



Seward Commons (SG-16616) TOD Development Grant Amendment – Project Budget, Summary, Title, and Location

2021 LCDA TOD Development



Seward Commons

Project Details

- Redevelops small site parcel
- ~350 yards from light rail station
- Potential Community Benefits
 - 32 affordable housing units
 - Green space and playground for residents
 - Public art
 - Added density



Amendment

Grantee Request

Amend the grant budget to shift 44% of total awarded funds from the rooftop CSA to fund the following:

- A green roof and stormwater management on the affordable housing building
- 39 garden beds for tenants
- Shift the remaining funds to cover increased construction costs, more public art, and community engagement.

Amend the project activities, FTEs, and number of affordable units

Change the title of the grant

Incorporate the updated project map

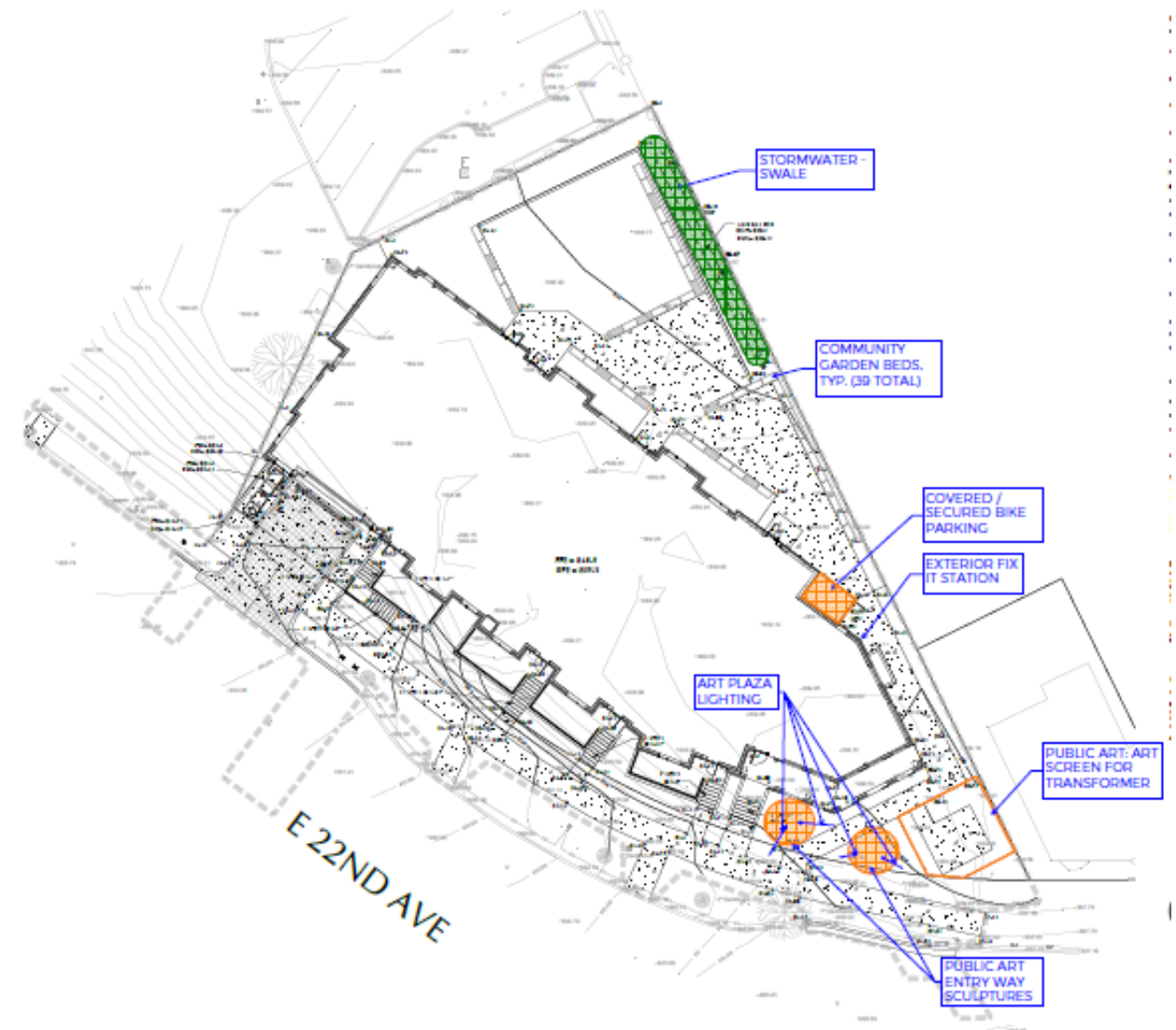
Significance Findings

- The request shifts 44% of funds between eligible activities.
- The project no longer has a prominent rooftop CSA feature providing 3 FTE jobs
- The project adds affordable housing units and increases the affordability of units

TOD Development Activities

Updated Grant Eligible Activities

- Grading/Soil Corrections - ~~\$162,000~~ **\$223,300**
- Public Utilities Extensions - ~~\$60,000~~ **\$132,600**
- Green Roof and Infiltration/Storage Swales or Tanks - ~~\$870,000~~ **\$207,550**
- Community Garden and Playground for Affordable Housing - ~~\$200,000~~ **\$407,850**
- Public Art and Public Plaza - ~~\$190,000~~ **\$505,400**
- Bike Parking - ~~\$18,000~~ **\$23,300**



Recommendation

Proposed Action

That the Community Development Committee approve revising the Seward Commons (SG-16616) TOD Development grant project summary to:

- 1) Shift funds from a rooftop CSA to raised-bed gardens, green roof, site and infrastructure costs, and public art;
- 2) Reflect the project's increase in affordable housing units, increase in the level of affordability of housing, and decrease in jobs;
- 3) Update the name of the grant to Wadaag Commons; and
- 4) Correct the aerial map showing the location of the project.



Thank You

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