

SITE A - Development Objectives - Garfield Lot

HEIGHT: Develop the site with a 4-6 story commercial, residential, or mixed-use signature development. CPED will accept proposals that exceed six stories if the additional stories achieve additional Comprehensive Plan goals (Policy 2, 80).

BUILDING DESIGN: Ensure a high-quality and distinctive physical environment through building design (Policies 5, 6, 7, 8, 13, 46, 100).

GREEN FEATURES: Include green features and building practices related to energy efficiency, environmental sustainability, and storm water management into the building, site design, and landscaping. Incorporate environmentally responsible building materials and construction practices. The City encourages designs that meet LEED or similar green building and environmental sustainability standards (Policies 46, 74).

BUILDING USE: Commercial, residential, or mixed uses are appropriate. If a proposal includes residential, a minimum of 20% must be affordable at 60% of the Area Median Income (AMI) for rental and a minimum of 10% must be affordable at 80% of AMI for ownership. The City encourages proposals with (i) owner-occupied housing, (ii) more than 20% affordable units, and/or (iii) units for residents earning less than 60% of AMI (Policies 1, 37, 38, 80).

SITE DESIGN: Be mindful of building massing by including multiple buildings, or the appearance of multiple buildings, to increase visual interest. Incorporate multiple entrances that connect to the sidewalk along Garfield Ave. If site and block circulation allow, repurpose the vehicular Right-of-Way (ROW) from Lyndale Ave S to the alley to a pedestrian ROW and consider the continuation of a mid-block pedestrian connection to Garfield Ave S. Consider partnering with a local arts or cultural organization on site design and building use (Policy 5, 6, 39, 100).

PUBLIC PARKING: Include a minimum of ___ **public** parking stalls - available to the public on the site. The City prefers underground parking. The public stalls could be modal parking that could transition to other uses in the future (Policy 6, 80).

TRANSPORTATION: Take significant steps to ensure the safe and accessible travel/pick-up/drop-off for pedestrians, bicyclists, shared mobility users, and motorists. Include wayfinding that enhances the connectedness and safety of the business district (Policies 12, 17, 18, 19, 80, 81).

PUBLIC SPACE: Design street level, distinctive public space that can be successful as a self-managed space and could be programmed. Include beautification improvements to the public realm (greening, trees, landscaping) and public amenities (bike storage, pick-up/drop-off parking) (Policies 6, 9, 80).

SITE B - Development Objectives – 2920 Lyndale Ave S

HEIGHT: Develop the site with a 2-6 story commercial or residential mixed-use development (Policy 2, 80).

BUILDING DESIGN: Ensure a high-quality physical environment through building design and materials (Policies 5, 6, 7, 8, 13, 46).

GREEN FEATURES: Include green features and building practices related to energy efficiency and environmental sustainability, and storm water management. Incorporate environmentally responsible building materials and construction practices. The City encourages designs that meet LEED or similar green building and environmental sustainability standards (Policies 46, 68,74).

BUILDING USE: A commercial or mixed-use building is appropriate. If a proposal includes residential units, a minimum of 20% must be affordable at 60% of the Area Median Income (AMI) for rental and a minimum of 10% must be affordable at 80% of AMI for ownership. First floor use must be commercial, with a preference for multiple storefronts that are suitable for small, emerging business owners (Policies 1, 6, 37, 38, 45, 80).

The City will consider proposals that do not include a new building if the proposed acquisition is part of a larger property assemblage and the proposal can show site control of adjacent property(ies). Development objectives for proposals that do not include a building are as follows:

GREEN FEATURES: Include significant, new green features related to environmental sustainability and storm water management (Policy 73).

TRANSPORTATION: Take significant steps to improve the safe and accessible travel/pick-up/drop-off for pedestrians, bicyclists, shared mobility users, and motorists (Policies 12, 17, 18, 19, 81).