

Livable Communities Act

Livable Communities Demonstration Account

2019 Spring Round LCDA Pre-Development Funding Recommendation

06/03/2019

Community Development Committee



Livable Communities Demonstration Account Purpose

The Livable Communities Demonstration Account (LCDA) funds development or redevelopment projects that ***efficiently link housing, jobs, services, and transit*** in an effort to create inspiring and lasting Livable Communities.

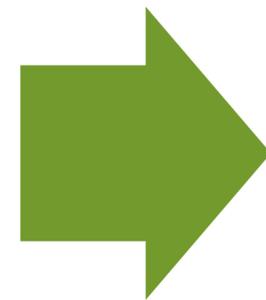
2019 Funding Availability

The Council approved:

- Up to \$500,000 for LCDA Pre-Development grants to be awarded in two application rounds with \$250,000 available in each Spring and Fall funding opportunity

Review Process

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



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

2019 Fall Funding Recommendation

LCDA 2019 Spring Pre-Development Recommendations				
Development Project	Applicant	Points (minimum 30)	Amount Requested	Amount Recommended
Monarch Park	City of Brooklyn Center	51.12	\$60,000	\$60,000
Upper Harbor Terminal	City of Minneapolis	50.25	\$100,000	\$100,000
Ford Site Redevelopment	City of Saint Paul	55.75	\$100,000	\$100,000
Total Recommended				\$260,000
Total Available				\$250,000
Proposed Transfer				\$10,000
Available with Transfer				\$260,000



Monarch Park

Recommended Award:
\$60,000



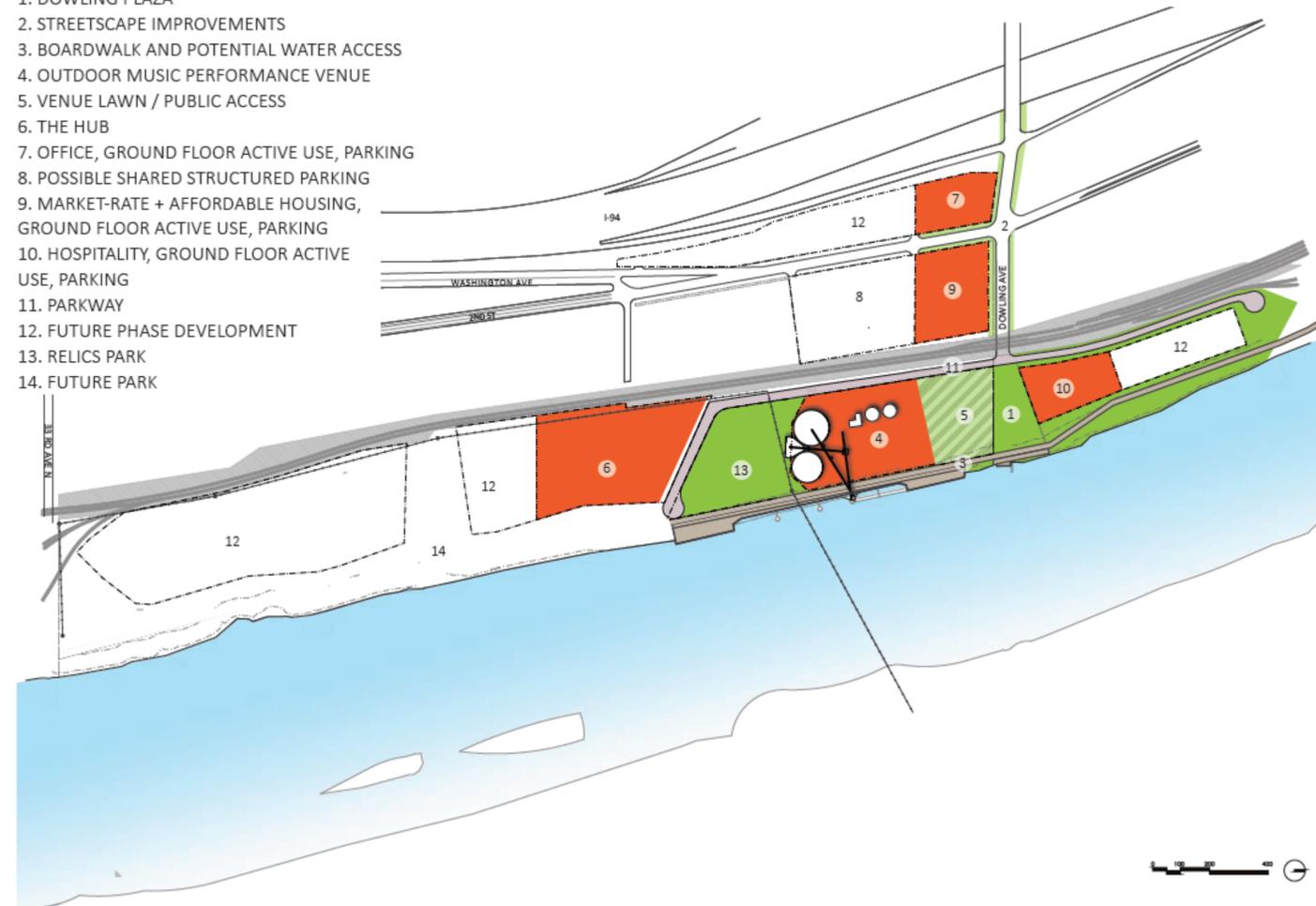
- Mixed-income and mixed-use development project
- 134 total housing units, 115 of which will be affordable
- Proposed workforce development center, affordable commercial space for local small businesses, and office space
- Requested Activities: project planning, financial analysis, and site analysis

Upper Harbor Terminal

Recommended Award:
\$100,000

PHASE 1 DEVELOPMENT PLAN

1. DOWLING PLAZA
2. STREETScape IMPROVEMENTS
3. BOARDWALK AND POTENTIAL WATER ACCESS
4. OUTDOOR MUSIC PERFORMANCE VENUE
5. VENUE LAWN / PUBLIC ACCESS
6. THE HUB
7. OFFICE, GROUND FLOOR ACTIVE USE, PARKING
8. POSSIBLE SHARED STRUCTURED PARKING
9. MARKET-RATE + AFFORDABLE HOUSING, GROUND FLOOR ACTIVE USE, PARKING
10. HOSPITALITY, GROUND FLOOR ACTIVE USE, PARKING
11. PARKWAY
12. FUTURE PHASE DEVELOPMENT
13. RELICS PARK
14. FUTURE PARK



- Mixed-use and mixed-income development with office space, retail uses, and dedicated park land
- Proposed 530 housing units, a minimum of 20% affordable units
- Requested Activities: Community engagement, stormwater analysis/design

Ford Site Redevelopment

Recommended Award:
\$100,000



- Redevelopment of 122-acre Ford site
- Mixed-use and mixed-income project with ownership housing options
- Stormwater management plan includes central water feature that serves as amenity for the development
- Requested Activities: Design of stormwater system

2019 Funding Recommendation

That the Metropolitan Council:

1. Authorize the transfer of \$10,000 from the Livable Communities Demonstration Account Transit Oriented Development Pre-Development grant category to the Livable Communities Demonstration Account Pre-Development grant category
2. Award three Livable Communities Demonstration Account Pre-Development grants for a total of \$260,000; and
3. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council



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