

LNA Housing Committee

3/6/24

MINUTES

Provided by Sarah Linnes-Robinson, LNA Director of Projects

Tim Baylor of JADT Group, owner of the Burger King property, brought preliminary development plans for the site. See the presentation of this plan here: <https://youtu.be/ZwYoiM04oQg>

Overview of the project:

The project, currently named 34 Nic, will be a 78 unit independent living, affordable senior apartment building, serving seniors 55 years of age or older. Sixty of the units will serve people with incomes at or below 50% AMI, with 14 of those units restricted to people with incomes at or below 30% of AMI. The additional units will be two bedroom units for households with incomes at or below 60%AMI.

- The site is .59 acres and zoned CM2 (Corridor Mixed-Use), with a Built Form of Corridor 6.
- Set back from Nicollet is 0.
- Set back from side yard is 5 feet.
- The entire site is developable with no greenspace required.
- Minimum height is 20 feet (2 stories) and maximum height is 84 feet (6 stories).

Level 1 proposal includes 35 stalls of parking for residents only, trash, mechanical, bike and office space for the functioning of the building, and a single resident-only amenity room of 1440 square feet.

Level 2 proposes a north west facing rooftop courtyard, a club room, and an assortment of studio, 1 and 2 bedroom units.

Levels 3-6 propose a mix of studio, 1 and 2 bedroom units.

A rooftop courtyard is also proposed.

Questions and concerns from the community included:

- Proximity to The LOMA, building a similar senior-focused affordable housing building just one block away.
- Parking only for residents, should consider opening some for guests as well.
- Lack of street activation with 1st floor occupied by parking and resident-only spaces.
- Desire for commercial space to serve people living in this building and the surrounding area.
- Concern for seniors living in this area that desired services (groceries, healthcare, other?) are too far away to access.
- 2nd story rooftop space feels hidden and “cold” against wall of building to the north. Consider raising it up a story or two to fit additional units underneath the rooftop plaza and consider moving it to the south west corner so it is open to 34th street.
- Recommend pull-over space for picking up passengers using Uber or medical assistance transport to as not to block traffic and force seniors to access vehicles in the roadway beyond a row of parked cars.
- Site currently is a mess. Please clean it up and remove trash and dumpsters since it is going to sit vacant for at least a minimum of one year.

Phil Schwartz, LNA Housing Committee member presented about a volunteer advocacy group called “Livable Lyndale” <https://livablelyndale.org/>. This campaign is a project of MoveMN, a nonprofit

whose mission is to increase sustainable transportation options in Minneapolis and St. Paul with the goal of connecting communities, ending the climate crisis, expanding access to jobs and resources, and improving daily life for Minnesotans of all ages, races, incomes, and abilities. The goal of the Livable Lyndale project is to make Lyndale Avenue South more inviting for people to move, linger, dine, reside, relax, and recreate. The reconstruction points they are focusing on include:

- Make more space for people through wider sidewalks, curb-level bike lanes, and full-day bus lanes.
- Include all essential infrastructure for the coming Lyndale Bus Rapid Transit Line.
- Complete the bikeway gap and fix the inaccessible sidewalk between Franklin Avenue and the Loring Greenway so it meets ADA standards and works well for people of all abilities.

The City of Minneapolis presented recommendations for the greenspace and roadway designs for the former Kmart site (aka the [New Nicollet Redevelopment project](#).) See the presentation of the plan here: <https://youtu.be/DbAqppqvlh0>

After reviewing the engagement and timeline of the project, to date, the City Team presented that “Option 3” (the diagonal greenspace), is the one they will be recommending to the City Council for approval. This would be owned and managed by the Minneapolis Park Board. The Roadway design Option1 (a roadway open to both cars and transit, that also includes pull-out and parking spaces) is the roadway design that they determined is the best option. It would include a mid-site ped and bike crosswalk. Current ramp to Greenway will move to 1st Avenue and become ADA compliant and remove the “pinch point” on the trail.

Comments from the community included:

- Access and inclusion of the Greenway is important.
- Green Crescent is difficult to access on bikes now, so it would be nice to connect the Kmart site to it.
- Activate park space, and the Painter Skate Park is a great example. Or incorporate “skateable features” into the plaza to keep eyes on the street.
- Park space needs to be active or it will feel unsafe.
- Concerns about Blaisdell and 1st being raceways around the site because they are multi-lane one ways—could they be two ways again? Or single lanes?

Other Housing Updates:

**Casablanca Foods/ The LOMA/3246 Nicollet
Developer Victoria Yopez of VY Management**

Recently submitted a Land Use Applications to the City.

- The LOMA is a mixed-use new construction development of 62 affordable senior housing units + 4778 SF of commercial space.
- The housing will serve low-income seniors and their families.
- The affordable housing units above will consist of; 16 three-bedrooms, 3 two-bedrooms, 20 one-bedrooms and 23 studios all affordable at or below 50% AMI. Three-bedroom units to serve seniors that may come from different cultural backgrounds and may have multiple generations living in the household.

- The building owner will relocate their Liberian restaurant to The LOMA and occupy 3,624 SF of the ground level commercial space. The building they currently occupy, 1823 Nicollet Ave, was sold due to the civil unrest that occurred in 2020.
- The additional commercial space will be made affordable and will be marketed to other BIPOC business owners.
- The LOMA is partnering with Touchstone Mental Health, a service provider that will provide services or referrals for the tenants.

**Opportunity Crossing/ Wells Fargo/ 3030 Nicollet
Developer PPL, Project for Pride in Living**

Article in today's SW Voices:

<https://www.southwestvoices.news/posts/affordable-housing-bipoc-owned-businesses-coming-to-vacant-nicollet-ave-wells-fargo-lot>

Planning Commission approved developers Land Use request in February 2024.
Groundbreaking expected to occur in April 2024.

- Ground floor: 4 commercial condos plus a Wells Fargo branch bank.
- Upper floors include 110 affordable housing units:
 - 98 of the units will be at 50% AMI
 - 12 of the units are at 30% AMI and are housing support for formerly incarcerated individuals.
- 7 neighborhood associations came together to fund the final dollars needed on the project as part of the Multi-neighborhood Affordable Housing Collective:
 1. Lyndale Neighborhood Association
 2. West Mka Ska Neighborhood Council
 3. Fulton Neighborhood Association
 4. Whittier Alliance
 5. Armatage Neighborhood Association
 6. Linden Hills Community Council