

700 American Blvd W West Project Description

700 American Blvd W is a 1.85 acres site located at the corner of Lyndale Ave S and American Blvd. The site is adjacent to REI and Bauer Hockey Experience to the north; TopLine Financial Credit Union to the west; American Blvd to the south; and Lyndale Ave S to the east. Currently, the site is vacant and zoned B-2 (Neighborhood Commercial). The site is guided for Regional Commercial under the 2040 Comprehensive Plan.

The 700 American Blvd W development is a five story, mixed-use building. The development consists of 125 affordable, age restricted rental housing units. The unit mix includes one, two, and three-bedroom units. The building's roughly 6,000 sq ft of amenity space—including an activated lobby, community room, fitness center, and management office—are located on the ground floor. The corner of Lyndale Ave S and American Blvd will be activated by approximately 1,500 square feet of commercial space accessible by pedestrians from Lyndale Ave S and American Blvd. Residential access to the lobby is located near the southwest wing of the building with access from both the surface lot to the north and American Blvd to the south.

Vehicular access is provided by a curb cut along the northern property line, contained within an access easement granted by the property to the north; however, vehicular access from the public right-of-way to this easement area will be from the existing curb cut on American Blvd. There is a fire lane right-out onto Lyndale Ave S for improved access for first responders. The site has a total of 158 parking stalls, with 118 enclosed, garage stalls and 40 surface stalls. Exterior amenities include an outdoor plaza and an open greenspace area. New landscape and streetscape elements will be added along the frontage on American Blvd W. These streetscape enhancements will create a pedestrian-oriented pathway that features native, urban-tolerant trees & plantings, an improved sidewalk, bicycle amenities, public art and seating.

Exterior cladding for 700 American Blvd W will be a combination of brick/stone, glass, and fiber cement board. The building will have aluminum hung balconies on select units.

The Project will adhere to green building principles including following the Minnesota Overlay for Enterprise Green Communities green building standard. There will be energy and water saving measures in and around the building. The building will be solar-ready. Due to the urban location of the site, the standard practices of a surface stormwater management basin that will control all the runoff will likely not have sufficient space. The final stormwater system will be a combination of several best management practices that could include, underground stormwater system, surface basins, hardscape reducing materials, stormwater filter, and/or rooftop detention.

It is anticipated that construction will start in Spring 2024 with an approximate 16-month construction period.

700 American Blvd W
Zoning Analysis

Currently, the property is zoned General Commercial (B-2). The General Commercial zoning does not permit residential uses. Schafer Richardson is seeking to rezone the property to Multi-Family Residential (RM-100) with a planned development overlay.

The project will require:

- Reduction of minimum usable open space under the Opportunity Housing Ordinance
- Reduction of minimum parking requirements under the Opportunity Housing Ordinance
- Variance to allow for a reduction of side setbacks.

Proposed Usage (§ 21.203.09)

This is a mixed-use project with 125 units of affordable, age restricted rental housing units and 1,500 SF of commercial space. Naturally, multi-family is permitted use in the RM-100 district. The expected use of the commercial space is incidental retail sales or service, which is allowed as an accessory use within the RM-100 district.

Open Space Requirements (§ 21.203.09)

The requirement for open space is 300 sq ft per unit. For this project, the requisite open space is 37,500 sq ft. The development is on a tight 1.85 acres with a site area of roughly 80,763 sq ft. To meet the open space requirement, close to half the site would need to be open space. The project will pursue a reduction in the open space requirement under the Opportunity Housing Ordinance (§ 9.16.05). The ordinance allows for a 50% reduction of the open space requirement for developments with 9% of its units qualifying as extremely low-income affordable housing. 700 American Blvd W is pursuing project-based vouchers, expecting 15 units (12%) to be available to households earning at or below 30% of the area median income (AMI). Using this reduction, the open space requirements are 18,750 sq ft. The project may require further reductions from this.

Nonresidential Floor Area (§ 21.203.09)

In the RM-100 district, the nonresidential floor area must not exceed 20% of the floor area of residential uses in the development. Here, the nonresidential floor area is well within that constraint at 1%.

Development Intensity & Site Characteristics (§ 21.301.01)

The project satisfies the requirements under Development Intensity and Site Characteristics.

	700 American Blvd W	Code Requirements
Site Area	80,763	80,000 SF Min
Site Width	~200 FT	200 Feet Min
Density	67.42 units/acres	100 units/acres
FAR	1.67	N/A
Impervious Surface Area	49.50%	95%

Building Floor Area Minimum (§ 21.301.01(d)(3))

The project satisfies the Building Floor Area Minimums for accessibility and senior housing.

	700 American Blvd W	Code Requirement
Efficiency Units	N/A	400 SF
1 BR	639	525 SF
2 BR+	896	700 SF

Structure Placement (§ 21.301.02)

The project likely requires a variance for the side setback along the western lot line. The side setback requirement is 10 feet plus 0.25 feet for each foot in height over 30 feet. That puts the required setback for the project at approximately 17.5 feet. The setback depicted on the site plan may fall a little short of this.

Parking & Loading (§ 21.301.06)

The minimum parking requirements for senior housing are 1.5 stalls per unit. In this case, the requirement is 188 stalls. The commercial space, assuming retail sales or service use, requires 1 space per 180 sq ft. So, the requirement for the commercial space is 8 stalls. The development is unable to meet those requirements given the size of the site. The project will pursue a reduction in the parking requirement under the Opportunity Housing Ordinance (§ 9.19). The project is in a Tier II transit area with 20% of units qualifying as very low-income units (available at 50% AMI or less), which offers a 20% reduction to the parking requirements. The reduced parking requirement is 157 stalls. The development includes 118 underground garage stalls and 40 surface stalls for a total of 158 stalls. With the reduction, the project will satisfy the parking requirements.

Height (§ 21.301.10)

There are no height limits for this site. So, the building height at an estimated 60 feet is within the height limitation.