

**Community Development Committee**

For the Metropolitan Council meeting of November 28, 2018

**Subject:** Livable Communities Demonstration Account Funding Recommendations

**Proposed Action**

That the Metropolitan Council:

1. Authorize the transfer of \$2,250,750 from the Livable Communities Demonstration Account- Transit Oriented Development program to the Livable Communities Demonstration Account Development program;
2. Waive the Council guideline that no more than 40% of Livable Communities Demonstration Account Development program funding be awarded to Minneapolis and Saint Paul, due to findings that the additional funding would assist projects that will have worthwhile demonstration value and that sufficient funds are available to fund all eligible projects;
3. Award nine Livable Communities Demonstration Account grants as shown in the Funding Recommendations Table, totaling \$9,562,754; and
4. Authorize its Community Development Director to execute the grant agreements on behalf of the Council.

**Funding Recommendations Table**

Recommended Projects	Applicant	Points	LCDA Amount Requested	Proposed LCDA Funding
Gateway Northeast	Minneapolis	86.88	\$1,650,000	\$1,650,000
Olson Townhomes	Minneapolis	86.06	\$1,200,000	\$1,200,000
848 Payne	Saint Paul	80.04	\$269,500	\$269,500
Village Creek Apartments	Brooklyn Park	77.71	\$832,000	\$832,000
Bridgewater Bank Corporate Center	St. Louis Park	77.56	\$1,204,889	\$1,204,889
Minneapolis Apprenticeship and Training Center	Minneapolis	76.17	\$1,600,000	\$1,600,000
Capitol Professional Office Building Redevelopment	Saint Paul	76.14	\$713,730	\$713,730
Cedar Point II	Richfield	74.40	\$1,189,000	\$1,189,000
Trail Point Ridge/Smith Village	Eden Prairie	69.77	\$903,635	\$903,635

<b>Total Recommended</b>	<b>\$9,562,754</b>
Total Available	\$11,525,750
Total Remaining	\$1,962,996

**Summary of Committee Discussion/Questions**

Senior Planner Hannah Gary and Gina Bonsignore, Vice Chair of the Livable Communities Advisory Committee, presented the Advisory Committee's



recommendation, which adhered to the Council Livable Communities Demonstration Account guideline limiting awards to the central cities to no more than 40% of available funding (Proposed Action Option One). They also explained that the Advisory Committee also suggested that the Council waive the 40% limit because adequate funds are available to fully fund all eligible projects, and that the additional funding would assist projects that have worthwhile demonstration value (Proposed Action Option Two).

Committee members were supportive of each of the projects, especially the Minneapolis Apprenticeship and Training Center project. The Committee found unique demonstration and catalytic value in this project.

The Committee unanimously approved Option Two.

## Community Development Committee

Meeting date: November 19, 2018

For the Metropolitan Council meeting of November 28, 2018

**Subject:** 2018 Livable Communities Demonstration Account Funding Recommendations

**District(s), Member(s):** All

**Policy/Legal Reference:** Minnesota Statute §473.253

**Staff Prepared/Presented:** Hannah Gary, Senior Planner (651) 602-1633

**Division/Department:** Community Development/Regional Planning

### Proposed Action

**Option One:** That the Metropolitan Council:

1. Authorize the transfer of \$2,250,750 from the Livable Communities Demonstration Account- Transit Oriented Development program to the Livable Communities Demonstration Account Development program;
2. Award eight Livable Communities Demonstration Account grants as shown Table 1, Option One column, totaling \$8,739,824; and
3. Authorize its Community Development Director to execute the grant agreements on behalf of the Council.

**Option Two:** That the Metropolitan Council:

1. Authorize the transfer of \$2,250,750 from the Livable Communities Demonstration Account- Transit Oriented Development program to the Livable Communities Demonstration Account Development program;
2. Waive the Council guideline that no more than 40% of Livable Communities Demonstration Account Development program funding be awarded to Minneapolis and Saint Paul, due to findings that the additional funding would assist projects that will have worthwhile demonstration value and that sufficient funds are available to fund all eligible projects;
3. Award nine Livable Communities Demonstration Account grants as shown in Table 1, Option Two column, totaling \$9,562,754; and
4. Authorize its Community Development Director to execute the grant agreements on behalf of the Council.

Table 1: Funding Options

Recommended Projects	Applicant	Points	LCDA Amount Requested	Option One: Proposed LCDA Funding	Option Two: Proposed LCDA Funding
Gateway Northeast	Minneapolis	86.88	\$1,650,000	\$1,650,000	\$1,650,000
Olson Townhomes	Minneapolis	86.06	\$1,200,000	\$1,200,000	\$1,200,000
848 Payne	Saint Paul	80.04	\$269,500	\$269,500	\$269,500

Village Creek Apartments	Brooklyn Park	77.71	\$832,000	\$832,000	\$832,000
Bridgewater Bank Corporate Center	St. Louis Park	77.56	\$1,204,889	\$1,204,889	\$1,204,889
Minneapolis Apprenticeship and Training Center	Minneapolis	76.17	\$1,600,000	\$1,490,800	\$1,600,000
Capitol Professional Office Building Redevelopment	Saint Paul	76.14	\$713,730	\$0.00	\$713,730
Cedar Point II	Richfield	74.40	\$1,189,000	\$1,189,000	\$1,189,000
Trail Point Ridge/Smith Village	Eden Prairie	69.77	\$903,635	\$903,635	\$903,635

<b>Total Recommended</b>	<b>\$8,739,824</b>	<b>\$9,562,754</b>
Total Available	\$11,525,750	\$11,525,750
Total Remaining	\$2,785,926	\$1,962,996

## Background

The Livable Communities Act (LCA) funds projects through the Livable Communities Demonstration Account (LCDA) that support Metropolitan Council priorities of creating livable communities by connecting jobs, transit, services, and housing.

The LCA requires that the Council adopt an annual Fund Distribution Plan. The approved Fund Distribution Plan outlines the review process schedule, evaluation criteria, and total funding allocation. LCDA applications undergo a rigorous two-step review process conducted by an internal review panel of staff and an external panel of professionals and content experts, the Livable Communities Advisory Committee (LCAC).

On August 9, 2018, the Council received ten LCDA applications from six communities. All ten applications were evaluated on the criteria outlined in the 2018 Fund Distribution Plan. Based on these criteria, all ten applications advanced through the Step One process and were reviewed in Step Two by the LCAC. After Step Two review, LCAC funding recommendations are presented to the Community Development Committee for consideration.

The LCAC is recommending full funding for seven and partial funding for one of the ten applications. The remaining two applications are not recommended for funding. However, the Committee sees great demonstrative value in all eligible projects and given the circumstance of additional funds, suggests that the Council consider fully funding each eligible project.

## Rationale

### Option One

Council guidance outlined in the adopted Fund Distribution Plan states that the LCAC may recommend up to 40% of available funds to projects located in Minneapolis and Saint Paul. In this round, 40% of allocated funds is \$3,710,000. At this level of funding, the Minneapolis Apprenticeship and Training Center project would receive \$590,500 of the requested \$1,600,000. The LCAC has recommended that the Council allocate remaining LCDA-TOD funds to the LCDA program to grant additional funding to the Minneapolis Apprenticeship and Training Center project. Should the Council approve this recommendation, \$4,610,300 will be available to fund projects in Minneapolis and Saint Paul. This scenario is presented as Option One in Table 1. In each scenario, the 40% limit to fund eligible projects was reached after only partially funding the Minneapolis Apprenticeship and Training Center project.

This approach does not leave any funding for the Capitol Professional Office Building Redevelopment project in Saint Paul. The LCAC, in accordance with the adopted Fund Distribution Plan, has recommended all suburban projects for full funding and central city projects up to the funding limit. This breakdown is illustrated in Table 1.

### **Option Two**

The LCAC Option One recommendation leaves \$2,785,926 unallocated if the Community Development Committee chooses to move remaining LCDA-TOD funds to the LCDA-Development account. Option Two distributes the remaining amount available to fully fund all projects meeting the minimum score requirement. This option would fully fund both the Capitol Professional Office Building Redevelopment and Minneapolis Apprenticeship and Training Center projects. These two projects were the next highest scoring projects after 40% of available funds were allocated. The LCAC found considerable demonstration value in each project, and both scored well in the Step Two review process. Each project would be recommended for funding were the LCAC not bound to the 40% funding limit for central city projects. Option Two allocates 47% of available funds to Minneapolis and Saint Paul. Table 1 outlines this funding scenario. One project did not meet the initial Step Two minimum scoring requirement, so it is not recommended for funding in either option.

### **Thrive Lens Analysis**

LCDA-funded projects respond to several Thrive outcomes.

- LCDA funding will “advance the Council’s mission of fostering orderly and economical development” and “promotes residential development patterns that protect natural resources, the quality and quantity of our water resources, and out water supply.” (Stewardship and Prosperity)
- This investment “encourages redevelopment and infill development” (Prosperity), adding a diversity of land uses, housing types and jobs supporting economic competitiveness over the other regions.
- Funded projects “help close the gap between the region’s affordable housing need and the supply, especially in areas underserved by affordable housing.” (Equity)
- LCDA projects “provide housing and transportation choices for a range of demographic characteristics and economic means.” (Livability)

### **Funding**

The Metropolitan Council approved the Livable Communities Act Fund Distribution Plan on April 11, 2018 ([\*Business Item 2018-94\*](#)). The approved Fund Distribution Plan allocates \$9.5 million for 2018 LCDA projects. The LCDA-TOD program had \$2,250,750 in funds remaining from the 2018 Development round of funding. Allocating those funds to the LCDA would make \$11,525,750 available.

Of the \$9.5 million allocated for LCDA grants, \$250,000 is available to fund Pre-Development projects. One Spring Pre-Development project was funded at \$100,000. \$125,000 remains for the Fall Pre-Development grants.

As outlined in the Fund Distribution Plan, no more than 40% of the funds may go to projects in Minneapolis and Saint Paul. The remaining 60% of the funds are reserved for projects in suburban communities. As indicated above, either award option would fund all eligible suburban projects.

### **Known Support / Opposition**

All applicants present a resolution of support for each project. There is no known opposition to any of the applications received.

## Review Process

In April 2018, the Council issued a Notice of Funding Availability for LCDA Development projects following the adoption of the 2018 Fund Distribution Plan. Staff met with potential applicants to provide additional information about LCDA and to discuss potential projects with applicants.

Cities interested in submitting applications have the opportunity to attend two optional design workshops before submitting an initial project proposal. The design workshops are facilitated by a volunteer team of design experts who provide feedback on proposed designs. Applicants from Brooklyn Park, Eden Prairie, Edina, Minneapolis, and Saint Paul attended the 2018 design workshops.

While design workshops are optional, all applicants are required to submit Project Concept Plans prior to submitting a full project application. Plans were due on June 28, 2018. The Brooklyn Park Economic Development Authority, the City of Eden Prairie, the City of Minneapolis, the City of Richfield, the City of Saint Paul, and the St. Louis Park Development Authority all submitted initial Project Concept Plans. Council staff reviewed the proposals and provided applicants with comments on eligibility of uses and alignment with Council objectives.

The Council received ten full applications on August 9, 2018. An interdivisional panel of Council staff conducted an initial review of the applications based on several categories: land use and site design, environmental design, transit service and accessibility, economic competitiveness, housing, and partnerships. All ten applications met the minimum score threshold in Step One to advance to Step Two LCAC review.

During the Step Two process, members of the LCAC review each application and evaluate the proposals based on four primary categories: innovation, demonstration, catalytic potential, and readiness. Council staff then combine application scores from Step One and Step Two to determine a project's preliminary score. Nine of the ten projects met the initial minimum score requirement of 60 points. As a final scoring element, the Housing Performance Score (HPS) for each city is added to their score. Cities with a HPS below the applicant average have the average HPS added to their combined score. Project scores presented in the tables include the HPS, which is not considered when determining whether or not a project meets the minimum score requirement. The score for Rice Street Flats includes Saint Paul's HPS; however, the project did not meet the minimum initial score of 60 points.

**Table 2: Application Summary**

Grant Category	Project Concept Plans	Submitted Applications	Eligible Applications	Applications advanced to Step Two	Applications recommended for funding: Option One	Applications recommended for funding: Option Two
LCDA Development	10	10	10	10	8	9

## Outcomes Summary

The summary below shows the expected outcomes for the 2018 LCDA investment in the region funding all eligible projects.

Table 3: Expected outcomes of projects recommended for funding

	Option One	Option Two
<b>Total Housing Units</b>	755	847
Affordable Housing Units (≤80% Area Median Income)	335	335
Market Rate Housing Units	420	512
<b>Total Permanent Jobs (FTEs)</b>	369	373
Permanent Living Wage Jobs	328	332
Temporary (or construction) Jobs	1047	1,117
<b>Net Tax Capacity Increase</b>	\$1,361,548	\$1,527,698
<b>Total Development Cost</b>	\$237,071,791	\$253,390,656
Private Investment Leveraged	\$203,776,305	\$219,381,440
Other Public Investment Leveraged	\$24,446,462	\$24,446,462
<b>Parking</b>		
Average Residential Parking Ratio	1.03	0.80
Average Commercial Parking Ratio	3.10	1.38
<b>Density</b>		
Average Net Dwelling Units per Acre (DUPA)	47	52
Average Net Floor-Area Ratio (FAR)	1.16	1.17

Average Residential Parking Ratio is the average number of parking stalls per dwelling unit, and the Average Commercial Parking Ratio is the average number of stalls per 1,000 sq./ft of commercial or office space.

## Projects not Recommended for Funding

The following project did not meet the minimum score to be considered for funding.

### *Rice Street Flats*

**Applicant:** Saint Paul

**Determination:** Ineligible; did not meet required Step One + Step Two minimum score

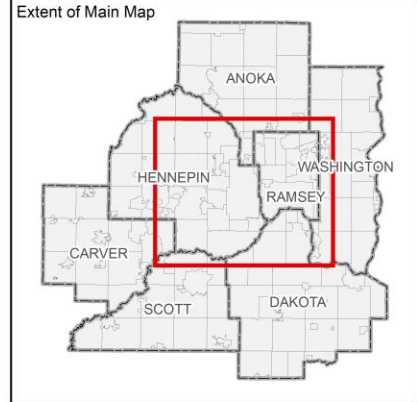
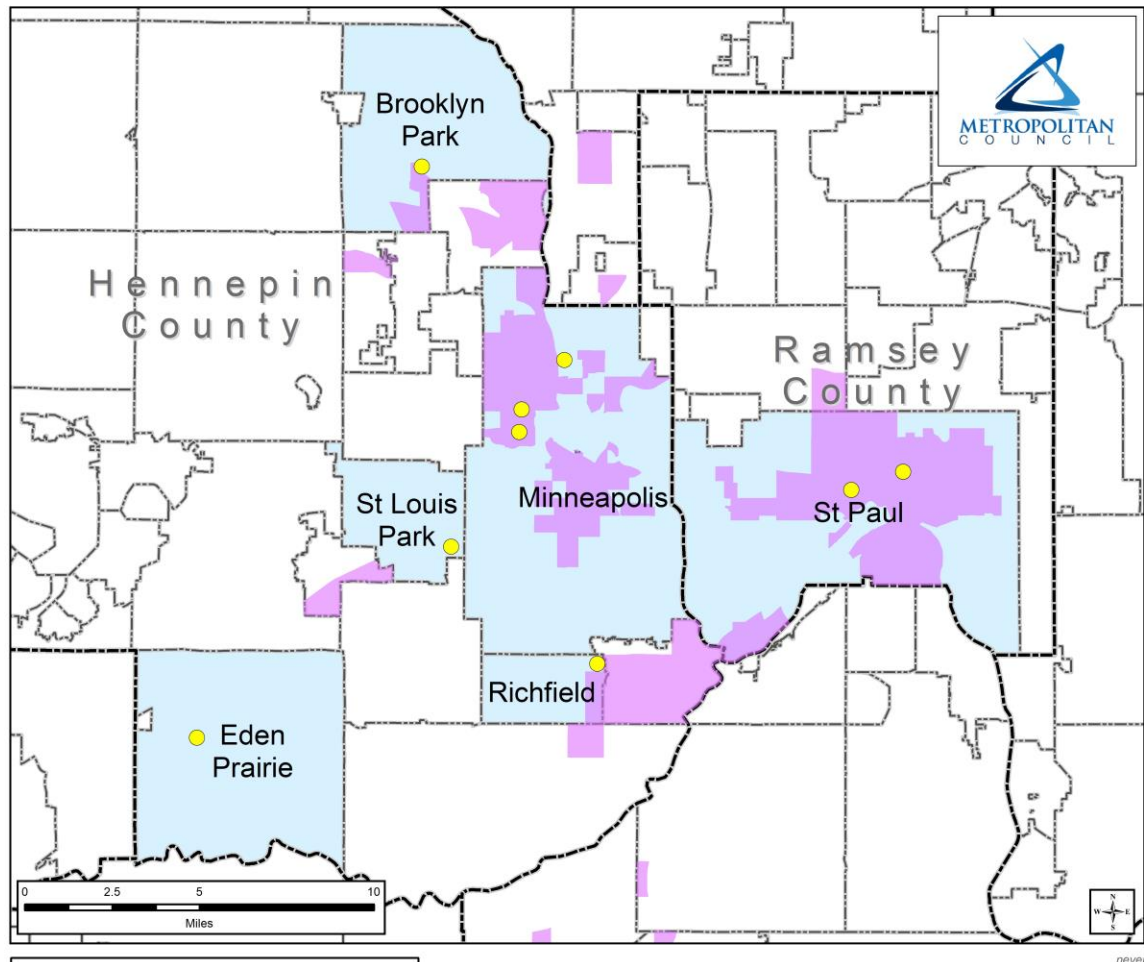
**Rationale:**

- Project does not show demonstration value
- Lack of potential to catalyze additional development
- Poor design



# Projects Recommended for Funding

## 2018 Livable Communities Demonstration Account Grants Communities Recommended for Award



- LCDCA Project Site
- Areas of Concentrated Poverty
- Community Recommended for Funding



### Areas of Concentrated Poverty

Considering priority of the Council to diversify housing types and income levels within geographic areas, staff analyzed projects located in Areas of Concentrated Poverty to determine if the proposed new housing units would diversify housing mix and expand housing affordability within these census tracts. This analysis is based on the *2040 Housing Policy Plan*, which states: “Use Livable Communities Act resources to both catalyze private investment in Areas of Concentrated Poverty and attract affordable housing to higher-income areas.” Table 4 shows the effect of additional proposed units on rental housing and household incomes in a neighborhood. Projects located in Areas of Concentrated Poverty are marked in bold (848 Payne, Olson Townhomes, Capitol Professional Office Building Redevelopment).

In Saint Paul, for example, the 848 Payne project will increase by 12% the proportion of rental units available to households making 51%-60% Area Median Income (AMI) in the project census tract and those in immediately neighboring tracts. Overall, the addition of this project is likely to decrease the proportion of units targeted at households with income levels at or below 30% AMI, 31-50% AMI, and 61%-80% AMI. There is not expected to be any change in the proportion of units available to households making above 80% AMI.

Table 4: Change in Shares of Rental Housing Units and Household Incomes

	Rental housing units					Households				
	At or below 30% of AMI	31%-50% of AMI	51%-60% of AMI	61%-80% of AMI	Above 80% of AMI	At or below 30% of AMI	31%-50% of AMI	51%-60% of AMI	61%-80% of AMI	Above 80% of AMI
Cedar Point II Housing	-9%	-17%	-4%	-6%	+36%	-2%	-2%	-2%	-3%	+8%
Trail Point Ridge Smith Village	+0%	+1%	-0%	-1%	-0%	+0%	+0%	+0%	-0%	-1%
Gateway Northeast	-1%	-1%	+1%	-3%	+4%	-1%	+0%	+2%	-1%	-1%
<b>Olson Townhomes</b>	-2%	-1%	+3%	-1%	-0%	-1%	-1%	+3%	-0%	-1%
<b>848 Payne</b>	-2%	-8%	+12%	-2%	-0%	-3%	-3%	+9%	-0%	-3%
Village Creek Apartments	-0%	-0%	-1%	-1%	+2%	-0%	+0%	-0%	-0%	+1%
<b>Capitol Professional Office Building Redevelopment</b>	-3%	-2%	-1%	-1%	+6%	-2%	-1%	-0%	-1%	+4%

## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** City of Minneapolis  
**Project Name:** Gateway Northeast  
**Project Location:** 2435 Marshall St  
**Council District:** District 8 – Cara Letofsky

Project Detail	
Project Overview	The project includes 125 mixed-income housing units and 13,500 square feet of neighborhood-oriented retail. Rooftop construction will be solar-ready, and the site will include stormwater management features.
Jobs	250 temporary jobs; 17 total FTEs; 2 living wage jobs
Net tax capacity increase	\$191,305.50
Total housing units	125
Affordable units	75; 3 @ 0%-30% AMI, 22 @ 31%-50% AMI, 50 @ 51%-60% AMI
Anticipated # bedrooms	94 studio/1BR; 21 2BR; 10 3+BR
Est. total development	\$35,353,384
Est. private funds leveraged	\$28,762,898
Est. other public funds	\$4,940,486
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• LCDA Elements: Demonstration value in unique mix of affordability. Typical mixed income projects are 20% affordable and 80% market rate. This project is 60% affordable, 40% market rate.</li> <li>• Project is a good example of higher density development in the area</li> <li>• Good consideration of open space and circulation through/around the site</li> </ul>
Funding Request	
\$1,650,000	TOTAL
\$150,000	Stormwater Management: Infiltration/Storage Swales or Tanks
\$15,000	Renewable Energy: Photovoltaic
\$75,000	Public Infrastructure: Utilities
\$1,410,000	Site acquisition prior to award for affordable housing

## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** Brooklyn Park Economic Development Authority  
**Project Name:** Village Creek Apartments  
**Project Location:** 7621 Brooklyn Boulevard  
**Council District:** District 2 – Lona Schreiber

Project Detail	
Project Overview	This proposal would develop a mixed-use project with both affordable and market rate housing. The first floor would house a community commercial kitchen with space for community education and local events.
Jobs	106 temporary jobs; 5 total FTEs; 2 living wage jobs
Net tax capacity increase	\$160,082.50
Total housing units	83
Affordable units	17 @ 31%-50% AMI
Anticipated # bedrooms	70 studio/1BR; 13 2BR
Est. total development	\$15,617,909
Est. private funds leveraged	\$3,766,000
Est. other public funds	\$11,019,909
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>LCDA Elements: Demonstration value in introducing market rate housing into this area, as well as including the commercial kitchen space and associated programming</li> <li>Catalytic value with the City directing the conversation around development of adjacent parcels</li> </ul>
Funding Request	
\$832,000	TOTAL
\$37,000	Architectural/Engineering Fees: Placemaking Space or Public Art
\$10,000	Bike Rack, Storage, Fit-it Station
\$410,000	Site Preparation
\$150,000	Renewable Energy: Photovoltaic
\$30,000	Public Infrastructure: Transit Shelter
\$50,000	Stormwater Management: Landscaping
\$85,000	Public Infrastructure: Utilities
\$60,000	Placemaking Spaces: Public Art

## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** City of Saint Paul  
**Project Name:** 848 Payne  
**Project Location:** 848 Payne Ave, St. Paul  
**Council District:** 13 – Richard Kramer

Project Detail	
Project Overview	The mixed-use development includes 99 units of affordable housing and 5,000 sq./ft of commercial space. Stormwater management plan meets Enterprise Green Communities criteria standards and is inclusive of the Minnesota Overlay.
Jobs	100 temporary jobs; 24 total FTE; 17 living wage jobs
Net tax capacity increase	\$102,961.50
Total housing units	99
Affordable units	99 @ 51%-60% AMI
Anticipated # bedrooms	78 Studio/1BR; 21 2BR
Est. total development	\$21,812,960.13
Est. private funds leveraged	\$21,543,460.13
Est. other public funds	\$0.00
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• LCDA Elements: Partnerships with Xcel Energy and the neighborhood organization, particularly in leasing out the commercial space, have demonstration value</li> <li>• Catalytic potential in vacant sites nearby</li> </ul>
Funding Request	
\$269,500	TOTAL
\$50,000	Site Preparation: Grading and/or Soil Correction
\$5,600	Bike Rack, Storage, Fix-It Station
\$178,900	Stormwater Management: Infiltration/Storage Swales or Tanks
\$35,000	Architectural/Engineering Fees: Stormwater Management

## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** City of Eden Prairie  
**Project Name:** Trail Pointe Ridge/Smith Village  
**Project Location:** 16397 Glory Lane, Eden Prairie  
**Council District:** 3 – Jennifer Munt

Project Detail	
Project Overview	The project is a redevelopment of a 7.11-acre site to include a mixed-income housing development. A church is currently located on the site. The building would be demolished to include a 58-unit housing development. This development is part of a larger plan to build affordable ownership senior housing and for-sale townhomes.
Jobs	108 temporary jobs; 2 total FTEs; 2 living wage jobs
Net tax capacity increase	\$88,350
Total housing units	58
Affordable units	52; 13 @ 0%-30% AMI, 26 @ 31%-50% AMI, 13 @ 51%-60% AMI
Anticipated # bedrooms	16 Studio/1BR; 28 2BR; 14 3+BR
Est. total development	\$17,480,526
Est. private funds leveraged	\$15,040,852
Est. other public funds	\$1,536,039
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>LCDA Elements: The project includes 90% affordable units, while most mixed income projects include 20% affordable units. Introducing affordable housing into the area has demonstration value</li> </ul>
Funding Request	
\$903,635	TOTAL
\$259,343	Stormwater Management: Infiltration/Storage Swales and Tanks; Landscaping
\$64,000	Architectural/Engineering Fees: Stormwater Management
\$250,000	Site acquisition after date of award
\$330,292	Site Preparation: Demolition; Grading and/or Soil Correction

## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** City of Richfield  
**Project Name:** Cedar Point II Housing  
**Project Location:** E 65<sup>th</sup> St and Richfield Parkway  
**Council District:** 5 – Steve Elkins

Project Detail	
Project Overview	The project is a redevelopment of a residential area to turn what has been exclusively Single Family Residential into a mix of apartments and townhomes with the addition of two public spaces. The public spaces will include public art installations and enhanced bike and pedestrian connections.
Jobs	130 temporary jobs; 13 total FTEs; 11 living wage jobs
Net tax capacity increase	\$687,968.75
Total housing units	298
Affordable units	0
Anticipated # bedrooms	136 Studio/1BR; 144 2BR; 48 3+BR.
Est. total development	\$73,928,656
Est. private funds leveraged	\$72,139,656
Est. other public funds	\$600,000
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• LCDA Elements: Meets LCA goals by introducing a new mix of housing type into the area</li> <li>• Thoughtful consideration of mitigating noise from the airport</li> </ul>
Funding Request	
\$1,189,000	TOTAL
\$525,000	Site acquisition after date of award
\$409,000	Site Preparation: Grading and/or Soil Correction, Demolition
\$55,000	Placemaking Spaces: Public Art
\$50,000	Public Infrastructure: New Public Sidewalks/Trails
\$150,000	Stormwater Management: Infiltration/Storage Swales or Tanks

## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** City of Minneapolis  
**Project Name:** Olson Townhomes Phase I  
**Project Location:** 461 Girard Terrace, Minneapolis  
**Council District:** 7 – Gary Cunningham

Project Detail	
Project Overview	The project replaces an existing multifamily residential development with 92 affordable units serving low-income families. A retention pond will serve as both a stormwater management piece and a community amenity. Pedestrian paths will run around the pond and connect to other elements in the development. The site will increase density around the planned Van White Memorial station on the Blue Line Bottineau Extension.
Jobs	90 temporary jobs; 3 total FTEs, 3 living wage jobs
Net tax capacity increase	\$37,995
Total housing units	92
Affordable units	92 @ 51%-60% AMI
Anticipated # bedrooms	30 Studio/1BR; 40 2BR; 22 3+BR
Est. total development	\$27,791,912
Est. private funds leveraged	\$20,316,884
Est. other public funds	\$6,275,028
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• LCDA Elements: Responsiveness to the existing residents and their needs</li> <li>• Project has improved from previous submissions and is now closer to transit and away from poor soils</li> <li>• There is potential for additional development on the site, and would like to see continued mix of affordability</li> </ul>
Funding Request	
\$1,200,000	TOTAL
\$991,503	Site Preparation: Demolition; Grading and/or Soil Correction
\$208,497	Stormwater Management: Infiltration/Storage Swales or Tanks



## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** St. Louis Park Economic Development Authority  
**Project Name:** Bridgewater Bank Corporate Center  
**Project Location:** 4400 Excelsior Boulevard, St. Louis Park  
**Council District:** 6 – Gail Dorfman

Project Detail	
Project Overview	The project is a redevelopment of a site with two existing buildings. The proposed development would include a four-story office building, structured public parking, retail space, and a restaurant. In addition to the mixed-use office building, the project contains a public plaza and other placemaking initiatives.
Jobs	163 temporary jobs; 291 total FTEs; 278 living wage jobs
Net tax capacity increase	\$71,634.50
Total housing units	0
Affordable units	0
Anticipated # bedrooms	0
Est. total development	\$41,943,444
Est. private funds leveraged	\$40,738,555
Est. other public funds	\$0.00
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>LCDA Elements: The project fits in with other development occurring in the area and has value in catalyzing future development nearby</li> <li>The pocket park/plaza area is a good example of incorporating public space into a project</li> </ul>
Funding Request	
\$1,204,889	TOTAL
\$400,000	Public Infrastructure: Public Parking Structure
\$264,642	Stormwater Management: Infiltration/Storage Swales or Tanks
\$540,247	Placemaking Spaces: Landscaping

## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** City of Saint Paul  
**Project Name:** Capitol Professional Office Building Redevelopment  
**Project Location:** Como Ave and Park Street  
**Council District:** 14 – Jon Commers

<b>Project Detail</b>	
Project Overview	Through 92 micro-units, the project provides housing at a more accessible price point than a market rate development of larger units. There is currently a vacant office building on the site. In addition to housing units, the project will update an existing parking structure for use by residents and the public.
Jobs	70 temporary jobs; 4 total FTEs; 4 living wage jobs
Net tax capacity increase	\$166,150
Total housing units	92
Affordable units	0
Anticipated # bedrooms	92 Studio/1BR
Est. total development	\$16,318,865
Est. private funds leveraged	\$15,605,135
Est. other public funds	\$0.00
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• LCDA Elements: Demonstration value in introducing micro-units to the neighborhood. Good solution to housing in the area</li> <li>• The project preserves the existing parking structure to provide needed parking</li> <li>• Able to be replicated in other parts of the city due to the compact, high-density design</li> </ul>
<b>Funding Request</b>	
\$713,730	TOTAL
\$551,400	Site Preparation: Grading and/or Soil Correction, Demolition
\$162,330	Stormwater Management: Infiltration/Storage Swales or Tanks

## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** City of Minneapolis  
**Project Name:** Minneapolis Apprenticeship and Training Center  
**Project Location:** 1112-1200 Plymouth Ave N, Minneapolis  
**Council District:** 7 – Gary Cunningham

Project Detail	
Project Overview	The project will develop an existing 22,000-square-foot structure, expanding into a new 100,000-square-foot training center in North Minneapolis. The center will focus on preparing residents, both youth and adult, for careers in clean energy, water systems, and other technical construction fields.
Jobs	100 temporary jobs; 14 total FTEs; 14 total living wage jobs
Net tax capacity increase	\$21,250
Total housing units	0
Affordable units	0
Anticipated # bedrooms	0
Est. total development	\$3,143,000
Est. private funds leveraged	\$1,468,000
Est. other public funds	\$75,000
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>LCDA Elements: Project has many innovative sustainability elements coupled with innovative programming and partnerships</li> <li>Part of larger vision for redevelopment in the area</li> </ul>
Funding Request	
\$1,600,000	TOTAL
\$100,000	Stormwater Management: Green Roof
\$270,000	Renewable Energy: Photovoltaic
\$30,000	Architectural/Engineering Fees: Stormwater Management
\$1,200,000	Site acquisition prior to award