



Richfield Rediscovered Application Packet
6326 14th Avenue

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REQUEST FOR PROPOSALS RICHFIELD REDISCOVERED PROGRAM

6326 14th Avenue

The Richfield Housing and Redevelopment Authority is accepting proposals for the following lot:

Address	6326 14 th Ave S, Richfield, MN 55423
Lot Size (square feet)	10,093
Lot Dimensions	75 X 134.75
Price	\$91,500-\$101,500 depending on proposed features Additional price reduction options attached
Setbacks	<ul style="list-style-type: none"> Side-yard setbacks: 5 feet on interior side yard Front-yard setback: 30 feet from property line
Requirements	<p>Minimum accessibility and landscaping requirements apply. See attached handouts. Additionally, home designs must include either:</p> <ul style="list-style-type: none"> Two units (duplex), owner occupied An accessory dwelling unit (ADU) Fully accessible per the criteria outlined in the Minnesota Accessibility Code Section 1002: Accessible Units, and/or- Sustainable design that meets the city's Green Credit standards and includes solar panels, geothermal heating, or other equivalent feature <p><u>Priority will be given to proposals that include two units.</u></p>
Notes	<p>Cure-in-Place Pipe (CIPP) or new service must be utilized for sewer/water service. Must confirm proposal with Public Works.</p> <p>Must meet sound attenuation standards due to airport proximity.</p> <p>Priority will be given to designs that preserve existing trees. A tree protection plan must be submitted with the building permit application.</p>

The following documents are required to apply for the property:

- Elevations and Floor plans (11 x 17; 2 copies)
- Site Plan (11 x 17; 2 copies)
- List of materials, explanation of special features
- Explanation of financial readiness (including: budget, anticipated costs, and how project will be financed)
- Signed Contract between Builder & Buyer
- Project Information Form
- Builder reference sheet
- Application Fee (\$550)*, check made out to "Richfield HRA"

Digital or hard copies of all proposals can be sent to:

HouseSpecialist@richfieldmn.gov

-or-

Housing Specialist
6700 Portland Avenue South
Richfield, MN 55423

Questions: Contact Celeste McDermott or Brian Duerwachter, Housing Specialists, at 612-861-9778 or cmcdermott@richfieldmn.gov or bduerwachter@richfieldmn.gov.

*Application fees will be returned to applicants not chosen.



LOT PRICING

6326 14th Avenue

Lot price adjustments have been made to account for sound attenuation requirements. The following are the base prices for each housing feature:

Duplex	\$91,500
Sustainable Design	\$101,500
Accessory Dwelling Unit	\$99,000
Full Accessibility*	\$101,500

Additional lot price adjustments will be made for home proposals meeting more than one of the required features. See chart below for lot price adjustment amounts.

Lot feature	Lot price reduction
Duplex	\$20,000
Green Credit	\$10,000
Full accessibility*	\$10,000
Accessory Dwelling Unit	\$12,500

Examples: A duplex (base price \$91,500) that includes an ADU (lot price reduction of \$12,500) would result in lot price of \$79,000. A duplex (base price \$91,500) that includes an ADU (lot price reduction of \$12,500) and sustainable design (lot price reduction of \$10,000), the final lot price would be \$69,000.

*In order to qualify for this price, the home meet the criteria outlined in the Minnesota Accessibility Code Section 1002: Accessible Units



RICHFIELD REDISCOVERED APPLICATION SCHEDULE
6326 14th Avenue

ITEM	TIMELINE
<p>Preliminary Applications Accepted</p> <ul style="list-style-type: none"> <input type="checkbox"/> Elevations and Floor plans (11 x 17; 2 copies) <input type="checkbox"/> Site Plan (11 x 17; 2 copies) <input type="checkbox"/> List of materials <input type="checkbox"/> Explanation of financial readiness and preliminary budget <input type="checkbox"/> Signed Contract between Builder & Buyer <input type="checkbox"/> Project Information Form <input type="checkbox"/> Builder reference sheet <input type="checkbox"/> Application Fee (\$550)* 	<p>Application review will start June 14th 2023, but preliminary applications will be accepted until the lot is awarded. Priority will be given to applications that meet all review criteria.</p>
<p>Reservation of Lot Awarded</p>	<p>TBD</p>
<p>Complete Application Due</p> <ul style="list-style-type: none"> • Landscape Plan (11 x 17; 2 copies) • Signed Development Agreement (provided by HRA) • Estimated Construction Timeline, including demolition plan • Builder’s Financial capability statement • Buyer’s Financial capability statement • Proof of Builder’s comprehensive general liability insurance with property damage protection • Proof of sufficient worker’s compensation insurance coverage by the Builder • Builder’s written warranty program • Description of and special features or proposed certification programs, if applicable 	<p>Complete application due three weeks before HRA Meeting and Public Hearing.</p>
<p>HRA Meeting and Public Hearing</p> <ul style="list-style-type: none"> • Staff report available online week prior to meeting • Selected applicant and builder should plan to attend meeting 	<p>Available meeting dates: Monday, July 17th Monday, August 14th Monday, September 18th</p>
<p>Submission and Issuance of Builder Permits</p> <ul style="list-style-type: none"> • Applicants should anticipate a 3-4 week review period after submitting complete permit applications. • Closing on the sale of the lot may occur once building permits have been approved. 	<p>Permits issued 3-4 weeks after complete submission</p>

*Application fees will be returned to applicants not chosen.

Questions: Celeste McDermott or Brian Duerwachter, Housing Specialists
cmcdermott@richfieldmn.gov or bduerwachter@richfieldmn.gov or (612) 861-9778



**RICHFIELD REDISCOVERED
Application Form**

6326 14th Avenue

BUYERS

Name (s): _____

Current Address: _____

Phone Number(s): _____

Email Address(es): _____

BUILDER

Primary Contact: _____

Address: _____

Phone Number(s): _____

Email Address(es): _____

Builder to assume: Cost of Lot Acquisition \$10,000 Cash Escrow

LENDER:

Phone Number: _____

Email Address: _____

Type of House Planned: Two story 1½ story Single story

Explanation of Duplex, Sustainable Design, Accessibility or ADU proposals attached

Number of finished bedrooms: _____

Number of finished bathrooms: _____

Number of garage stalls: _____

Finished Square Footage: _____

Anticipated Value upon Completion: \$ _____

Anticipated Closing Date on Lot Sale: _____

Anticipated Construction Start Date: _____

Anticipated Construction Completion Date: _____



RICHFIELD REDISCOVERED BUILDER FORM

Builder Name:

Phone No.:

Builder Address (street/city/zip):

Contact Person: _____

Contact Phone: _____

Contact Email: _____

1. How many years has your company been in business? _____
2. In the past three years, what has been the average number of homes your company has built per year? _____
3. In the past three years, what has been the average sale price of your new homes?

4. Please indicate if you comply with statutory warranties.
Yes _____ No _____

Attach a copy of your company warranty policy.
5. Please provide proof of Builder's Comprehensive General Liability Insurance with Property Damage Protection.
6. Please provide proof of sufficient worker's compensation insurance coverage .
7. You meet Minnesota state licensing requirements. Yes ____ No ____
8. Please list municipalities in which you have secured building permits within the past 3-5 years and indicate the name of the City staff person (building official or other) with whom you had the most contact.
1. _____

2. _____
3. _____
4. _____
5. _____

9. Provide names, addresses and telephone numbers from five customers that may be contacted as references.

1. _____
2. _____
3. _____
4. _____
5. _____

10. Provide names, addresses and telephone numbers of three major suppliers or subcontractors that may be contacted as references.

1. _____
2. _____
3. _____

11. Please identify:

1. Construction Lender _____
2. Design Professional _____

I have reviewed the general program summary and to the best of my knowledge can meet the specified requirements. The information contained on this form may be provided to lenders, homeowners, and others interested in participating in the Richfield Rediscovered program.

By: _____

Its: _____

Date: _____



Richfield Rediscovered Program
6326 14th Avenue
REVIEW CRITERIA

- Application complete (elevations, floor plans, site plan, list of materials, signed contract, builder references, application form, fee)
- Home design must include at least one of the following:
 - Two unit, owner occupied duplex
 - Accessory Dwelling Unit
 - Sustainable design that meets attached Green Credit standards and includes solar panels, geothermal heating, SIP panels or equivalent feature.
 - Fully accessible per the criteria outlined in the Minnesota Accessibility Code Section 1002: Accessible Units
- Meets Minimum Accessibility Requirements (see attached handout)
- Meets Program minimum size guidelines (3 BR, 2 BA, 2-car garage, basement). These requirements are per proposal, not per unit.
- Garage not forward of front building line/porch
- Meets City Codes/Zoning Ordinance (setbacks, driveway rules, height, lot/building coverage)
- Presents a balanced and pleasing view from all sides
 - Well-designed
 - Windows balanced on all sides
 - No large, blank walls
 - Trimmed-out windows on all sides
- Design is complementary to the neighborhood
 - Neighborhood “fit”
 - Height sensitivity (through design, greater setbacks, etc.)
 - Window style
 - Roof lines
 - Other features
- Energy-efficiency features/certification
- Garage/Garage Door/driveway appearance minimized
- Housing value
- Quality of materials used
- Square footage
- Builder references



Minimum Accessibility Requirements for all Richfield Rediscovered Homes

These are the minimum requirements for all homes built through the Richfield Rediscovered Program. In order to qualify for a lot price reduction, the home must meet the criteria outlined in the Minnesota Accessibility Code Section 1002: Accessible Units

- Exterior
 - All walkways at least 36 in wide
 - Attention paid to entrance accessibility (railings, stair tread measurements, slope etc)
 - Outside light with motion control at entryways
- Entryways
 - One half inch threshold
 - 36 in clear opening
 - Five foot by five foot by five foot landing on each side of door
- Covered entry
- All doors
 - Lever style door handles (not round doorknobs)
 - 32 in clear opening for all doors
 - Flush entrance for interior doors
 - 18 in clearance beyond latch
- Bathrooms
 - All bathrooms must have reinforcements in place for placement of future grab bars
 - Wheelchair turning radius included in at least one ground floor bathroom
- Lit closets
- Laundry room- Clear floor space 36 inches wide extending full length of appliances plus 18 inches to either side of clothes washer and dryer.
- 48 inches between counters in kitchen
- Large rocker-style light switches that are easy to use
- Hallways 36 inches wide; 42 inches is recommended



Construction Standard Overview for ADU's & 2 Family Dwellings

- 1) A stamped signed architectural design will be required and must address the following:
 - a. Required fire separation of units and any common areas.
 - b. Required sound transmission class (STC) ratings.
 - c. Required egress.
 - d. How access to utilities will be achieved for both units.
- 2) Each unit must have separate HVAC systems per section 601.5 of the 2020 Minnesota Mechanical Code. Mechanical work must be done by a licensed contractor.
- 3) Must provide access at all times to the electrical panel for both units. Separate electrical panels are recommended.
- 4) Plumbing
 - a. Each unit must have the ability to shut off their water in their unit and should have separate meters.
 - b. Sewer and water access can be shared, or separate if desired.
 - c. Plumbing work must be done by a licensed contractor.
 - d. You must get a Sewer Access Charge (SAC) determination by the Met Council
- 5) A structural engineer could be required depending on the work completed to meet code.
- 6) Duplex side entrances must be set back from neighboring properties an additional 5 feet (total setback of ten feet from the lot line). A main entrance (that is not a garage entrance) is required to face the street.
- 7) Square footage requirements:
 - a. Duplex- each unit must be at least 800 square feet.
 - b. ADU- Minimum of 300 square feet, maximum of 800 square feet. See ADU Handout for full requirements.
- 8) Minimum parking requirements for Richfield Rediscovered:
 - a. Single family home with ADU- two car garage, one additional off street parking spot (may or may not be enclosed)
 - b. Duplex- two car garage, two additional off street parking spots (may or may not be enclosed)
 - c. Duplex with ADU- two car garage, two additional off street parking spots (may or may not be enclosed)

Green Credit Standards for Richfield Rediscovered

	Requirement	Details
Overall Certification	Obtain one of the listed certifications, or propose a different certification to be approved by City staff. Share the submitted certification checklist or documents with City staff.	<input type="checkbox"/> GreenStar Homes – Silver <input type="checkbox"/> MN GreenPath – Advanced or Master <input type="checkbox"/> ENERGY STAR <input type="checkbox"/> LEED Certification
Tree Standards	<p>4 trees must be on the lot. Existing trees that remain throughout construction count towards this total.</p> <p>Must plant a boulevard tree if there is not an existing one.</p>	<p>Trees must be from the list of approved species (see attached). At least one ornamental must be a tree and not a shrub. Staff will conduct a lot review for ideal placement to increase natural heating/cooling efficiency.</p> <p>Unless otherwise specified by the Public Works Director, all tree species and their cultivars and varieties planted on the boulevard shall conform to American Association of Nurserymen Standards and be at least 1½ to 2 inches (1.5-2”) in diameter, six inches (6”) above ground level, and at least nine feet (9’) in height when planted. The crown shall be in good balance with the trunk.</p>
Landscaping	50% of “unbuilt” green space must be alternatively landscaped. One feature must be located in the front yard. SSOM compost use is required to fulfill this standard.	<p><u>Approved landscaping elements:</u></p> <input type="checkbox"/> Native grasses/natural or conservation landscaping <input type="checkbox"/> Gardens (pollinator, flower, food, etc.) <input type="checkbox"/> Xeriscaping <input type="checkbox"/> other proposals as approved by City staff

<p>Water Conservation</p>	<p>Must include 1 or more features.</p> <p>All downspouts must be disconnected and drain into the grass, a garden, or a rainwater harvesting system.</p> <p>Install water-conserving appliances and fixtures.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Install a grass strip in the middle of the driveway for less impervious pavement. <input type="checkbox"/> Install a rainwater harvesting system (i.e. a cistern) or rain barrels. <input type="checkbox"/> Use permeable materials in walkways or patios.
<p>Materials</p>	<p>Must include 1 or more features.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Enhance indoor environmental quality by using non-toxic building materials, ventilation and exhaust systems, and moisture control products and systems. <input type="checkbox"/> Use locally-produced, salvaged and/or manufactured materials, products with recycled content or from renewable sources, recyclable or reusable materials, and low-VOC-emitting materials. <input type="checkbox"/> Reduce waste generated during the construction process and operation of buildings. If demolition occurs, sort and recycle leftover materials and debris.
<p>Energy Efficiency</p>	<p>Must include 1 or more features.</p> <p>All LED lighting, a programmable thermostat, a high-efficiency HVAC system, and attic insulation are required.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Reduce energy consumption by taking advantage of natural heating, cooling and day lighting. <input type="checkbox"/> Install conduit for an EV charger so the garage is “EV-ready”. <input type="checkbox"/> Install solar panels. <input type="checkbox"/> Install a heat pump system. <input type="checkbox"/> Install all electric appliances.
<p>Other</p>	<p>One of these features may count towards any of the above categories (except Trees, Landscaping, and</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Install a green roof. Green roofs help manage storm water by mimicking hydrologic processes normally associated with open space. Plants capture rainwater and absorb it in their root zone, encouraging evapotranspiration and preventing much stormwater

	Overall Certification)	from entering runoff streams. <input type="checkbox"/> Deconstruction of any existing building onsite.
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List of Acceptable Tree Varieties

General conditions for selecting varieties of trees suitable are: hardiness, upright growth characteristics, lack of fruit or nuts, local availability, and price. Other varieties may be accepted by the City Forester.

Deciduous or coniferous trees

Birch, Prairie Dream
 Birch, River
 Birch, Whitespire
 Buckeye, Autumn splendor
 Coffeetree, Kentucky-Espresso
 Elm, New Harmony
 Elm, New Horizon
 Elm, Princeton
 Elm, Valley Forge
 Ginkgo, Autumn Gold
 Ginkgo, Princeton Sentry
 Hackberry
 Honeylocust, Imperial
 Honeylocust, Northern Acclaim
 Honeylocust, Skyline
 Honeylocust, Streetkeeper
 Honeylocust, Sunburst
 Ironwood
 Linden, American
 Linden, Blvd.
 Linden, Glenleven
 Linden, Greenspire

Linden, Redmond
 Linden, Sentry
 *Maple, Hybrids (Autumn Blaze, Fantasy, Firefall and Radiance)
 *Maple, Norway
 *Maple, Sugar
 *Maple, Red
 Oak, Bur
 Oak, Crimson Spire
 Oak, Heritage
 Oak, Northern Pin
 Oak, Red
 Oak, Regal Prince
 Oak, Swamp White
 Oak, Warei 'Long'
 Pine, White

*Maples are allowed but not recommended due to their prevalence in Richfield.

Ornamental trees

Ash, Showy Mountain
Beech, Blue
Crabapple, Donald Wyman
Crabapple, Harvest Gold
Crabapple, Pink Spires
Crabapple, Prariefire
Crabapple, Rejoice
Crabapple, Royal Raindrops
Crabapple, Spring Snow
Crabapple, Velvet Pillar
Hawthorn, Russian
Hawthorn, Thornless
Japanese Tree Lilac, Ivory Silk
Japanese Tree Lilac, Summer Storm

Prohibited Trees

Amur Cork
Amur Maple
Ash
Autumn Olive
Black Locust
Boxelder
Buckthorn
Ginko (female only)
Mulberry
Non-disease resistant elm species
Nonhybrid cottonwood species
Norway Maple
Russian Olive
Siberian Elm
Siberian Peashrub
Tree of Heaven