

Funding Recommendations for 2021 LCDA-TOD Development

2021 Livable Communities Demonstration
Account Transit Oriented Development
Funding Recommendations

2021 Funding Recommendation

That the Metropolitan Council:

1. Award four Livable Communities Demonstration Account Transit-Oriented Development grants totaling \$4,435,600, as shown in the table below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

LCDA-TOD Purpose

The Council's LCDA-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.

TOD Development Awards

**High Density
& Mixed Use**



Mill City Quarter,
Minneapolis

**Affordable
Housing**



Hamline Station,
St. Paul

**Public
Infrastructure**



The ARTery,
Hopkins

**Living Wage
Jobs**



Springboard for the
Arts, St. Paul

**Community
Destinations**



Minneapolis American
Indian Center,
Minneapolis

2021 Application Evaluation

What:

Proposed Project Outcomes

- Housing, Jobs, Compact Connected Development, and Environmental & Livability

How:

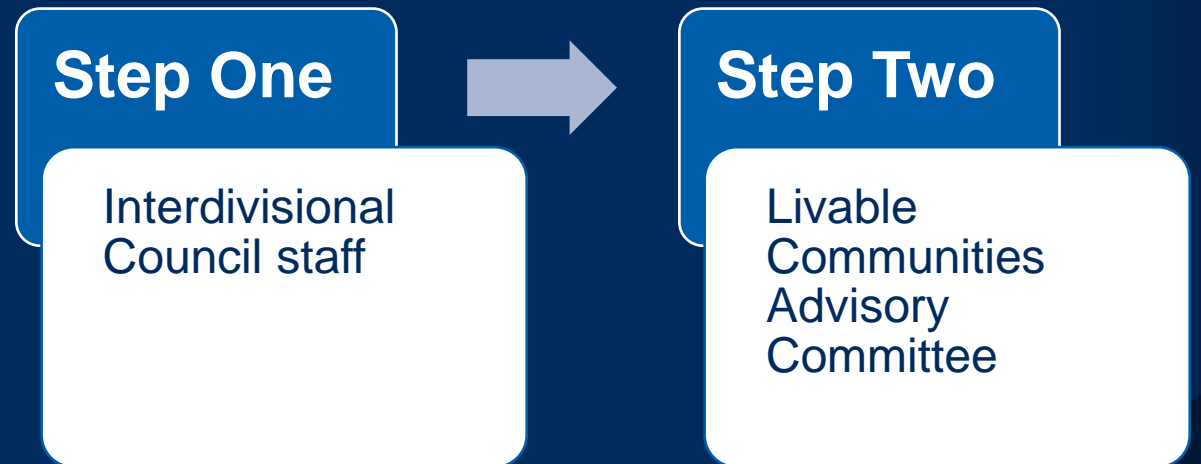
Proposed Project Process

- Community Engagement, Representation & Agency

Who:

Proposed Project Team

- Reflective and Responsive, Capacity



2021 Program Calendar

February	Fund Distribution Plan Approved
March	Notice of Funding Availability Issued
April & May	Technical Assistance Workshops
September	Applications Due
October	Step 1 – Interdivisional Council Staff
November	Step 2 – Livable Communities Advisory Committee
January	Community Development Committee
January	Metropolitan Council

2021 Funding Availability

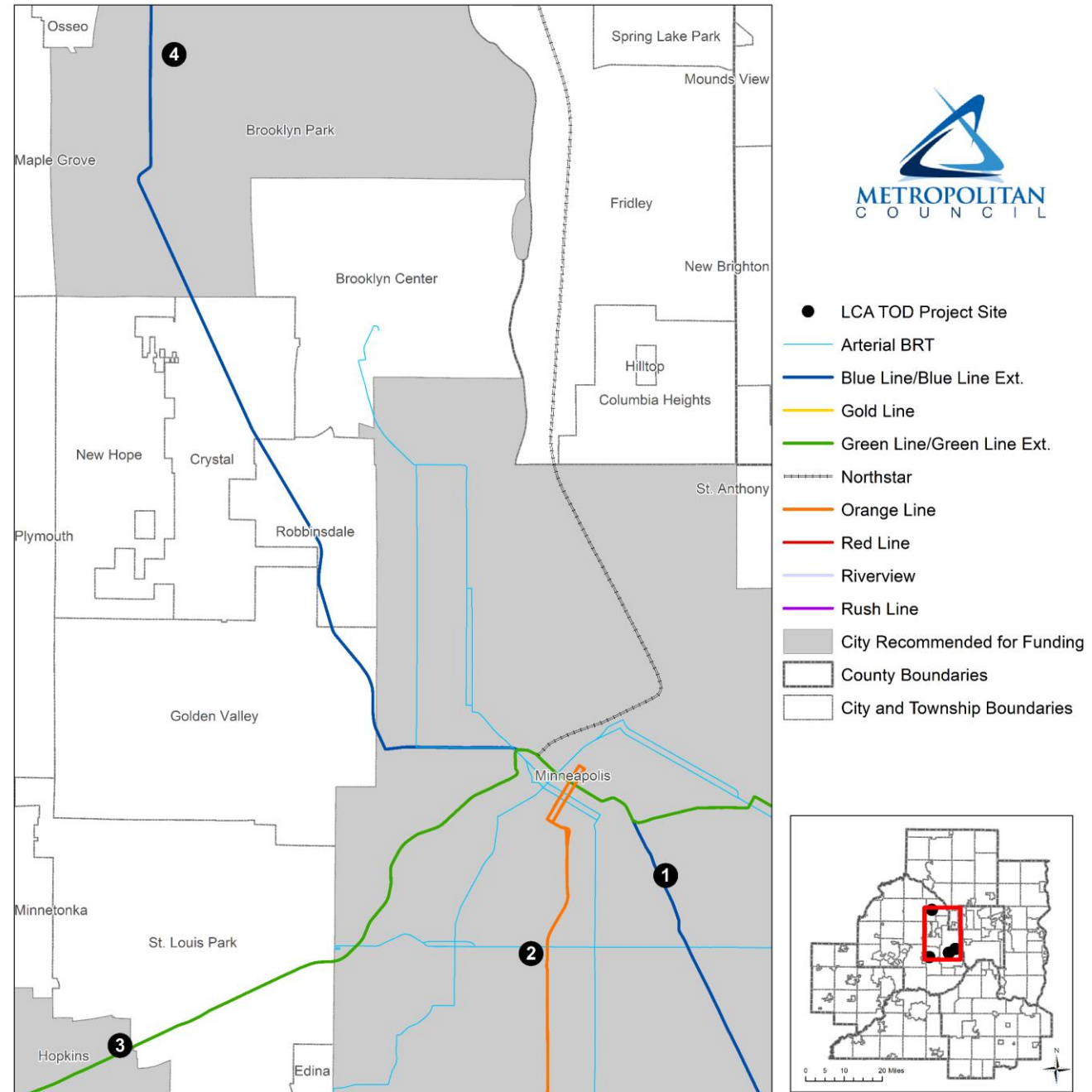
LCDA-TOD Program	Funding Available	Funding Awarded	
LCDA-TOD Pre-Development, and LCDA-TOD Zoning Implementation	\$1,000,000	Round 1 Award:	\$202,500
		Round 2 Award:	\$356,500
LCDA-TOD Development	\$4,000,000	Total Award:	\$559,000
		Balance:	\$441,000
		Total Available:	\$4,441,000

2021 Funding Recommendation

Applicant	Project	Total Points	Amount Requested	Amount Recommended
City of Minneapolis	Seward Commons	98.6	\$1,500,000	\$1,500,000
City of Minneapolis	3030 Nicollet	95.1	\$2,000,000	\$500,000
City of Minneapolis	Calvary Apartments	91.0	\$1,500,000	\$0
City of Hopkins	325 Blake Road	85.8	\$1,250,000	\$1,250,000
City of Brooklyn Park EDA	Tessman Ridge	81.0	\$1,185,600	\$1,185,600
City of Saint Paul	Keystone Food Site	73.1	\$511,000	\$0
City of Saint Paul	Wilder Square Cooperative	67.9	\$1,489,000	\$0
City of St Louis Park EDA	Beltline Station	51.5	\$1,500,000	\$0
City of Eden Prairie	GTS Multifamily	36.9	\$1,655,000	\$0
City of Minnetonka	Minnetonka Station	33.7	\$1,010,000	\$0
		Total	\$13,600,600	\$4,435,600
		Available	\$4,441,000	\$4,441,000
		Difference	-\$9,159,600	\$5,400

2021 Recommended Projects

1. Seward Commons
2. 3030 Nicollet
3. 325 Blake Road
4. Tessman Ridge



City of Minneapolis

Seward Commons Final Phase

2115 Snelling Ave | Blue Line - Franklin Ave Station Area



Recommended Award: **\$1,500,000**

- Targeted affordable housing for families and underserved populations
- Permanently re-establishes displaced urban agriculture business
- Well connected to surrounding multi-modal networks

City of Minneapolis

3030 Nicollet

3030 Nicollet Ave S | I35W - Lake Street Station Area



Recommended Award: **\$500,000**

- Reincorporated displaced asset as and includes affordable commercial incubator space
- Targeted affordable housing for families and underserved populations
- Adapts auto-centric site with pedestrian oriented uses

City of Hopkins

325 Blake Road

325 Blake Rd N | SWLRT - Blake Road Station Area



Recommended Award: **\$1,250,000**

- Dense, mixed-use project that will create a community destination and support walkability and bikeability in the station area
- Includes a range of housing options
- Result of unique public-private partnerships and prioritization of environmental sustainability

City of Brooklyn Park

Tessman Ridge

6900 85th Ave N | Blue Line X - 85th Ave Station Area



Recommended Award: **\$1,185,600**

- Provides increased housing choice for students and families
- Includes affordable commercial spaces intended to support local businesses and small childcare operators

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Thank You