

Livable Communities Act

Livable Communities Demonstration Account

Transit-Oriented Development (TOD) Grant Category

2019 Spring Round Pre-Development Funding Recommendations

6/3/2019

Community Development Committee



Livable Communities Act-Transit Oriented Development (LCA-TOD) Purpose

The Council's Livable Communities Act-Transit Oriented Development (LCA-TOD) grants promote *moderate to high density development* projects located within *walking distance of a major transit stop* that typically include *a mix of uses* such as housing, jobs, restaurants, shops, and entertainment.

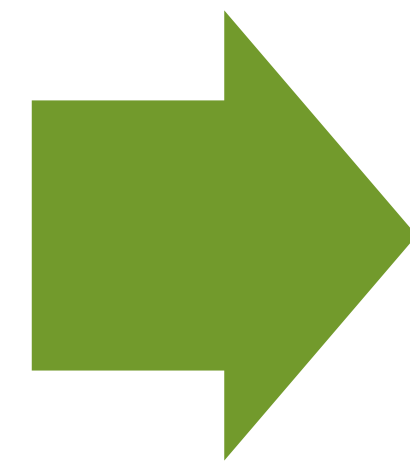
2019 Funding Availability

The Council approved:

- Up to \$500,000 for Livable Communities Demonstration Account-Transit Oriented Development (LCDA-TOD) Pre-Development Zoning Implementation grants, with \$250,000 available in both a Spring and Fall funding opportunity

Review Process

May 1, 2019: the Council received two LCDA-TOD Pre-Development applications



Applications undergo an evaluation by a staff team from the Community Development division

2019 Spring Funding Recommendations

Development Project	Applicant	Points (45 point minimum)	LCDA-TOD Pre-Development	
			Amount Requested	Amount Recommended
422 West University Ave	Saint Paul	60	\$100,000	\$100,000
Hopkins Artspace	Hopkins	54.5	\$72,000	\$72,000
Total Recommended				\$172,000
Total Available				\$250,000
Total Remaining				\$78,000



422 West University Ave (Little Mekong Market)



- Market structure provides opportunity for Southeast Asian and African American-centric small business purveyors to own property
- Art offerings and architecture of apartments are to be standouts
- Strong mix of uses and potential for significant public space

Hopkins Artspace



- Great development opportunity to transform parking lot into artist housing enhancing the regional trail
- Project builds on synergy of local artist economy and new housing while supporting transit ridership
- Redevelopment improves this section of downtown catalyzing additional development to strengthen public realm

2019 Spring Funding Recommendation

That the Metropolitan Council:

1. Award two Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants totaling \$172,000; and
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council



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