







**LSE is the MN AIA 2023 Firm Award Recipient for the impact our projects have on the communities they serve.**

**Recent and relevant direct experience** including highly flexible, LEED and B3 projects with partner and Community use Space

LSE is a Minneapolis based Black Owned Architecture firm. ***We Understand the magnitude, importance and weight of this project and are prepared to deliver.***



# PROJECT TEAM AND ROLES



**Mohammed Lawal,**  
**FAIA, NOMA**  
CEO / Principal Architect



**Jennifer Anderson-Tuttle**  
Principal In Charge, LEEP AP  
Principal Director of Public Sector



**Tunde Olusanya**  
Project Designer



**emanuelson-podas**  
consulting engineers

PIERCE PINI &  
ASSOCIATES, INC.  
Consulting Civil Engineers



**P. Palanisami**  
PE  
Structural Engineer | Owner | President  
*PALANISAMI & ASSOCIATES, INC*



**Kelly Artz**  
PE, RCDD,  
LEED® AP BD+C, WELL® AP  
Electrical Engineer  
*EMANUELSON-PODAS, INC*



**Benjamin Bahr**  
PE, LEED® BD+C, BEMP  
B3, LEED, Sustainability Lead  
*EMANUELSON-PODAS, INC*





# APPROACH

**FIRST INDEPENDENCE BANK**  
2217 E Lake Street | SE Corner of Lake  
and 22nd

**(SIGMA 7)**  
2843 26<sup>th</sup> Ave

**JP MORGAN CHASE BANK**  
2941 26<sup>TH</sup> AVE S

**EAST LAKE LIBRARY**  
2727 E Lake Street

**NDC – LAUNCH PAD**  
East Lake Street and Chicago

**MINNEAPOLIS  
DEMOCRACY  
CENTER**  
3000 Minnehaha Ave  
|FUTURE PROJECT

**MINNEHAHA  
LIQUOR**

**GOODFELLOWS  
SITE STUDY**

**PANGEA WORLD  
THEATER**  
3020 Minnehaha Ave

**HIAWATHA AVENUE (HIGHWAY 55)**

**EAST LAKE STREET**

**27<sup>TH</sup> AVENUE SOUTH**

**SNELLING AVENUE**

**MINNEHAHA AVENUE**

**EAST 31ST STREET**





# PANGEA WORLD THEATER CENTER FOR PEACE AND JUSTICE



LIVING  
BUILDING  
CHALLENGE

MINNESOTA



GUIDELINES

## DIRECTLY RELATED EXPERIENCE

B3/Living Building  
Challenge

Phase Construction

Neighborhood  
Commitment.  
Longfellow Rising

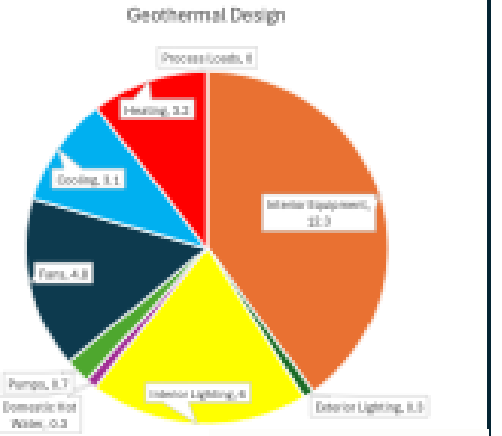
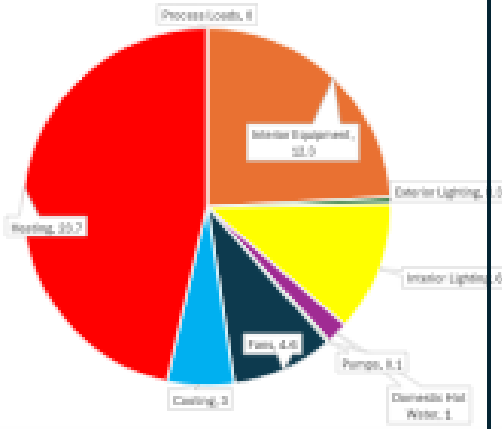
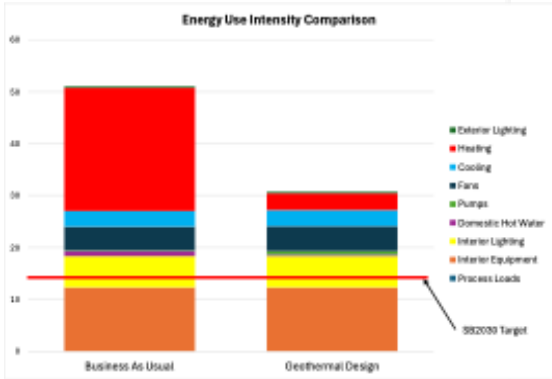




EVALUATE B3 VS LEED

ESTABLISH DATA DRIVEN GOALS

FULLY INTEGRATED INTO DESIGN



Energy Model Study 2025

Minneapolis Democracy Center





# EXISTING

## SITE AREA

North: 36,018  
South: 28,256  
TOTAL: 64,274 SF

## EXISTING BUILDING

Lower Level: 11,741  
Level 1: 11,659  
Level 2: 10,692  
Level 3: 5,589  
TOTAL: 39,681 GSF

## ASSESSMENT OF EXISITNG CONDITION





# DIRECTION

**REIMAGE THE EXISTING BUILDING**

**REPOSITION ENTRIES TO LAKE ST**

**PRIORITIZE PEDESTRIAN  
EXPERIENCE**

**IMPROVE FLOW OF SITE**

**SUSTAINABLE SOLUTION  
WITH B3 / LEED**





# DIRECTION

## ADDITION AND RENOVATION

ELECTION VOTER SERVICES

COMMUNITY PARTNER

## FLEXIBLE PLAN

## EFFICIENT STAFF FLOW

## MODEL EVS

### Building Program

- Public
- Staff
- Shared
- Community
- Building Support





# PROCESS

## BI-WEEKLY WORKSHOPS EVS

“meet the needs of both EVS and the community”

“bring the building back to life”

“it should be a positive transformation”

“repair relations”

“a model for EVS buildings”

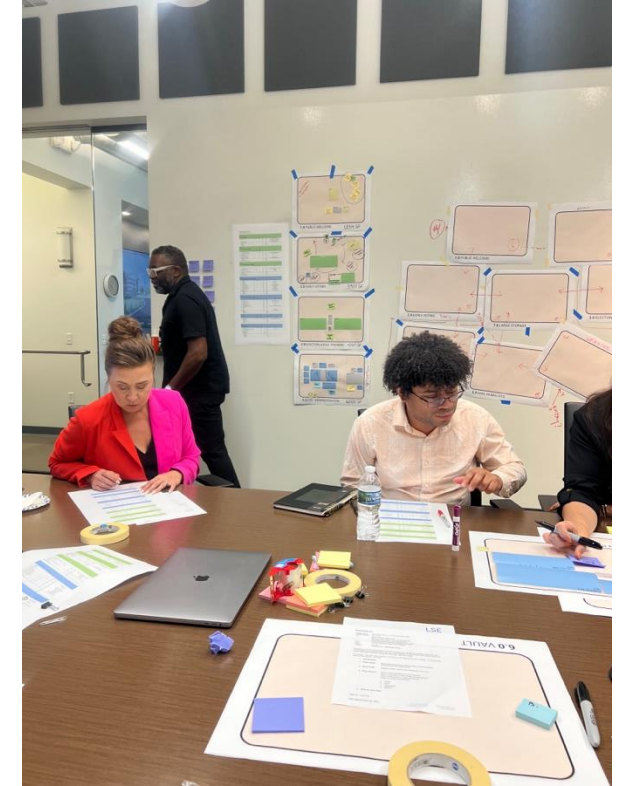
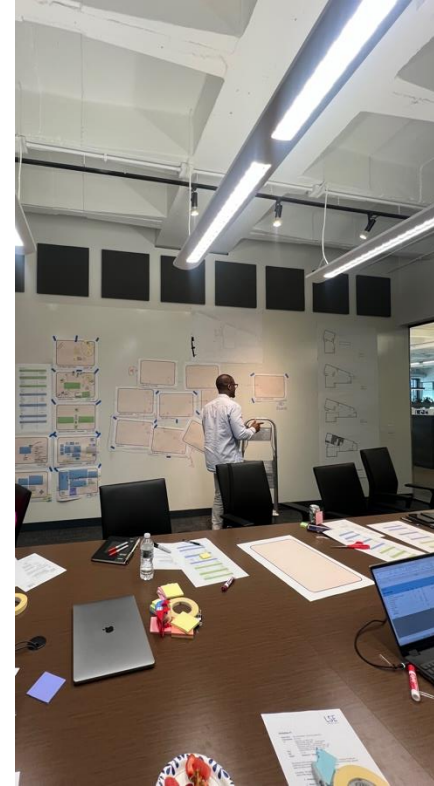
“it is a building for the voters”

## UPCOMING MEETINGS

Longfellow Community Council

Lake Street Council

Potential Open House





# SCHEDULE

<b>Programming and Schematic Design</b>	<b>Summer-Fall 2025</b>
<b>Council Review and Authorization</b>	<b>Fall 2025</b>
<b>Design Development</b>	<b>Winter 2025</b>
<b>Construction Documents</b>	<b>Spring 2026</b>
<b>Construction Start</b>	<b>Following Council Approval</b>

# NEXT STEPS – THANK YOU!

**CONTINUED CONVERSATIONS**

**CONTINUED SITE AND FLOOR PLAN DEVELOPMENT**

**MEETING WITH CITY PLANNING**

**DEVELOP BUILDING EXTERIOR**

Criteria:            Maintain a focus on the pedestrian and neighborhood experience with entries and windows along Lake Street.  
Scope to include the re-skinning of the building along Lake Street.  
Sustainability requirements also necessitate the daylighting occupied spaces