



**CITY COUNCIL/HRA/PC WORK SESSION  
RICHFIELD MUNICIPAL CENTER, BARTHOLOMEW ROOM  
MARCH 10, 2020  
6:00 PM**

Call to order

1. Preliminary consideration of a redevelopment proposal for 7424 Lyndale Avenue South.

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.**



**STAFF REPORT NO. 7**  
**WORK SESSION**  
**3/10/2020**

REPORT PREPARED BY: Melissa Poehlman, Asst. CD Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director  
3/4/2020

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez  
3/5/2020

**ITEM FOR WORK SESSION:**

**Preliminary consideration of a redevelopment proposal for 7424 Lyndale Avenue South.**

**EXECUTIVE SUMMARY:**

The property at 7424 Lyndale Avenue South has been purchased by Lunieski and Associates (Developer) in the hopes of building a small mixed use project on the site. The existing building on the site is a former single-family home that had operated as a hair replacement clinic for many years. This business has since closed.

The preliminary concept includes 30 apartments and 3,000 square feet of ground floor office space. The building is three-stories with a rooftop deck and lounge; parking would be primarily underground. As proposed, parking is in the right range for this type of development.

Due to the high cost of structured parking, the Developer has determined that they would almost certainly require some degree of public financial assistance to make this project feasible. The most appropriate public funding identified by staff would be a Tax Increment Financing (TIF) District. This type of public assistance would require, at a minimum, that the Developer either make 20% of the units affordable to households earning 60% of the Area Median Income (AMI) or contribute 15% of the generated TIF to the Housing and Redevelopment Fund.

The property is zoned and guided for commercial use (C-2 and Community Commercial, respectively); however, the area includes a mix of multi-family residential and commercial uses. The current zoning district does make some allowances for projects that include residential use above commercial; however, as proposed both a zoning and Comprehensive Plan amendment are likely necessary. This process would trigger the City's requirement for a neighborhood meeting prior to consideration of the project by the Planning Commission and City Council.

**DIRECTION NEEDED:**

Staff is seeking a first reaction from policy-makers. If the initial reaction is positive, then staff would recommend progressing to the Housing and Redevelopment Authority (HRA) for the consideration of a Preliminary Development Agreement. If policy-makers are less enthusiastic in their support, then staff would direct the Developer to modify their proposal prior to any additional considerations.

**BACKGROUND INFORMATION:**

A. **HISTORICAL CONTEXT**

See Executive Summary.

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

None.

C. **CRITICAL TIMING ISSUES:**

None.

D. **FINANCIAL IMPACT:**

The Developer has determined that some degree of public assistance will likely be required to make the proposed project feasible. No financial analysis has taken place at this time. If policy-makers are generally supportive of this type of development in this location, the Developer will be required to submit application materials and fees necessary to move forward with this analysis.

E. **LEGAL CONSIDERATION:**

None.

**ALTERNATIVE(S):**

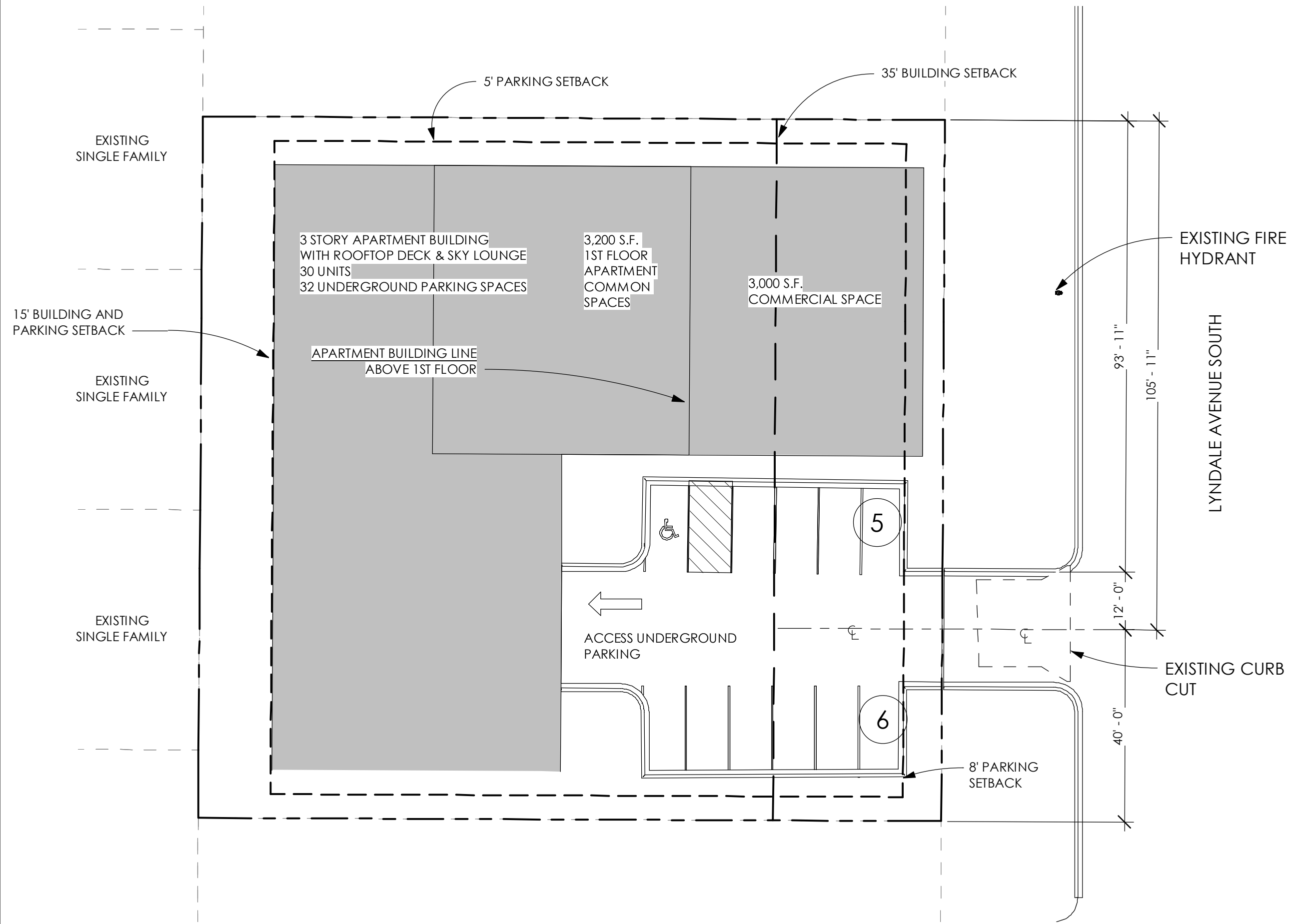
None.

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Bob Lunieski, Lunieski and Associates

**ATTACHMENTS:**

Description	Type
□ Preliminary Site Plan	Exhibit



**DEVELOPMENT SUMMARY**

**PROPOSED MIXED USE APARTMENT BUILDING**

- 30 UNITS
- 3,000 S.F. COMMERCIAL SPACE

**GARAGE**

- 12,000 S.F. (32 PARKING SPACES)

**1ST FLOOR**

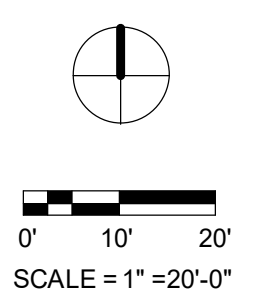
- 12,000 S.F. (9,000 S.F. APTS, 3,000 COMMERCIAL)

**2ND & 3RD FLOOR**

- 9,000 S.F. (APARTMENTS)

**4TH FLOOR**

- 1,500 SKYLounge & ROOFTOP DECK



**7424 Lyndale Mixed Use**

**Site Plan - Option - 2**

