



CITY of
RICHFIELD



LAKES AT LYNDALE

Gateway to Housing, Retail and Recreation



THE MISSION

*To make the Lakes at
Lyndale district Richfield's
thriving urban center.*

*Provide more housing opportunities,
upgrade commercial properties
and offer greater enjoyment of the
natural and recreational amenities
of Wood Lake and Richfield Lake.
Achievement will help ensure
Richfield remains the best place to
live, work, learn and do business
in the Twin Cities metro area.*



Oaks on Pleasant Residential



McDonald's



Woodlake Centre Interior Court

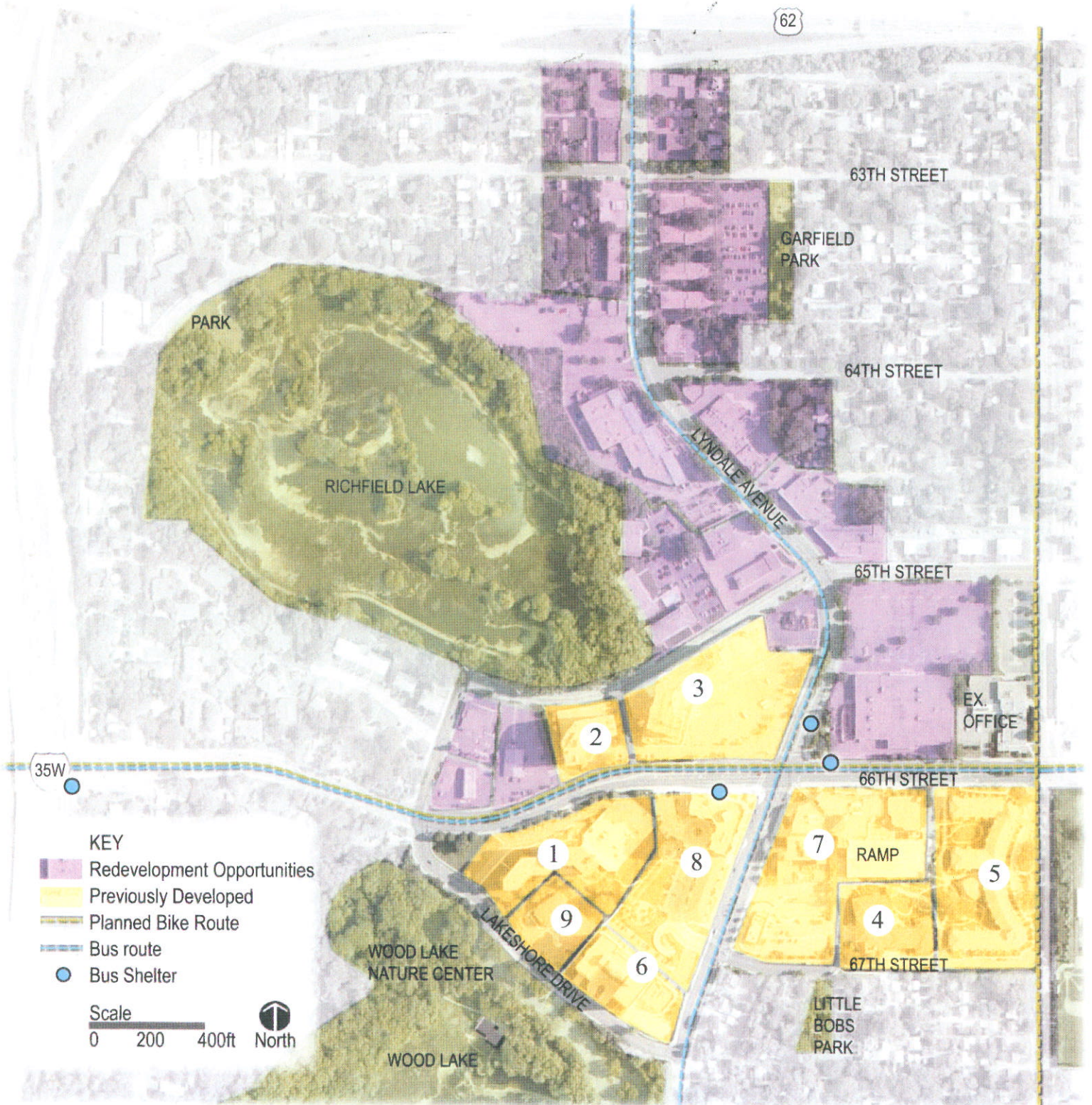


City Bella Gardens



Woodlake Centre Retail and Office

DEVELOPMENT OPPORTUNITIES



PREVIOUSLY DEVELOPED PROPERTIES

- | | |
|--|---|
| 1. Lakeshore Drive Condominiums - 178 units | 5. Oaks on Pleasant - 138 units |
| 2. Woodlake Point Condominiums - 157 units | 6. Gramercy/ VFW - 160 units |
| 3. Market Village 52,844SF retail & Village Shore Apartments - 178 units | 7. Woodlake Centre- 290,500 SF retail, office, and restaurant |
| 4. The Pines - 78 assisted living units | 8. City Bella - 18,000SF retail - 157 units/ 13 town homes |
| | 9. Villas on Lakeshore Drive - 16 units |

THE VISION



The Pines Assisted Living



Woodlake Centre Parking Ramp



City Bella Retail



Oaks on Pleasant Open Space

Gateways - Attractive front doors to the community.

Entering the Lakes at Lyndale offers a distinctive first impression of a thriving district in a progressive community.

People - A dynamic, stimulating and diverse urban village.

This will be an energized district built on public and private gathering spaces and a walkable network to lakes, parks, entertainment, shopping and services.

Identity - A Distinctive character.

The district will have a coherent visual identity based in the natural character of Wood Lake and Richfield Lake.

Business - A home for business and investment.

Reinvestment opportunities will create venues for new shopping, office, restaurants and entertainment that continually enhance the district.

Housing - More choices and new locations for living.

Lakes at Lyndale will be a thriving urban center of more than 1,400 homes of all sizes and varieties at the heart of key amenities and attractions.

Transportation - Efficient and convenient transit.

The district will create safe and enjoyable facilities for bikes, pedestrians, transit and autos.

Nature - The lakes will be a natural centerpiece to an urban downtown.

Wood Lake and Richfield Lake will remain wild and natural as their character radiates into the urban district through streetscapes, greenways and parks.

