



**COUNCIL/HRA/PC WORK SESSION  
VIRTUAL MEETING HELD VIA WEBEX  
JULY 20, 2020  
6:00 PM**

Call to order

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

Adjournment

**Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.**



**STAFF REPORT NO. 20**  
**WORK SESSION**  
**7/20/2020**

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Executive Director  
7/15/2020

OTHER DEPARTMENT REVIEW:

CITYMANAGER REVIEW:

**ITEM FOR WORK SESSION:**

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

**EXECUTIVE SUMMARY:**

Enclave Development first presented preliminary plans for the redevelopment of the northeast corner of 65th Street and Lyndale Avenue to the Planning Commission, Housing and Redevelopment Authority (HRA) and Council on September 24, 2019. Reception at that time was generally favorable, with a few issues for further study identified including the lack of units affordable to households earning 60% or less of the Area Median Income, the potential displacement of existing small businesses, potential parking spillover into the adjacent neighborhood, and the location of the proposed parking garage along 65th Street.

On February 18, 2020 the HRA approved a Preliminary Development Agreement with Enclave Development, agreeing to continue studying the development and the potential for the creation of a Redevelopment Tax Increment Finance District to support it.

At this work session, Brian Bochman of Enclave Development (Developer) will present a revised project concept and changes that have been made in response to feedback from policymakers, residents, businesses, and staff. The discussion will focus on:

- Architectural changes - specifically revisions to reorient parking and provide walk-up units along 65th Street.
- Ongoing talks with existing tenants regarding relocation, timing, communication, and resources.
- Anticipated affordability and/or contribution to Housing & Redevelopment Fund.
- Additional questions posed to Developer by stakeholders (see pg. 8 of attached Narrative Details).

**DIRECTION NEEDED:**

**The Developer is looking for feedback regarding the proposed changes.**

**BACKGROUND INFORMATION:**

**A. HISTORICAL CONTEXT**

- In 1997-1998, a large scale visioning process for the area bounded by 62nd and 67th Streets and Pleasant Avenue and 35W took place. The resulting Lakes at Lyndale Master Plan envisioned a thriving urban downtown area made up of a variety of multi-family housing types, commercial uses, and natural elements. The evolution of this area has continued since the adoption of that Plan.
- In 2011, the north half of this block was redeveloped into what is now Lyndale Plaza. Investment and revitalization in this area has continued with the Lyndale Station commercial development to the south and the former Lyndale Garden Center to the west.

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

- The proposal meets several goals and policies adopted by the City and HRA, including the Market-Rate Housing Policy and Inclusionary Housing Policy.
- The proposal is in keeping with the Mixed Use guidance of the Comprehensive Plan.
- The proposal is in keeping with the long-standing Lakes at Lyndale Master Plan for Richfield's downtown core.

**C. CRITICAL TIMING ISSUES:**

None at this time.

**D. FINANCIAL IMPACT:**

- If policymakers determine that the revised concept is in keeping with City goals, the Developer will begin refining plans and a proforma. Staff will begin negotiating a Development Agreement.

**E. LEGAL CONSIDERATION:**

None at this time.

**ALTERNATIVE(S):**

None

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Brian Bochman, Principal at Enclave Development

**ATTACHMENTS:**

Description	Type
□ Site Area / Context Map	Backup Material
□ Revised concept plans	Exhibit
□ Narrative Project Details & Questions	Exhibit



# 65th Street & Lyndale Avenue Proposed Development Site



0 0.03 0.06 0.12 0.18 0.24  
Miles







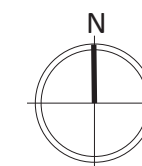
# LYNDALE AVENUE MIXED USE - RICHFIELD

ENCLAVE DEVELOPMENT

JULY 15th, 2020

esc





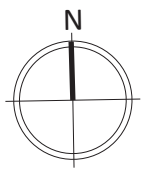






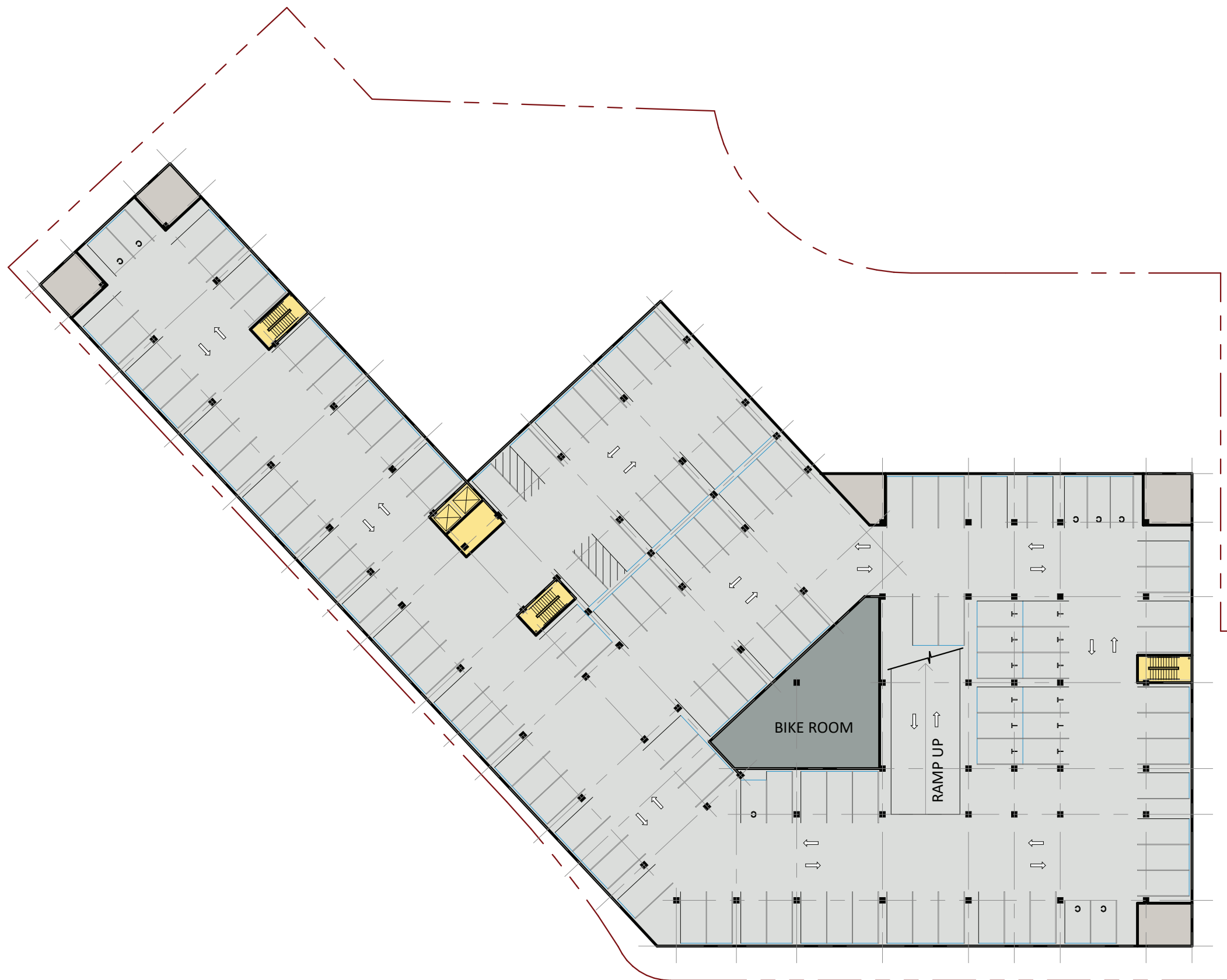


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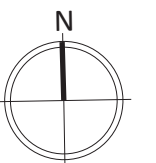


# SITE & LEVEL 1 FLOOR PLAN

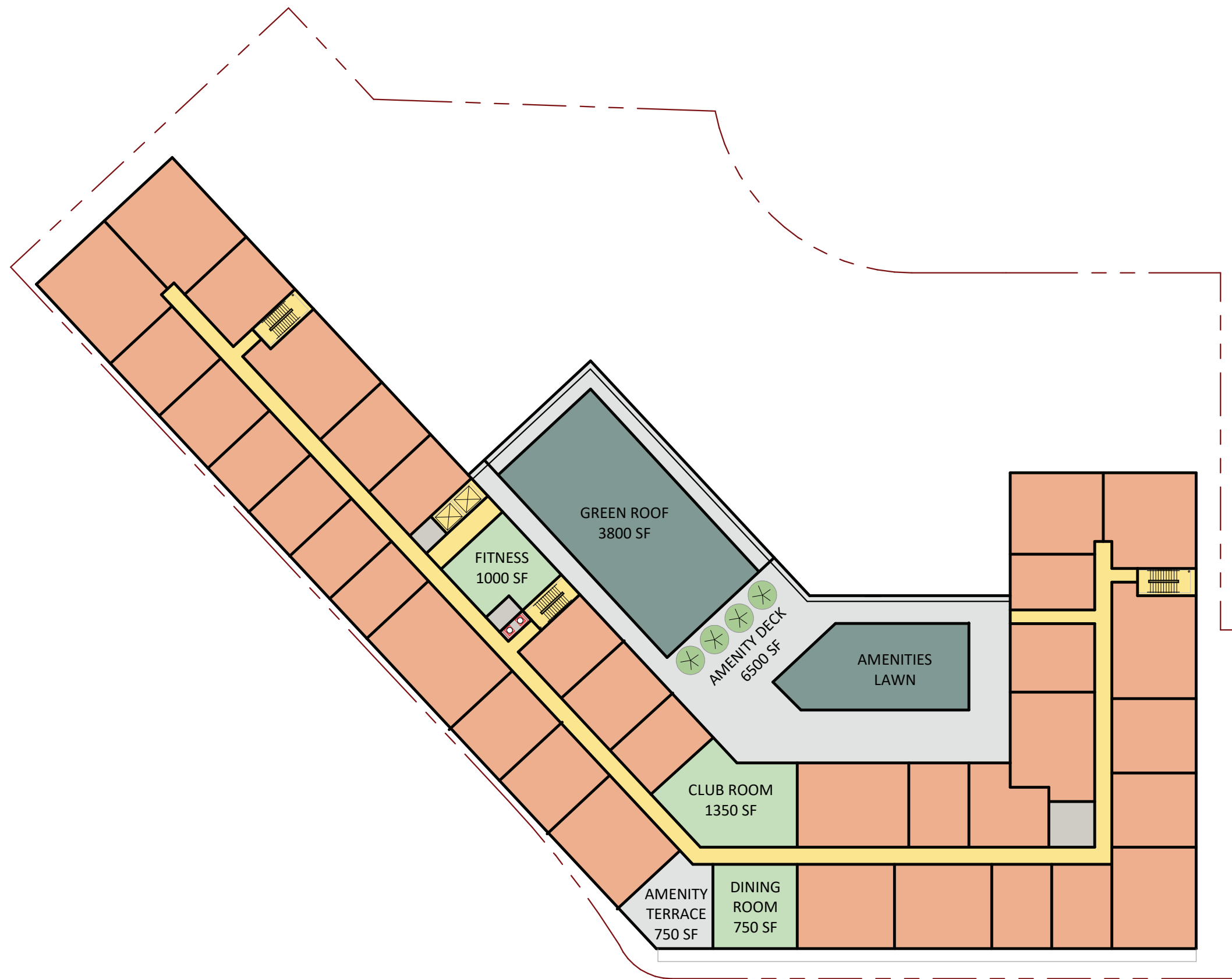




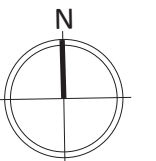
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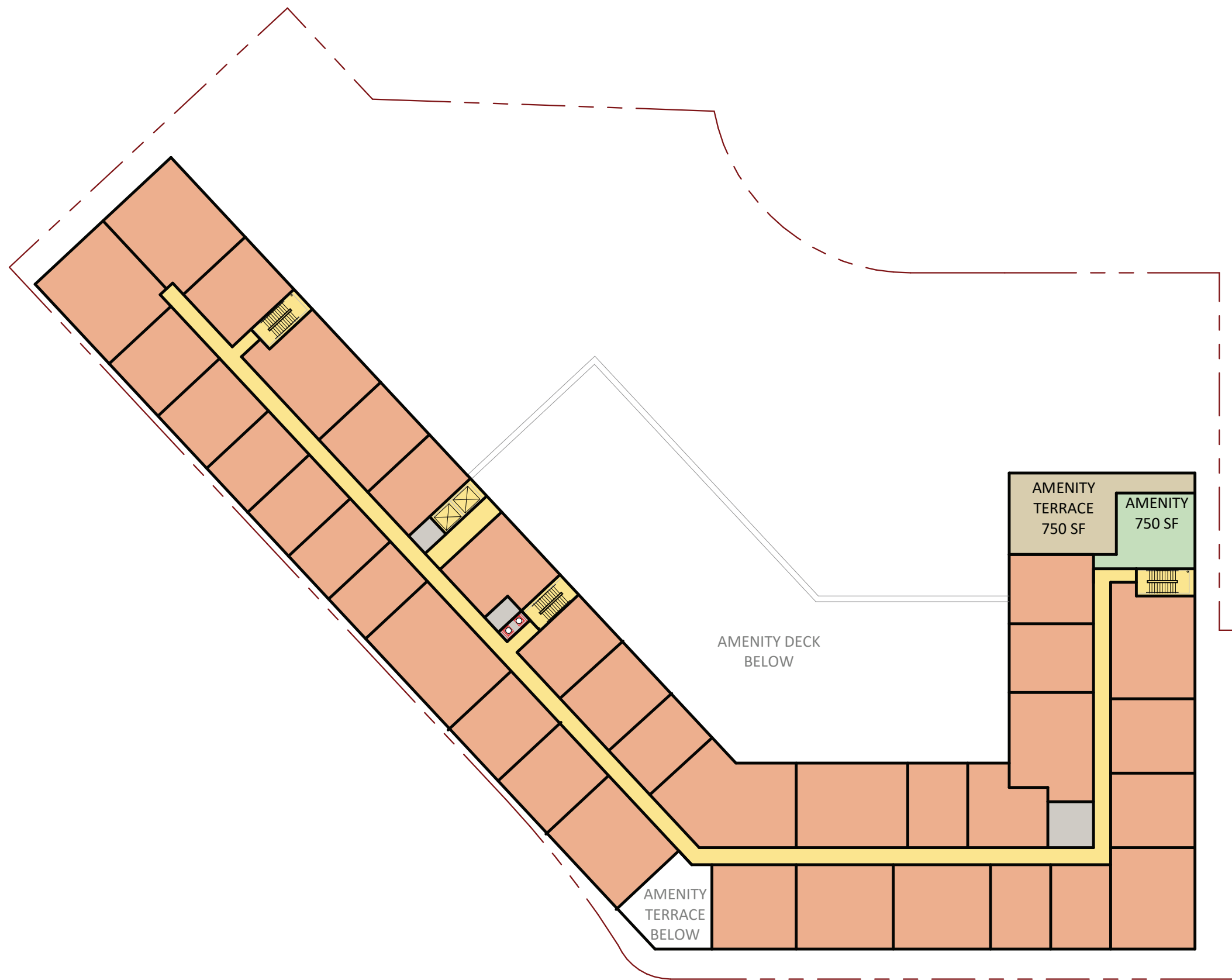




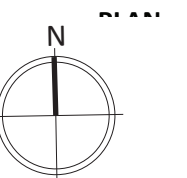
SCALE: 1" = 40'







SCALE: 1" = 40'







BIRD'S EYE FROM SOUTH





BIRD'S EYE FROM WEST





LOOKING NORTH





LOOKING EAST

FROM LYNDALE AVENUE LOOKING NORTHEAST





FROM LYNDALE AVENUE LOOKING NORTHEAST





RESIDENTIAL WALK UP UNITS AT 65TH





LYNDALE STREET SCAPE WITH RESIDENTIAL WALK UP UNITS





AMENITY DECK & GREEN ROOF



EXTERIOR MATERIAL KEYNOTES

1A	MASONRY VENEER, COLOR #1
5A	STUCCO/METAL PANEL, COLOR #1
5B	METAL PANEL, COLOR #2
5C	ACCENT METAL PANEL, COLOR #3
5D	METAL COLUMN COVER
8A	PREFINISHED ALUMINUM STOREFRONT
8B	COMPOSITE WINDOW/ DOOR UNIT
8C	OVERHEAD DOOR
9A	DECORATIVE MECHANICAL GRILLE
12A	PREFAB METAL BALCONY & RAILING
12B	METAL RAILING SYSTEM



EAST ELEVATION



NORTH ELEVATION

SCALE: 1/32" = 1'-0"

ELEVATIONS



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SOUTH ELEVATION (W. 65TH ST.)



WEST ELEVATION (LYNDALE AVE. S.)

SCALE: 1/32" = 1'-0"





**ZONING DESIGNATION:**

CURRENT ZONING: C-2  
 PROPOSED RE-ZONING: MU-N (MIXED-USE NEIGHBORHOOD)  
 COMPREHENSIVE PLAN LAND USE DESIGNATION: MIXED-USE

**MU-N (MIXED-USE NEIGHBORHOOD) ZONING DETAILS:**

RES. PARKING STALLS: 1.5 STALLS / UNIT (W/ 10% TRANSIT REDUC.)  
 COMM. PARKING STALLS: 3 STALLS / 1,000 SF

LOT COVERAGE: 25% MIN, 50% MAX  
 IMPERVIOUS SURFACE AREA: 75% OF SITE MAX

HEIGHT: 2 MIN, 8 MAX,  
 FRONTYARD SETBACK: 5' MIN, 15' MAX  
 REARYARD SETBACK: 5' MIN, 15' MAX  
 SIDEYARD SETBACK: 5' MIN

USEABLE OPEN SPACE 10 % OF SITE MIN

**Zoning Designation**

- Park (Zoning District is R)
- R Single-Family
- R-1 Low-Density Single-Family
- MR-1 Two-Family
- PMR Planned Multi-Family
- MR-2 Multi-Family
- MR-2/CAC Multi-Fam + Cedar Overlay
- MR-3 High-Density Multi-Family
- SO Service Office
- C-1 Community Commercial
- C-2 General Commercial
- PC-2 Planned General Commercial
- PMU Planned Mixed Use
- MU-C Mixed Use-Community
- MU-C/CAC Mixed Use + Cedar Overlay
- MU-C/PAC Mixed Use + Penn Overlay
- MU-N Mixed Use-Neighborhood
- MU-R Mixed Use-Regional
- I Industrial





Metrics: 6467 Lyndale Avenue Mixed Use

ESG Architecture & Design

7/10/2020

Levels		Gross SF	Parking GSF	Commerical	Residential GSF	Res. Amenity	Residential NLSF	Efficiency NLSF	Commercial Stalls	Res. Surface Stalls	Res. Enclosed Stalls	Res. Units
P1	Parking	54,500	54,500								130	
1	Retail / Lobby / Apartments	53,500	30,975	8,000	8,125	6,400	8,125	100%	24	53	51	8
2	Apartments	38,100			34,600	3,500	27,275	79%				35
3	Apartments	37,350			37,350		30,575	82%				39
4	Apartments	37,350			37,350		30,575	82%				39
5	Apartments	37,350			35,850	1,500	28,350	79%				36
Total		258,150	85,475	8,000	153,275	11,400	124,900		24	53	181	157

Unit Mix	Mix	# of Units	# of Beds	Units SF	NLSF
Studio	4%	6	6	500	3,000
Alcove	27%	43	43	600	25,800
One Bedroom	28%	44	44	725	31,900
One Bedroom Large	6%	9	9	800	7,200
Two Bedroom	29%	45	90	1,000	45,000
Two Bedroom Large	6%	10	20	1,200	12,000
Total	100%	157	212	796	124,900

Metrics		Residential GSF per Unit	
Total Dwelling Units	157	12 (24) Tandem Stalls	976
Enclosed Residential Stalls	181		
Surface Street Stalls	53		
Commercial Stalls	24		
Commercial Stalls per 1000SF	3.0		
Total Residential Stalls	234		
Residential Stalls / Dwelling Unit	1.49		
Residential Stalls / Bedroom	1.10		
Average Unit Size	796		
Above Grade SF / Unit	1,297		
Site SF	90,118		
Site Acreage	2.07		
Dwelling Unit / Acre	76		
FAR	1.31		



JUNE 21st



9AM



NOON



3PM



6PM



MARCH 21st / SEPTEMBER 21st



9AM



NOON



3PM



6PM



DECEMBER 21st



9AM



NOON



3PM



6PM





**ENCLAVE**  
DEVELOPMENT



## LYNDALE AVENUE MIXED USE - RICHFIELD

### Project Highlights:

- Planned for 157 Units mixed from Studio - 2 Bedroom
- High End Interiors, with Quartz Countertops, Stainless Steel Appliances, and Central Heating/Cooling
- Roof Top Amenity with Greenspace & Gardens, Clubroom, Fitness & Yoga Studios, Pet Spa and Bike Station.
- Walk Up Residential Units used to activate Lyndale & 65th
- Parking is proposed at 181 Stalls Underground with 53 Stalls of Surface Parking for a total of 234 Parking Stalls for the project
- 8,000 Sq. Feet of Retail on Activated Lyndale Ave.
- Plans for Restaurant/Pub with Exterior Plaza Seating





LOOKING EAST





LOOKING NORTH





FROM LYNDALE AVENUE LOOKING NORTHEAST





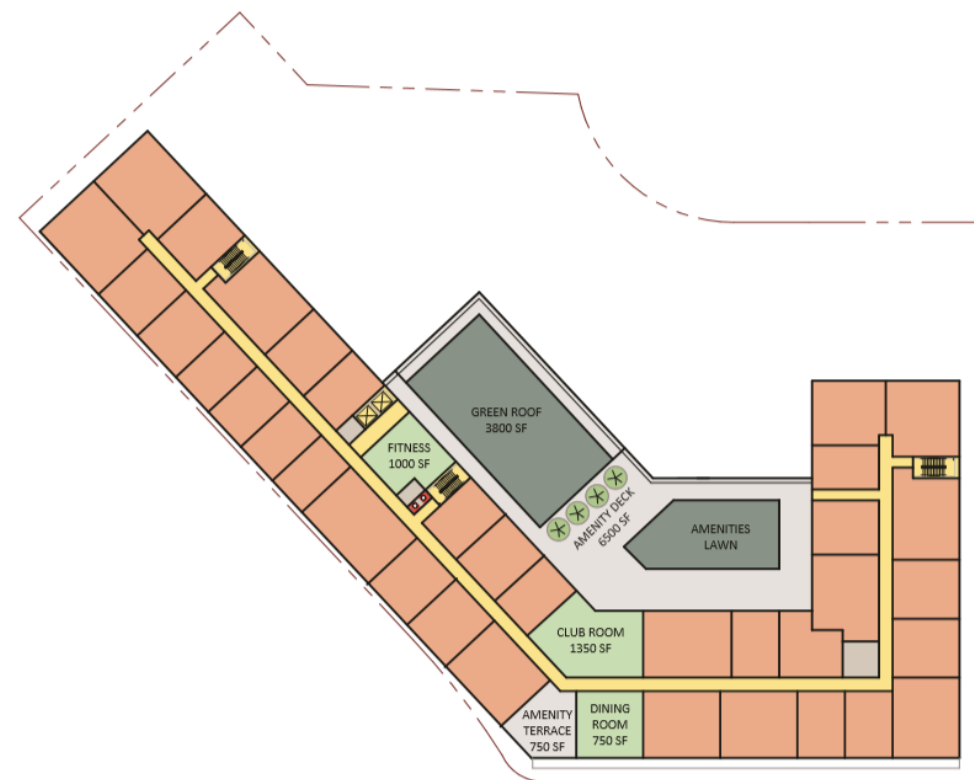
AMENITY DECK & GREEN ROOF





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-  MU-N Mixed Use-Neighborhood
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# Issues Discussed



In talking with local leaders, staff and residents, we wanted to highlight some of the overriding questions/concerns that were raised and discussed

- How does this project fit in with the City's overall vision for Richfield's downtown and how does it affect current and future residents in the area?.
- How does the HRA maximize the benefits to the organization?
- There are other new development being planned and/or built. How do those projects and this one fit in with the current Richfield housing stock?
- How does this new housing and retail space help or hurt the area business community? Does replacing outdated space with a smaller amount of newer space and more residents within walkable distance help our Downtown?
- Does this project add new opportunities or fill a need within Richfield?
- How can the Developer or the HRA/City help ease the transition for existing businesses to help them stay in Richfield
- How do we better activate 65<sup>th</sup> & Lyndale.



# About Enclave



Enclave is a full-service developer based out of Fargo, North Dakota. We have an in-house construction company, Enclave Construction, as well as an in-house Management company, Lux Communities.

Enclave has designed, built and managed projects in North Dakota, South Dakota, Minnesota, Nebraska and Washington.

Over 3,000 Units of Multi-Family built in the past 7 years

Over 150,000 of Commercial Space built in the past 7 years

## New Minneapolis Metro Projects:

- Shakopee – Mixed Use Downtown Redevelopment
- Savage – Multi-Family Project
- Maple Grove – Multi-Family Project
- Rogers – Multi-Family Project





# About Lux Communities



Lux was created to give our residents the very best living experience in the best environments. We are an Award-Winning Property Management Company that specializes in Experience Driven Management of Market Rate Apartment projects.

- Residents don't just rent an apartment from Lux Communities; they live the Lux Life! Our residents want and value the experience.
- Full Time, Dedicated On-site Staffing
- Assigned/Monitored Off-Street Parking
- Crime Free Multi-Family Housing Member
- Reputation is important to Lux and any given chance we ask for the feedback and are always striving to provide the very best service and experience in the marketplace.

*#luxlife – Resident Experience*







# THANK YOU



Brian Boohman



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