

Lyndale Housing Committee Minutes

February 6, 2024

Chairperson Michael Nelson

Attending: 16 community Members, 2 presenters + 1 staff

The Loma

Victoria Yepez and Jamil Ford attended to update the group on The Loam project, a 62-unit affordable senior housing facility to be located at the former Casablanca Food site. 29 of these units will be rented at 30% of below AMI and the remainder will be at 50% or below. Property Management will be done by Property Solutions Services, the same group hired by the Alliance across the street. The footprint of the building has now been settled but the interior ground floor plan is still subject to change. The hope is to go to the Committee of the Whole in March 2024, Zoning and Land Use in May, get construction bids in July, and to have all the permits in place to break ground in November.

Questions and concerns raised included:

- Neighbors requested the overflowing dumpster be removed from site.
- There were concerns about providing sufficient space for Medical vehicles and Metro Mobility to access the building entrance without blocking the street.
- There were questions about providing additional room on the ground floor for casual meeting space, mail room facilities, as well as waiting for transportation, so interactions between residents can be made naturally without having to go to the 6th floor community room.
- Space designated for trash seems really large
- Space designated for bike parking was questioned, both to the size of the space and to the need, due to the projected residents of the space.
- The size and flow of both the restaurant and the future commercial spaces seem also to need additional thinking.
- Questions were raised as to who additional commercial tenants may be; a potential hairdresser or other small business owner was mentioned.

There was a request for Victoria to provide the contact information of the person they are working with at Property Solutions Services and then to invite them to come speak to the Committee.

Housing Chair Michael Nelson suggested it might be beneficial for the project to receive an updated letter of support from the Housing Committee. This will be drafted and presented at the next Housing Committee meeting.

Updates:

\$250,000 was raised by LNA to support PPL and the building of Opportunity Crossing at the former Wells Fargo site through the formation and advocacy of the Multi-neighborhood Affordable Housing Collective.

Phase II of the Multi-neighborhood Affordable Housing Collective will look into creating a Development Bootcamp for citizens to better understand the development process and terminology of both market rate and affordable housing, and commercial developments. This is so neighbors are better prepared to sit at the table with the City regarding the Kmart site, as well as other community development projects, and advocate effectively for the community's position and desired outcomes on development projects in their community.

The Kmart site is in the middle of the [AIA Search for Shelter](#) process. A final presentation of the project will be held at the Whittier Housing and Land Use Committee, to which Lyndale Housing committee members will be invited. This will be held on the evening of February 20, 2024.

Michael Nelson provided an update on the timeline of LNA open space planning decisions. A potential grant to support the spaces could help buy a year for the neighborhood association to determine the best way to dispose or buy-in and really invest in one or more of these properties.

Lastly an update on Burger King was provided:

Burger King Update

Owner: JABT group, Tim Baylor. Doris, his wife, sits on the YMCA board.

YMCA was contacted by owner in October 2023. The Y's concerns include parking and about visibility... can the Y participate in signage and wayfinding?

Originally proposed as a 6 story and over 90 unit senior housing project, what is now being proposed is a 4 story, 78-unit affordable senior housing unit with 35 cars contained in building.

It is unclear why the plan has changed.

Tim Baylor has been speaking to the City but it is believed to be the Multifamily Housing division.

According to Andrew Frenz in Zoning there has been no pre-application for land use into the city and there are no existing entitlements for the property yet, but the owner did talk to Hilary Dvorak about expanding project onto southern property of the Y in about December 2023.

The drive through is gone: Any project would be starting the applications process from a "clean slate." Any new project for this site would require land use applications. This site is in the CM2 Community Mixed Use District, which allows for a wide variety of uses, including residential, retail, restaurants, offices, etc. The property is also in the BFC6 Corridor 6 Built Form Overlay District. In this district, there is a minimum height of 2 stories and a base maximum height of 6 stories, with the opportunity to pursue height bonuses up to a total maximum of 10 stories.

Any new project here would require site plan review at a minimum. A project with up to 19 residential units or 20,000 sqft of commercial space can be approved through administrative site plan review. Site plan review for a project with 20 or more residential units or 20,000 sqft or more of commercial space requires a public hearing before the Planning Commission. You may be familiar with the public hearing process from some past projects in the neighborhood like 3536 Nicollet or 3301 Nicollet.