

Kenny, Lynnhurst, Tangletown and Windom Neighborhood Associations  
Neighborhood Priority Plan  
September, 2013

**Objective:** Kenny, Lynnhurst, Tangletown and Windom Neighborhood Associations propose support for Nicollet East Harriet Business Association (NEHBA) in developing a partnership between NEHBA, the City of Minneapolis, local business and/or property owners and the four neighborhoods to develop and implement a streetscape plan for the W. 54<sup>th</sup> St. and Lyndale Ave. business corridor.

**History:** In 2010, the four neighborhoods began collaboratively working with local business owners to develop a streetscape plan for the business corridor at 54<sup>th</sup> & Lyndale in order to make it an attractive, pedestrian friendly business area for residents and customers. General plans have been drawn up and several different scenarios were proposed by Minneapolis Public Works. To keep capital costs to a minimum, the businesses chose to consider a basic plan that would install four streetscape elements: bike loops, benches, trash receptacles and ash urns. The capital cost estimate for this basic plan was approximately \$124,000. Hennepin County Roadside Enhancement Partnership Program (REPP) grant monies of approximately \$28,000 were identified and each of the four neighborhoods committed \$12,000 in NRP Phase II funds to offset the capital cost of the elements. The hope was to install the streetscape elements during the final stages of the major reconstruction of Lyndale Ave., which took place in 2012.

It was learned that a Special Services District (SSD) would need to be established to maintain the elements and that a maintenance fee would be assessed to each property owner based on lineal footage. Over the next 2 ½ years, NEHBA tried unsuccessfully to get an estimate of the maintenance costs for the SSD. In March 2013, Minneapolis Public Works was able to provide an informal estimate of maintenance and contingency costs. However, by then, the deadline of April 1 to petition for the establishment of a SSD had passed.

**Issues:** The four neighborhoods would like to pursue the establishment of a SSD, but are hindered by the following barriers:

1. NEHBA is having difficulty organizing the businesses due to a lack of communication and firm information from Public Works.
2. It has been difficult to navigate the processes of Public Works and understand how to request and receive the necessary information.
3. The REPP grant funds from Hennepin County are in question as the road reconstruction project is now complete.
4. The arbitrary timeline of April 1 to establish a SSD is not flexible.

**Goal:** The four neighborhoods request assistance from Neighborhood and Community Relations in the following ways:

1. Establish and nourish a connection with Public Works in order to obtain the information that NEHBA needs in a timely manner.
2. Encourage Public Works to be more pro-active in their communications and outreach not only on this project, but with all projects and partnerships.

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3. Maintain communication with the Hennepin County representatives to ensure the continued availability of REPP grant funds.
4. Work with Public Works and the Minneapolis City Council to loosen the restrictions on a specific date to establish a SSD.

**Conclusion:** Kenny, Lynnhurst Tangletown and Windom Neighborhood Associations value the business and pedestrian corridor at 54<sup>th</sup> & Lyndale. They continue to be supportive, both financially and organizationally, of the plan to enhance the aesthetic and practical functionality of the corridor by the development and implementation of a streetscape plan.