

## PLANNING COMMISSION MEETING VIRTUAL MEETING HELD VIA WEBEX - TO COMMENT DURING THE MEETING CALL 612-861-0651 MAY 27, 2020 7:00 PM

Call to Order

Approval of the minutes of the February 26, 2020 Planning Commission meeting.

Opportunity for Citizens to Address the Commission on items not on the Agenda

#### **Agenda Approval**

### **Public Hearings**

1. Public hearing and consider a variety of land use approvals for a proposal to construct an 82-unit apartment building on 64th Street, east of Lyndale Avenue (future address: 600 64th Street West)

20-CP-01, 20-RZN-01, 20-PUD-01, 20-FDP-01, 20-CUP-01

2. Continue a public hearing to consider land use applications for 6544 Newton Avenue South to June 22, 2020. 20-RZN-02, 20-SP-01, 20-VAR-01

#### **Liaison Reports**

Community Services Advisory Commission
City Council
Housing and Redevelopment Authority (HRA)
Richfield School Board
Transportation Commission
Chamber of Commerce
Other

#### **City Planner's Reports**

- 3. City Planner's Report
- 4. Next Meeting Time and Location
  - Regular Meeting Monday, June 22 at 7:00 p.m. via Webex
- 5. 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.



### **Planning Commission Minutes**

February 26, 2020

MEMBERS PRESENT: Commissioners Bryan Pynn, Sean Hayford Oleary, Peter Lavin, James Rudolph,

Susan Rosenberg and Kathryn Quam

MEMBERS ABSENT: Chairperson Allysen Hoberg

STAFF PRESENT: Melissa Poehlman, Asst. Director of Community Development

Vice Chairperson Hayford Oleary called the meeting to order at 7:00 p.m.

#### APPROVAL OF MINUTES

M/Rudolph, S/Rosenberg to approve the minutes of the January 27, 2020 meeting.

Motion carried: 6-0
OPEN FORUM

No members of the public spoke.

#### APPROVAL OF AGENDA

M/Pynn, S/Rosenberg to approve the agenda.

Motion carried: 6-0

### **PUBLIC HEARINGS**

### ITEM #1 – Cancel a public hearing to consider amendments to City Code Sections 500 and 514.

M/Rosenberg, S/Pynn to cancel the public hearing.

Motion carried: 6-0

#### OTHER BUSINESS

### ITEM #2 – Consider a motion to reschedule the May Planning Commission meeting.

M/Rosenberg, S/Pynn to reschedule the May Planning Commission meeting to May 27, 2020.

Motion carried: 6-0

### ITEM #3 – Election of Chairperson, Vice-Chairperson, and Secretary

M/Hayford Oleary, S/Rosenberg to elect Commissioner Quam as 2020 Chairperson

Motion carried: 6-0

M/Quam, S/Rudolph to elect Commissioner Pynn as 2020 Vice-Chairperson.

Motion carried: 6-0

M/Quam, S/Pynn to elect Commissioner Rudolph as 2020 Secretary.

Motion carried: 6-0

## ITEM #4 – Appointment of liaisons to the Community Services Advisory Commission, City Council, Housing and Redevelopment Authority (HRA), School Board and Transportation Commission.

2020 Liaison Appointments:

Community Services Advisory Commission - Commissioner Rudolph

City Council - Commissioner Rosenberg

Housing and Redevelopment Authority - Commissioner Quam

School Board - Commissioner Lavin

Transportation Commission – Commissioner Hayford Oleary

### ITEM #5 - Review the Planning Commission Bylaws

No action was needed as no changes were proposed.

#### LIAISON REPORTS

Community Services Advisory Commission: Commissioner Rudolph

City Council: No report HRA: Commissioner Quam

School Board: Commissioner Rudolph Transportation Commission: No report Chamber of Commerce: No report

### **CITY PLANNER'S REPORT**

Poehlman reminded Commissioners that the Congress for New Urbanism Portland Gateway charrette will take place the week of March 23. Information is now available on the City's website. Regular meeting of Planning Commission in March will be cancelled.

### **ADJOURNMENT**

M/Pynn, S/Rudolph to adjourn the meeting.

The meeting was adjourned by unanimous consent at 7:15 p.m.

Motion carried: 6-0

Planning Commission Secretary

AGENDA SECTION: AGENDA ITEM# CASE NO.: Public Hearings

1.

20-CP-01, 20-RZN-01, 20-PUD-01, 20-FDP-01, 20-CUP-01



## PLANNING COMMISSION MEETING 5/27/2020

REPORT PREPARED BY: Matt Brillhart, Associate Planner / Melissa Poehlman, Asst. CD Director

CITYPLANNER REVIEW: Melissa Poehlman, Asst. CD Director

5/20/2020

#### ITEM FOR COMMISSION CONSIDERATION:

Public hearing and consider a variety of land use approvals for a proposal to construct an 82-unit apartment building on 64th Street, east of Lyndale Avenue (future address: 600 64th Street West)

#### **EXECUTIVE SUMMARY:**

North Bay Companies (Developer) has submitted land use applications for a planned unit development (PUD) consisting of a new five-story, 82-unit building on 64th Street, and renovations to an existing 22-unit building at 6345 Lyndale Avenue. The development site consists of five (5) current lots, including the aforementioned apartment building to be preserved, and three duplexes and one single-family home that would be removed to make way for the proposed 82-unit building.

The site is located in what has been known as the Lakes at Lyndale area. Since the late 1990s, the City has identified this area for reinvestment and/or redevelopment. Currently, four of the five properties are zoned and guided for medium to high density housing. The fifth property, the single-family home at 514 - 64th Street, is zoned and guided for single-family or low-density residential use. As part of their application, the Developer is requesting amendments to the Comprehensive Plan and Zoning designations of the site; requesting that the guiding district be changed to Mixed Use and the zoning to Planned Mixed Use. The Comprehensive Plan designates a large contiguous area just south of the development site as mixed use and a part of Richfield's downtown - encompassing the greater 66th Street and Lyndale Avenue area. Changing the designation of this property to Mixed Use would represent a logical expansion of that area, eventually extending up Lyndale Avenue to the city limit at Crosstown as envisioned by the Lakes at Lyndale plan. The intent of the mixed use category is to create a vibrant, thriving city center.

At a work session in November 2019, the Developer first presented a concept plan to the City Council, Housing and Redevelopment Authority, and Planning Commission. Prior to submitting a land use application, a neighborhood open house was held on February 27. Based on feedback from city staff and nearby residents, plans were modified to reduce the number of units and step the east end of the building down to 4 stories. The proposed 82-unit building includes 56 studio units, 25 - 1 bedroom units, and 1 - 2 bedroom unit, which would be an ADA-accessible unit on the ground floor. Including the existing 22-unit building, there are 104 total units in the PUD. Plans include 117 parking spaces on site (65 enclosed/underground and 52 in surface lots), a ratio of 1.125 spaces per unit. The development is eligible for a 10% reduction from the standard 1.25 spaces per unit

requirement due to its proximity to frequent public transit service. The proposal meets all Zoning Code requirements of the underlying MU-N zoning district. The proposed building height (5 stories) is within the range allowed in the MU-N district (8 stories maximum). The sole deviation from code is that the number of compact parking stalls proposed (27) is slightly higher than permitted (23, or 20% of the total parking supply).

The proposed development site and building are attractively designed and landscaped, and would provide a number of amenities to its residents, including a fitness center, bicycle storage & repair area, dog run, and outdoor amenity space. The building mass is positioned back from 64th Street and from the neighborhood to the east, using the existing single-family property for landscaped buffering space, sidewalk, and surface parking. The proposal enhances public infrastructure by extending a public sidewalk along 64th Street and adding a trail connection into Garfield Park from 64th Street. Additionally, the proposed plans offer an opportunity to preserve and improve an existing affordable apartment building.

Staff finds that the proposed project meets the goals of the Comprehensive Plan and Zoning Code requirements, and therefore recommends approval of the applications.

#### **RECOMMENDED ACTION:**

Conduct and close a public hearing and by motion:

- 1. Recommend approval of a resolution that amends the Comprehensive Plan to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Mixed Use;
- 2. Recommend approval of an Ordinance that amends Richfield Zoning Code Appendix I to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Planned Mixed Use; and
- 3. Recommend approval of a resolution granting a conditional use permit and final development plans for a planned unit development at 6345 Lyndale Avenue and 600 West 64th Street.

#### **BASIS OF RECOMMENDATION:**

#### A. HISTORICAL CONTEXT

- North Bay Companies recently completed construction of the Henley apartments on the west side of Lyndale Avenue, as part of the larger Lyndale Gardens development.
- The proposed building would continue the established land use pattern of multifamily residential development on blocks adjacent to major arterial corridors like Lyndale Avenue and surrounding the core downtown area.
- The Lakes at Lyndale area has been identified as an area in need of reinvestment since the 1990s.

### B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

- The Comprehensive Plan currently designates four of the five properties as 'Medium Density Residential.' The single-family home at the east end of the development is currently guided for 'Low Density Residential.' There is some indication that the apartment site should have been guided 'High Density Residential" and the current guidance was a clerical error. Allowable densities in these districts are as follows:
- High Density: 35-100 dwelling units per acre
  - Medium Density: 8-34 dwelling units per acre
  - Low Density: 1-7 dwelling units per acre
- The existing apartment building is currently zoned High Density Multifamily (MR-3), the three duplexes are zoned Multifamily (MR-2) and the single family home is Single Family (R).
- In order to proceed, the Developer must consolidate the properties and request a single guiding and zoning district designation for the property in its entirety. Given the particulars of the project,

staff has recommended a Mixed Use designation in both cases.

- The City's Comprehensive Plan designates a large contiguous area just south of the subject property as a mixed use downtown encompassing the greater 66th Street and Lyndale Avenue area. Changing the designation of the subject property to Mixed Use would represent a logical expansion of that area, eventually extending up Lyndale Avenue to Crosstown. The intent of the mixed use category is to create a vibrant, thriving city center that will serve as Richfield's downtown. The city center is to include a mix of residential, shopping, recreational and business uses. Densities vary significantly throughout the downtown/Lakes at Lyndale area. At 78 units per acre, the proposed development falls in about the middle of the range.
- The proposed Zoning District is Planned Mixed Use, with the underlying Mixed Use Neighborhood (MU-N) zoning district serving as a basis for code requirements.
- Planned unit developments (PUDs) are intended to encourage the efficient use of land and resources and to encourage innovation in planning and building. PUDs provide flexibility in the application of requirements if the proposed development is well-designed and can be successfully integrated into the neighborhood. The proposal meets all zoning code requirements, aside from the share of compact parking stalls discussed in the Executive Summary and is therefore asking for very little "flexibility." However, the project is offering an opportunity to significantly improve an existing affordable apartment project without the displacement of residents. The preservation and improvement of affordable housing options is an important goal of the City.
- A full discussion of all applicable review criteria is provided as an attachment to this report see "Required Findings" below.

#### C. CRITICAL TIMING ISSUES:

60-DAY RULE: The 60-day clock started when a complete application was received on March 12, 2020. Due to the COVID-19 pandemic, the City notified the applicant that it was extending the deadline for issuing a decision by 60 additional days (120 days total). A decision is required by July 10, 2020.

#### D. **FINANCIAL IMPACT**:

The required application fees have been paid.

#### E. LEGAL CONSIDERATION:

- Notice of this public hearing was published in the Sun Current Newspaper and mailed to properties within 500 feet of the site on May 14th.
- Consideration by the Council has been scheduled for June 9th (1st reading of zoning change only) and June 23rd (2nd reading of zoning change and all other land use requests).

#### <u>ALTERNATIVE RECOMMENDATION(S):</u>

- · Recommend approval of the proposal with modifications.
- Recommend denial of the proposal with findings that requirements are not met.

#### PRINCIPAL PARTIES EXPECTED AT MEETING:

Representatives of North Bay Companies

#### **ATTACHMENTS:**

	Description	Туре
D	Comp Plan Amendment	Resolution Letter
D	Rezone to PMU	Ordinance
D	PUD Resolution	Resolution Letter
D	PUD Requirements	Backup Material
D	Plans - Arch	Exhibit
D	Plans - Civil	Exhibit
D	Zoning maps	Backup Material

#### **RESOLUTION NO.**

## RESOLUTION AMENDING THE CITY'S COMPREHENSIVE PLAN CHANGING THE DESIGNATION OF PROPERTY AT THE NORTHEAST CORNER OF LYNDALE AVENUE AND 64TH STREET TO "MIXED USE"

**WHEREAS**, the City's Comprehensive Plan provides a Guide Plan establishing particular planning needs for specific segments of the City; and

**WHEREAS**, the "subject property" comprises five separate lots, addressed as 6345 Lyndale Avenue and 608, 602, 520, and 514 64th Street West; and

**WHEREAS**, the Comprehensive Plan designates 6345 Lyndale Avenue and 608, 602, and 520 64th Street West as "Medium Density Residential" and 514 64th Street West as "Low Density Residential"; and

**WHEREAS**, the City has reviewed the Guide Plan classification and determined that it would be appropriate to designate the subject property as "Mixed Use"; and

**WHEREAS**, the Planning Commission conducted a public hearing and recommended approval of amending the Comprehensive Plan at its May 27, 2020 meeting; and

**WHEREAS**, the City Council considered the amendment to the Comprehensive Plan on June 23, 2020; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Richfield, Minnesota that the City's Comprehensive Plan is hereby amended to designate the subject property as "Mixed Use" contingent upon the following:

1. The revision is submitted to and approved by the Metropolitan Council.

Adopted by the City Council of the City of Richfield, Minnesota this 23rd day of June, 2020.

	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	

#### ORDINANCE NO.

### AN ORDINANCE RELATING TO ZONING; AMENDING APPENDIX I TO THE RICHFIELD CITY CODE BY REZONING LAND AT THE NORTHEAST CORNER OF LYNDALE AVENUE AND 64TH STREET AS PLANNED MIXED USE

### THE CITY OF RICHFIELD DOES ORDAIN:

Elizabeth VanHoose, City Clerk

Section 1. Section 8 of Appendix 1 of the Richfield Zoning Code (Planned Mixed Use) is amended to add a new Paragraph 10 to read as follows: (10) M-4 (NE corner, 64th and Lyndale): Lot 1, Block 1, HENLEY 2. Sec. 2. Section 13, Paragraph 40 is repealed. (40) M-4 (64th near Lyndale). Lots 4-6, Block 5, Lyndale Oaks Addition. Sec. 3. Section 14, Paragraph 33 is repealed. (33) M-4 (NW corner, Lyndale and 64th). Lots 7 and 8, Block 5, Lyndale Oaks Addition. This ordinance is effective in accordance with Section 3.09 of the Sec. 4. Richfield City Charter. Passed by the City Council of the City of Richfield, Minnesota this 23rd day of June, 2020. Maria Regan Gonzalez, Mayor ATTEST:

### RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AT THE NORTHEAST CORNER OF LYNDALE AVENUE AND 64TH STREET

**WHEREAS**, an application has been filed with the City of Richfield which requests approval of a final development plan and conditional use permit for a planned unit development to include 82 new construction apartment units in a 5-story building and rehabilitation of an existing 22-unit building, on land that is legally described as:

Lots 3 through 8, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota;

**WHEREAS**, the Planning Commission of the City of Richfield held a public hearing and recommended approval of the requested final development plan and conditional use permit at its May 27, 2020 meeting; and

**WHEREAS**, notice of the public hearing was published in the Sun Current and mailed to properties within 500 feet of the subject property on May 14, 2020; and

**WHEREAS**, the requested final development plan and conditional use permit meets those requirements necessary for approving a planned unit development as specified in Richfield's Zoning Code, Section 542.09, Subd. 3 and as detailed in City Council Staff Report No.\_\_\_\_\_; and

**WHEREAS**, the request meets those requirements necessary for approving a conditional use permit as specified in Richfield's Zoning Code, Section 547.09, Subd. 6 and as detailed in City Council Staff Report No. ; and

**WHEREAS**, the City has fully considered the request for approval of a planned unit development, final development plan and conditional use permit; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Richfield, Minnesota, as follows:

- 1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
- 2. A planned unit development, final development plan and conditional use permit are approved for a multi-family residential development as described in City Council Report No. \_\_\_\_\_.
- 3. The approved planned unit development, final development plan and conditional use permit are subject to the following conditions:
  - A recorded copy of this approved resolution must be submitted to the City prior to the issuance of a building permit.
  - A preliminary plat must be approved prior to the issuance of a building permit
  - A final plat must be approved and recorded prior to the issuance of a certificate of occupancy.

- This approval does not constitute approval of specific signs. Sign permits are required and must be applied for separately.
- Final lighting plans must be submitted to and approved by the Community Development and Public Works Directors. Pedestrian scale lighting shall highlight building entrances.
- Final plans for sidewalks and improvements in and along the right-of-way must be submitted to and approved by the Public Works Director.
- Final stormwater management plans must be submitted to and approved by the Public Works Director. All applicable stormwater fees must be paid to the Public Works Department.
- Final utility plans must be submitted to and approved by the Public Works Director. All new utilities must be underground.
- A maintenance agreement must be executed prior to issuance of a Certificate of Occupancy.
- The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report, and compliance with all other applicable City and State regulations.
- Prior to the issuance of a Certificate of Occupancy, the Developer must submit a surety equal to 125% of the value of any improvements not yet complete.
- As-builts or \$7,500 cash escrow must be submitted to the Public Works
  Department prior to issuance of a final certificate of occupancy.
- 4. The approved planned unit development, final development plan and conditional use permit shall expire one year from issuance unless the use for which the permit was granted has commenced, substantial work has been completed or upon written request by the Developer, the Council extends the expiration date for an additional period of up to one year, as required by the Zoning Ordinance, Section 547.09, Subd. 9.
- 5. The approved planned unit development, final development plan and conditional use permit shall remain in effect for so long as conditions regulating it are observed, and the conditional use permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the Zoning Ordinance, Section 547 09 Subd 10

	547.09, Subd. 10.		
June,	Adopted by the City Council of the City of Richfield, Minnesota this 23rd day of 020.		
		Maria Regan Gonzalez, Mayor	
ATTE	ST:	Mana Regair Conzaicz, Mayor	
Elizat	peth VanHoose, City Clerk		

### **Required Findings**

- **Part 1:** Development proposals in the Mixed Use Districts shall be reviewed for compliance with the following (537.01, Subd.2):
- 1. Consistency with the elements and objectives of the City's development guides, including the Comprehensive Plan and any redevelopment plans established for the area. The City's Comprehensive Plan designates a large contiguous area just south of the subject property as a mixed use downtown encompassing the greater 66th Street and Lyndale Avenue area. Changing the designation of the subject property to Mixed Use would represent a logical expansion of that area, eventually extending up Lyndale Avenue to Crosstown. The intent of the mixed use category is to create a vibrant, thriving city center that will serve as Richfield's downtown. The city center is to include a mix of residential, shopping, recreational and business uses. The proposed development adds households and a variety of housing types to the downtown.
- 2. Consistency with the regulations of the Mixed Use Districts as described by Section 537 of the Code. The proposed development meets all regulations of the Mixed Use District.
- 3. Creation of a design for structures and site features which promotes the following:
  - i. An internal sense of order among the buildings and uses. The proposed development provides an active and attractive frontage along 64th Street, while the existing building on the Lyndale Avenue corner will be renovated. The building design language will be similar to the recently completed Henley apartments across Lyndale.
  - ii. The adequacy of vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width or interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking. The existing and new construction components of the project share parking facilities, and includes fewer curb cuts on 64th Street than exist today.
  - iii. Energy conservation through the design of structures and the use of landscape materials and site grading. The proposal reduces meets green space requirements and will include attractive landscaping.
  - iv. The minimization of adverse environmental effects on persons using the development and adjacent properties. No adverse impacts are anticipated.
- **Part 2:** The following findings are necessary for approval of a PUD application (542.09 Subd. 3):

- 1. The proposed development conforms to the goals and objectives of the City's Comprehensive Plan and any applicable redevelopment plans. See above Part 1, #1.
- 2. The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries. See above Part 1, #3.
- 3. The development is in substantial conformance with the purpose and intent of the guiding district, and departures from the guiding district regulations are justified by the design of the development. The development is in compliance with the intent of the guiding MU-N District.
- 4. The development will not create an excessive burden on parks, schools, streets or other public facilities and utilities that serve or area proposed to serve the development. The City's Public Works, Engineering and Recreation Departments have reviewed the proposal and do not anticipate any issues. The project enhances existing infrastructure by extending public sidewalk along 64th Street and adds a new trail connection into the underutilized southern end of Garfield Park.
- 5. The development will not have undue adverse impacts on neighboring properties. Undue adverse impacts are not anticipated. The building mass is shifted away from 64th Street and stepped down at its ends to better blend into the surrounding area.
- 6. The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interest. The final development plan, which establishes the terms and conditions of the development, meets this requirement.

All uses are conditional uses in the PMU District. The findings necessary to issue a Conditional Use Permit (CUP) are as follows (Subd. 547.09, Subd. 6):

- 1. The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan. See above Part 1, #1.
- 2. The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use. The proposed use is consistent with the intent of the Planned Mixed Use District and the underlying Mixed Use Neighborhood District.
- 3. The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines. The mission of the Lakes at Lyndale Plan is to create a "thriving urban center" by "provid[ing] more housing opportunities, upgrad[ing] commercial properties and offer[ing] greater

enjoyment of the natural and recreational amenities of Wood Lake and Richfield Lake." The proposed use and its integration into the larger mixed use development is consistent with this mission.

- 4. The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code. The proposed development will comply with performance standard requirements with one exception. Code limits the share of compact stalls to 20% of the overall parking supply. 23 compact stalls (of 117 total) are permitted by code; 27 compact stalls are proposed.
- 5. The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements. The City's Public Works, Engineering and Recreation Departments have reviewed the proposal and do not anticipate any issues.
- 6. The use will not have undue adverse impacts on the public health, safety, or welfare. No undue adverse impacts are anticipated.
- 7. There is a public need for such use at the proposed location. See above Part 1, #1.
- 8. The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit. This requirement is met.





### **PROJECT NARRATIVE**

The proposed apartment building is located at the intersection of Lyndale Avenue S and 64th Street W in Richfield, MN. The site is currently zoned MR-2 Multi Family with a planned land use of Medium Density Residential according to the Richfield 2040 Comprehensive Plan. The development team proposes using the Mixed Use- Neighborhood (MU-N) guidelines as a basis for design for the proposed project. The 3-story apartment building and parking lot currently located at the corner of Lyndale and 64th will remain. The adjacent single-family house and 3 duplexes will be removed to allow for new construction.

The proposed project includes 82 new units (studios, 1BR, & 2BR) distributed over floors 1-5, with two levels of parking. The building provides ample amenity space for the residents at Level 1 and Level 5. The resident common space includes community kitchens, bike storage with maintenance equipment, fitness, and a furnished roof deck. 32 enclosed parking spaces are located below ground, 33 enclosed spaces are provided at the ground level, and 2 surface parking lots on the east and west of the building provide 25 and 27 spaces respectively. All the parking lots will be accessed from 64th Street. Large areas of green space are provided on the north and east side of the building. The 2BR unit at the ground floor will be ADA accessible with direct exterior access.

This building has a similar design language as the recently completed Henley Apartments, without replicating it exactly. In order to add to the vitality of the street life, large amounts of glazing face the main corner, as well as 64th Avenue. Sidewalks will be constructed on the north side of 64th Avenue to improve pedestrian experience and will ultimately connect to a proposed southern entrance to Garfield Park. Masonry is used a high-quality material on the ground floor, while fiber cement panels, decorative metal siding, and lap siding are used in the upper floors. The metal panel is arranged in a weaving pattern to add visual interest to the main mass.

### PROJECT RECAP

#### Zoning Recap

Site

Current Primary Zoning: MR-2 Multi Family
Proposed Zoning: Planned Mixed Use
(MU-N as basis)

Total Area 58,299 (1.34 acres)

Buildings Footprint (Existing to Remain) - 4,700 SF Buildings Footprint (Proposed) - 15,642 SF Total Building Footprint - 20,342 SF 34%

Impervious Site Area -42,601 SF 73% Pervious Site Area - 15,698 SF 27%

Building Area- 76,940 SF- New Construction \*includes 21,302 SF of parking - 14,100 SF- Building to Remain

Parcels: 2702824220084 2702824220083 2702824220082 2702824220081 2702824220080

#### Unit Recap

Existing (6345 Lyndale Avenue S) Studios 22

New Construction (600 64th Street W) Studios 56

1BR 25 2 BR 1 (Accessible)

Total Units 104

### Parking (New & Existing)

Parking Required 117 Stalls
Units \*1.25 130 stalls
10% for transit -13 stalls

Parking Provided 117 Stalls

### **Building Height**

Proposed 5 Stories, 58'-8"





PLANNING & ZONING APPLICATION

04.10.2020

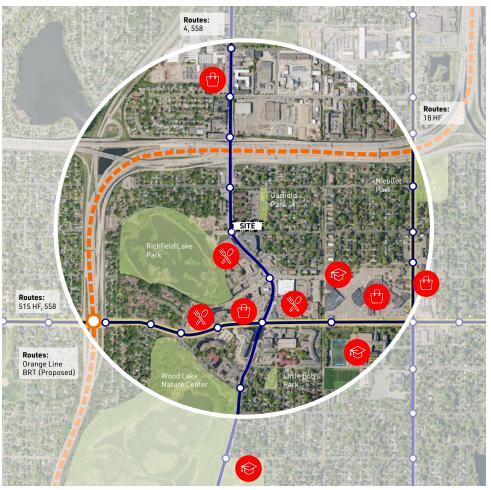
### Henley II Apartments

600 64th Street W Richfield, Minnesota

19-060.00

**Project Information** 

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### **f**⊗

School



Food



Shopping



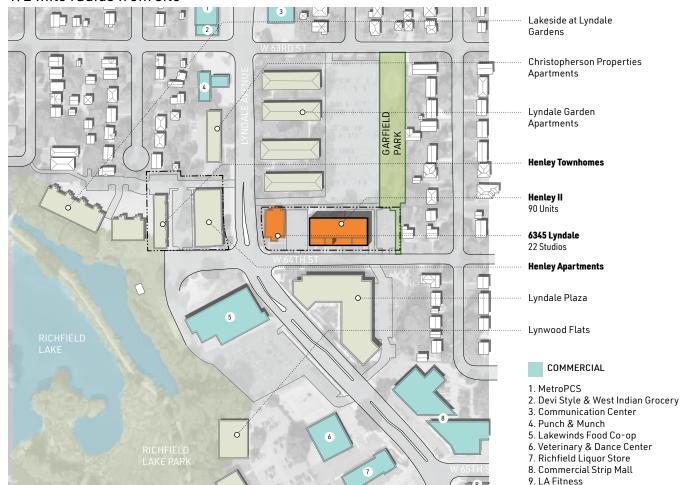
Bus Routes (High Frequency)

Future BRT Line



### 1/2 mile radius from site

Neighborhood Context



### **ZONING**

The Planned Mixed-Use district, with a MU-N as a basis for design, matches closest with the project's goals. As described in the city planning, this project is located at an important transit node and provides high density housing along arterial streets. The project encourages alternate modes of transportation due to its proximity to existing and future transit infrastructure. As seen on the diagram to the left, high frequency bus transit, as well as a proposed Bus Rapid Transit (BRT) line, connect the development to the larger community. Dedicated bike lanes on Lyndale Avenue and 66th Street also lend themselves to development that uses alternate modes of transportation. Ample shopping and dining opportunities surround the proposed site which makes it ideal for a higher density housing project, as exemplified by the recent completion of the Henley Apartments & Townhouses, as well as the Lakeside at Lyndale Gardens project.

The project also enhances pedestrian connections in the Lyndale Garden area by providing sidewalks that connect to existing infrastructure such as providing Garfield Park a southern entrance and creating sidewalks on the north side of 64th Street. To emphasize the pedestrian and bicycle connections, active uses are placed at the first floor to enliven the street. Generous amounts of landscaping are provided throughout to decrease impervious surfaces, as well as to act as a buffer to the single-family residences to the east. The project is able to achieve many of the Comprehensive Plan goals, while protecting affordable housing at 50% of the Area Median Income.

The proposed project complies with the requirements under the Mixed Use Neighborhood (MU-N) guidance. All standards are met in terms of building height, building coverage, impervious surfaces, open space, setbacks, car and bike parking, lighting, architectural standards, and pedestrian and bicycle circulation. One slight variance is requested on the western parking lot reducing the parking lot setback from 8'-0" to 7'-0". The proposed parking lot is still setback significantly more than its current location which is directly over the property line.

### IMPACT ON CURRENT RESIDENTS

Throughout the initial design process, the development team has addressed many of the concerns suggested by neighbors and city officials. At the suggestion of staff, a southern entrance to Garfield Park was included with decorative landscaping to improve the pedestrian experience. This landscaping strip will also act as a buffer between the higher density project and the adjacent single-family houses. At the request of neighbors, the massing was revised to step down from five stories to four stories at the eastern side of the project. The unit mix was also revised to provide less studios but provide large units including a full ADA accessible 2BR unit on the ground floor. During construction, active steps will be taken to lessen the impact on surrounding neighbors such as staggering construction time of parking lots to avoid having people park on the street.

An important aspect of the project is retaining as many of the existing tenants as possible while improving the common areas and units of the building on the corner of the site. Improvements to the exterior of the building are shown later in the application, but they include an improved entrance, upgraded windows for energy efficiency, exterior lighting, and improvements to the pedestrian realm such as new sidewalks and additional landscaping. The units will receive new paint, and updated cabinetry in the kitchens. Lighting would also be addressed to make the building more energy efficient. To avoid displacement during construction in the units, the contractor will work with the residents to perform the work when they are not in their unit. Relocation within the building will also be considered to units that have already been completed. Parking will always be provided for the residents on site even when the existing parking lot is being renovated. With all the improvements, the units will still remain affordable at 50% of the Area Median Income.





PLANNING & ZONING APPLICATION

04.10.2020

### Henley II Apartments

600 64th Street W Richfield, Minnesota

19-060.00

Project Overview



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PLANNING & ZONING APPLICATION

04.10.2020

### Henley II **Apartments**

600 64th Street W Richfield, Minnesota 19-060.00

Landscaped Areas

58,299 (1.34 acres) Total Area

Impervious Site Area -42,601 SF Pervious Site Area - 15,698 SF 73% 27%



VIEW FROM SOUTH





PLANNING & ZONING APPLICATION

04.10.2020

### Henley II Apartments

Apartments
600 64th Street W
Richfield, Minnesota
19-060.00

Rendering



PROGRAM DETAIL VIEW





PLANNING & ZONING APPLICATION

04.10.2020

## Henley II

Apartments
600 64th Street W
Richfield, Minnesota 19-060.00

Rendering



GARFIELD PARK TRAIL





PLANNING & ZONING APPLICATION

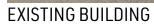
04.10.2020

## Henley II

Apartments
600 64th Street W
Richfield, Minnesota 19-060.00

Rendering







### PROPOSED UPDATES

As part of the project, the existing building at the corner of Lyndale Avenue and 64th St will remain. The following are minor improvements proposed for the property.

- Entrance Canopy
   Upgraded Windows
   Landscaping

- 4. Sidewalks
  5. Exterior Lighting





PLANNING & ZONING APPLICATION

04.10.2020

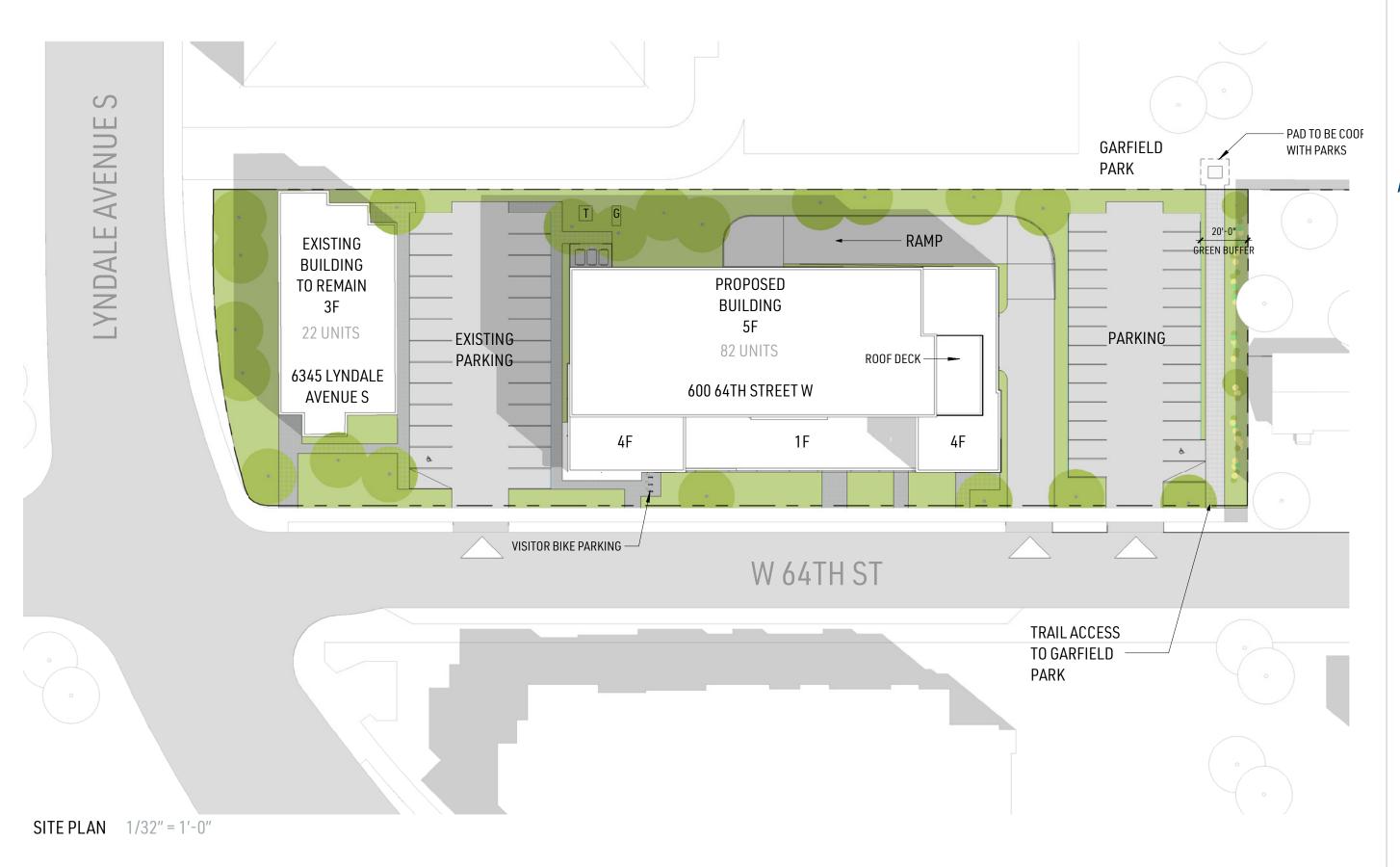
### Henley II **Apartments**

600 64th Street W Richfield, Minnesota 19-060.00

Existing Building Renovations

PROPOSED UPDATES

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PLANNING & ZONING APPLICATION

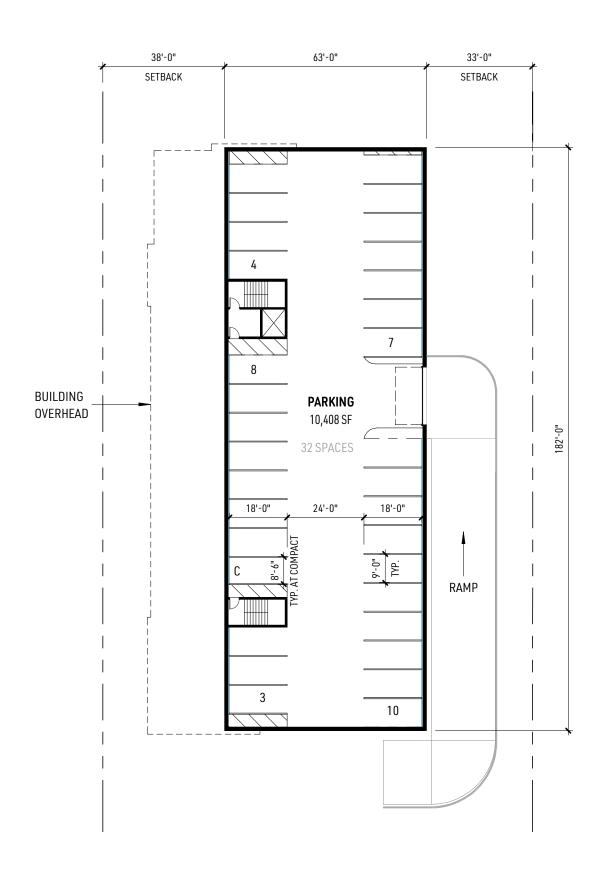
04.10.2020

### Henley II Apartments

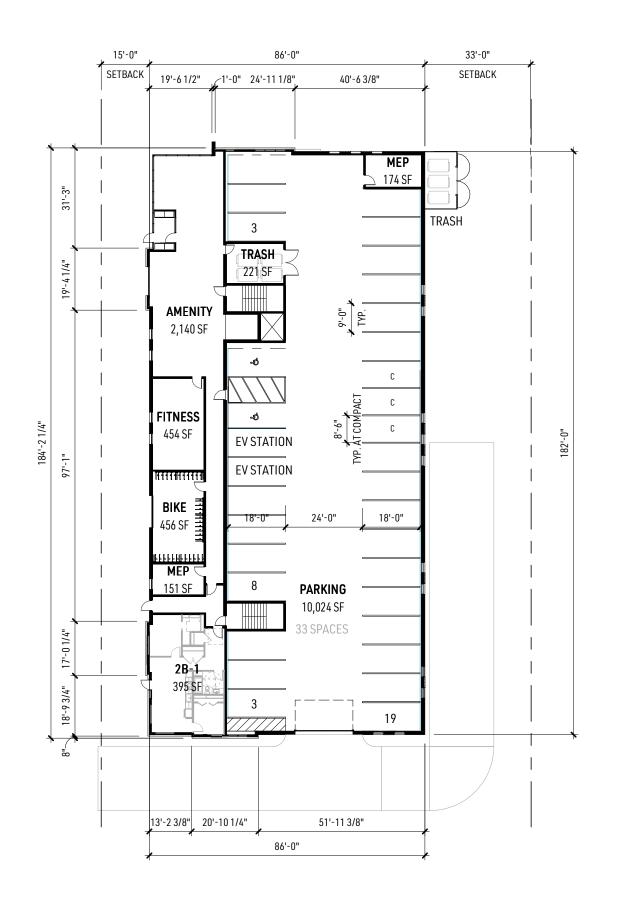
600 64th Street W Richfield, Minnesota

Site Plan





LEVEL -1 1" = 30'-0"



LEVEL 1 1" = 30'-0"





PLANNING & ZONING APPLICATION

04.10.2020

### Henley II Apartments

600 64th Street W Richfield, Minnesota

Floor Plans





1" = 30'-0"

LEVEL 2-4





Henley II **Apartments** 

04.10.2020

600 64th Street W Richfield, Minnesota 19-060.00

Floor Plans

LEVEL 5 1" = 30'-0"







PLANNING & ZONING APPLICATION

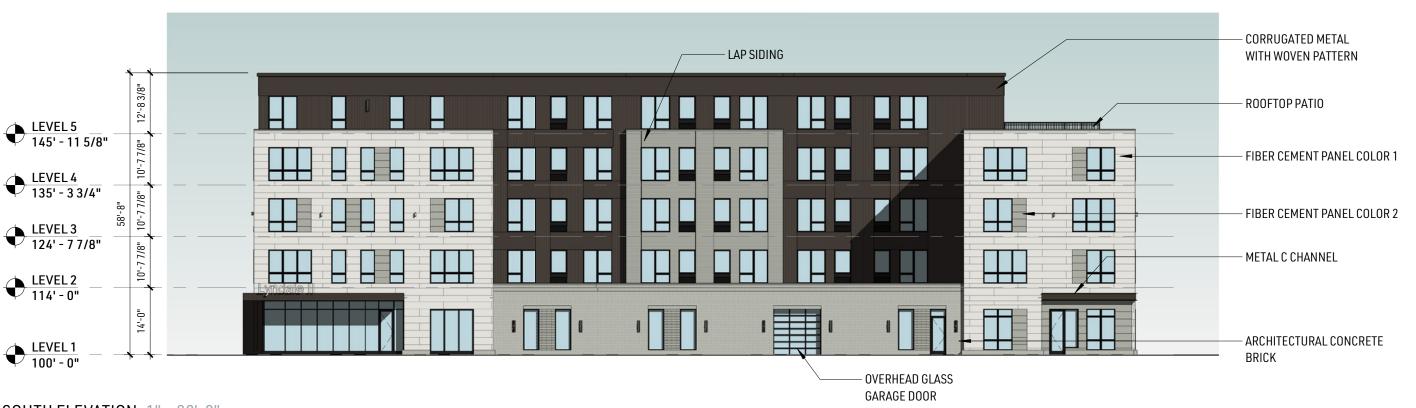
04.10.2020

### Henley II Apartments

600 64th Street W Richfield, Minnesota

19-060.00

Exterior Elevations



SOUTH ELEVATION 1" = 20'-0"

© 2020 DJR Architecture



EAST ELEVATION 1'' = 20'-0''



DJR ARCHITECTURE



PLANNING & ZONING APPLICATION

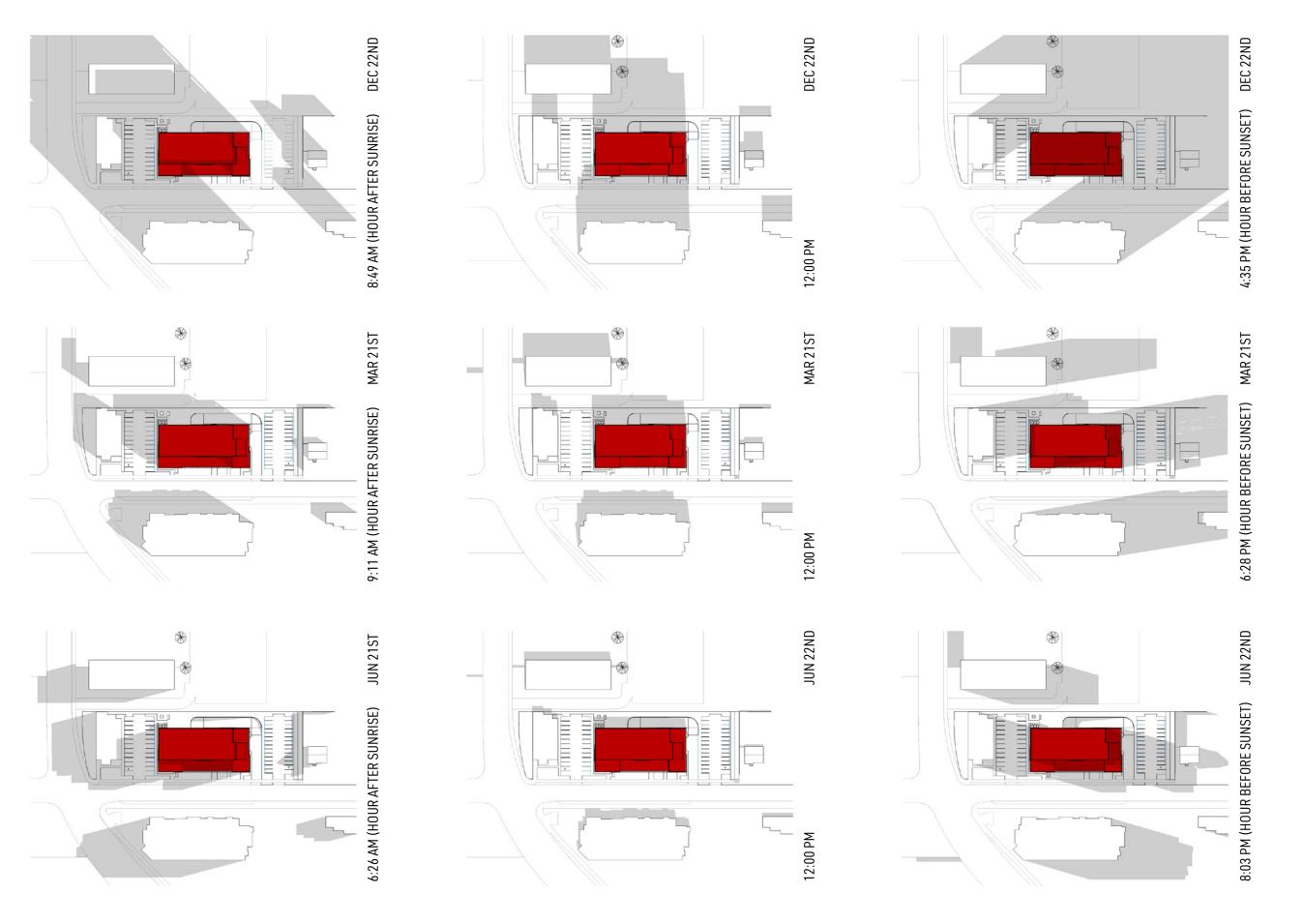
04.10.2020

### Henley II Apartments

600 64th Street W Richfield, Minnesota

**Exterior Elevations** 

NORTH ELEVATION 1'' = 20'-0''







PLANNING & ZONING APPLICATION

04.10.2020

### Henley II Apartments

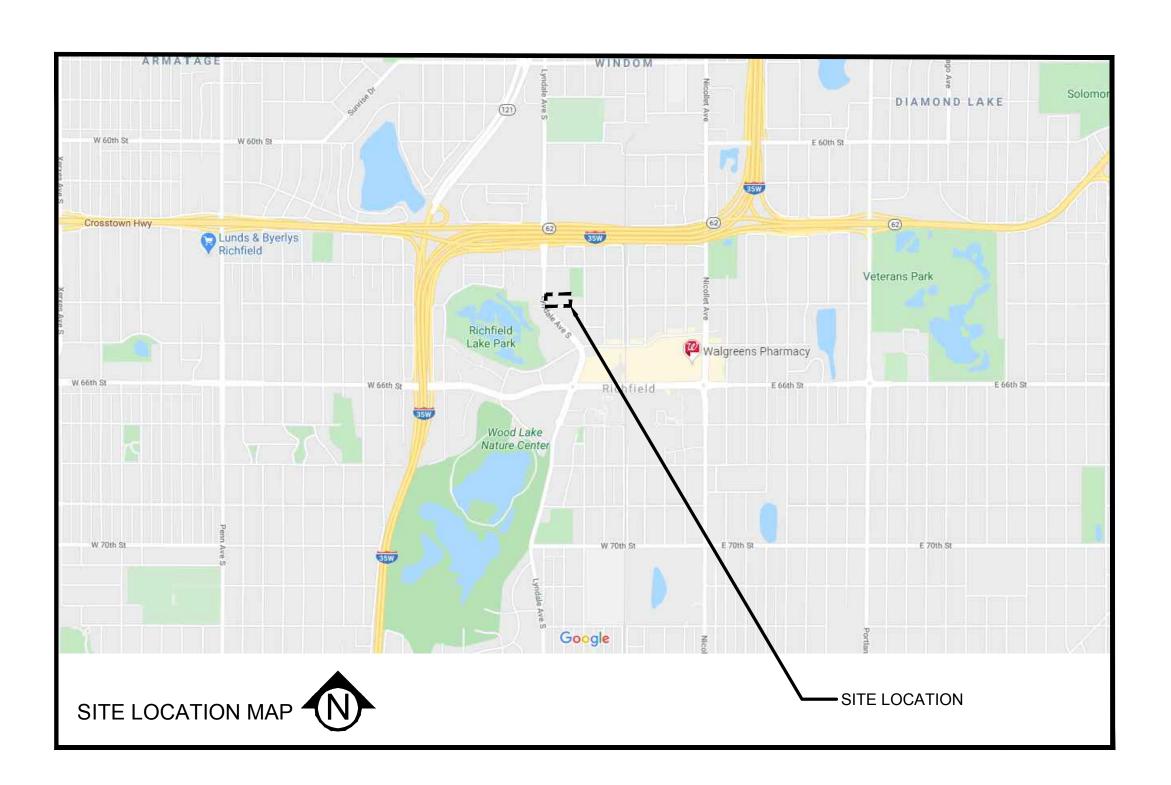
600 64th Street W Richfield, Minnesota

Shadow Study



# HENLEY

RICHFIELD, MINNESOTA ISSUED FOR: CITY RESUBMITTAL



### ARCHITECT:

DJR ARCHITECTURE INC. 333 WASHINGTON AVENUE NORTH SUITE 201 UNION PLAZA MINNEAPOLIS, MN 55401 CONTACT: SCOTT NELSON SNELSON@DJR-INC.COM

### DEVELOPER / PROPERTY OWNER:

NORTH BAY COMPANIES 2316 4TH AVE S MINNEAPOLIS, MN 55404

### ENGINEER / LANDSCAPE ARCHITECT:

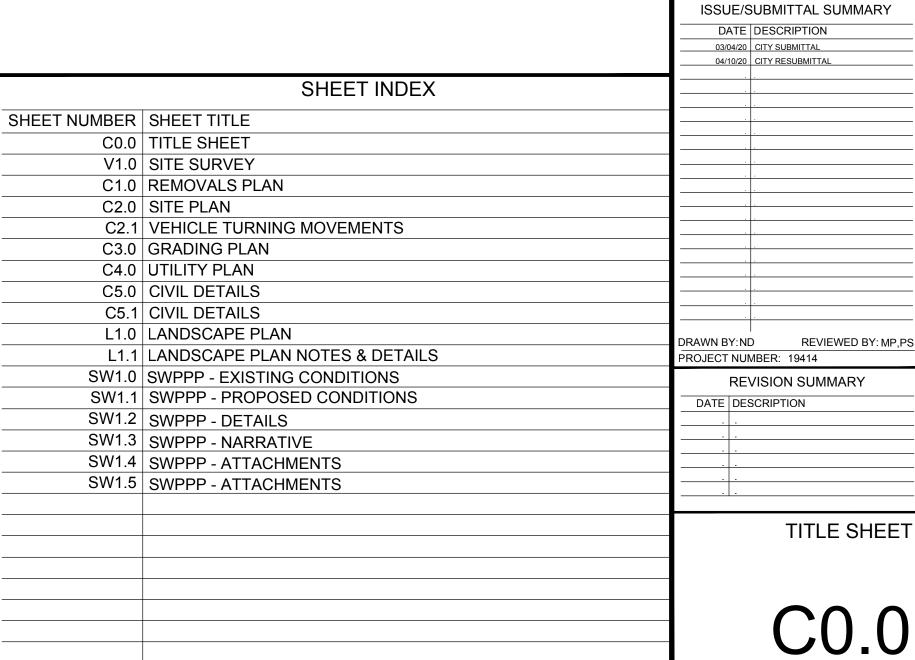
CIVIL SITE GROUP 4931 W 35TH STREET SUITE 200 ST LOUIS PARK, MN 55416 CONTACT: NATE DINGELS 612-615-0060

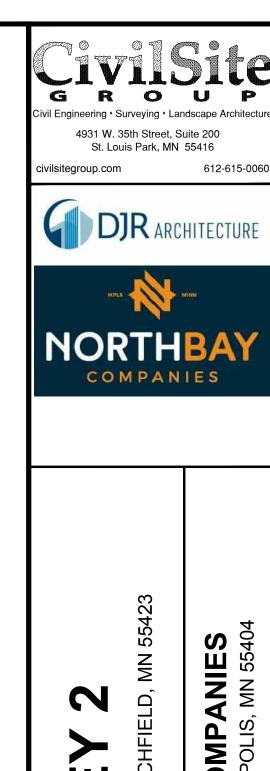
### SURVEYOR:

CIVIL SITE GROUP 4931 W 35TH STREET SUITE 200 ST LOUIS PARK, MN 55416 CONTACT: RORY SYNSTELIEN 612-615-0060

### GEOTECHNICAL ENGINEER:





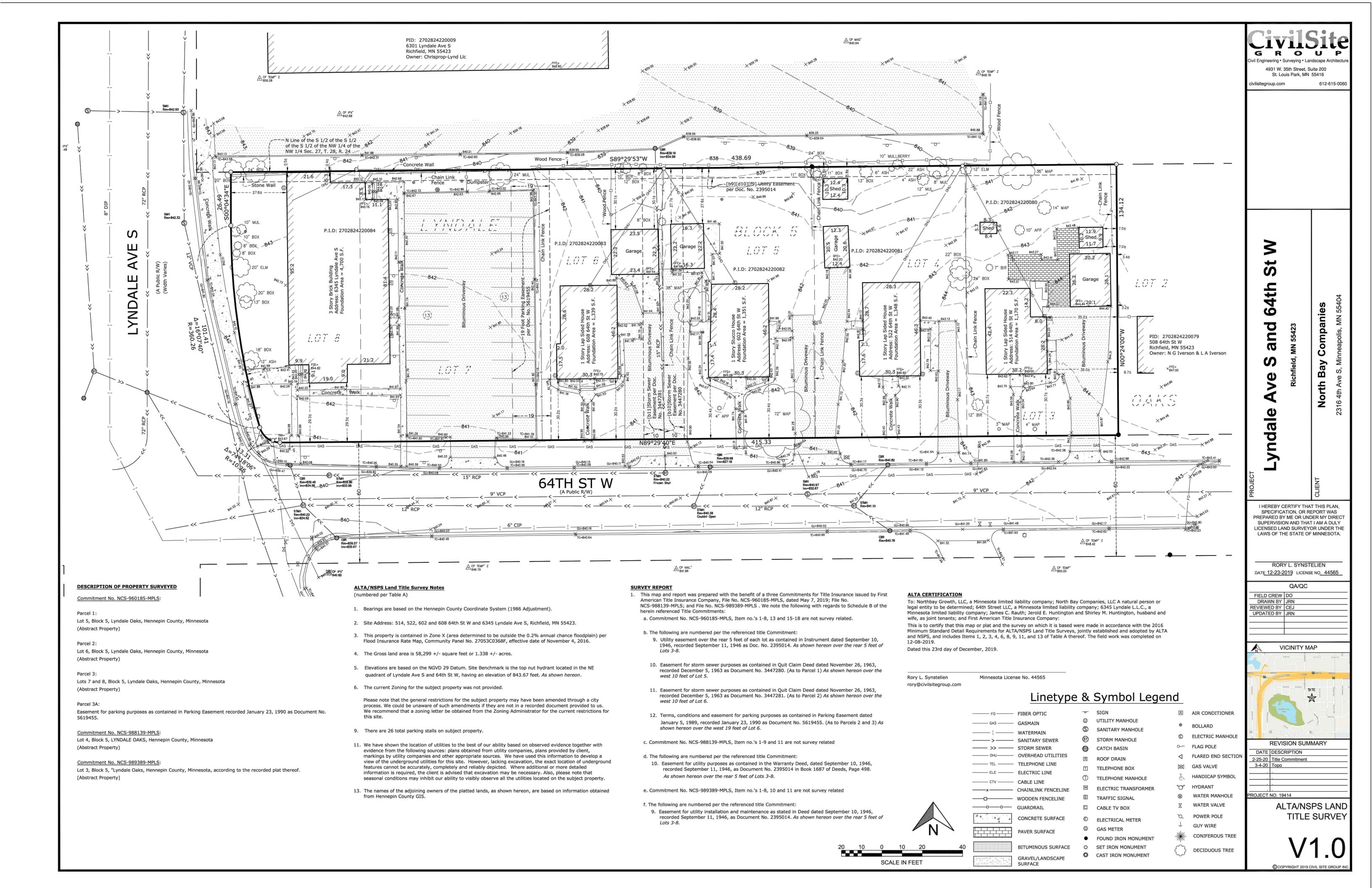


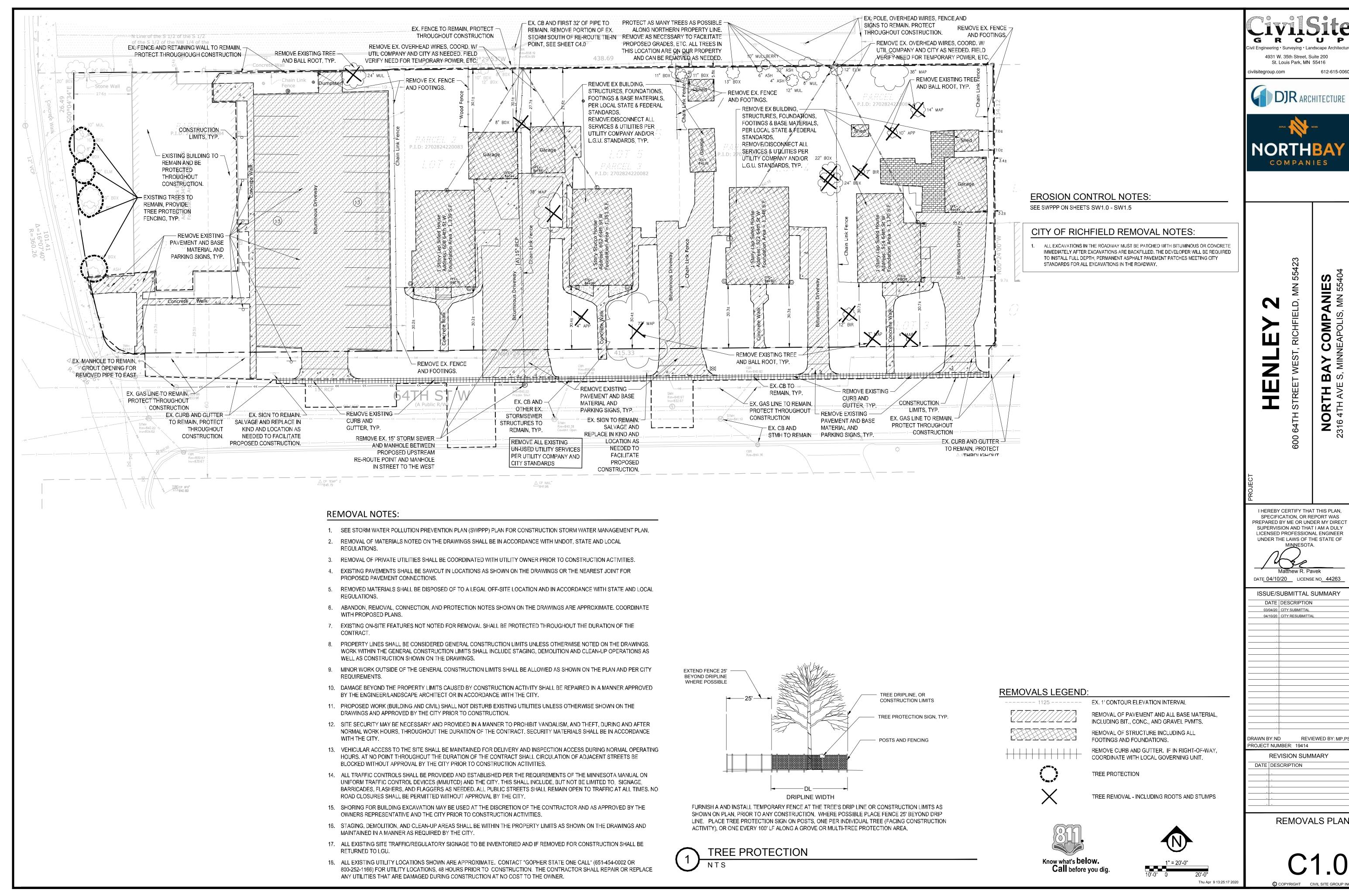
SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

BAY ES, MINI

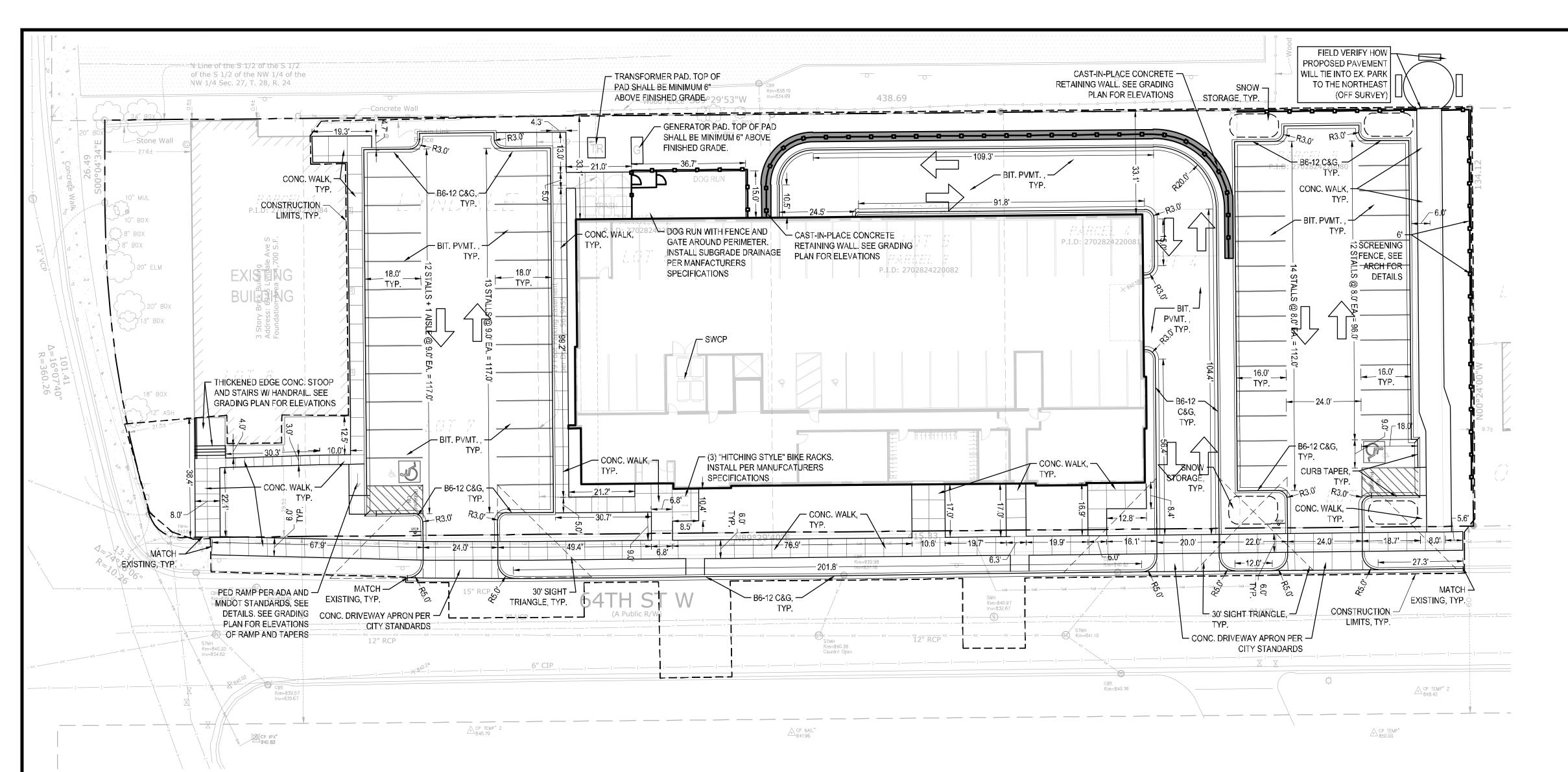
**NORTH** 2316 4TH AVE

DATE 04/10/20 LICENSE NO. 44263









### SITE LAYOUT NOTES:

- 1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION. INCLUDING BUT NOT LIMITED TO. LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES. EASEMENTS, SETBACKS. UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- 3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- 4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- 5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE
- 6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- 7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- 8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- 9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- 10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- 11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- 12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- 13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- 14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- 15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- 16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- 17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- 18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

### **SITE AREA TABLE:**

EXISTING CONDITION		NDITION	PROPOSED CONDI		
BUILDING COVERAGE	11,857 SF	20.3%	20,342 SF	34.9%	
ALL PAVEMENTS	17,747 SF	30.4%	23,636 SF	40.5%	
ALL NON-PAVEMENTS	28,695 SF	49.2%	14,321 SF	24.6%	;
TOTAL SITE AREA	58,299 SF	100.0%	58,299 SF	100.0%	
IMPERVIOUS SURFACE					

29,604 SF 50.8% 0.679614

43,978 SF 75.4% 1.009596

14,374 SF 24.7% 0.329982

### CITY OF RICHFIELD SITE SPECIFIC NOTES:

SIDEWALKS MUST HAVE SAW CUT JOINTS

**EXISTING CONDITION** 

PROPOSED CONDITION

DIFFERENCE (EX. VS PROP.)

- 2. SIDEWALKS SHALL BE SEPARATED FROM DRIVEWAY APRONS BY A LONGITUDIANAL JOINT.
- 3. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5% CROSS SLOPE. THE SIDEWALKS WILL BE INSPECTED AFTER CONSTRUCTION AND ANY SIDEWALKS THAT EXCEED A 2.0% CROSS SLOPE WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
- ALL SQUARE HANDHOLE CASTINGS IN REPLACED SIDEWALK AREAS WILL NEED TO BE REPLACED WITH NEW ROUND HANDHOLE CASTINGS APPROVED BY THE CITY OR COUNTY.
- ENGINEERING MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS WITHIN RIGHT OF WAY PRIOR TO CONCRETE POUR. PROVIDE MINIMUM 24-HOUR NOTICE TO CITY ENGINEERING DEPARTMENT.
- 6. STREET SIGNS IN THE PUBLIC ROW TO MEET CITY REQUIREMENTS, SIGNS LOCATED IN CONCRETE SHALL BE IN 4" SLEEVES OR MOUNTED TO STREETLIGHTS. COORDINATE WITH THE CITY OF RICHFIELD FOR APPROVED LOCATION OF SIGNS
- INSPECTION REQUESTS SHALL BE MADE VIA EMAIL TO WKEWITSCH@CITYOFRICHFIELD.ORG AT LEAST 3-5 DAYS IN ADVANCE.

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GROU

4931 W. 35th Street, Suite 200

St. Louis Park, MN 55416

COMPANIES

NN 55 ELD, MO **W**,  $^{\circ}$ **NORTH** 2316 4TH AVE

ST

SPECIFICATION, OR REPORT WAS

PREPARED BY ME OR UNDER MY DIRECT

SUPERVISION AND THAT I AM A DULY

DATE 04/10/20 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

03/04/20 CITY SUBMITTAL

DRAWN BY:ND

PROJECT NUMBER: 19414

DATE DESCRIPTION

REVISION SUMMARY

04/10/20 CITY RESUBMITTAL

LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR ON HAULING DAY AND WILL BE COORDINATED BETWEEN PROPERTY MANAGEMENT AND TRASH HAULER.

ALL SNOW SHALL BE PLOWED TO LANDSCAPED

DELIVERIES:

SNOW REMOVAL:

DELIVERIES SHALL OCCUR IN MAIL ROOM OF BUILDING. PROPERTY MANAGEMENT SHALL COORDINATE WITH LOCAL POSTMASTER

**OPERATIONAL NOTES:** 

AREAS ADJ TO PAVEMENTS.

### SITE PLAN LEGEND:

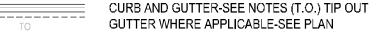
SPECIALTY PAVEMENT - PROVIDE BID FOR THE FOLLOWING OPTIONS, INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS. 1. STAMPED & COLORED CONCRETE

2. CONCRETE PAVERS MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.

LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.

CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.

PROPERTY LINE CONSTRUCTION LIMITS

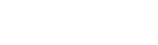


TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS

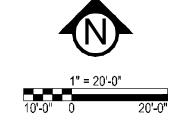


SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN

NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY

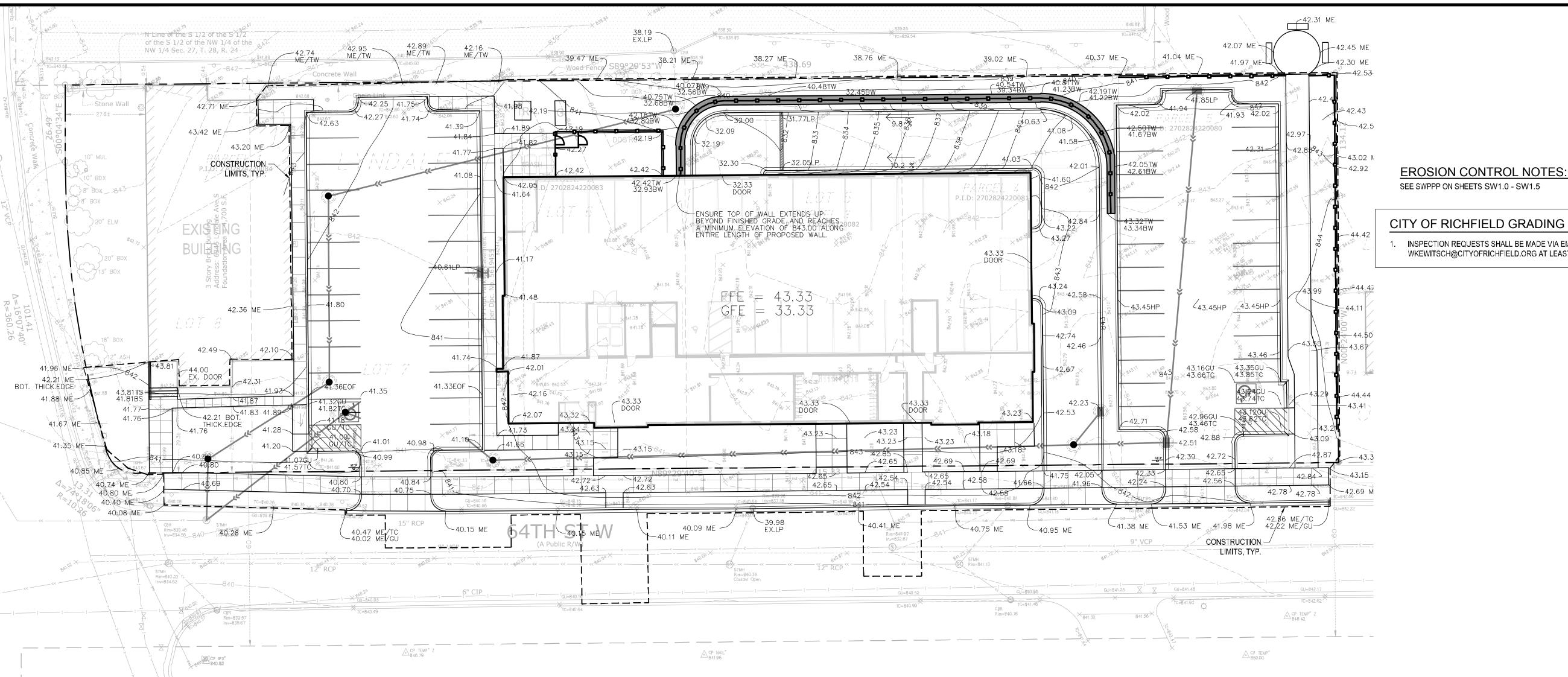






SITE PLAN

REVIEWED BY: MP,P



### **GENERAL GRADING NOTES:**

- 1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- 2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- 3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- 4. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 5. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- 6. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- 7. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- 8. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- 10. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- 11. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- 12. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- 13. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- 14. TOLERANCES
- 14.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- 14.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- 14.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- 14.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

### 15. MAINTENANCE

- 15.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
- 15.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
- 15.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.



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DJR ARCHITECTURE

GROU

4931 W. 35th Street, Suite 200 St. Louis Park, MN 55416



CITY OF RICHFIELD GRADING NOTES:

INSPECTION REQUESTS SHALL BE MADE VIA EMAIL TO WKEWITSCH@CITYOFRICHFIELD.ORG AT LEAST 3-5 DAYS IN ADVANCE.

ELD, ST OMPANIE: APOLIS, MN 554

**M**,  $\dot{Q}$ 

**NORTH** 2316 4TH AVE

SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

DATE 04/10/20 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION 03/04/20 CITY SUBMITTAL 04/10/20 CITY RESUBMITTAL

RAWN BY'ND

PROJECT NUMBER: 19414

DATE DESCRIPTION

REVISION SUMMARY

**GRADING PLAN LEGEND:** 

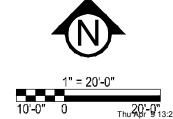
----- 1125 ----- EX. 1' CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL SPOT GRADE ELEVATION (GUTTER/FLOW LINE 41.26 UNLESS OTHERWISE NOTED) 891.00 G SPOT GRADE ELEVATION GUTTER 891.00 TC SPOT GRADE ELEVATION TOP OF CURB SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS 891.00 BS/TS SPOT GRADE ELEVATION MATCH EXISTING 891.00 ME -----GRADE BREAK - HIGH POINTS

CURB AND GUTTER (T.O = TIP OUT)



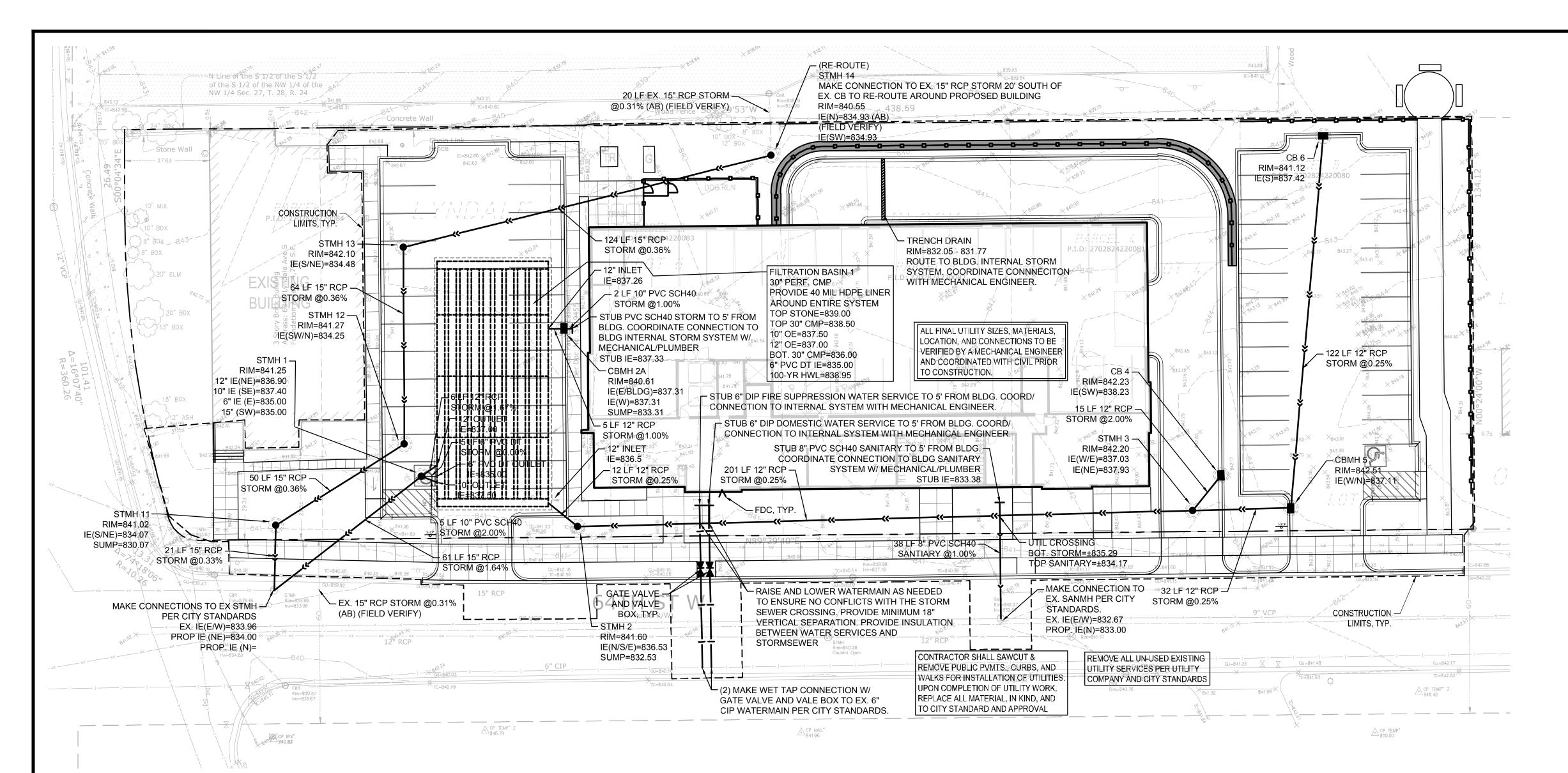
EMERGENCY OVERFLOW





GRADING PLAN

REVIEWED BY: MP,P



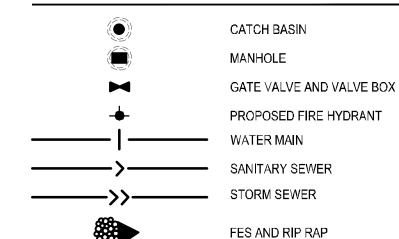
### **GENERAL UTILITY NOTES:**

- 1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- 2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- 3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- 5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- 6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- 7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- 8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- 9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- 10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- 11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- 12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- 14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- 15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- 16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- 17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- 18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- 19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- 20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- 21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- 22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- 23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- 24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- 25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- 26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

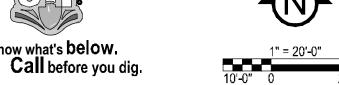
### CITY OF RICHFIELD UTILITY NOTES:

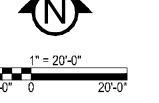
- ALL EXCAVATIONS IN THE ROADWAY MUST BE PATCHED WITH BITUMINOUS OR CONCRETE?. IMMEDIATELY AFTER EXCAVATIONS ARE BACKFILLED. THE DEVELOPER WILL BE REQUIRED TO INSTALL FULL DEPTH, PERMANENT ASPHALT PAVEMENT PATCHES MEETING CITY STANDARDS FOR ALL EXCAVATIONS IN THE ROADWAY.
- 2. FIELD VERIFY ALL EXISITNG UTILITIES
- 3. ALL DISCONNECTS TO OCCUR AT THE MAIN UNLESS DIRECTED/APPROVED OTHERWISE BY CITY ENGINEER
- 4. NO UTILITIES ARE TO BE ABANDONED IN PLACE
- 5. WATER AND SANITARY SEWER SERVICES INCLUDING HYDRANTS, CLEANOUTS AND SHUTOFF VALVES SHALL CONFORM TO CITY SPECIFICATIONS
- INSPECTION REQUESTS SHALL BE MADE VIA EMAIL TO WKEWITSCH@CITYOFRICHFIELD.ORG AT LEAST 3-5 DAYS IN ADVANCE.











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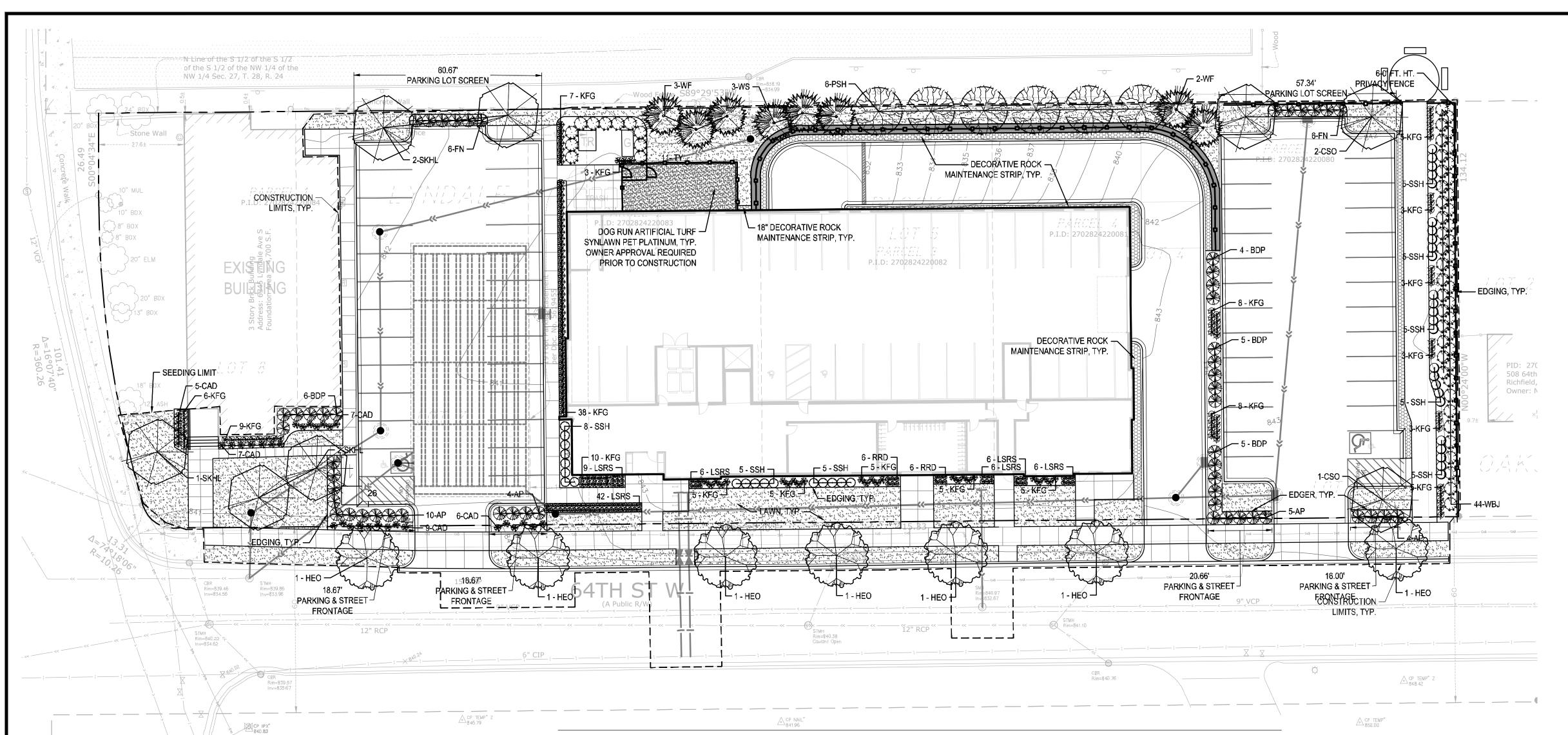
DATE 04/10/20 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 03/04/20 CITY SUBMITTAL

04/10/20 CITY RESUBMITTAL

RAWN BY'ND REVIEWED BY: MP,P

PROJECT NUMBER: 19414 REVISION SUMMARY DATE DESCRIPTION

UTILITY PLAN



### LANDSCAPE NOTES:

- 1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- 2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- 3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- 4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- 5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- 6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- 7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- 10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- 13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- 14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

### PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS TREES				
CSO	3	CRIMSON SPIRE OAK	Quercus robur x Q, alba 'Crimschmidt'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SKHL	5	STREET KEEPER HONEY LOCUST	Gleditsia triacanthos 'Draves'	4.0" CAL.	B&B	STRAIGHT LEADER. FULL FORM
P\$H	6	PRAIRIE SENTINEL HACKBERRY	Celtis 'JFS-KSU1'	3.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
HEO	7	HERITAGE ENGLISH OAK	Quercus x macdanielii 'Clemons'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		EVERGREEN TREES				
WF	5	WHITE FIR	Abies concolor	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
W\$	3	WHITE SPRUCE	Picea glauca	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
		SHRUBS				
WBJ	44	WICHITA BLUE JUNIPER	Juniperus scopulorum 'Wchita Blue'	48" HT.	CONT.	
TY	11	TAUNTON'S YEW	Taxus x media 'Tauntonii'	24" HT.	CONT.	
AP	23	ALPINE CURRANT	Ribes alpinum	24" HT.	CONT.	
SSH	43	STRAWBERRY SUNDAE HYDRANGEA	Hydrangea paniculata 'Strawberry Sundae'	24" HT.	CONT.	
BDP	20	BLOOMERANG DWARF PURPLE LILAC	Syringa x 'SMNJRPU'	24" HT.	CONT.	
FN	12	FIRESIDE NINEBARK	Physocarpus opulifolius 'UMNHarpell'	36" HT.	CONT.	
		PERENNIALS & GRASSES				
KFG	136	KARL FOERSTER GRASS	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
RRD	12	ROSY RETURNS DAYLILY	Hemerocallis 'Rosy Returns'	#1	CONT.	
CAD	34	CHICAGO APACHE DAYLILY	Hemerocallis 'Chicago Apache'	#1	CONT.	
BES	-	GOLDSTURM BLACK-EYED SUSAN	Rudbeckia fulgida var. sullivantii 'Goldsturm'	#1	CONT.	
KRC	-	KISMET RASPBERRY CONEFLOWER	Echinacea 'TNECHKR'	#1	CONT.	
LSRS	75	LITTLE SPIRE RUSSIAN SAGE	Perovskia atriplicifolia 'Lttle Spire'	#1	CONT.	

PARKING LOT CALCULATIONS

FRONTAGE (PROVIDED)

(2) ORNAMENTAL TREES (PROVIDED)

PERIMETER OVERSTORY TREE PLANTINGS BETWEEN

STREET AND PARKING LOT REQ'D AT 1 PER 40 LF OF

INTERIOR PLANTINGS - (5%) OF TOTAL PARKING AREA TO BE

LANDSCAPED ISLANDS AT 180 SF WITH (2) OVERSTORY OR

### REQUIRED LANDSCAPE CALCULATIONS:

THE FOLLOWING LANDSCAPE CALCULATIONS ARE PER THE CITY OF RICHFIELD.

ZONE: (MR-2) MULTI-FAMILY DISTRICT

REQUIRED OPEN SPACE CALCULATIONS

325 SF OPEN SPACE PER DWELLING UNIT = 325 SF X 90 DWELLING UNITS = 29,250 SF OPEN SPACE REQ'D (15,488 SF PROVIDED)

### LANDSCAPING & SCREENING REQUIREMENTS (SECTION 544.03)

CLASSIFICATION: COMMERCIAL/MIXED USE

EXISTING TREES SAVED: (3) CREDIT TOWARDS REQUIRED TREES

PROPOSED LANDSCAPE:

1 TREE / 2,500 SF OF LOT AREA

58,299.0 SF / 2,500 = 23 TREES REQUIRED SEE PLANT SCHEDULE

### LEGEND

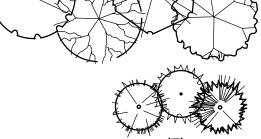
SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN

LAWN - SOD

DOG RUN ARTIFICIAL TURF - SYNLAWN PET PLATINUM, SAMPLES REQUIRED.

1" DIA. ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN

AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE

SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT

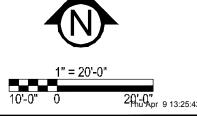
PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT

SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES **EDGING** 



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COMPANIES SAPOLIS, MN 554 **W**,  $^{\circ}$ 

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**NORTH** 2316 4TH AVE

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THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver DATE 04/10/20 LICENSE NO. 24904

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DRAWN BY:ND REVIEWED BY: MP,PS PROJECT NUMBER: 19414

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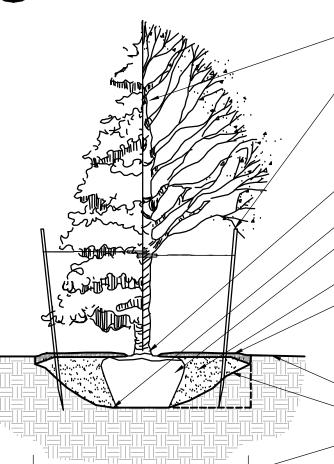
LANDSCAPE PLAN

FACE OF BUILDING, WALL, OR STRUCTURE

MIN. 3" LAYER OF ROCK MULCH AS SPECIFIED. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION

STAKED LANDSCAPE EDGER AS SPECIFIED, SEE MANUFACTURER'S INSTRUCTIONS AND SPECS. FOR INSTALLATION AND PLACEMENT WATER PERMEABLE GEOTEXTILE FABRIC AS SPECIFIED

AGGREGATE MAINTANENCE STRIP



- PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL TREE SHAPE) THREE 2"X4"X8' WOODEN STAKES, STAINED BROWN

WITH TWO STRANDS OF WIRE TWISTED TOGETHER. STAKES SHALL BE PLACED AT 120° TO ONE ANOTHER. WIRE SHALL BE THREADED THROUGH NYLON STRAPPING WITH GROMMETS. ALTERNATE STABILIZING METHODS MAY BE PROPOSED BY CONTRACTOR.

TRUNK FLARE JUNCTION: PLANT TREE 1"-2" ABOVE EXISTING GRADE

- COMPACT BOTTOM OF PIT, TYP.

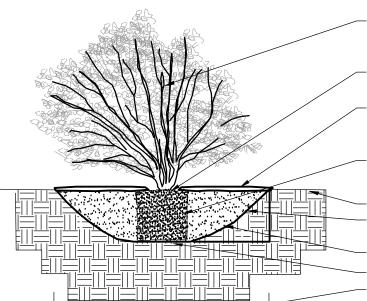
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. IF NON-BIODEGRADABLE, REMOVE COMPLETELY - BACKFILL AS SPECIFIED

- MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT TRUNK EXISTING GRADE

- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED RULE OF THUMB - MODIFY EXCAVATION BASED ON

LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT PLACEMENT

OF ROOTBALL **DECIDUOUS & CONIFEROUS TREE PLANTING** 



THREE TIMES WIDTH

THREE TIMES WIDTH

PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL SHAPE FOR SPECIES) PLANT TOP OF ROOTBALL 1-2" ABOVE ABOVE

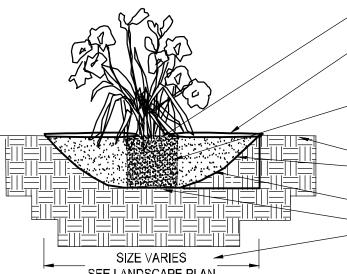
SURROUNDING GRADE ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT TRUNK

- ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO ENSURE PROPER BACKFILL-TO-ROOT CONTACT EXISTING GRADE

- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED BACKFILL AS PER SPECIFICATION

 DO NOT EXCAVATE BELOW ROOTBALL. RULE OF THUMB - MODIFY EXCAVATION BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT PLACEMENT

DECIDUOUS & CONIFEROUS SHRUB PLANTING



PLANT TOP OF ROOTBALL 1-2" ABOVE ABOVE SURROUNDING GRADE

 ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT STEM ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO

ENSURE PROPER BACKFILL-TO-ROOT CONTACT EXISTING GRADE SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED

- BACKFILL AS PER SPECIFICATION - DO NOT EXCAVATE BELOW ROOTBALL. MODIFY EXCAVATION BASED ON LOCATION OF PLANT

MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT SEE LANDSCAPE PLAN PERENNIAL BED PLANTING

**IRRIGATION NOTES:** 

- 1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- 3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- 4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- 5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND
- 6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/5" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
- 7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- 8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- 10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- 11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- 12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- 13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- 14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- 15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- 16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- 17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- 18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- 19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- 20. USE SCREENS ON ALL HEADS.
- 21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- 22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- 23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
- 24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

GROUP

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HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

Patrick J. Sarver DATE 04/10/20 LICENSE NO. 24904

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> LANDSCAPE PLAN NOTES & DETAILS

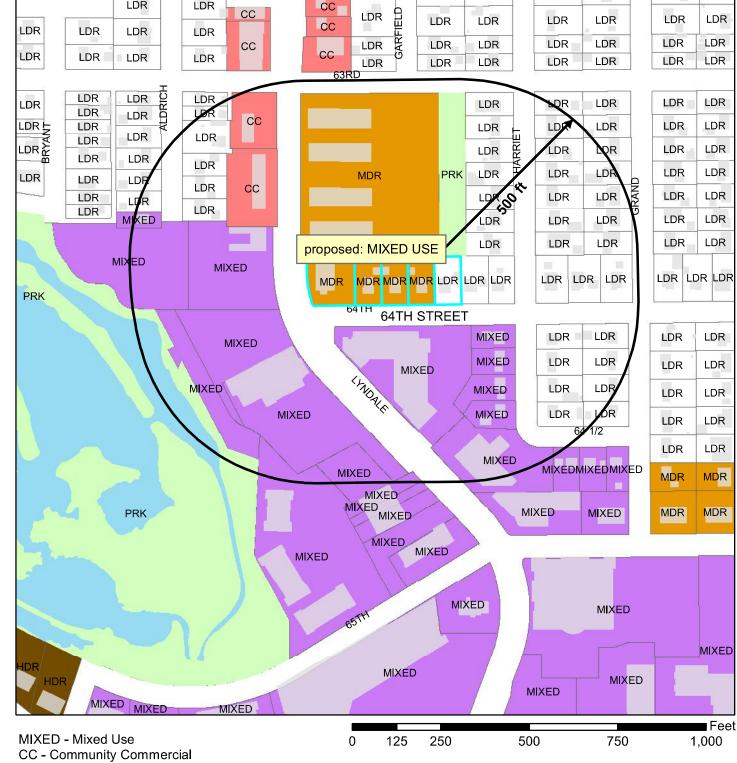
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### 6345 Lyndale & 600 64th St - PUD 6/2020 Surrounding Zoning R AS R R R R R R R R R R R R R proposed zoning: PMU **64TH STREET** R PMR R R R MR-2 MR-2 MR-2 PC-2 PC-2 PC-2 PMU - Planned Mixed Use 250 750 125 500 1,000 PMR - Planned Multi-Family Residential C-2 - General Commercial PC-2 - Planned General Commercial MR-1 - Two-family Residential MR-2 - Medium Density Residential MR-3 - High Density Residential R - Single-family Residential

#### 6345 Lyndale & 600 64th St - PUD 6/2020 Surrounding Comprehensive Plan LDR CC LDR LDR LDR LDR



HDR - High Density Residential

MDR - Medium Density Residential

LDR - Low Density Residential

PRK - Park

To: Richfield Planning Commission Members for your May 27<sup>th</sup> Meeting Regarding: Redevelopment of 6345 Lyndale Avenue (existing apartment building) and 514-610 64<sup>th</sup> Street West

We have lived in our home that is located at 6335 Harriet Avenue for the past 27 years. It is just around the corner from the location of the redevelopment project that is being considered. We attended the presentation that was made by the developers at the Open House in the Henley Apartments Lobby, located at 6324 Lyndale Avenue South on February 27<sup>th</sup>. We are writing to express our concerns about a few aspects of the project and our opposition to moving the project forward in the process if there are not significant changes made to the plans that were presented at the Open House.

1. Parking-Our primary concern is that we have had problems with many people parking on 64th Street West, and sometimes on Harriet Avenue as well, ever since the 94-unit Lyndale Plaza Apartment Building was built. This was never an issue when the shops were located on that corner, so we know that it is because of the people who live in the apartment building who are parking on the streets. There was a variance in place when that building was built that allowed them to include fewer parking spots than are normally required because it is located on the bus route. It was thought that many of the tenants would use the bus and bicycles, rather than own cars. This has clearly not been the case. It sounded at the Open House that this is the assumption for the proposed building as well. Having the cars in the streets during all hours of the day and night causes safety hazards during the winter because the plows are not able to clear the snow to a width through which two cars can pass going opposite directions. There were several times this past winter that we had to back up to allow an on-coming car to pass us safely. We were told at the Open House that the plans for this new building include 89 studio apartments and one 2-bedroom ADA apartment, plus renovating the 22-unit existing apartment building, which is a total of 112 units. The existing building has 26 surface lot spots and the men said there are plans for 58 parking spots on two levels under the units in the proposed building and 28 surface lot spaces that they said they will be charging the tenants to use for parking their cars. (How many tenants will agree to pay to park in a spot on a surface lot if they think they can park on the street for free?) There will be a total of 112 parking spots (most of which will cost the tenants an extra fee to use) for 112 units, which is a 1:1 ratio. John Stark, Dir. of Community Development was at the Open House and he said that the zoning policies normally require 1.25 spots per unit. We, along with the rest of the neighbors who were at the Open House, tried to explain this major area of concern to the man who was leading the presentation, but he very rudely cut off the discussion each time the issue was brought up and said that it would not be an issue and we should not be concerned about it. We cannot support having this building built in our neighborhood unless the number of dwelling units in the building is reduced (it would be wonderful if it was only 4 stories tall instead of 5), the number of parking spots is increased, or some of each.

- 2. Neighborhood/Families/Sense of Community-This will make the third large apartment complex that will have been built in our neighborhood within the past nine years! We moved into this neighborhood because it was a very quiet, low-traffic, family-friendly neighborhood. The addition of the apartment buildings is definitely reducing that quiet, low-traffic, family-friendly community feeling. The proposed building, with its 89 studio apartments, does not even offer the opportunity for families to live there. We are concerned that it will be occupied by single, more "transient" people who will come and go a lot and not live there for very long because they do not feel like they are connected to or anchored in the neighborhood. This will further reduce the sense of community in the neighborhood.
- 3. **Reduction of Single-family Homes**-There have been MANY single-family homes that have been torn down in recent years and most of them have been replaced by shopping areas, apartment buildings, "improved" roadways, or "green space". We feel that Richfield is losing its "Urban Hometown" feeling because so many families that have been living in their homes here for longer periods of time have been forced out for the cause of redevelopment.

Thank you in advance for your consideration of our comments and suggestions regarding this project. We hope that the issues outlined above will be resolved in a way that will preserve the safety and sense of community in our neighborhood!

Ruthanne and Kevin Mussetter 6335 Harriet Av S Richfield, MN 55423 Ruthanne (612) 386-1341 Kevin (612) 599-4218

AGENDA SECTION: AGENDA ITEM#

CASE NO.:

Public Hearings 2.

20-RZN-02, 20-SP-01, 20-

VAR-01



## PLANNING COMMISSION MEETING 5/27/2020

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITYPLANNER REVIEW: Melissa Poehlman, Asst. CD Director

5/18/2020

#### ITEM FOR COMMISSION CONSIDERATION:

Continue a public hearing to consider land use applications for 6544 Newton Avenue South to June 22, 2020.

### **EXECUTIVE SUMMARY:**

Applications have been submitted to convert the single family home at 6544 Newton Avenue South into an office-apartment use. The Comprehensive Plan designates the future land use of the property as Community Commercial, and the applicant has requested to rezone the property from R (Single-family Residential) to C-1 (Neighborhood Business) accordingly. Plans include small office space on the first floor and a single apartment on the second floor of the home. The applicant is working to finalize their application and anticipates submitting complete plans in time for the June 22 Planning Commission meeting.

#### RECOMMENDED ACTION:

By motion: Continue the public hearing to consider land use applications for 6544 Newton Avenue South to June 22, 2020.

#### **BASIS OF RECOMMENDATION:**

#### A. HISTORICAL CONTEXT

None

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

None

### C. **CRITICAL TIMING ISSUES:**

None

#### D. FINANCIAL IMPACT:

None

#### E. LEGAL CONSIDERATION:

Notice of this public hearing was published in the Sun Current newspaper and mailed to properties within 500 feet on May 14.

#### **ALTERNATIVE RECOMMENDATION(S):**

None

### PRINCIPAL PARTIES EXPECTED AT MEETING:

None