in subtle ways touches all residents and business-owners alike. And that, working together, a small group of natives who know and respect each other may have some fun finding a creative solution. Tom Braun
- I want the Small Area Plan to challenge the Linden Hills neighborhood to get out of it's comfort zone.
- We have to figure out a way to grow and change without losing our sense of being a neighborhood.
- Maintain a quaint, historic design to the shopping district. Although we didn't own a home here, I think it was wise for the community to prevent the new corner development since it did not conform to the historic nature of the area. We will do well to build upon the strengths of our community, especially as those historic areas disappear in our ever-growing urban world.
- Affordability, apartment development so seniors can stay in the area. Perhaps having senior assistance?
- maintain neighborhood character (traditional urban form) vis-a-vis density, building mass, open space, land use separation and transitions
- Dog park
- Maintaining viable mixed use in close neighborhood.

- People believing that the neighborhood needs to grow in order to survive. It needs to evolve. But that doesn't mean 'big change'.
-
- architectural size and design of new construction and density.
- See my comment above, RE: greening the alley behind St Thomas church.
- Better ways for cars and bikes to coexist. It isn't right now and favors the bikers. Us baby boomers will have a hard time traveling and coexisting with more bikers who are not willing to share the road respectfully. Our bike paths are overused as well.
- How to participate in growth the doesn't compromise the nature of the neighborhood.
- Ensure the community and its downtown core continue to remain relevant and thrive.
- Infill housing that is changing the character of Linden Hills from a urban neighborhood that minimizes the status of cars to a suburban neighborhood with garages in front of houses and wide driveways taking up half of the front yard.
- Let people continue to tear down old, decrepit houses and build beautiful new ones.
-
- Repave Upton !
- Transparency, open to change, don't get left behind in terms of progress by few peoples thoughts that have little or no "skin in the game"
- How to avoid bringing in oversize buildings; bringing in diversity
- Bike lanes
-
- Beautifying the streets, sidewalks and exteriors of the buildings.
- Revitalizing 43rd and Upton. Multi family developments.
-
- What is going to happen to the Famous Daves area? I haven't heard much on that lately. Thank you! Best Regards, Shelley Wessman.
- Increased density and increase diversity by creating housing for various income levels.
- PARKING without adding MORE BUSINESSES. DEAL with what exists!!!
- keep it small!
- air traffic
- Not allowing the privileged to have all the voice in planning.
-
-
- Traffic
- A real soccer field in the park. Why should there be FOUR softball fields and no soccer field?
-
-
- Traffic and parking at the business nodes.
-
- Transit and growth issues, business friendly approach combined with adherence to historic importance and not allowing chains/ businesses that don't foster the sense of livibilty etc
- The high density buildings that people want to build that will not increase the accessibility of Linden Hills because the purchase price will be so high.
-

- The above two questions aren't complete. I drive the car to get to places outside the neighborhood OR when I have too much to carry when walking with my dog. For local trips where I can carry my purchases, I always walk!
- Develop a thoughtful and constructive neighborhood wide dialogue about the benefits of smart growth.
- condos for seniors to buy, or anyone, but something new and in the area
-
- Revise, if and as necessary, the zoning code. Then enforce the zoning code. Do not attempt to work around zoning by declaring a moratorium, just do the adult thing and work within zoning code.
- Increase density and encourage support necessary for added pop.
- Attract more small businesses
- None
-
- Community recreation center.
- how to keep the business districts viable in this age of internet shopping and big box retail prices
- open the trolley way to Xerxes for 43rd businesses customers like it used to be. Allow r2 - r4 zoning 1 block deep either side along 44th to provide more density housing infill for the future. Wish there was a way you could know from where these participants live in LH. Who are you reaching? Are they business owners, residents, commercial property owners? They are all stakeholders but the breadth of input could be valuable to know.
-
- A plan for the heart of downtown and making sure that the buildings are kept in good condition. Any new building plans would have to fit within the guidelines.
- Would love to see a Pairings-type restaurant locate within the neighborhood - the concept completely speaks to the demographic of the neighborhood. If something like this could integrate with in the existing 44th/France business, or occupy the 43rd/Upton intersection it would be welcomed with open arms.
- To address the need or necessity for more small locally owned/operated restaurants to downtown village area. Safety on Sheridan for walkers/visitors going to Lake Harriet on Saturday morning events
- Add a Bowling alley.
-
- Scale of new construction
- Think like Barcelona. Think Hausmanian Boulevards. Think like Paris. Think European/DIY design. Think aesthetically pleasing for the long term.
-
- I suppose it will have to address infill guidelines. Would like it to somehow influence/encourage a wide mix of housing stock...not just upscale housing.
- Need small attractive grocery store in downtown area.
-
- Keeping large developments contained within the neighborhood.
-
- how to balance parking needs

- not sure if this is for that committee or not but a discussion regarding a time limit and size allowed for yard signs
-
- ??
- More attention to preserving local scale, history, safety and walkable character, and developing confidence that zoning variances will not be given for higher buildings that swallow entire blocks and change the character of the neighborhood.
- Realistic development for additional high end condos and shoppingf
- Staying small and local with right-size buildings--how to do that?
- How to attract more businesses to 43rd and Upton.
- Biggest need is a grocery. More middle class housing would create a bigger to draw a grocery.
- restricted size of future apt buildings which is inevitable as older housing replaced
- Reduce events on lake Harriet and comply with current policy especially in summer
- Encourage the construction of a multi-family structure on the Famous Dave's lot; the structure should be well-designed and abut the sidewalk. The first level should be a mix of restaurants and shops/services pertinent to the neighborhood.
- add bike lane on Upton or similar street Get rid of stupid cul de sacs that cut off through traffic around Lake Harriet Upper and Southwest High School.
- Parking
-
-
- We'd like new construction to reflect the very desirable "village" feel of L.H.
-
-
- Roads, safe traffic (NOT the same as traffic calming... Roundabouts are awful). With the addition of bike lanes, fixing problems like the blind alley exits onto Upton/Sheridan need to be considered seriously, even if it means the loss of one or more parking spaces. Cobblestones. We were once unique with cobblestones. Consider stone sidewalks.
- PLEASE KEEP THE MULTI- LIVING UNITS TO A MINIMUM
- Convert the apartments at 44th and Beard to condos. More owned units as opposed to renters will keep the area cleaner and safer as owners tend to take better care of their property.
- Please do not let any of the (in my opinion) horrible strip mall looking architecture be used here. The entire Twin cities area seems to have adopted half brick or stone and cheap looking stucco siding buildings and they are repulsive.
- Maintaining LH as a place where people can raise children, etc and then age in place-- stay in the neighborhood with all supports in place.
- Keep unique vendors no National Chains, local, local , local. Keep this as a special neighborhood- make sure houses don't become to big for lots.
- Extending the streetcar line and making it part of mass transit (like San Francisco)
-
-
- To have consistency and follow through with the building codes for residential and businesses
- Parking, and preventing overdevelopment like 50th & France.
- Scale of building in furtue should remain in character with current structures.

-
- Limit commercial buildings to current zoning limits.
- housing options.
- Keeping light rail out of the area.
-
- Put a pub where the flower shop used to be.
- A sense of the history of the area. New buildings--whether in height or materials used should respect that.
- Traffic and parking
- 44th Street from York or Zenith to Upton. It was widened years ago and, if the light is green at Xerxes, is a racetrack through the neighborhood. It needs to benefit from some "traffic calming" techniques (narrowing, throated parking at intersections, etc.). Years ago when we did the "20 Acre Study" (I think that's right), we applied traffic calming to 43rd St. with the promise that 44th would be next. The latter never happened. One problem is that so few houses face 44th that it's hard to create a constituency for the issue.
-
-
- Preserving the essential character of the neighborhood.
- development near 44th and france especially including sites near 46th and france, to make sure that it is in line with community feel, that there is not a aggressively large structure at the site that eclipses single family homes nearby and causes issues with parking and driving congestion
-
- winter street plowing
- Not to expand the already small, quaint area of Linden Hills. Expansion efforts should be geared towards environmentally friendly efforts, not putting in new businesses or condos.
- HOUSING OPTIONS. My husband and I will eventually move out when we do not want the hassle of single family home. There are more options in other areas of the city, i.e. larger townhomes/condos.
- Traffic and parking.
- Plan for traffic control when considering multiple dwelling housing. Help our current shops and restaurants maintain their viability by not soliciting chain retailers.
- Pedestrian safety / driver impatience at 43rd & Upton, Xerxes near LH Rec Center, and 44th Street near France. At 43rd & Upton drivers regularly aggressively take the right-of-way from pedestrians.
- large knockdown houses and apartment buildings proposed
- Ways to reduce airport noise.
- start caring about the environment and child safety. require garages to be in the front instead of the back for a property that has no alley.
-
- Addition of a local pub/bar
- The lack of respect for pedestrians, when ice accumulates on the corners. Some sidewalks like 44st should be walkable at least from France to Lake Harriet. Pushing the stroller this winter was a nighmare!!
-

- Healthy, well thought out business and residential development as well as the inclusion of street scaping elements.
- Neighborhoods evolve. We are all just passing through, and much of what seems precious and fundamental to us will seem quaint or obsolete to our children. Fortunately, the Small Area Plan addresses a manageably short timeframe. A key aspect of the plan is building and site design. As a neighbor to a 2012 residential infill housing project (a single family teardown/rebuild), I had the chance to experience the neighborhood and city processes for project review and approval. A lesson from that experience is that one very large house really can lead to another. The Small Area Plan seems like a good place to to address this.
- Encourage development that creates job opportunities to give residents the chance to live and work in the community. I wonder how many professional people in Linden Hills would work here, instead of commuting elsewhere, if we had class B office space near the lake, or collaborative office space such as CoCo.
- Affordable housing so families of more modest means could be part of the area. if we become just for the rich, we lose.
- Two things: anything that can be done to abate airplane noise during the warm months... and how to get a neighborhood pub at 43rd & Upton... a place where adults could gather comfortably
-
- Explore how to better use the green space area facing Turtle Bread on 44th street- other than just a place to sell Xmas trees in December. Perhaps a quaintly designed mixed use two story brick building with condo's/street level retail. While I love green spaces, LH has much of it already, and this particular area could be put to better use and would contribute to the tax base.
- pedestrian/bike routes and safety
- the crappy ugly homes going in and to allow for more housing on existing commercial that has limited or no parking and let's get a nice project going at Tuesday morning (that whole block)
-
- Minimize the environmental footprint of any new buildings; assign more public green spaces.
- parking during special events
- Make sure it remains a small town central area within a large city.
- More bars/restaurants...look at how successful Tilia has been! More parking. Perhaps some nice condos for older residents who want to return but not live in a house.
- Huge rebuilds.
- Bring back the Dreyden(?) development. I would rather have an extra floor that includes a restaurant, public space, and landscaping than what we got. Now, we lose Famous Dave's (and Edward D Jones)and get NOTHING that benefits the neighborhood.
- New development. We have to make room for more housing, I would like to see the existing character kept. We don't need to be 50th & France. We can walk there from here.
- The 44th and France area with Edina - I would like to see the two cities/neighborhoods work together to come up with a plan for that area specifically. I live right there in the Condo building on the corner of Morningside and France, which is technically Edina, but I am very interested in being involved.
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- We are concerned with snow removal with 43rd & Upton. The snow turns into ice. This winter my fiance pushed out at least 10 cars from being stuck in parking spots or on the street on 43rd street. It wasn't because it was snowing that day. It was because the streets never got plowed.
- Famous Dave's
- Minimize traffic on Upton ave.
- Calm traffic through the village (Upton Ave. and 44th Street) and prevent high rise developments that would change the quaint old-fashioned feel of the village. Crime is rising in the neighborhood, increase in breaking. Safely feels like more of an issue in the past year.
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- how to increase density in both business and residential areas
- at this moment, potholes on upton avenue
- Restrict development to a reasonable, low/ medium density scale consistent with the primary use of the area... this should specifically apply to the area around 46th & France Avenue.
- The difficulty in businesses being able to serve beer/wine. We can handle it! Maintaining the pocket park at 43rd and Upton (and having a permanent piano!) Keeping the diversity of housing and commercial building stock. New buildings are sometimes needed, but who can argue that the core of the business district in Linden Hills is cool because of the age/diversity of the building stock!
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- Parking is always an issue...
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- How to support locally-owned businesses to thrive and to prevent chain stores from coming in. Plus the character of any future buildings should fit the smaller scale of neighborhood.
- Keeping the area primarily affordable single family homes or right-sized multifamily housing.
-
- I'd like to see more condo and/or apartment housing in the village. Mixed used building such as the "Linden Corner" that would bring in even more life (and property tax revenue) into the village would be great.
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- Determine if the Linden Hills downtown should be designated as a historic district. "Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. ... Chain stores, chain restaurants and banks go into new construction. But neighborhood bars, foreign restaurants and pawnshops go into older buildings. ... Well-subsidized opera and art museums often go into new buildings. But the unformalized feeders of the arts—studios, galleries, stores for musical instruments and art supplies, backrooms where the low earning power of a seat and a table can absorb uneconomic discussions—these go into old buildings." Jane Jacobs
- Use of alternative energy sources for business be home
- Use of alternative energy sources in Linden Hills community, both in businesses and homes.
- Development while maintaining the feel
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- How do we successfully reduce the speed of traffic on 44th Street? As time marches on, how do we not increase the volume of traffic on 44th Street? How do we keep big store chains out of Linden Hills? How can we increase parking in the 43rd / 44th & Upton area? How do we "extend" the perception of the Linden Hills business district to reach down 44th Street to France Ave.?
- Zoning changes to allow aforementioned additions.
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- Traffic flow and parking for new developments. Size of new developments.
- Good ways to add new buildings into the neighborhood business districts that strengthen their urban village character and improve the character of our neighborhood's streets.
- #NAME?
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- Scale of new development, be it homes, condos, or commercial, should be appropriate for the location, the surrounding buildings, and the load on the neighborhood's infrastructure.
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- Climate Change Down-to-earth identity Neighborhood Leader and Trend-setter Stewards of the Earth
- Giving the people who live in the neighborhood more input over what new businesses come in. If there are three businesses that want to occupy a vacant storefront, I would like registered people who live in the neighborhood to receive an email or letter that allows them to quickly vote for which they prefer. And then the people making the decision take those opinions into account. Also, Thomas Blvd doesn't get plowed very well or even at all during some snow emergencies.
- all new development will be in keeping with the tone and scale of the neighborhood
- Any plan should maintain and enhance the area's current strengths. See section "what not to change," above.
- We live close to 46th and France and took a great interest in the proposed development there. Thought it was too tall and dense for our neighborhood and would like the SAP to address this development issue, please.
- Please make sure US Internet installs fiber optic internet access to Linden Hills in 2013. It is a hidden thing that can make Linden Hills a cutting edge place to live.
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- Please continue to address the challenge of keeping the neighborhood and it's businesses with what they need to thrive, without allowing for too much growth and commercialization.
- affordable housing mix (not section 8) just housing for average incomes...especially rental property with greenspace....community garden plots...dance hall for all ages....more clothing stores
- Sustainability + Community
- Alternative programs to using cars in our small downtown and business areas. We do want a vibrant neighborhood, but not new parking structures. Circulating buses? Special deals for walkers, bus riders, bikers?
- Increase racial, economic, housing diversity.
- increased density is a good thing: reduced surface parking lots, better transit
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- alternative transportation. with its size and prosperity, linden hills seems poised to make a statement about alt transportation. we love our trolleys, have bike paths, a village that caters to pedestrians and a couple of bus lines but obviously cars are still king.
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- Improving the community center
- that those who live here have a say in developement and design of developement of area, NO giant buildings shadowing houses
- Affordable housing
- #NAME?
- Protecting the architectural heritage of our village, while working on a diversity vision that attracts a range of businesses and people to the area that reflect our values.
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- The replacement of old homes with too big homes built to the limit of the lot lines. Care and maintenance of mature trees on boulevards. Homeowners not allowed to trim and park board is understaffed.
- A winter shoveling the sidewalk plan. Please let urban developers build plans for urban living. I say "yes" to condos and apartment - we need the people for a vibrant community. And the strip mall at 45th and France needs a major re-do. Make it related to the plans for the new apartments in that block. Linden Hills has to change and revitalize. Excelsior and Grand in St. Louis Park did a good job of remaking themselves into a place where people want to live and shop. On a smaller scale we need a makeover.
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- Ugly commercial and multi-unit architecture and ugly above-ground parking lots. Building and park planning that does not reduce the tree count.
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- Possibly the groceru store
- Business plan for the downtown area that addresses commercial uses / vitality of the areas and transportation modes.
- The density, size and style of new multiple dwelling buildings. New projects should not be allowed to dwarf all the buildings around them. These projects should not be allowed to take away many of the amenities that longtime residents have worked to maintain over a long period of time.
- To find a space for a community garden that would prohibit chemicals. Also finding a way to encourage alternatives to using harmful chemicals and excess salt on lawns and sidewalks which inevitably pollutes the lake and jeopardizes the water supply. Keeping the area beautiful with respect to nature. Helping the shopping/ dining area thrive with open storefronts and preserving the small business aspect.
- why is the city, architects, politicians, developers and rich people all in cahoots with each other with the Southwest journal.
- develop the Famous Dave's site on 43rd and Upton
- You need to continue to be super choosy about what comes into our downtown. Love how downtown LH is becoming filled with amazing eateries. Don't let anything chain-based come to town!

- NO large developments. Also, better native plant and wildlife maintenance in the public garden areas.
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- Outdated liquor laws. PLEASE
- The Small Area Plan really should do some heavy lifting to try and reconcile the understandable desire to preserve what is good about LH with the need to allow growth in LH.
- Sr. Housing Development density
- Housing options (see above).
- Redevelopment of the strip center along 44th between France and Ewing. Huge, under-utilized parking lot. Dull shopping. Massive potential.
- Poor snow/ice removal during winter on the non-snow emergency side roads
- more small shops and local restaurants.
- As property values rise and Linden Hills becomes more of a "destination" for visitors from around the region, I fear that Linden Hills will become too expensive and too "exclusive" for many people to live in. I want Linden Hills to remain affordable and inviting to a variety of incomes and lifestyles.
- It would be great to have a fabulous tapas bar with drinks - a classy place with a great mixologist! Could use a condo, but has to fit into the hood feeling and be affordable.
- To move Famous Dave's BBQ to old hardware store building, if somebody wants to build a new building on 43rd and Sheridan corner.
- Tavern/bar
- Scale, mass, height and density of single-family and multi-family or mixed-use buildings, with a goal of fitting traditional neighborhood scale.
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- Try to keep the small shops, keep new buildings to scale.
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- Traffic, parking, taxes
- Zoning. Seriously, I would have never wanted Linden Corner to come in, but the inability to have a drinking establishment is so archaic.
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- Promote local, small businesses. Plan to shape the community in a design sense and to avoid out of scale buildings.
- The business nodes should be encouraged to grow and be supported with more, better parking. I doubt that a single business in LH could survive only on the volume provided by actual LH residents.
- Linking the business nodes.
- More composting.
- Reduce noise of airplanes
- How to increase population density without increasing taller buildings.
-
- Noise from public address system at Band Shell early on Saturday and Sundays during special events and during movies on Fridays.
- Cars and vehicles leaving Thomas Beach in search of Linden Hills! They exit the parking lot and proceed south up Upton Ave. They cross 39th, get to 40th, and don't know which way to go! Dangerous for residents

- You must develop a vibrant downtown Linden Hills without losing the character of the neighborhood.
- Few more benches around the Linden Hills Park.
- Think of making a parking area for race days.
- Encouraging new housing development to be mixed income.
- Trolley line from France Ave to Lake Harriet.
- We need more schools and investment in services for kids and families.
- Add pickle ball courts to new tennis courts
- Please don't add any large condos to our area.
- Protection from national chains - over development too large in scale, not appropriate building material.
- The core has lost vibrancy since the Co-op moved. That was a real loss. We need stores there that attract the local community on foot and less stores that just sell decorations for upscale homes and that people come to by car. Access to better public transit than buses, fewer cars. White privilege.
-
- Scale and mass restrictions suitable to character of neighborhood.
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- Get rid of buckthorn around the lakes. Parking issues in business node.
- Plan to retain existing sunlight access to existing residents.
- Independent businesses, I support condos, housing and multiuse space great for retirees and grandparents.
-
- Limiting the size and scale of development. Large complexes are not appropriate here.
- Make 43rd and Upton area car-free (buses only) / get food store.
- Sustainability via local food production, recycling, green businesses.
- teardowns. New homes being built are too big for the lot and block light, air and space for neighbors
- personal property rights
- road construction and restoration of current houses
- health and future of plants and trees in the parks and boulevards
- how to do more infill and density in area. Also legalize mother-in-law apartments
- need a heavy traffic generator at 43rd/upton such as the coop. Settegren's is nice, but it falls well short of playing the vital role to the corner that was lost when coop moved
- pedestrian friendly, quiet residential area, small businesses and sustainability
- fix the streets. Stop unnecessary projects like playgrounds and traffic islands that obstruct streets
- if we are going to have density it should be beautiful like our existing historic buildings and regulate height for new development
- how
- 45th and France. Please do not consider R5
- city wide solar energy
- preserving our cottages and fine architecture. Stop teardowns
- parking for restaurants- big overflow on Linden Hills blvd

- maintaining a small diverse community of local businesses limiting chains and large scale buildings
- apartments and lack of diversity
- how to prevent commercial development that doesn't focus on retaining the architectural small community feeling of the current village
- promote small business, not large franchises
- a dog parking within linden hills - use beard's plaisance since it is hardly used.
- more parking. Many times I drive by and would stop to shop but can't find a spot to park so I continue to home
- like to see transitional housing for aging baby boomers who want to stay in the neighborhood with out dealing with maintenance. Affordable - linden hills has many small homes and incomes
- allowing for growth and fresh ideas without dividing the community
- aging baby boomers who wish to downsize but remain in linden hills
- I would like the busniess area to a have a wide variety of businesses
- keep area vibrant in the future
- bike traffic and bike parking, signage, parkign
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- density. There is nothing wrong with having areas of higher density in the commercial districts
- keep local businesses vital. More housing option in neighborhood
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- no more subsidized housing. Or better control of those who own or rent thme. I live by one and it is the source of many problems in my immediate area.
- airplane noise, high taxes
- expanding family events/parent meet-ups in linden hills park or other spots. More neighborhood networking
- remember aging population in plan- most older people who moved out of area when kids were grown regret moving. Need better quick pick up meals
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- keep size and scope manageable and true to the hood. Make it beautiful and unique and not just another square box. Work with artist and designers. Make it green with trees and plant. Make it a place we all can enjoy
- no big huge apartment complexes in the area of LH
- keep linden hills quiet, pedestrian and bike friendly. And free of non-local traffic
- keep new buildings in scale and character of existing neighborhood. Don't change the ambiance to accommodate businesses. Makes businesses accommodate and respect high quality neighborhood we have
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- the upkeep of the roads and new dickens like light fixutrues in town and on Linden hills blvd
- keep new buildings in scale
-
- diversity of businesses in downtown

- lack of a pub or tavern
- please say no to high density biz plans. No to crowding more housing and retail into our linden hills footprint. Keep small and thriving
- replace all boulevard trees
-
- real bad roads in winter, neighborhood watch
- keep the unique qualities of this historic neighborhood. Instead of shopping development like all the rest
- parking and repair of our streets. Degrading severely and need help
- please respect current code that limits to commercial building size to 3 stories or less
- protect sheridan upton from bike lanes- street is narrow.