

Kensington Park, Richfield

TOD Setting: Urban Neighborhood/Corridor

Project Location and Description

- Kensington Park is a mixed-use project that is part of the Lyndale Gateway Redevelopment Plan (LGRP) in Richfield. It is located along Lyndale Avenue between 76th and 77th Streets.
- Richfield is a first-ring suburb that developed rapidly after the World War II and into the 1950s.
- Kensington Park is Phase 2 of the Lyndale Gateway, a redevelopment of an older, obsolete commercial strip development. The area was first addressed in a 1985 plan and further refined in the 1996 LGRP and 2001 RFP for developers.



Lyndale Avenue Streetscape designed for the pedestrian:

- 15-21 feet wide sidewalks, separated from traffic by raised planters
- center median in Lyndale Avenue provides pedestrian refuge
- crosswalks differentiated with concrete design
- pedestrian-level lighting
- parking behind the buildings
- The location accommodates transit by providing shelters for transit connections



Area Features

- Mainstreet Village, Phase 1 of LGRP, lies across Lyndale Avenue to the east. This development contains 161 senior apartments and 38,000 sq. ft. of office space. Also, there are 40 townhomes on the eastside of Garfield Avenue.
- Lyndale Avenue was reconstructed and streetscape improvements added in 2004-5.
- The Shops at Lyndale are located to the south.
- Single-family residential development is the predominant land use surrounding Lyndale Gateway area to the east, north and west.

Lyndale strip commercial retail, 1946



Project Features

Mixed-Use Development

- Residential units: 94 condominiums and 14 townhomes
- Commercial: 27,000 sq. ft. of street-level space (coffee shop, hair salon, restaurants)



Before: Kensington Park



Kensington Park



Before

After



Financing & Sources: \$32 million. Private, City of Richfield, Metropolitan Council.

Developer: The Cornerstone Group

Design: ESG Architects

Construction: BOR-SON Construction, Inc.

Lessons Learned and Benefits

- As communities age, the market changes, requiring communities to monitor shifts and adapt.
- An environment of investment can be created if the decline can be reversed and the reversal proven to the marketplace.
- Strong commercial retail areas strengthen neighboring housing, and strong neighborhoods strengthen neighboring commercial/retail areas.
- Plans become outdated and must evolve (1985 large area plan, 1996 Lyndale Gateway Plan, 2001 RFP)
- Developers come and go; at least nine developers made proposals for the Lyndale Gateway area, one of which foundered after city approval.
- Capitalize on location—significant employment along I-494 and strong residential neighborhoods adjacent.
- Lifecycle housing options (type and cost) can replace lost housing.
- Higher density is needed to maximize TIF.
- For strip commercial areas, prune back the retail-zoned land.
- Retail needs to be of a neighborhood scale.

For more information, go to: <http://156.142.111.22/cd/redevelopment/projects/kensington/kensington.htm>