



Lyndale Neighborhood Association Request for Proposal for Parcel Development

Project Overview:

Lyndale Neighborhood Association (LNA) seeks a qualified developer to transform 3 small urban lots (two adjacent, one a single parcel) located at 216 31st Street and 3043 Pleasant Avenue (Development Site 1 and 2), and the parcel at 102 32nd Street (Development Site 3) into residential opportunities that will benefit the neighborhood over the long term. Preference will be given to proposals that develop multiple sites.

As the current owner of these parcels, LNA would like to keep neighborhood residents informed about the plans for their future use and how they will achieve neighborhood housing goals. LNA has monthly Housing and Infrastructure committee meetings and weekly eNews that would be available for use to share information. Staff are also willing to assist in organizing and promoting meetings and helping to inform neighbors about how these properties can be successfully reused.

Project Scope:

- **Development Type:** Residential development, multi-family and/or home ownership preferred.
- **Lot Sizes:**
 - Development Site 1:
 - 216 31st Street: 3,098 SF
 - Development Site 2:
 - 3043 Pleasant Avenue: 3,067 SF
 - Development Site 3:
 - 102 32nd Street: 3,270 SF
- **Zoning (applicable to all three sites):**
 - Primary Zoning: Urban Neighborhood 2 (UN2)
 - The UN2 Urban Neighborhood District allows predominantly small to moderate-scale residential uses.
 - Built Form: Interior 3
 - Interior 3 + Urban Neighborhood FAR:
 - Single-family dwellings and state credentialed care facilities serving 6 or fewer persons: 0.5
 - Two-family dwellings: 0.6
 - Three-family dwellings: 0.7
 - All other uses: 1.4

Development Priorities (in order of priority):

- **High Density:** rental or ownership options. High density can be defined by overall number of units or the potential number of occupants of each unit.
- **Affordable Homeownership or Rental:** Allows moderate income residents to buy or rent at an affordable price.
- **Sustainability:** Incorporation of sustainable practices and materials (e.g., energy efficiency, low carbon, rainwater harvesting).

Proposal Requirements:

1. **Developer Experience (1 page maximum):** Provide a list of completed projects in similar contexts. If you do not have a list of similar projects, provide relevant information that demonstrates your ability to complete the proposed project.
2. **Design Concept (3 page maximum):** Submit a sketch plan and design concept narrative that outlines how the proposal meets the LNA development priorities.
3. **Financial Feasibility (2 page maximum)** Provide financial analysis for the project including the following:
 - a. Total estimated development cost including cost breakdown for construction, management, development, etc.
 - b. Proposed site price to be paid to LNA
 - c. Any potential requests for grants or other funding sources LNA (as a non-profit) could help secure
4. **Timeline (1 page maximum):** Outline a project timeline, including the following:
 - a. Due diligence period (including a presentation at a LNA meeting and updates to LNA as the project advances)
 - b. Purchase of property
 - c. Start and duration of construction
5. **Overall incorporation of Development Priorities (1 page maximum):** Describe how the developer will address the noted Development priorities listed above. Engage with the community throughout the development process.

Additional Information:

Property Values:

LNA has contracted to receive a current assessment of the land values. Final cost of land is based on negotiations of the final selected development package.

Submission Deadline: August 1, 2025 at 1 PM Central Time.

Proposals should identify which of the Development Sites noted above are being pursued. Proposals can address all Development Sites or only a single Site.

Questions about this RFP are to be referred to Sarah Linnes-Robinson at projects@lyndale.org.

Responses to the Questions will be posted on the LNA website beginning July 1st and will be updated weekly. Questions will not be received 1 week prior to the submission deadline.

Proposals should be submitted electronically to:

Sarah Linnes-Robinson @ projects@lyndale.org.

The LNA Housing Subcommittee will evaluate proposals according to which ones best fit the development priorities. Representatives from the selected proposals will be interviewed by the LNA Housing Subcommittee for final selections. Final development proposal selection will be presented to the LNA Board for review and award.

By submitting a proposal, the developer acknowledges that they have read and understood the RFP and agree to abide by its terms and conditions.