

The building massing on the site is meant to hold the Lyndale Ave. frontage to maintain a more urban edge, and is a consistent 4-story height. This is consistent with the Lyndale Avenue Suburban Retrofit Plan and 98th St. Station Area plan. In these plans providing 4-story density adjacent to neighborhood nodes and the primary intersection of 98th and Lyndale is positive. In addition, it's location to the bus stop at the SW corner makes for multi-modal transit opportunities.

The shadow study was performed to evaluate the impact on adjacent properties to the rear yard. With the deep residential lots and homes that hold the Harriet Ave. Street front and are located to the eastern edge, the impact on the adjacent properties does not substantially change. The current tree height and cover in the rear yards of both the Lyndale and Harriet Avenue properties provides shade similar to the proposed building.