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.
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
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

<table>
<thead>
<tr>
<th>Development Project</th>
<th>Applicant</th>
<th>Points (45 point minimum)</th>
<th>LCDA-TOD Pre-Development Amount Requested</th>
<th>Amount Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>422 West University Ave</td>
<td>Saint Paul</td>
<td>60</td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
<tr>
<td>Hopkins Artspace</td>
<td>Hopkins</td>
<td>54.5</td>
<td>$72,000</td>
<td>$72,000</td>
</tr>
<tr>
<td><strong>Total Recommended</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$172,000</strong></td>
</tr>
<tr>
<td><strong>Total Available</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$250,000</strong></td>
</tr>
<tr>
<td><strong>Total Remaining</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$78,000</strong></td>
</tr>
</tbody>
</table>
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