



**STAFF REPORT NO. 112**  
**CITY COUNCIL MEETING**  
**6/26/2018**

REPORT PREPARED BY: Melissa Poehlman, Assistant CD Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director  
6/20/2018

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Steven L. Devich, City Manager  
6/21/2018

**ITEM FOR COUNCIL CONSIDERATION:**

**Consideration of a variety of land use requests related to a proposal to construct condominiums, townhomes, and apartments on the northern portion of the former Lyndale Garden Center property and an adjacent single-family property.**

**EXECUTIVE SUMMARY:**

The Lyndale Garden Center closed its doors in 2006. The property was purchased by The Cornerstone Group in 2011 and an overall development plan including 151 apartments, a grocery store, 11,000 square feet of retail/restaurant space, and outdoor activity spaces was approved by the City Council in March of 2013. The Lakewinds Cooperative opened for business in 2014 on the south half of the site, but plans for the housing and additional retail space stalled and approvals have expired. The Cornerstone Group has continued to work on the project, completing shoreline improvements last year and now moving forward with partner North Bay Companies (North Bay) to redevelop the northern portion of the site with a variety of housing types. In addition to the former Lyndale Garden Center land, the Cornerstone Group has purchased one single family home to the north (6328 Aldrich Ave). This property is proposed to be rezoned and included in the development.

The current proposal includes 30 for-sale condominiums along the shoreline of Richfield Lake, 8 rental townhomes, and 66 apartments in a 3-story building adjacent to Lyndale Avenue. Parking for the condominiums will be provided underground and in an accessory garage building that takes advantage of the elevation change to the north of the property. Parking for the townhomes and apartments will be provided in a parking podium that occupies approximately 2/3 of the street level of the apartment building and a surface lot. Along Lyndale Avenue, the street level of the apartment building includes common areas and walk out units. The proposed density of the project is lower than originally proposed and lower than currently permitted by the Comprehensive Plan; however, the draft Comprehensive Plan calls for allowing lower densities at the edges of Richfield's downtown Mixed Use District where a lower density could be used to transition to an adjacent single-family neighborhood. The proposed 33 unit/acre development fits within the proposed transitional density range and the developers have requested a Comprehensive Plan amendment to allow this density now rather than waiting for final approval of the Comprehensive Plan this fall.

Parking for the apartment/townhome portion of the project is provided at a lower ratio than normally allowed. North Bay has submitted a statement in support of their proposed parking, indicating that the proposal provides two spaces for each townhome and one for each apartment. North Bay believes that the studio units will almost entirely be occupied by a single person and that in some cases these renters may not even own a car and instead rely on bicycles and mass transit. Additionally, the future retail development to south will provide overflow parking. Retail parking will not be constructed until final plans for a retail development have been approved.

The proposed project meets a number of goals of the Comprehensive Plan and the vision that the community has for this area. The project diversifies Richfield's housing offerings, improves the Lyndale Avenue "gateway" to the community, takes full advantage of the amenity of Richfield Lake, provides quality open space and public art, and minimizes the need for vehicle use by providing housing immediately adjacent to recreation and grocery. Staff recommends approval of the proposed project.

### **RECOMMENDED ACTION:**

By motion:

1. Adopt a resolution that amends the Richfield Comprehensive Plan to designate Lots 1-2, Block 1, Lyndale Gardens Addition and 6328 Aldrich Avenue as Mixed Use and allow a housing development that is less than 50 dwelling units per acre;
2. Approve a second reading of an ordinance that amends Richfield Zoning Code Appendix I to designate 6328 Aldrich Avenue as Planned Mixed Use; and
3. Adopt a resolution approving a Conditional Use Permit and Final Development Plans for a Planned Unit Development on Lots 1 and 2, Block 1, Lyndale Gardens 2nd Addition.

### **BASIS OF RECOMMENDATION:**

#### **A. HISTORICAL CONTEXT**

- This site is located within the Lakes at Lyndale area of the City. For many years, this has been considered Richfield's downtown and redevelopment has been a priority.
- The Lyndale Garden Center closed in 2006 and this site suffered frequent vandalism and occasional criminal activity for many years.
- The Cornerstone Group purchased the property in 2011 and has been working steadily toward redevelopment since that time.
- The Cornerstone Group has held a number of open houses related to the proposed condominium project and an open house related to both the condominium and apartment portions of the development on May 12, 2018.

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

- 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 proposed development thoughtfully reacts to the existing character on all sides. Buildings are located to take advantage of Richfield Lake, create street activity and interest along Lyndale Avenue and minimize bulk/mass along the single-family edge.
- Parking provided for the apartments is lower than what has been approved elsewhere in the city. North Bay is confident that enough parking has been provided. City staff is cognizant of changes related to automobile ownership and anticipates further reduction in individual ownership, particularly in this type of development. The availability of shared parking on the retail site provides comfort in allowing this reduced parking number. The resolution requires that shared parking agreements be recorded to memorialize this relationship.

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

- 60-DAY RULE: The 60-day clock 'started' when a complete application was received on May 14,



2018. A decision is required by July 13, 2018 or the Council must notify the applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.

**D. FINANCIAL IMPACT:**

- Required application fees have been paid.

**E. LEGAL CONSIDERATION:**

- A public hearing was held by the Planning Commission on May 29, 2018.
- Notice of this public hearing was published in the Sun Current newspaper and mailed to properties within 500 feet of the site on May 15.
- The Planning Commission unanimously voted to recommend approval of the proposed project.
- The City Council approved a first reading of the ordinance to rezone 6328 Aldrich Avenue on June 12.

**ALTERNATIVE RECOMMENDATION(S):**

- Recommend approval of the proposal with additional/modified stipulations.
- Recommend denial of the proposal with findings that requirements are not met.

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Representatives of The Cornerstone Group and North Bay Companies

**ATTACHMENTS:**

Description	Type
□ Resolution - Comp Plan	Resolution Letter
□ Ordinance - Rezone 6328 Aldrich Ave	Ordinance
□ Resolution - PUD	Resolution Letter
□ Plans - Master PUD & Condominiums (Lakeside)	Exhibit
□ Plans - Apartment/Townhome	Exhibit
□ Applicant Narrative	Exhibit
□ Parking Narrative	Exhibit
□ Zoning/Comp Plan Map	Exhibit

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AMENDING THE CITY'S COMPREHENSIVE PLAN  
CHANGING THE DESIGNATION OF  
6328 ALDRICH AVENUE TO "MIXED USE"  
AND ALLOWING A DENSITY  
LOWER THAN 50 UNITS PER ACRE**

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

**WHEREAS**, the Comprehensive Plan designates 6328 Aldrich Avenue as "Low-Density Residential;" and

**WHEREAS**, the Comprehensive Plan designates land immediately adjacent (south) to 6328 Aldrich Avenue as "Mixed Use"; and

**WHEREAS**, the 2008 Comprehensive Plan calls for densities of 50 or more units per acre in the Mixed Use District; and

**WHEREAS**, the Draft 2018 Comprehensive Plan calls for densities of 25-50 units per acre on the edges of the Mixed Use District; and

**WHEREAS**, the Draft 2018 Comprehensive Plan has been sent out to adjacent and affected jurisdictions and the Metropolitan Council for comment; and

**WHEREAS**, the proposed density of the development meets the guidelines of the Draft 2018 Comprehensive Plan; and

**WHEREAS**, the property boundary of 6328 Aldrich Avenue extends into the property to the Mixed Use property to the south; and

**WHEREAS**, the City has reviewed the 2008 and Draft 2018 Comprehensive Plan classification and determined that it would be appropriate to designate 6328 Aldrich Avenue as "Mixed Use" and allow development that meets the densities prescribed by the Draft 2018 Comprehensive Plan; and

**WHEREAS**, the Planning Commission conducted a public hearing on May 29, 2018 concerning modifying the Guide Plan and recommended approval of the modifications; and

**WHEREAS**, the City Council considered the amendment on June 26, 2018;

**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 6328 Aldrich Avenue as "Regional Commercial" and allow development densities between 25-50 units per acre, all 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 26th day of June, 2018.

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Pat Elliott, Mayor

ATTEST:

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Elizabeth VanHoose, City Clerk



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RELATING TO ZONING;  
AMENDING APPENDIX I TO THE RICHFIELD CITY  
CODE BY REZONING 6328 ALDRICH AVENUE  
FROM SINGLE FAMILY RESIDENTIAL (R)  
TO PLANNED MIXED USE (PMU)**

**THE CITY OF RICHFIELD DOES ORDAIN:**

Section 1. Section 8, Paragraph 3 of Appendix 1 of the Richfield Zoning Code is amended to read as follows:

(3) M-3 (Lyndale Gardens Area). Lots ~~1, 2,~~ 3, 4, Block 1 and Outlots B ~~and C,~~ Lyndale Gardens Addition.

Sec. 2. Section 8, Appendix 1 of the Richfield Zoning Code is amended to add a new Paragraph 8 to read as follows:

(8) M-3 (Lyndale Gardens Area). Lots 1-3, Block 1, Lyndale Gardens 2nd Addition.

Sec. 3. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 26th day of June, 2018.

\_\_\_\_\_  
Pat Elliott, Mayor

ATTEST:

\_\_\_\_\_  
Elizabeth VanHoose, City Clerk

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN  
AND CONDITIONAL USE PERMIT  
FOR A PLANNED UNIT DEVELOPMENT**

**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 30 condominiums, 8 townhomes, 66 apartments, and approximately 6,000 square feet of retail space that will coordinate with already-constructed outdoor activity areas and retail space, on land that is legally described in the attached Exhibit A; and

**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 29, 2018 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 15, 2018; 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 mixed use development as described in City Council Report No. \_\_\_\_\_, on the Subject Property legally described above.
3. The approved planned unit development, final development plan and conditional use permit are subject to the following conditions:
  - A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit.
  - The property must be platted and the plat recorded prior the issuance of a building permit.
  - Cross-access and shared parking agreements must be recorded against all parcels prior to the issuance of a certificate of occupancy.

- Executed maintenance agreements for sidewalks that cross/straddle property lines must be submitted to City prior to the issuance of final occupancy permits.
  - Signage for the various elements of this development may be placed on other parcels within the development (off-site signs) with the permission of the property owner. This approval does not constitute approval of specific signs. Sign permits are required and must be applied for separately.
  - Wayfinding signage for public access to Richfield Lake required.
  - Public art required in accordance with City policies and development agreement.
  - Approval of final site plans, building plans, elevations, etc. for the retail building must be submitted as a minor amendment. If the proposal varies significantly from conceptual plans, a major amendment may be required.
  - Final lighting plans must be submitted to and approved by the Community Development and Public Works Directors.
  - A final sediment and erosion control plan 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 plans for sidewalks and improvements in and along the right-of-way must be submitted to and approved by the Community Development and Public Works Directors.
  - A maintenance agreement related to sidewalks and landscaping must be executed prior to issuance of a Certificate of Occupancy.
  - Final utility plans must be submitted to and approved by the Public Works Director.
  - 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 City and State regulations.
  - Prior to the issuance of an occupancy permit the Developer must submit a surety equal to 125% of the value of any improvements not yet complete.
  - The property owner is responsible for replacing any required landscaping that dies.
  - This permit shall expire one year after it has been issued unless: 1) the use for which the permit was granted has commenced; 2) building permits have been issued and substantial work performed; or 3) upon written request of the applicant, the Council extends the expiration date for an additional period not to exceed one year.
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.

Adopted by the City Council of the City of Richfield, Minnesota this 26th day of June, 2018

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Pat Elliott, Mayor

ATTEST:

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Elizabeth VanHoose, City Clerk

## **EXHIBIT A**

### **LEGAL DESCRIPTIONS**

**6328 Aldrich Avenue:** The South 45.00 feet of the North 225.00 feet of that part of Government Lot 3, Section 28, Township 28, Range 24, lying south of the south line of Lot 4, Block 2, Ray's Lynnhurst 2nd Addition, which lies between the southerly extension of the East line of said Block 2 and the East line of the alley in said Block 2 and its southerly extension.

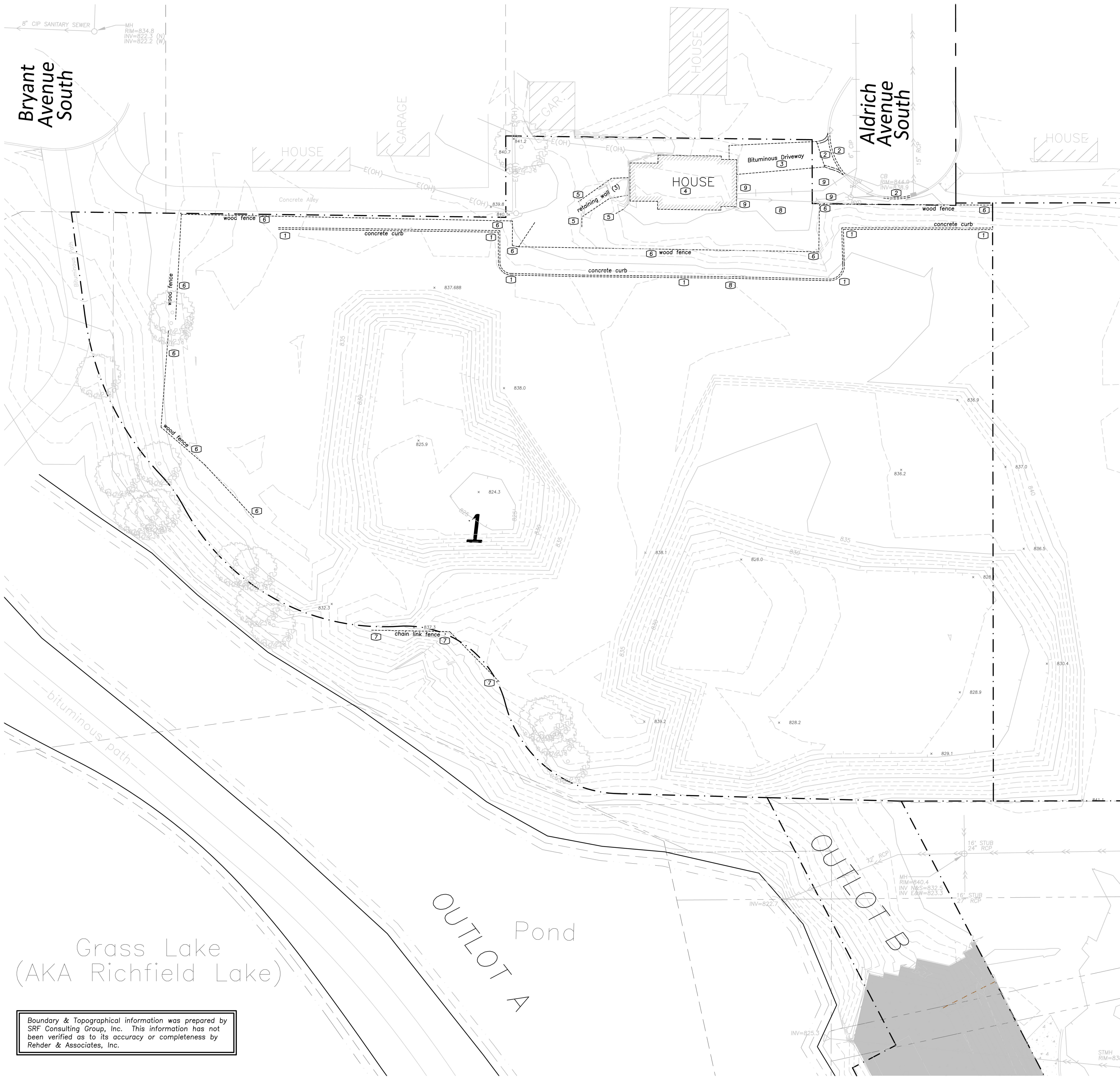
And

Lots 1-2, Block 1, Lyndale Gardens and Outlot C, Lyndale Gardens

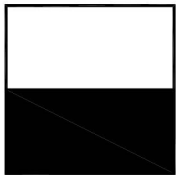
### **PROPOSED PLATTED LEGAL DESCRIPTIONS**

Lots 1-3, Block 1, Lyndale Gardens 2nd Addition





**Rehder & Associates, Inc.**  
*Civil Engineers, Planners and Land Surveyors*  
3440 Federal Drive, Suite 110 • Eagan, Minnesota 55122  
651-452-5051 • Fax: 651-452-9797 • email: info@rehder.com  
PROJECT NO.: 181-3034.010  
DRAWING FILE: 3034010.DWG



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signed

PRINTED NAME: BENTON G. FORD

DATE:

LICENSE NO.:

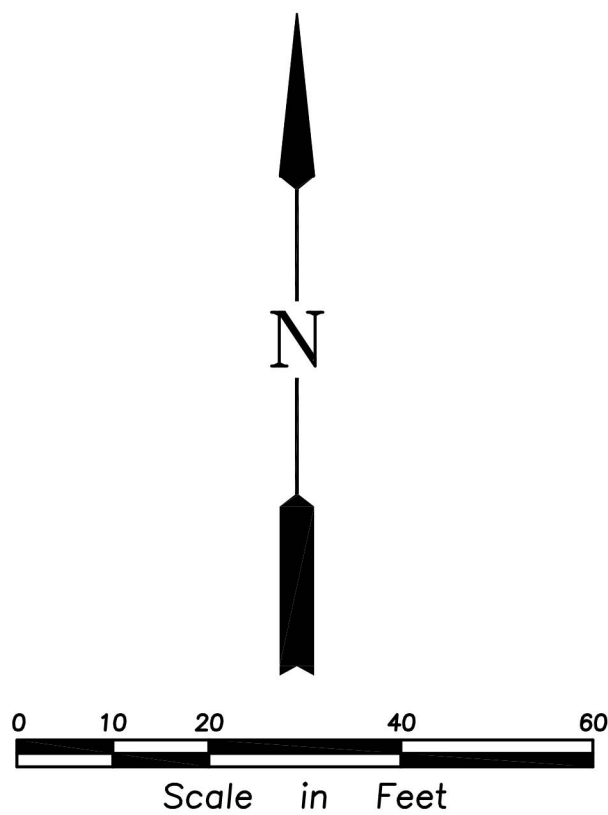
NOT FOR  
CONSTRUCTION

DEMOLITION NOTES

- ① - Remove concrete curb.
- ② - Remove concrete driveway apron.
- ③ - Remove bituminous driveway.
- ④ - Remove house.
- ⑤ - Remove retaining wall.
- ⑥ - Remove wood fence.
- ⑦ - Remove chain link fence.
- ⑧ - Remove tree.
- ⑨ - Remove/abandon sanitary sewr & water service to house per city requirements.

NOTE: SEE ARCHITECTURAL FOR DEMOLITION OF EXISTING HOUSE

Boundary & Topographical information was prepared by SRF Consulting Group, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.



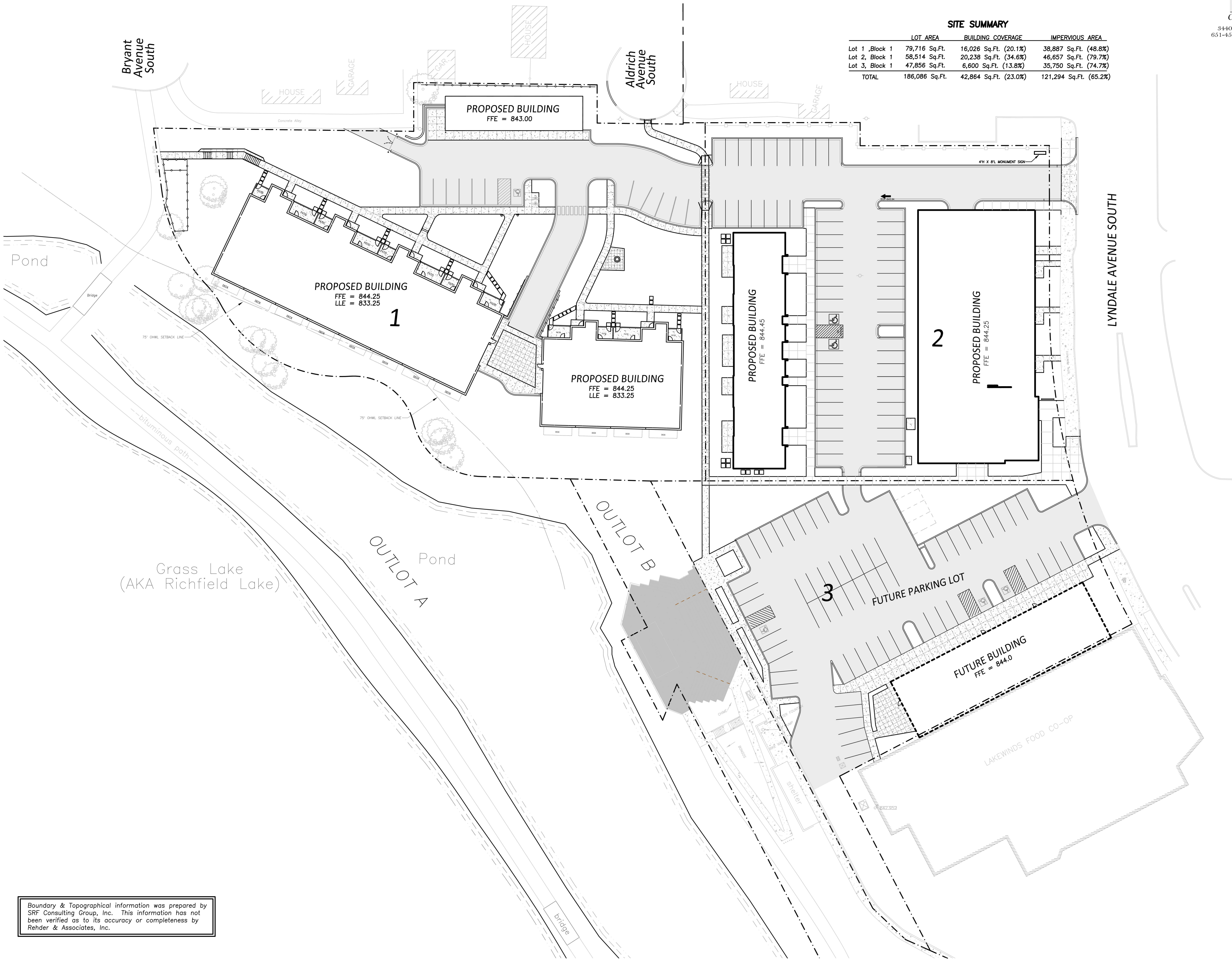
SITE DEMOLITION PLAN  
LAKESIDE AT LYNDALE GARDENS  
THE CORNERSTONE GROUP

REVISIONS	
City Site Plan Review Resubmittal	5-14-18

DATE ISSUED	5-14-18
JOB NO.	1709
FILE NAME	3034010

CO





SITE SUMMARY

	LOT AREA	BUILDING COVERAGE	IMPERVIOUS AREA
Lot 1 ,Block 1	79,716 Sq.Ft.	16,026 Sq.Ft. (20.1%)	38,887 Sq.Ft. (48.8%)
Lot 2, Block 1	58,514 Sq.Ft.	20,238 Sq.Ft. (34.6%)	46,657 Sq.Ft. (79.7%)
Lot 3, Block 1	47,856 Sq.Ft.	6,600 Sq.Ft. (13.8%)	35,750 Sq.Ft. (74.7%)
TOTAL	186,086 Sq.Ft.	42,864 Sq.Ft. (23.0%)	121,294 Sq.Ft. (65.2%)

**Rehder & Associates, Inc.**  
Civil Engineers, Planners and Land Surveyors  
3440 Federal Drive, Suite 110 • Eagan, Minnesota 55122  
651-452-5051 • Fax: 651-452-9797 • email: info@rehder.com  
PROJECT NO.: 181-3034.010  
DRAWING FILE: 3034010.DWG



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signed

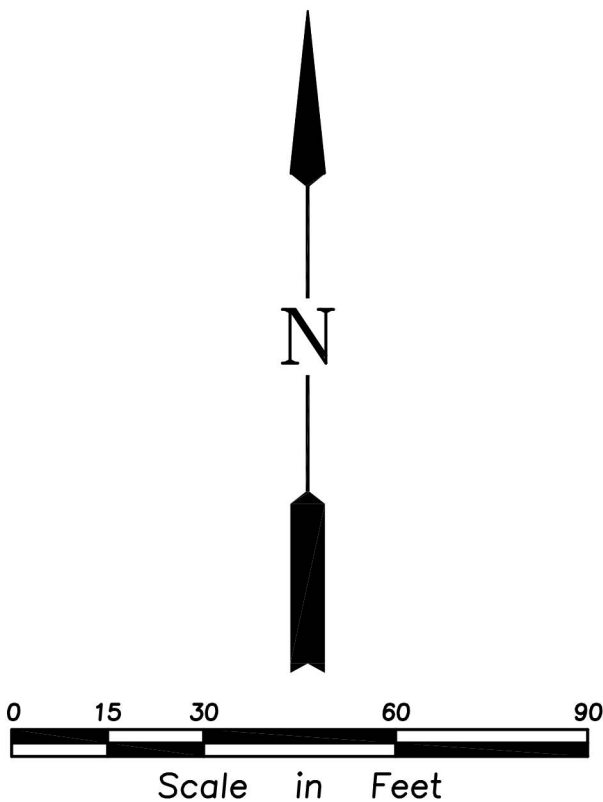
PRINTED NAME:

DATE:

LICENSE NO.:

NOT FOR  
CONSTRUCTION

Boundary & Topographical information was prepared by SRF Consulting Group, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.



MASTER SITE PLAN

LYNDALE GARDENS 2ND ADDITION

THE CORNERSTONE GROUP

REVISIONS

City Site Plan Review Resubmittal 5-14-18

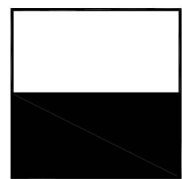
DATE ISSUED 5-14-18

JOB NO. 1709

FILE NAME 3034010

PUD-1





I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signed

PRINTED NAME: BENTON G. FORD

DATE:

LICENSE NO.:

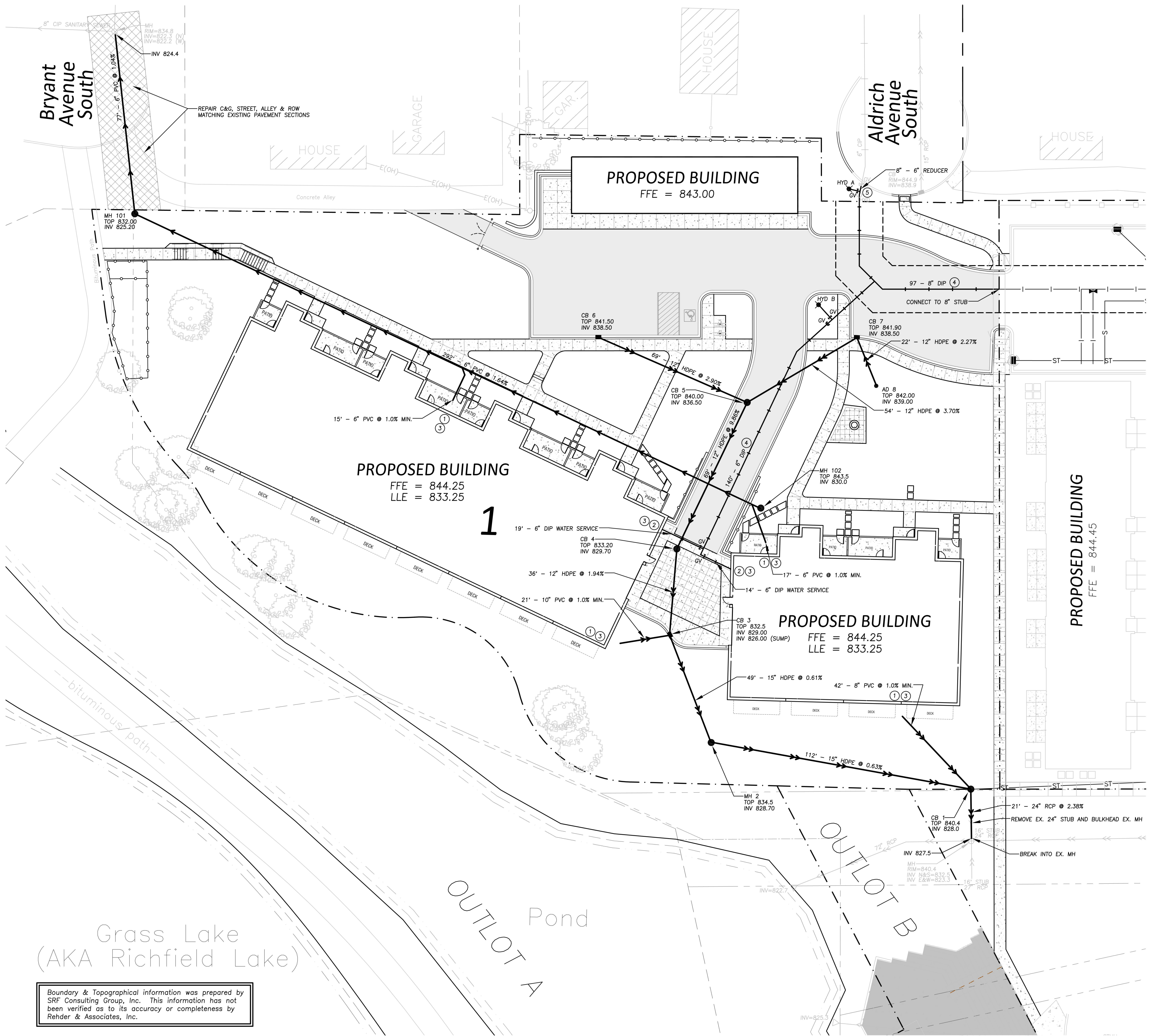
NOT FOR  
CONSTRUCTION

UTILITY PLAN  
LAKESIDE AT LYNDALE GARDENS  
THE CORNERSTONE GROUP

REVISIONS  
City Site Plan Review Resubmittal 5-14-18

DATE ISSUED 5-14-18  
JOB NO. 1709  
FILE NAME 3034010

C2



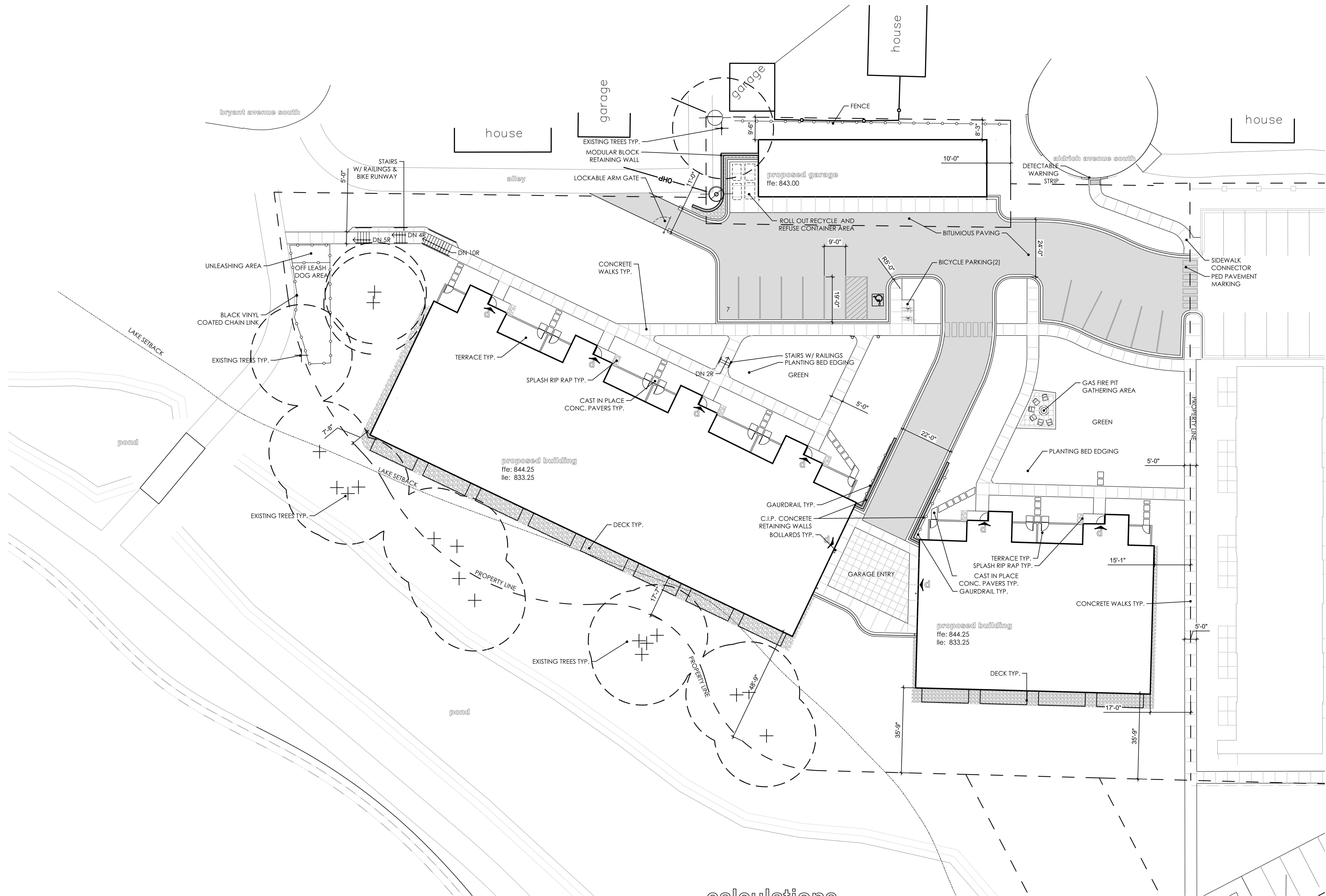
- UTILITY NOTES
- ① - All sewer services to extend to a point 5' from proposed building.
  - ② - Bring water main into proposed building and cap at the floor.
  - ③ - Verify all service locations and inverts with mechanical engineer before construction.
  - ④ - All watermain to have a minimum of 7.5' of cover.
  - ⑤ - Remove and relocate existing hydrant. Connect to existing 6" CIP water main.

LEGEND

- PROPOSED MANHOLE/CATCH BASIN
- PROPOSED CATCH BASIN
- ◆ PROPOSED HYDRANT
- ⋈ PROPOSED GATE VALVE
- PROPOSED AREA DRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED STD. DUTY BITUMINOUS
- PROPOSED CONTOUR
- (840.00) PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- E(OH) EXISTING OVERHEAD ELECTRIC
- COM(UG) EXISTING BURIED TELEPHONE LINE
- 980 EXISTING CONTOUR
- 995.50 EXISTING ELEVATION

Boundary & Topographical information was prepared by SRF Consulting Group, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.



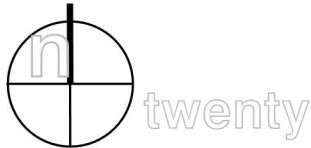


calculations

BUILDING COVERAGE	
BUILDING AREA =	16,026 sq. ft.
LOT AREA =	79,716 sq. ft.
BUILDING COVERAGE PERCENTAGE =	20.1%

IMPERVIOUS SURFACE	
TOTAL IMPERVIOUS AREA=	38,888 sq. ft.
BUILDING AREA =	16,026 sq. ft.
SITE IMPERVIOUS AREA=	22,862 sq. ft.
LOT AREA =	79,716 sq. ft.
IMPERVIOUS COVER PERCENTAGE =	48.8%

site plan



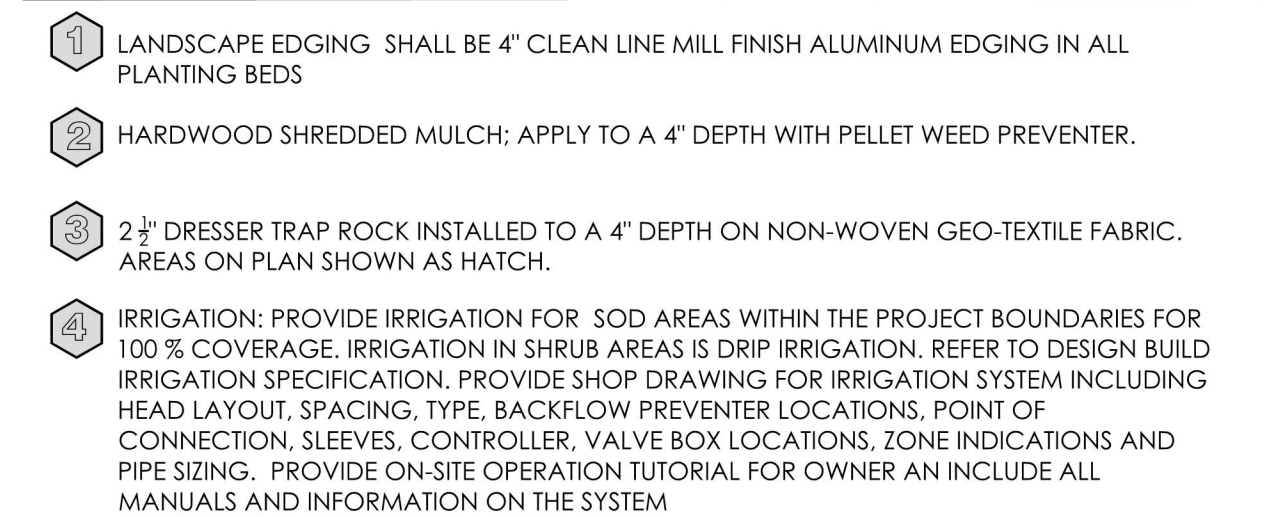
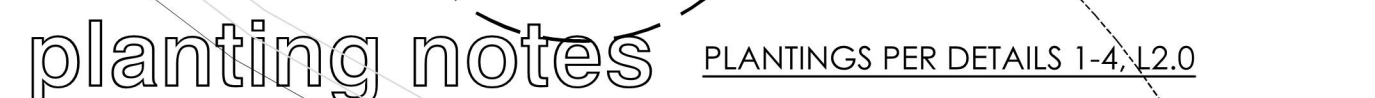
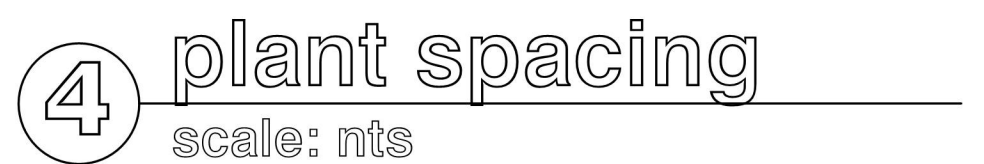
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.

Signature: **NOT FOR CONSTRUCTION**

DATE: 01/03/2018  
REG. NO. 42162

REVISIONS	
CITY SITE PLAN REVIEW	04/14/2018
RESUBMITTAL	
DATE ISSUED : 04/14/2018	
JOB NO.	
FILE NAME	





TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	AA	Acer x freemanii 'Jeffred' / Autumn Blaze Maple H 50' W 40'	3" BB	11	
	AX2	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	7" Clump	7	
	BPO	Betula populiflora 'Whitespire' / Whitespire Birch	14" Clump	7	
	JV	Juniperus virginiana / Eastern Red Cedar	7" BB	22	
	MH	Malus x 'Harvest Gold' / Crab Apple	2.5" BB	11	
	QB	Quercus bicolor / Swamp White Oak	3 1/2" BB	2	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	AM	Aronia melanocarpa elata / Glossy Black Chokeberry	#5 Cont.	74	
	CS	Cornus sericea 'Cardinal' / 'Cardinal' Red-twig Dogwood	#10 Cont.	6	
	HA	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea HT 4' W 4'	#7 Cont.	19	
	MD	Microbiota decussata / Siberian Carpet Cypress	#5 Cont.	58	
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac HT 3' W 5'	#5 Cont.	134	
	TT	Taxus x media 'Tauntonii' / Taunton Yew	24" BB	34	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	HM	Hosta x 'August Moon' / Plantain Lily	#1 Cont.	360	
	PN	Panicum virgatum 'North Wind' / Northwind Switch Grass	#3 Cont.	46	
	SH2	Sporobolus heterolepis / Prairie Dropseed	#1 Cont.	41	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	PP	Poa pratensis / Kentucky Bluegrass	sod		13,155 sf
	FL	Seed Mix / Native Wildflower and Grass Mix	seed		14,565 sf

**LAKESIDE at LYNDALE GARDENS**  
THE CORNERSTONE GROUP  
RICHFIELD, MN

# L2.0





I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota.

Signed

DATE

REG. NO.

NOT FOR  
CONSTRUCTION

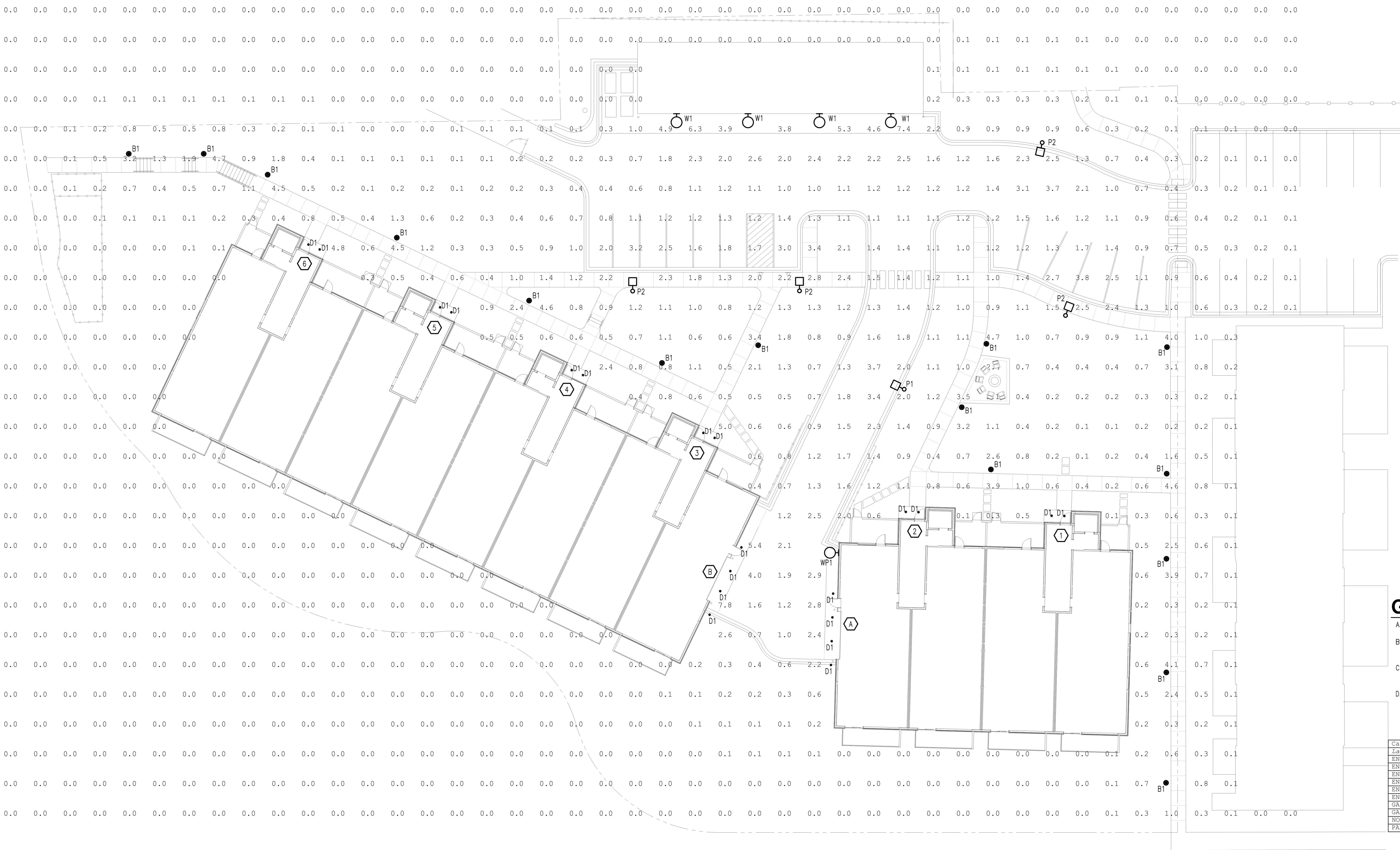
SITE PLAN - PHOTOMETRIC  
LAKESIDE AT LYNDALE GARDENS  
THE CORNERSTONE GROUP

REVISIONS

DATE ISSUED 04/20/2018

JOB NO. 4144.0000

E0.2



## GENERAL NOTES

- A. REFER TO SHEET E0.2A, FOR FIXTURE SCHEDULE AND BOLLARD/POLE BASE DETAIL.
- B. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C. ALL EXTERIOR FIXTURES SHALL BE CONTROLLED VIA PHOTOCELL. CONTROL STRATEGY EMPLOYED SHALL COMPLY WITH MN ENERGY CODE.
- D. ENTRANCE STATISTICS ARE TAKEN WITHIN A RADIUS OF 5' OF THE ENTRANCE. PRIMARY ENTRANCES INDICATED BY

Calculation Summary - Lyndale Gardens							
Label	CalcType	Units	Avg	Max	Min	Max/Min	
ENTRANCE 1	Illuminance	Fc	9.14	10.6	6.6	1.61	
ENTRANCE 2	Illuminance	Fc	9.22	10.7	6.7	1.60	
ENTRANCE 3	Illuminance	Fc	9.26	10.7	6.5	1.65	
ENTRANCE 4	Illuminance	Fc	9.26	10.7	6.5	1.65	
ENTRANCE 5	Illuminance	Fc	9.25	10.7	6.5	1.65	
ENTRANCE 6	Illuminance	Fc	9.21	10.7	6.4	1.67	
GARAGE ENTRANCE A	Illuminance	Fc	7.77	8.9	5.2	1.71	
GARAGE ENTRANCE B	Illuminance	Fc	7.43	8.9	5.2	1.71	
NORTH PROPERTY LINE	Illuminance	Fc	0.11	0.8	0.0	N/A	
PARKING LOT	Illuminance	Fc	1.54	3.8	0.3	12.67	

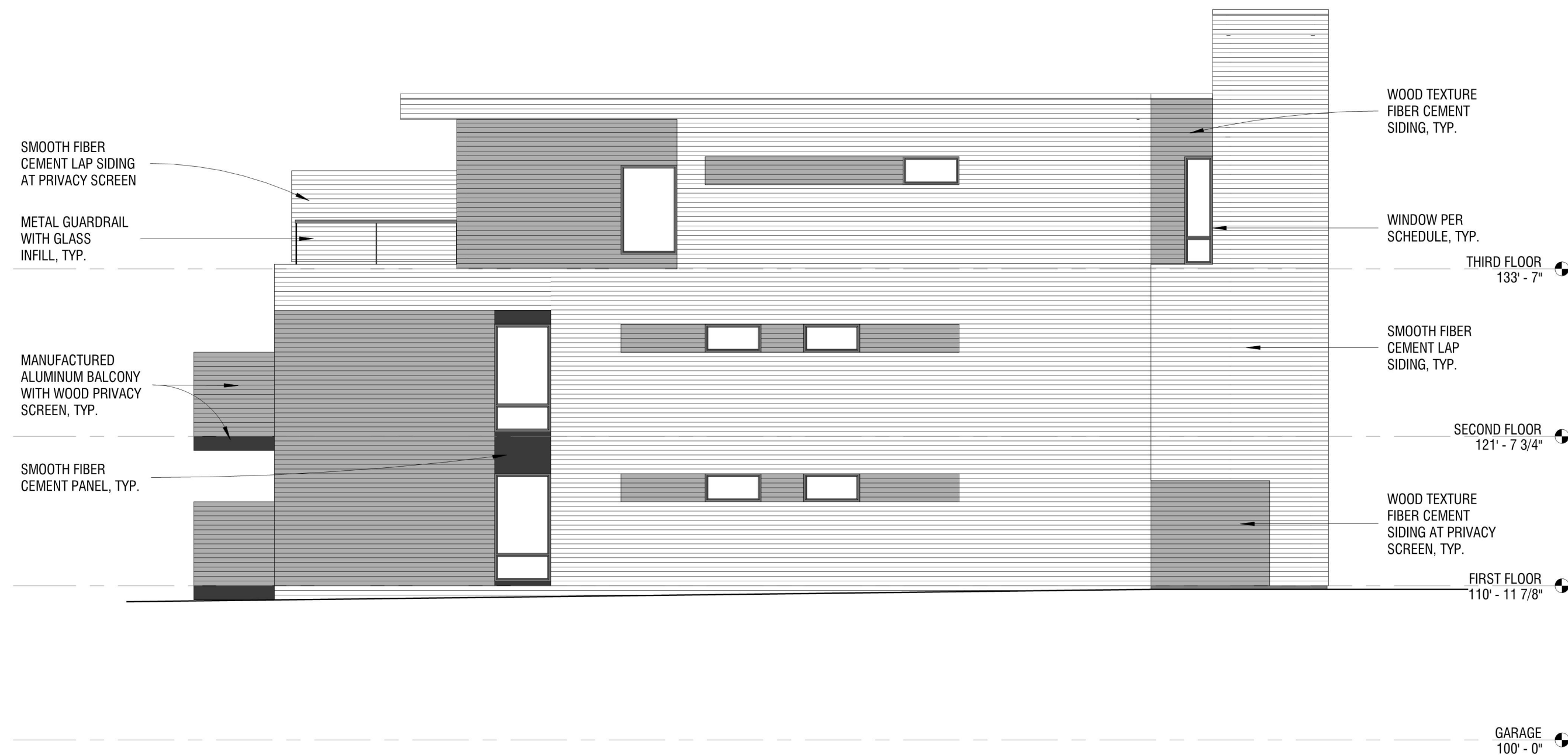
1 SITE PLAN - PHOTOMETRIC  
SCALE: 1" = 20'-0"



4 WEST ELEVATION - BUILDING A  
1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING A  
1/8" = 1'-0"



2 EAST ELEVATION - BUILDING A  
1/8" = 1'-0"



1 NORTH ELEVATION - BUILDING A  
1/8" = 1'-0"



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Signed:

Printed Name: Approver  
Date: 12/19/09  
License No: Approver

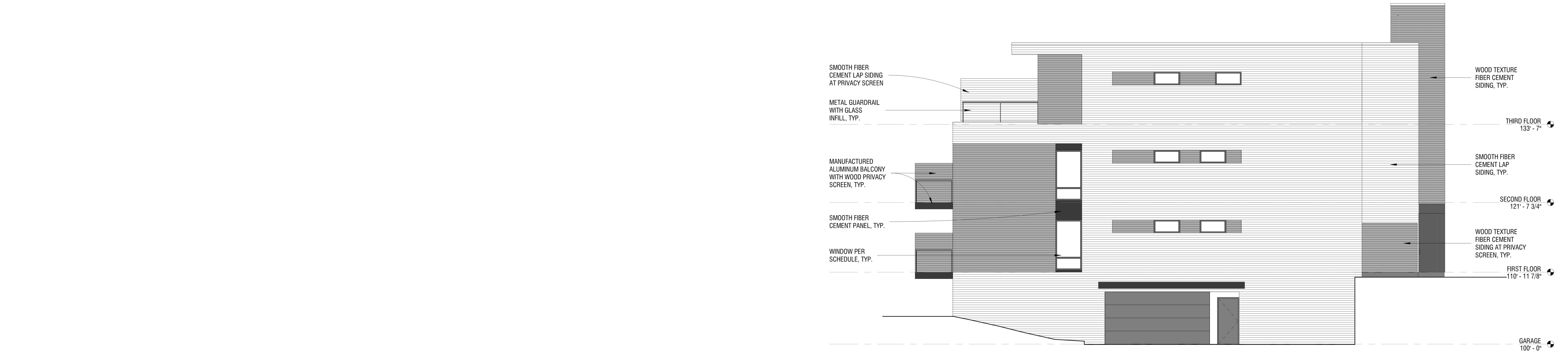
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - BUILDING A  
LAKESIDE AT LYNDALE GARDENS  
THE CORNERSTONE GROUP

Revisions:

Date issued: 04-20-18  
Job No: 1709

A4.1



2 EAST ELEVATION - BUILDING B  
1/8" = 1'-0"



1 NORTH ELEVATION - BUILDING B  
1/8" = 1'-0"



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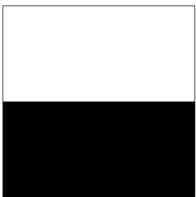
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**EXTERIOR ELEVATIONS - BUILDING B**  
**LAKE SIDE AT LYNDALE GARDENS**  
THE CORNERSTONE GROUP

Revisions:

Date issued:	04-20-18
Job No:	1709

**A4.2**



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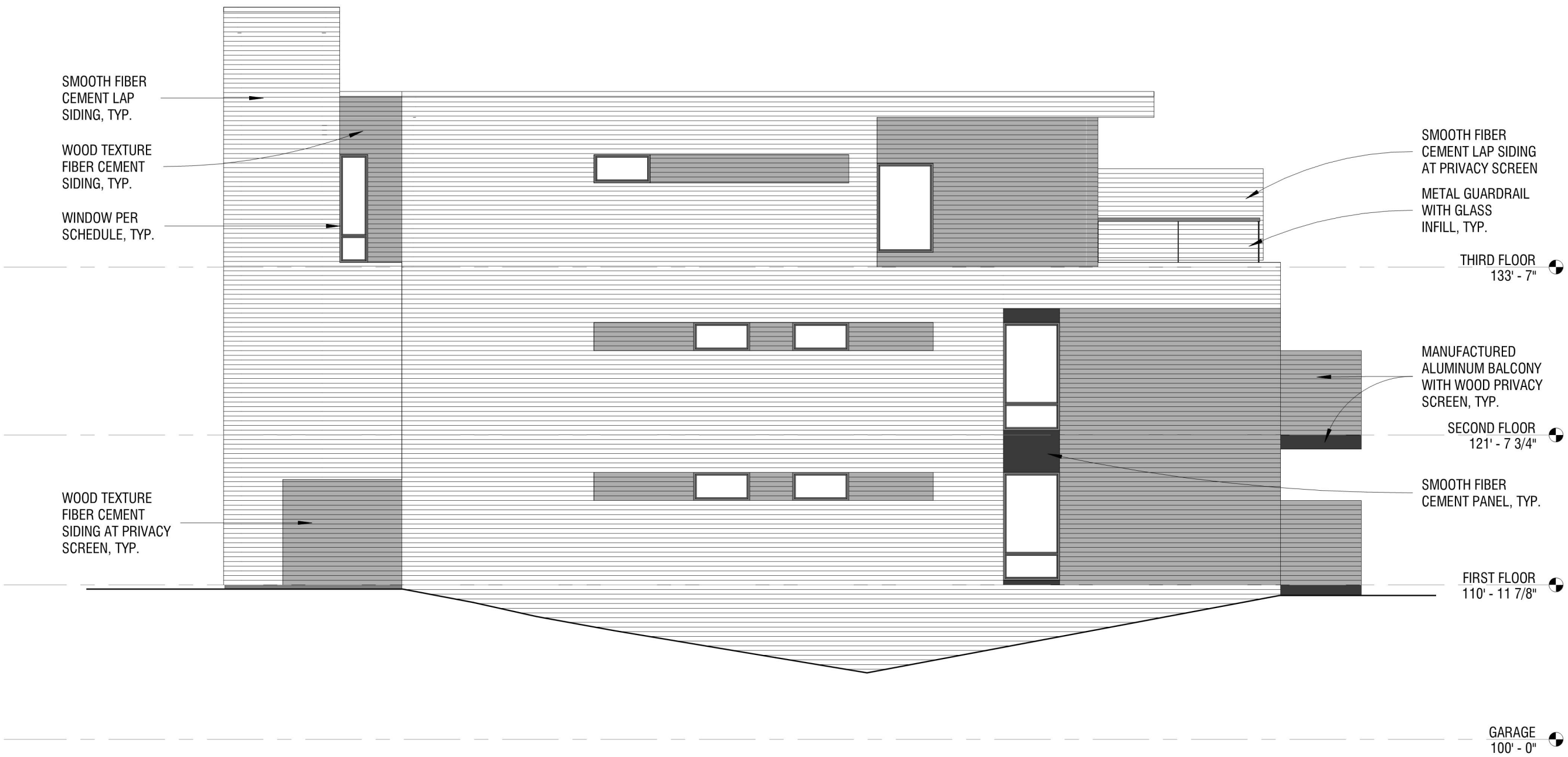
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Printed Name: \_\_\_\_\_ Approver  
Date: 04/19/18  
License No: \_\_\_\_\_ Approver

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - BUILDING B  
LAKESIDE AT LYNDALE GARDENS  
THE CORNERSTONE GROUP

Revisions: \_\_\_\_\_  
Date issued: 04-20-18  
Job No: 1709

A4.3



2 WEST ELEVATION - BUILDING B  
1/8" = 1'-0"



1 SOUTH ELEVATION - BUILDING B  
1/8" = 1'-0"





VIEW OF SOUTH/LAKE-FACING ELEVATION



**LAKESIDE AT LYNDALE GARDENS**  
Cornerstone Group  
04.20.2018

CERMAK RHOADES ARCHITECTS





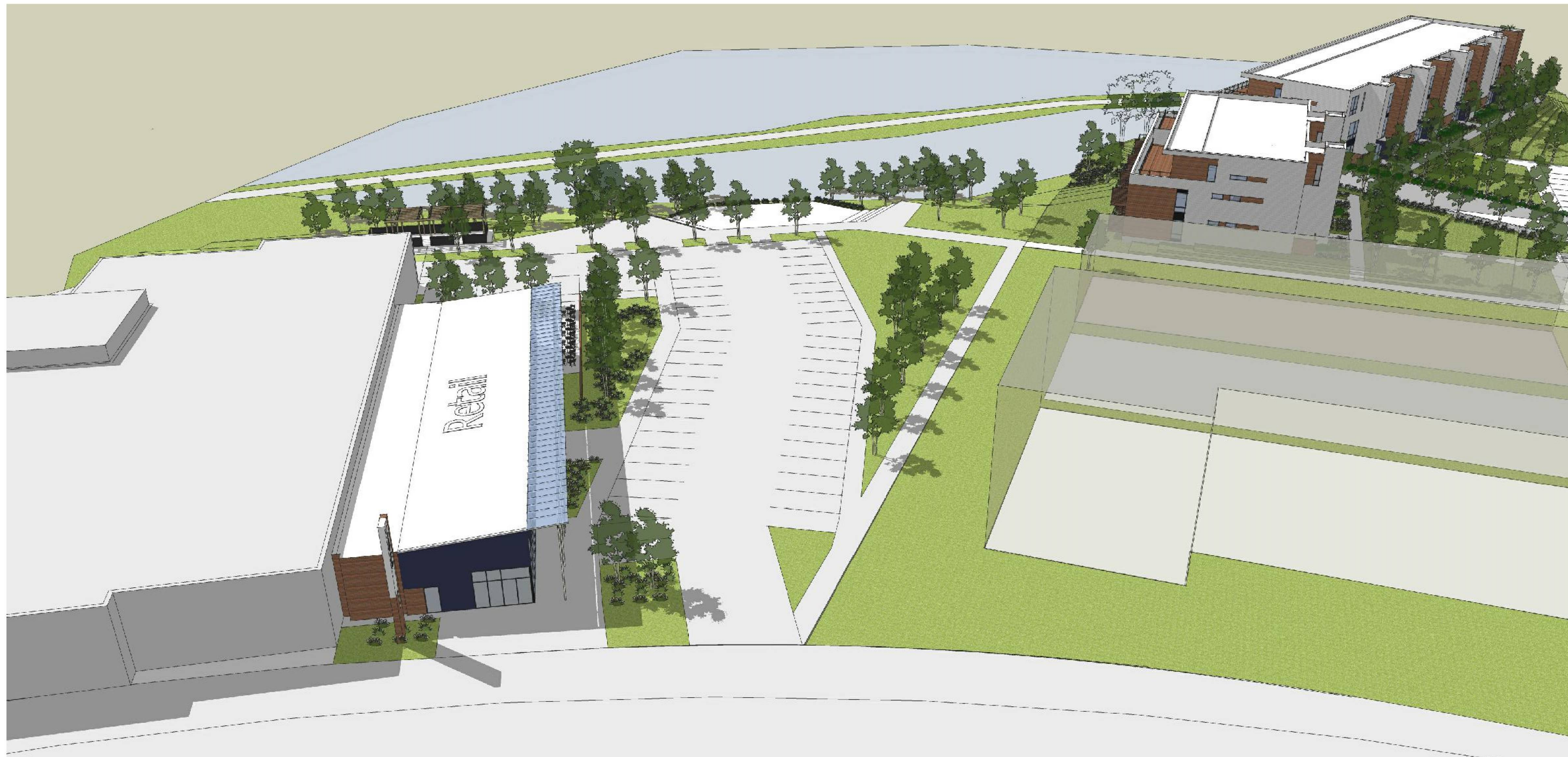
VIEW OF NORTH-FACING ELEVATION



**LAKESIDE AT LYNDALE GARDENS**  
Cornerstone Group  
04-20-18

CERMAK RHOADES ARCHITECTS





OVERHEAD VIEW FROM LYNDALE LOOKING WEST



**LAKESIDE AT LYNDALE GARDENS**  
 Cornerstone Group  
 05.14.2018

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VIEW FROM LYNDALE LOOKING WEST TOWARD AMPHITHEATER



**LAKESIDE AT LYNDALE GARDENS**  
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VIEW FROM ALDRICH LOOKING SOUTH



**LAKESIDE AT LYNDALE GARDENS**  
Cornerstone Group  
05.14.2018

CERMAK RHOADES ARCHITECTS





LYNDALE  
GARDENS  
APARTMENTS  
PLANNING & ZONING  
APPLICATION

RICHFIELD, MN  
MAY 14, 2018

DJR ARCHITECTURE, INC.  
333 WASHINGTON AVE. N  
UNION PLAZA, SUITE 210  
MINNEAPOLIS, MN 55401

PROJECT DATA

SITE AREA: 58,400 SF

APARTMENTS:  
4 stories – 48'-4"  
66 Units

Building Gross Area	
Level 1 (including garage)	14,468 sf
Level 2	12,918 sf
Level 3	12,918 sf
Level 4	12,918 sf
Gross Area with Garage	53,222 sf

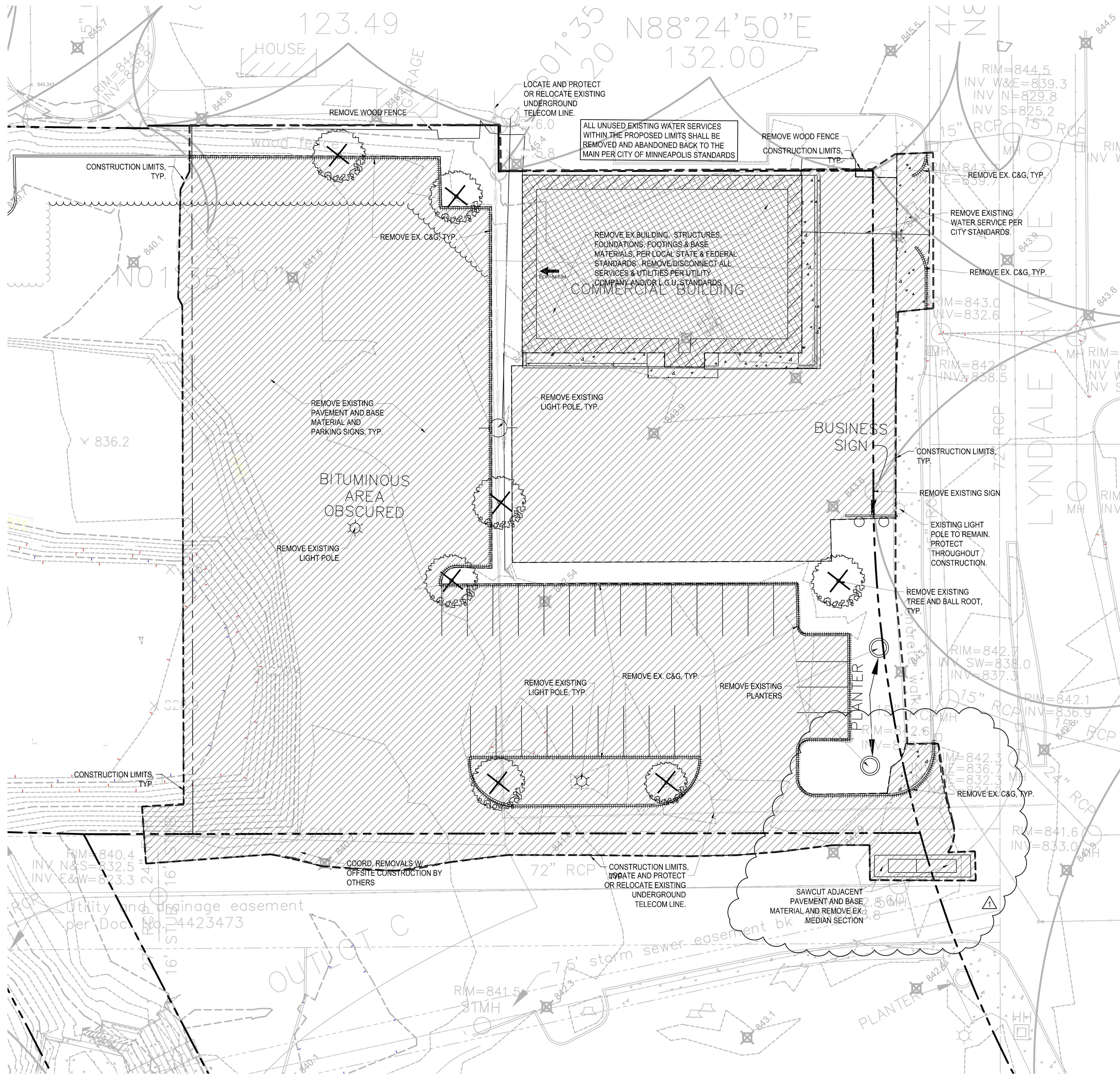
TOWNHOMES:  
2 stories – 24'-3 3/4"  
8 Units – 6 - 3 BD and 2 - 2BD

Building Gross Area	
Level 1	5,852 sf
Level 2	5,824 sf
Gross Area	11,676 sf

Parking Provided	
Total Indoor Parking Spaces	27 spaces
Total Outdoor Parking Spaces	55 spaces
Grand total:	82 spaces

PROJECT  
INFORMATION





REMOVAL NOTES:

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND 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 REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

CITY OF RICHFIELD REMOVAL NOTES:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

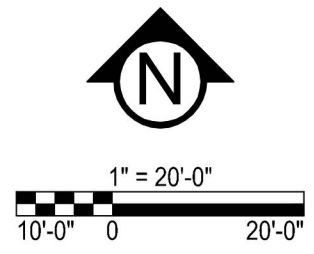
EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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**DJR**  
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PROJECT

**LYNDALE GARDENS**

LYNDALE AVENUE, RICHFIELD, MN

**THE CORNERSTONE GROUP INC**

5324 OLIVER AVENUE SOUTH, MINNEAPOLIS, MN 55419

I HEREBY CERTIFY THAT THIS PLAN, 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 MINNESOTA.

*Matthew R. Pavsek*  
Matthew R. Pavsek  
DATE 04/20/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/20/18	PLANNING & ZONING APPLICATION

REVISION SUMMARY

DATE	DESCRIPTION
5/14/18	ARC REVISION 1

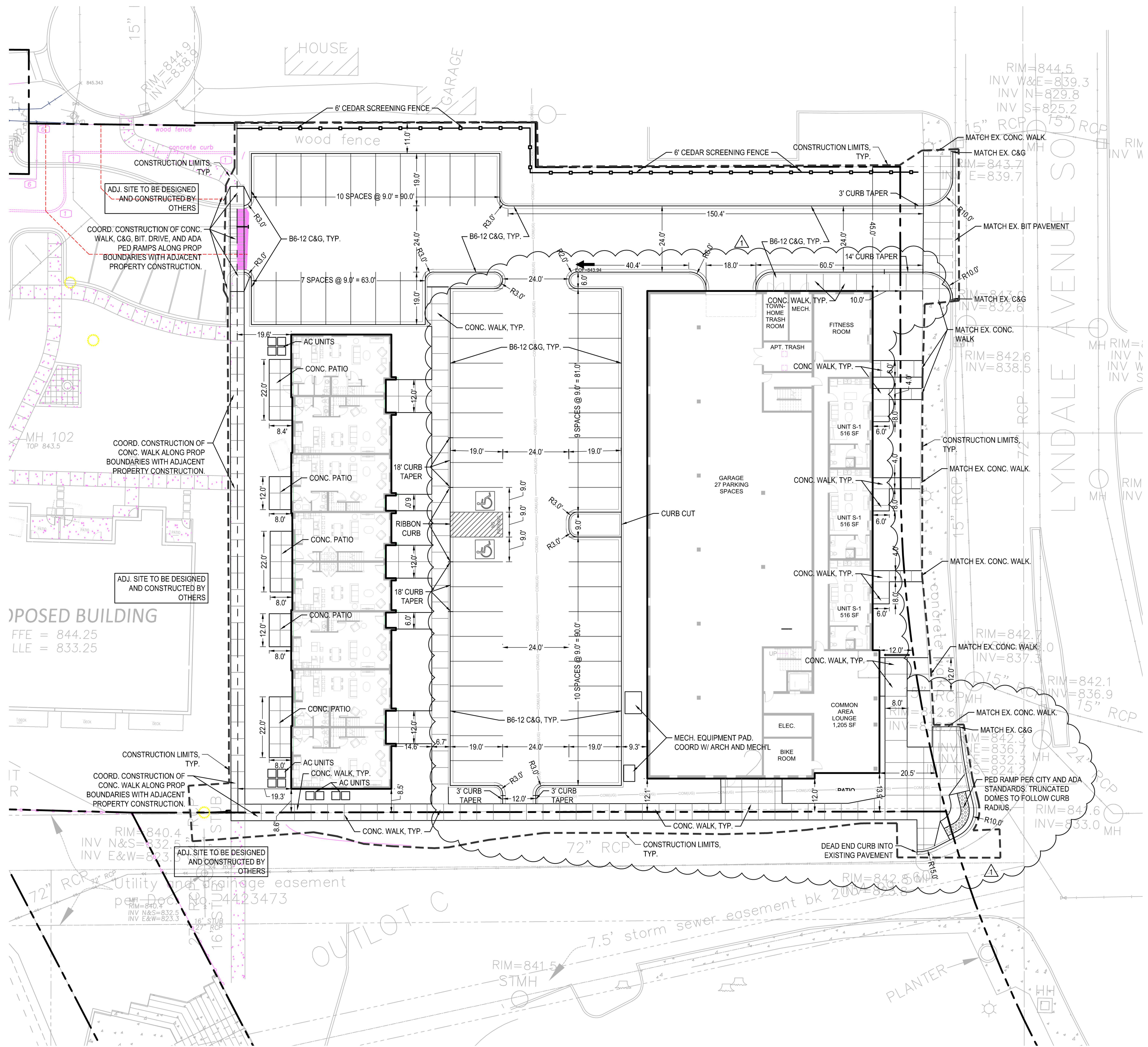
PROJECT NUMBER: 18079

**REMOVALS PLAN**

**C1.0**

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#### SITE LAYOUT NOTES:

- 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.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- 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.
- 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 ARCHITECT.
- 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.
- 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.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- 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.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

#### CITY OF RICHFIELD SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC NOTES.

#### SITE AREA TABLE:

	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	6,247 SF	10.7%	20,238 SF	34.7%
ALL PAVEMENTS	45,039 SF	77.1%	26,419 SF	45.2%
ALL NON-PAVEMENTS	7,114 SF	12.2%	11,743 SF	20.1%
TOTAL SITE AREA	58,400 SF	100.0%	58,400 SF	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	51,286 SF	87.8%		
PROPOSED CONDITION	46,657 SF	79.9%		
DIFFERENCE (EX. VS PROP.)	-4,629 SF	-7.9%		

#### OPERATIONAL NOTES:

##### SNOW REMOVAL:

ALL SNOW SHALL REMOVAL SHALL OCCUR ON SITE IN THE LAWN SPACE LABELED ON THE LANDSCAPE PLAN.

##### TRASH REMOVAL:

TRASH REMOVAL SHALL OCCUR: AT THE GARAGE ENTRANCE DRIVE, OR BINS WILL BE ROLLED OUT TO THE CURB AREA NEAR THE DRIVEWAY APRON CONNECTING TO LYNDALE.

##### DELIVERIES:

DELIVERIES SHALL OCCUR AT THE GARAGE ENTRANCE DRIVE OF THE WESTERN BUILDING.

#### SITE PLAN LEGEND:

	LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
	CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
	PROPERTY LINE
	CONSTRUCTION LIMITS
	CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN



TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS



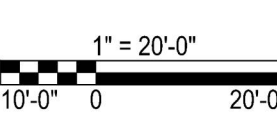
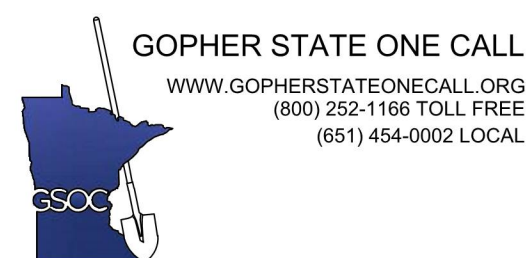
SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.

HC = ACCESSIBLE SIGN

NP = NO PARKING FIRE LANE

ST = STOP

CP = COMPACT CAR PARKING ONLY



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Matthew R. Pavlek  
DATE 04/20/18 LICENSE NO. 44263

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04/20/18 PLANNING & ZONING APPLICATION

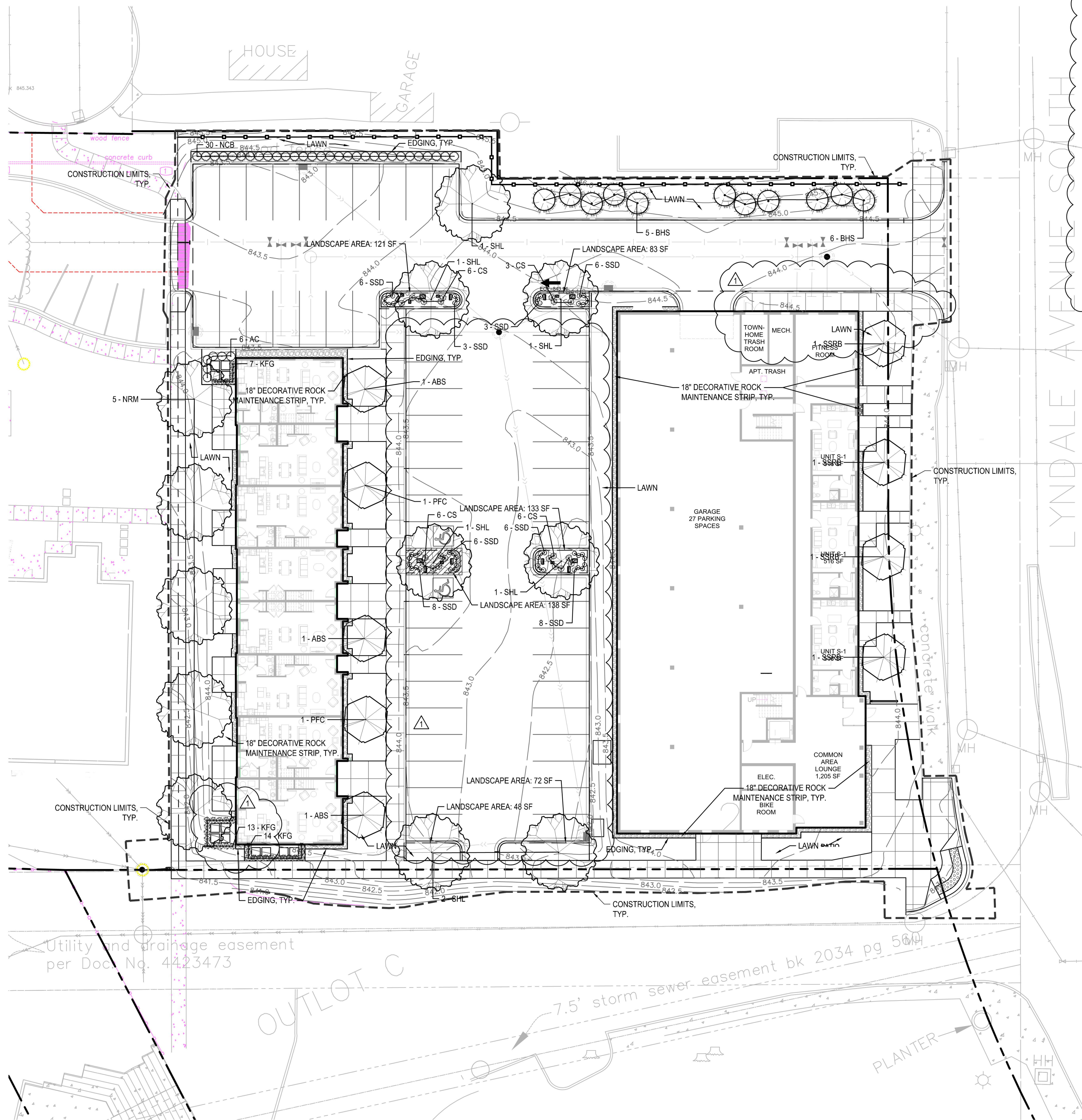
REVISION SUMMARY  
DATE DESCRIPTION  
5/14/18 ARC REVISION 1

PROJECT NUMBER: 18079

SITE PLAN

C2.0





PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
NRM	5	NORTHWOOD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SHL	7	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SSRB	4	SHILOH SPLASH RIVER BIRCH	Betula nigra 'Shiloh Splash'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
ORNAMENTAL TREES						
PFC	2	PRAIRIEFIRE FLOWERING CRAB	Malus 'Prairiefire'	1.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
ABS	3	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance (tree form)'	1.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
EVERGREEN TREES						
BHS	11	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' ht.	B&B	STRAIGHT LEADER, FULL FORM
SHRUBS - CONIFEROUS & EVERGREEN						
AC	6	ALPINE CURRANT	Ribes alpinum	24" HT.	CONT.	
NCB	30	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.	
PERENNIALS & GRASSES						
KFG	34	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.	
SSD	36	STELLA SUPREME DAYLILY	Hemerocallis 'Stella Supreme'	#1	CONT.	
CS	21	CARADONNA SALVIA	Salvia x sylvestris 'Caradonna'	#1	CONT.	

LANDSCAPE NOTES:

- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- 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.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- 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.
- 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.
- 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.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL, LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- 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.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS:

PROPOSED LANDSCAPE:  
1 TREE/ 2500 SF OF DEVELOPABLE LANDSCAPING AREA  
58,400 SF / 2,500 = 23 TREES REQUIRED  
SEE PLANT SCHEDULE  
  
1 SHRUB/1000 SF OF DEVELOPABLE LANDSCAPING AREA  
58,400 SF / 1,000 = 58 SHRUBS REQUIRED  
SEE PLANT SCHEDULE

LEGEND

- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- 1" DIA. DECORATIVE ROCK MULCH, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- SOD
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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(651) 454-0002 LOCAL

1" = 20'-0"  
10'-0" 0 20'-0"

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**LYNDALE GARDENS**

LYNDALE AVENUE, RICHFIELD, MN

**THE CORNERSTONE GROUP INC**

5324 OLIVER AVENUE SOUTH, MINNEAPOLIS, MN 55419

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Patrick J. Sarver  
DATE 04/20/18 LICENSE NO. 24904

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
04/20/18	PLANNING & ZONING APPLICATION

**REVISION SUMMARY**

DATE	DESCRIPTION
5/14/18	ARC REVISION 1

PROJECT NUMBER: 18079

**LANDSCAPE PLAN**

**L1.0**

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Richfield, MN  
May 14, 2018

18-017.00

## FLOOR PLANS

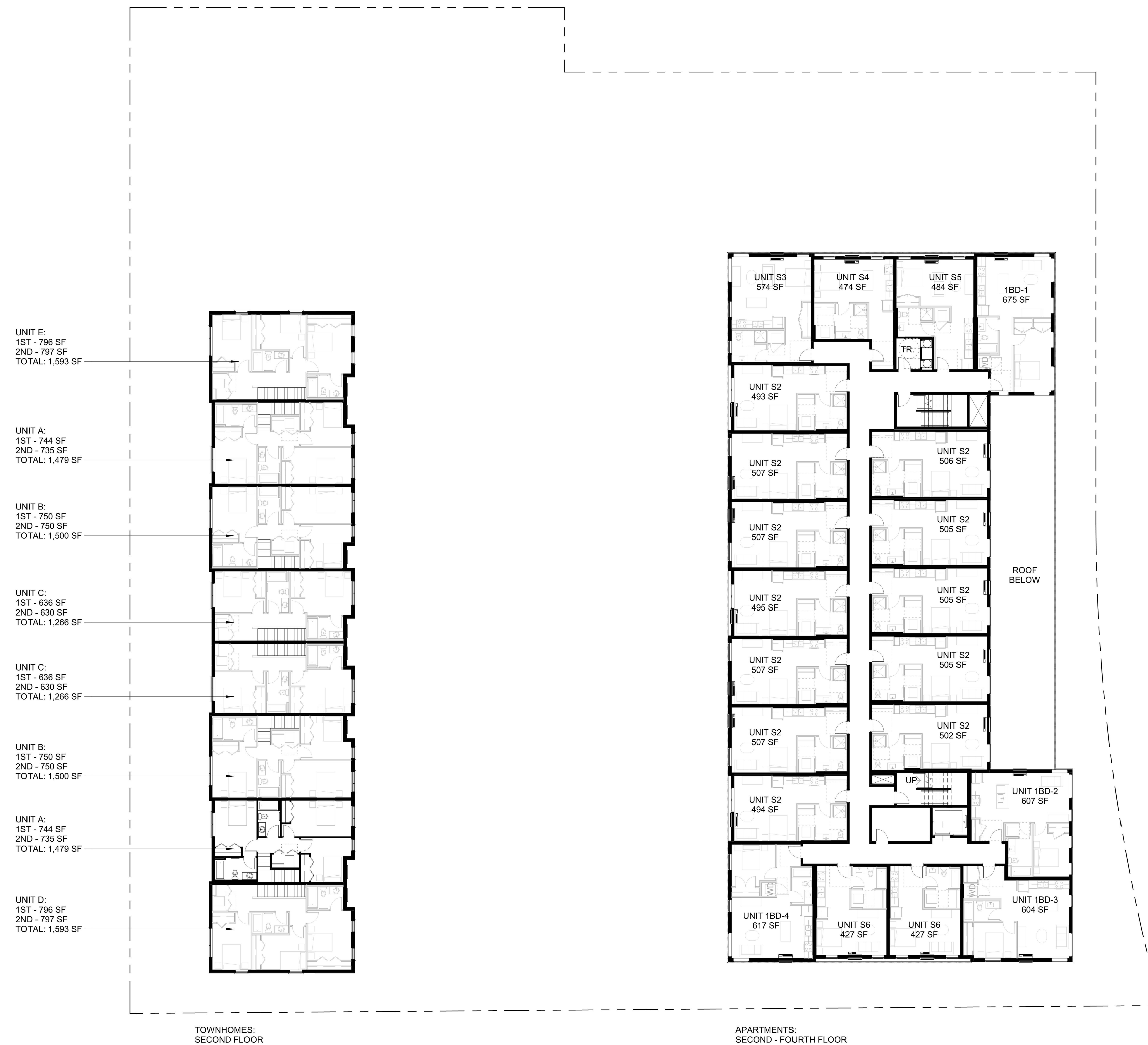


**LYNDALE GARDENS  
APARTMENTS**

Richfield, MN  
May 14, 2018

18-017.00

**FLOOR PLANS**







**2 WEST EXTERIOR ELEVATION**  
1/8" = 1'-0"



**1 EAST EXTERIOR ELEVATION**  
1/8" = 1'-0"

**LYNDALE GARDENS  
APARTMENTS**

Richfield, MN  
May 14, 2018

18-017.00

**EXTERIOR  
ELEVATIONS**





4 **NORTH EXTERIOR ELEVATION**  
1/8" = 1'-0"



3 **SOUTH EXTERIOR ELEVATION**  
1/8" = 1'-0"

**LYNDALE GARDENS  
APARTMENTS**

Richfield, MN  
May 14, 2018

18-017.00

**EXTERIOR  
ELEVATIONS**





4 NORTH ELEVATION - TOWNHOMES  
1/8" = 1'-0"



3 SOUTH ELEVATION - TOWNHOMES  
1/8" = 1'-0"



2 WEST ELEVATION - TOWNHOMES  
1/8" = 1'-0"



1 EAST ELEVATION - TOWNHOMES  
1/8" = 1'-0"





OVERALL BUILDING - VIEW LOOKING TOWARDS THE SOUTHWEST

**LYNDALE GARDENS  
APARTMENTS**

Richfield, MN  
May 14, 2018

18-017.00

**RENDERINGS**





**LYNDALE GARDENS  
APARTMENTS**

Richfield, MN  
May 14, 2018

18-017.00

**RENDERINGS**

OVERALL BUILDING - VIEW LOOKING TOWARDS THE NORTHWEST





**LYNDALE GARDENS  
APARTMENTS**

Richfield, MN  
May 14, 2018

18-017.00

TOWNHOME FRONT ENTRIES

RENDERINGS



## Summary

Please find attached our submission documents for the redevelopment of the former Lyndale Garden Center property, the property currently containing the addresses 6330-6346 Lyndale Ave South and 6328 Aldrich Ave South (PID: 28-028-24 11 0012). The legal description for the properties noted above and in the Lyndale Gardens addition are Lot 1 Blk 1 (PID: 28-028-24 11 0089), Lot 2 Blk 1 (28-028-24 11 0090), and Outlot C (28-028-24 14 0371).

The development will involve a new plat for the properties which is included in the attached documents. The parcels will be identified by the proposed use of the property and also by lots and blocks. The for-sale/condo parcel (Lot 1, Block 1), the apartment parcel (Lot 2, Block 1), and the retail parcel (Lot 3, Block 1). For the proposed redevelopment, we are asking to rezone the 6328 lot that we purchased in August in order for it to be added to the condo parcel. The remainder of the properties are currently zoned as Planned Mixed Use (PMU).

<b>Zoning.</b> Existing = PMU, LDR (6328 Aldrich) Proposed = PMU.	<b>Gross Floor Area.</b> Existing = N/A Proposed = Condos, 73,020; Apartment, 53,222; Townhomes, 11,396; Retail, 6,400
<b>Parcel Size.</b> Existing divisions (Square Feet): Lot 1, Block 1 = 105,573 Lot 2, Block 1 = 66,647 Outlot C = 8,108 6328 Aldrich = 5,723  Proposed parcels: Lot 1, Block 1 = 79,717 Lot 2, Block 1 = 58,514 Lot 3, Block 1 = 47,856	<b>Building Envelope SF.</b> Existing = N/A Proposed = Condos, 45,130 + below grade; Apartment, 26,286; Townhomes, 15,651; Retail, 6,616.
<b>Total Parking spaces.</b> Grand total = 198 Condo = 73 total (42 underground, 13 surface, 8 detached garage) Apartment/Townhome = 82 total (27 indoor, 55 surface) Retail = 63	<b>Number of Floors.</b> Existing = N/A Proposed = Condos, 4 (3 above grade); Apartment 4, ; Townhomes, 2; Retail, 1.
<b>Handicap parking.</b> Grand total = 10 Condo = 2 underground, 1 surface Apartment/Townhome = 2 indoor, 2 surface Retail = 3	<b>Number of Employees.</b> Existing = N/A Condos, Apartments = 2-4 Retail = TBD
<b>Use of Property.</b> Existing = Vacant Proposed = Multi-family residential @ 138,231 SF Retail @ 47,856 SF	<b>Multi-Family Projects, number of units.</b> Grand total = 104 Condos, 30; Apartments, 66; Townhomes, 8.



## Ownership

The 6328 Aldrich property is owned by The Cornerstone Group, Inc. The remaining properties listed above are owned by Lyndale Gardens LLC. Colleen Carey is owner and president of both companies.

## Proposed use

The proposed use of the condo parcel will be 30 for sale condominiums. The mix of units will be: 8 - 1 bedroom (~1400SF), 16 - 2 bedroom (~1400SF) and 6 - 3 bedroom (~2500SF) units. Current designs show 42 underground parking spaces, with an additional 13 surface spaces and 8 in a proposed exterior parking structure. The total of 63 spaces would bring the project to an average of just over 2 spaces per unit.

The apartment parcel will feature 66 rental apartments and 8 rental townhomes. Apartment mix will be 57 studios (~450SF) and 9 - 1 bedroom (~700SF). Townhomes will include 6 - 3 bedroom units (~1470SF) and 2 - 2 bedroom units (~1260SF). Amenities will be shared amongst all units and will consist of a large commons area with a patio, two fitness rooms and a bike storage and repair station. Total parking is 82 spaces or 1.24 per unit.

The retail site proposal includes a single story commercial building directly north of Lakewinds co-op and 63 parking spots. The approximately 6400 SF building would be divided into 2-4 retail/office spaces.

## Schedule

The for-sale condo and the apartment projects have a projected construction start date of Autumn 2018. It is estimated that the duration of the construction will be 10-12 months, leading to a proposed completion date sometime in the summer of 2019.

The retail project construction will commence once a tenant or tenants have been identified. It would be our goal to begin construction in the Spring or Summer of 2019. Depending on the tenant and primary use of the space, construction would take between 9 and 18 months.

## Easements

The site is subject to a number of easements, which are listed on the attached document, Exhibit A.

## Impact

Adjacent properties are:

- Northern boundary = Single and multi-family residential.
- Western boundary = City owned shoreline, Stormwater management ponds, Richfield Lake.
- Eastern boundary = Lyndale Avenue.
- Southern boundary = Lakewinds Natural Food Cooperative.

The below sections regarding the *Comp plan amendment* and the *Richfield Lake shoreline* each speak to the positive effect we hope our project will have on our neighbors and adjacent properties.



Overall, we feel like the project will bring much more life, light and vitality to an area that has been vacant for a long time. In speaking to neighbors, they are hopeful that our project will bring a sense of greater security to the area that has become a vacant space where loitering is a reality and vandalism and littering are common.

Adding to this vitality is the vision for a space that has access and connectivity. It will bring a higher level of pedestrian traffic to the whole area, benefitting all in terms of safety and social health. This increased foot traffic should benefit the local businesses close to the development. The apartment developer expects to improve the streetscape along Lyndale Avenue. The street level of the apartment building includes active use common areas and residential units with front entries, which provide access directly to the street and contribute to public safety. In addition, there will be an outdoor patio, sidewalk lighting and attractive landscaping to enhance the pedestrian experience along this section of Lyndale Avenue. Finally, the apartment developer is proposing a new bus shelter just north of the current access point to the property at 64th and Lyndale Avenue.

Each of the buildings is thoughtfully placed in a way that should minimize any shadowing effect on the single family residential homes north of the proposed development areas. The height of the tallest building will be the 4-story apartment building, which is one story less than The Cornerstone Group's previously approved site concept. Plus, the proposed apartment building is now along Lyndale Avenue and will have little to no impact on the single family homes.

The site will continue to provide easy access to the Richfield Lake Amphitheater public space as well as the walking paths around the lake. Please see Exhibit B for a site map that shows access points to the site and adjacent properties.

Lakewinds co-op should gain more customers from having neighbors directly to the north of their business as they already have from the scheduled music events at the Richfield Lake Amphitheater.

## Comprehensive Plan Amendment Narrative

Due to the above proposed uses, we feel that our development will require a comp plan amendment. The following demonstrate our arguments for the requested amendment.

The Cornerstone Group and Northbay Companies (collectively the developers) are requesting an amendment to the current comprehensive plan density requirements. A Mixed Use District in the Richfield area currently requires residential densities of 50+ units per acre. However, our project (with a combination of apartments, townhomes and condominiums) is estimated to have a density of about 33 units per acre. There are many reasons that our concepts and designs do not reach the required density as well as some ideas that will be proposed to show that the lower density in many ways, will be beneficial and more appropriate for the site and the surrounding neighborhoods.

The mixed use development site in question is the former Lyndale Garden Center between the eastern shore of Richfield Lake and Lyndale Ave S. This site is unique in many ways. Some of the challenges that are limiting how we can use the site as well as the ability to maximize density are as follows:

1. High water table. Many parts of the site, especially close to Richfield Lake, have a high water table, which makes underground construction unfeasible and/or very costly.



2. Poor soils and debris. Debris and garbage from the Highway 62 construction project was buried on the site in the 1960's. Between depths of approximately 4 ft and 14ft, the percentage of construction debris, contamination and garbage is extremely high. This makes the construction on the site challenging and very expensive. As noted in point one, underground construction, especially the parking required for higher density projects is not feasible.
3. Lake Setback. Richfield Lake has a setback from the OHWL of 75ft. Due to the high amount of shoreline, the setback decreases the buildable area of the site by more than 20%. Again, this works against the maximization of density.
4. Area rents. One of the reason that higher costs of construction and site work are not feasible is due to the lack of high rent units available in the surrounding area to make a direct comparison required from lenders and financial support agencies. Without these comps, it is not possible to justify the higher rents that would be required to make up for the higher construction costs.

Besides the above reasons that make higher density construction challenging, there are at least two arguments to be made that a lower density project would be more appropriate for this are of Richfield.

1. Transitional density. The City of Richfield is currently proposing some new language in the Comp Plan that would allow lower densities at the edges of the mixed use districts. Although this isn't in place yet, the intent of the language and description of the effected area (66th and Lyndale) match up perfectly with the Lyndale Gardens mixed use development. The general idea is that between a high density area and a residential area, there would be a transitional area where lower densities would be appropriate. The entire northern boundary of the development site is bordered by a single family, residential neighborhood where such a transition would be beneficial to the existing homeowners.
2. Lake classification. A final consideration, is the current development classification of Richfield Lake. The DNR currently has the lake classified as "Recreational Development". This classification lists the appropriate density around this type of lake to be between 3 and 25 dwellings per mile of shoreline.

## Richfield Lake Shoreline

One feature of the condo parcel is that it borders shoreline property owned by the City of Richfield. We feel that it is to our advantage to proactively think about how we may partner with the city to improve the shoreline.

To date, we have performed the following activities that have contributed to an improved natural environment and lakeshore.

*-Environmental clean up work ongoing.* To date, 18,000+ tons of contaminated soils have been removed from the housing development site including 235 tons of asbestos removed from an area near the lakeshore.

*-Less impervious surface.* Previously, about 80% of site was paved. Post development, 50 percent or more of the site will be green space.

Our plans for the site would include the following goals that will improve the natural environment further. All plans for parts of the shoreline that are owned by city would have to be approved and completed in a collaborative manner.



- Erosion control measures and management of run-off waters will mean less debris, sediment, trash ending up in the water.
- Clean up and removal of trash and debris from the former garden center.
- Cooperative restoration of shoreline and a reintroduction of native plants in harmony with current efforts and strategies employed by the City and the DNR.
- Removal of invasive and diseased plants and the preservation of existing trees wherever possible.
- Protection of habitats for birds and the introduction of new bird habitats.

### Pedestrian Access

For reference, please see Exhibit B for a map of access points to and from the property.

A goal of the redevelopment of the former Lyndale Gardens Center involved public use and pedestrian access. The Cornerstone Group has already installed a bridge that connects the Lakewinds Co-op and the Richfield Lake Amphitheater with existing walking paths in order to provide a direct connection to the southern portion of the site.

Our plans will show intentional connections to both Lyndale Ave and the neighborhood to the North of the property. In order to connect the Amphitheater and Richfield Lake walking paths to Lyndale Avenue, a sidewalk will be installed for direct pedestrian access. The site will also have sidewalk connections to both Aldrich Ave S and Bryant Ave S. The Bryant Ave connection will act as the northern connection point to the Richfield Lake walking paths, creating a full loop on the site.

*Document submitted by:*

*Lawrence Black, Project Manager - The Cornerstone Group. 612-991-8372*  
*Colleen Carey, President - The Cornerstone Group. 952-484-6857*



## EXHIBIT A

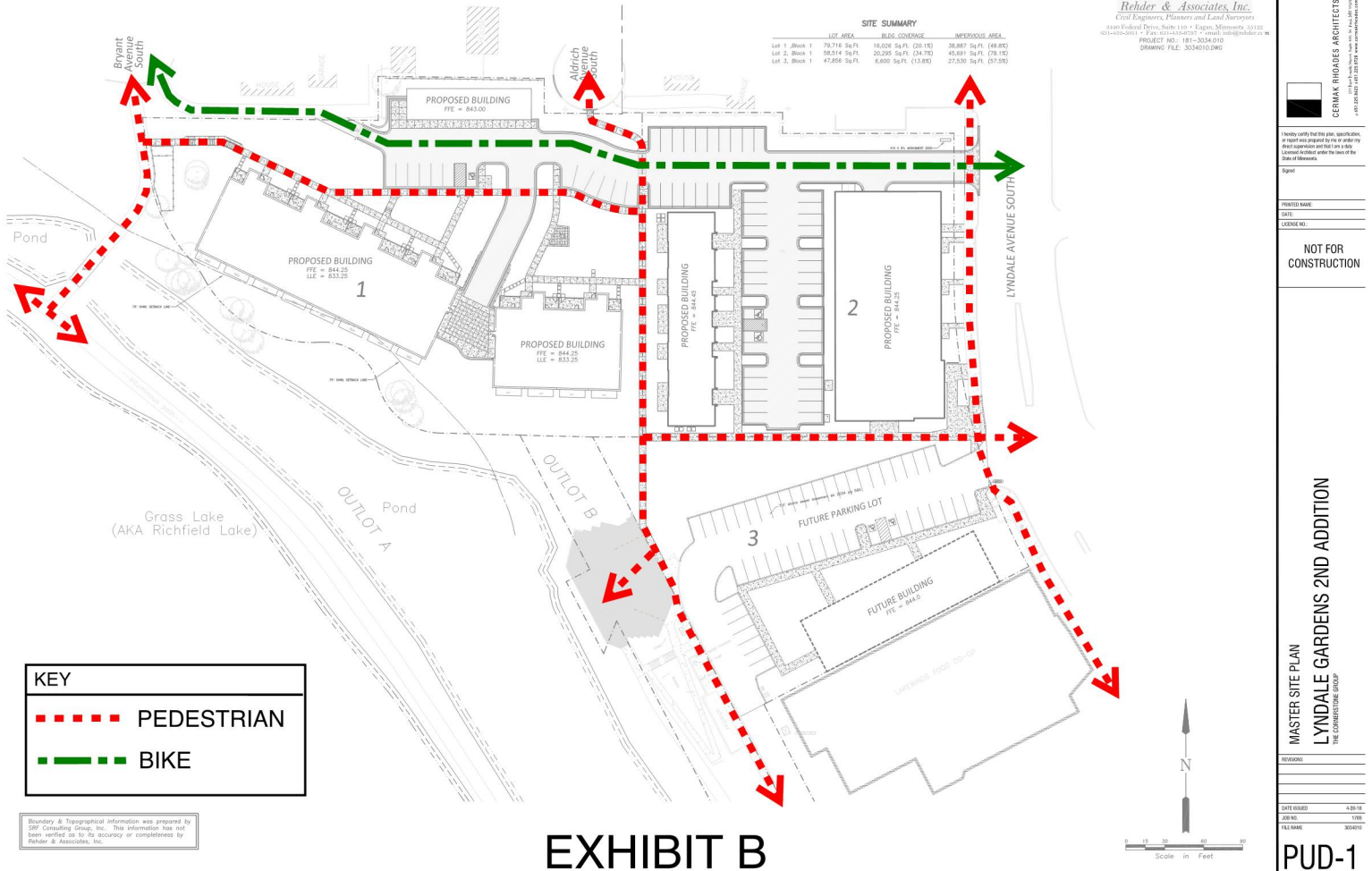
### List of easements

1. Doc. Nos. 2928405 and 2917948. Utility and drainage easements. City of Richfield.
2. Document No. T4423473. Utility and drainage easements. City of Richfield, filed September 6, 2007.
3. Document No. T5109577. Easement for drainage, utilities and driveway access. Lakewinds Natural Foods Cooperative, filed August 23, 2013.
4. Document No. T5109576. Easement for party wall of Coop. Lakewinds Natural Foods Cooperative, filed April 23, 2013.
5. Document No. T5163361. Declaration for maintenance of Outlots B and C. City of Richfield, filed April 7, 2014.
6. Document No. T5377266. Conditional Use Permit for Outlot B. City of Richfield, filed September 2, 2016.
7. Document No. T5382874. Easement regarding access to and parking for Outlot B. Lyndale Gardens LLC. September 19, 2016.



# EXHIBIT B

## Pedestrian Access Map





## Parking Narrative

The 66-unit apartment building and 8-unit rental townhome building will be provided with 82 on-site parking spaces. We believe this will be adequate based on providing two spaces for each townhome unit equaling 16 spaces and one for each apartment unit for a total of 82.

The apartment units are small; mostly 500 square foot studios, and we believe that most, if not all, will be occupied by only one person. Thus the 1:1 ratio for apartments should work. We also believe this unit type is often rented by younger residents new to the workforce who don't own cars and rely on bicycles and mass transit, so a few residents will not need parking spaces.

In addition, the future retail development to the south will provide additional overflow parking for residents or guests and a direct connection to this lot will be provided when it is complete.



# LYNDALE GARDENS - CP RZN PUD 5/2018

## Surrounding Zoning and Comprehensive Plan



Zoning:  
C-2 - General Commercial  
R - Single Family Residential

Comp Plan:  
CCO - Community Commercial/Office  
LDR - Low Density Residential

0 125 250 500 750 1,000 Feet

### Legend

500 ft. notification area

