Call to order

1. Preliminary consideration of a redevelopment proposal for properties at the northeast corner of 65th Street and Lyndale Avenue (6439 Lyndale Avenue South, 6437 Lyndale Avenue South, and 415 - 64 1/2 Street)

Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.
ITEM FOR WORK SESSION:
Preliminary consideration of a redevelopment proposal for properties at the northeast corner of 65th Street and Lyndale Avenue (6439 Lyndale Avenue South, 6437 Lyndale Avenue South, and 415-64 1/2 Street)

EXECUTIVE SUMMARY:
The properties at the northeast corner of 65th Street and Lyndale Avenue are part of the Lakes at Lyndale District and Richfield’s downtown. These properties have been designated as a potential redevelopment site for 20 years.

Enclave Development (Fargo, ND) has approached staff with a proposal for a mixed use development on three properties currently owned by HNC Properties, LLC (HNC). 6439 and 6467 Lyndale Avenue South are currently home to aging retail strip centers; the property at 415-64 1/2 Street is a single-family home that HNC has been renting since its purchase in 2013. All three properties are guided for mixed use development and together make up a site that is just over two acres.

Brian Bochman of Enclave Development (Developer) will present a preliminary concept for a 5-story building comprised of 120 units and approximately 9,500 sq ft of ground floor retail space. The preliminary proposal is in keeping with the Comprehensive Plan guidance for this area. The proposal would likely require financial assistance in the form of Tax Increment Financing. Preliminary financial analysis has led the developer to conclude that including affordable units results in a project that does not generate sufficient rents to make it financially feasible. As a result, their current proposal includes only market rate housing with an understanding that this would require the contribution of 15% of the tax increment generated to Richfield’s Housing and Redevelopment Fund for use elsewhere in the community.

DIRECTION NEEDED:
Staff and the Developer are looking for preliminary feedback and to answer questions about the potential development.

BACKGROUND INFORMATION:

A. HISTORICAL CONTEXT
   • In 1997-1998, a large scale visioning process for the area bounded by 62nd and 67th Streets and
Pleasant Avenue and 35W took place. The resulting Lakes at Lyndale Master Plan envisioned a thriving urban downtown area made up of a variety of multi-family housing types, commercial uses, and natural elements. The evolution of this area has continued since the adoption of that Plan.

- In 2011, the north half of this block was redeveloped into what is now Lyndale Plaza. Investment and revitalization in this area has continued with the Lyndale Station commercial development to the south and the former Lyndale Garden Center to the west.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**
   - The proposal is in keeping with the Mixed Use guidance of the Comprehensive Plan.
   - The proposal is in keeping with the long-standing Lakes at Lyndale Master Plan for Richfield's downtown core.

C. **CRITICAL TIMING ISSUES:**
   None at this time.

D. **FINANCIAL IMPACT:**
   - If policymakers determine that the preliminary concept is in keeping with city goals, staff will begin negotiating a pre-development agreement to cover Housing and Redevelopment Authority staff and financial/legal consultant costs of further analysis.

E. **LEGAL CONSIDERATION:**
   None at this time.

**ALTERNATIVE(S):**
None

**PRINCIPAL PARTIES EXPECTED AT MEETING:**
Brian Bochman, Principal at Enclave Development

**ATTACHMENTS:**

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<td>Site Area / Context Map</td>
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SITE CONTEXT

Aerial view looking SW across site.

Aerial view looking NE toward site.
Proposed Rezoning to MU-N (Mixed-Use Neighborhood)

Current site zoning of C-2 (General Business District) does not permit any residential use as a permitted or conditional use. Rezoning will be required. Approved city master plans have defined the planned use of the site as Mixed-Use.

ReZone: MU-N

Building Limitations (MU-N)

- **Story Maximum:** 8 (2 min)
- **Front Setback, Residential:** 15’ min/25’ max
- **Rear Setback, Residential:** 5’ min/25’ max
- **Front Setback, Mixed-Use:** 5’ min/15’ max
- **Rear Setback, Mixed-Use:** 5’ min/15’ max
- **Side Setback:** 5’ min
- **Lot Coverage:** 25% min/50% max
- **Maximum Impervious Surface:** 75% of Gross Site
- **Usable Open Space:** 10% of Gross Site
- **Front yard setbacks for upper stories after the 3rd Story:** 20’

- “All buildings shall be stepped back such that the height of the building facade does not exceed an angle greater than 45 degrees from the average street elevation beginning at a point at the curb on the opposite side of the street.”

- **Mixed-Use Requirement:** No more than 10% of building area can be devoted to non-residential uses. 10,000 SF Maximum.

- MU-N has a number of not-permitted commercial uses, including many restaurant types.

Parking Requirements (MU-N)

- **Stalls / Unit:** 1.5 Stalls/Unit
- **Stalls / SF Commercial:** 3 Stalls/1000G SF
- **9’ x 19’ Standard Stalls**
- **8’ x 16’ Compact Stalls (20% Maximum)**
- **10% reduction if within 1/4 mile of a high-frequency transit stop. (Qualifies: Route 515)**
- **Bicycle parking equal to one per 20 automobile spaces (5%)**
### Estimated Metrics

#### Total Building Metrics
- **Total Bldg. GSF**: 202,960
- **Total Units**: 130
- **Residential SF**: 106,665
- **Commercial SF**: 7,780
- **Amenity SF**: 6,695
- **Structured Parking SF**: 147
- **Surface Parking SF**: 69
- **Above Grade SF**: 165,540
- **Below Grade SF**: 37,420
- **Total Parking**: 216
- **Utility SF**: 4,435
- **Total Acres**: 2.07
- **Density (U.P.A.)**: 62.84
- **Parking Goal (1/300)**: 23
- **Structured Parking / 1000 SF**: 0.06
- **Surface Parking / 1000 SF**: 0.08

#### Residential Metrics
- **Total Parking**: 191
- **Target Parking Goal**: 195
- **Average Unit Size**: 813
- **SF per Unit**: 52
- **FAR**: 1.84

#### Unit Mix
- **Studio**: 500 SF, 4% Mix, 5 Bedrooms, 5 Units
- **Alcove**: 600 SF, 28% Mix, 36 Bedrooms, 36 Units
- **1 Bedroom**: 737 SF, 26% Mix, 34 Bedrooms, 34 Units
- **1 Bed Large**: 800 SF, 6% Mix, 8 Bedrooms, 8 Units
- **2 Bedroom**: 1,050 SF, 33% Mix, 86 Bedrooms, 43 Units
- **2 Bedroom Large**: 1,250 SF, 3% Mix, 12 Bedrooms, 4 Units

#### Commercial Metrics
- **Total Parking**: 25
- **Parking Goal**: 130
- **Structured Parking**: 0
- **Surface Parking**: 25
- **Parking / 1000 SF**: 3.21

#### Site Metrics
- **Total Acres**: 2.07
- **Density (U.P.A.)**: 62.84
- **Level 1 Coverage (%)**: 42%
- **FAR**: 1.84

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**6467 Lyndale Avenue Mixed Use - Concept Plan**

**September 17, 2019**

**ENCLAVE DEVELOPMENT**

**CUNNINGHAM GROUP**