

Lyndale Neighborhood Association
Housing, Planning and Economic Development Committee
Meeting

Wednesday September 4, 2024

Minutes prepared by Michael Nelson

Attendees:

- Niko Kubota - LSE Architects
- Adam Wysepal - Lyndale
- Michael Nelson - Lyndale
- Tim Baylor - Jadt
- Jesse Berndt - Lyndale
- Bryce Pie - Lyndale
- John Meegan - Lyndale
- Jonathan Beckel - Lyndale
- Chris Vaughan - Lyndale
- Steve Hersfield - Simpson Housing

Meeting called to order at 6:30 PM

Agenda

- Introductions
- Review of development at 34th and Nicollet - The Nic
 - Generally favorable reviews
 - Plan similar to what was presented previously
 - Reorganized the common spaces along the street edges so now they wrap the corner. Spaces include a bike shop and storage, craft room, meeting room, mailbox area, package storage, concierge desk.
 - Noted that there would be staff available 24/7. There would be several staff managing the building during the day, with an overnight person to assist tenants as needed.
 - Asked if there was a dedicated pick up/drop off area, there is not that available. Note that there is a bus stop along Nicollet, there is a secondary door out of the bike shop/storage room. The bus stop at the front limits the pick up/drop off at Nicollet, which could happen along 34th street. It was noted that other developments have issues with double parking in front of the buildings.
 - Possibly people could be picked up at one of the two spots behind the building.
 - Development team noted they had worked to try to activate the exterior facade, noted by residents that having a non-occupied first floor area is not desired. It was noted by presenters that the mail area, concierge and meeting room should help activate the street level.
 - It was noted that there will be steps and a ramp at the front of the building due to the grade change from the west to the east.
 - Vote for support was called and was passed.

- Review of K-Mart redevelopment presented by the City of Minneapolis
 - Reviewed phase 1 and 2 results, noted that the project is entering phase 3.
 - Road construction of Nicollet Avenue to commence in 2025 to 2026.
 - Site redevelopment is likely to start in 2026.
 - Phase 3 will craft a development plan for the parcels. The public engagement piece will help identify goals for the site, ownership opportunities, and how market forces might impact the site.
 - Next meeting is an Open House on September 26 at Abyssinia Cultural Center, 322 W Lake St, Minneapolis, MN 55408 from 5 to 7 PM. Citizens can review development concepts, talk to staff. There will be food available.

- Next meeting – October 2

Meeting adjourned