

C Community Development Committee

For the Metropolitan Council meeting of December 14, 2011

ADVISORY INFORMATION

Date Prepared: December 6, 2011

Subject: 2011 Livable Communities Demonstration Account (LCDA) Funding
Recommendations

Proposed Action:

That the Metropolitan Council award 6 Pre-Development and 14 Development Livable Communities Demonstration Account (LCDA) grants, as follows:

Pre-Development Projects	Applicant	Points	Recommendation
Lyndale Garden Center	Richfield	42.71	\$100,000
Louisiana Avenue LRT Station Development Area	St. Louis Park	38.33	80,000
Highway 36 Corridor Master Plan	North St. Paul	37.11	100,000
Zoning Framework for the Saint Paul Ford Site	Saint Paul	36.63	100,000
Old Stock Lumber Site Mixed-Use Redevelopment	Hugo	32.44	73,000
West Bank Station Development Parcel Creation	Minneapolis	31.44	100,000
Total for Pre-Development projects			\$553,000
Development Projects	Applicant	Points	Recommendation
1333 University	Saint Paul	41.67	\$750,000
ArtCube	Minneapolis	40.00	400,000
Emanuel Housing	Minneapolis	39.17	488,170
Schmidt Brewery	Saint Paul	39.08	1,250,000
Currie Park Lofts	Minneapolis	38.00	433,771
The Enclave	Apple Valley	37.00	174,800
Steeple Center Senior Housing	Rosemount	36.00	440,000
Midland Terrace	Shoreview	35.92	655,000
Urban Village Connectivity	Woodbury	35.17	860,572
Cobblestone Senior Housing	Apple Valley	33.82	896,000
9805 Highway 55 Apartments	Plymouth	33.58	750,000
City Walk Apartments	Woodbury	32.67	78,000
Downtown Redevelopment Phase II	Watertown	31.42	240,687
Mahtomedi Redevelopment Initiative	Mahtomedi	31.17	1,030,000
Total for Development projects			\$8,447,000
Total LCDA recommendations			\$9,000,000
Total funding available			\$9,000,000

Summary of Committee Discussion / Questions:

At the Community Development Committee meeting on December 5, 2011, Livable Communities Advisory Committee Chair Mary Hamann-Roland and Livable Communities staff presented information about each of the recommended awards. Staff summarized the expected outcomes from the 2011 LCDA funding, which will include the creation of 1,965 construction jobs, 619 post-construction living-wage jobs, 1,041 affordable housing units, and 1,061 market rate units. All told, the LCDA projects will leverage over \$362 million in other public and private investment.

Committee Member Rummel asked why the top-rated Development project was considered to be such a good demonstration of Livable Communities principles. Staff responded that the project site is limited to a half-block depth, which will be a common occurrence for development and redevelopment along the Central Corridor, and that in spite of the shallow site the project design will incorporate innovative stormwater management techniques. Committee Member Chávez asked how the jobs data were verified. Staff explained that the LCDA application requires applicants to project the number of jobs. Council Research staff can verify jobs within specific areas after development is complete.

The Committee unanimously voted to approve the Proposed Action.

C Community Development Committee

Meeting date: December 5, 2011

ADVISORY INFORMATION

Date:	November 30, 2011
Subject:	2011 Livable Communities Demonstration Account (LCDA) Funding Recommendations
District(s), Member(s):	All
Policy/Legal Reference:	MN Statutes §473.253
Staff Prepared/Presented:	Paul Burns, Manager, Livable Communities 651.602.1106 Linda Milashius, Senior Planner 651.602.1541 Deb Jensen, Grant Administrator 651.602.1554
Division/Department:	Community Development / Livable Communities

Proposed Action

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Total All LCDA recommendations			\$9,000,000
Total funding available			\$9,000,000

Background

The Metropolitan Council approved the 2011 Livable Communities Fund Distribution Plan on April 13, 2011 to adopt the LCDA guidelines, schedule and evaluation process. A 13-member Livable Communities Advisory Committee (LCAC) is appointed by the Council to review LCDA grant applications and make recommendations for funding based on the criteria in the Fund Distribution Plan.

Rationale

Council staff from Metropolitan Transportation Services, Metro Transit and Community Development reviews the technical merit of each application in the first step of the evaluation process. For 2011, a total of 60 points were available in the areas of land use, tools and processes, and the applicant's housing performance score. Applications that scored more than 30 points were moved forward to the second stage of review. Three Development grant applications and four Pre-Development applications, one each from Apple Valley, Maple Plain, Saint Paul, Falcon Heights, Lauderdale, Rosemount and Shoreview, did not move forward.

The LCAC, an external team of 13 experts in the fields of finance, transportation, site design, local government, development, and the environment are appointed by the Council to conduct the second tier of review and make funding recommendations. The LCAC spent a total of over 1,500 hours considering the merits of the applications in the areas of the project's degree of innovation and demonstration, the degree to which LCDA funds will provide a catalyst to move the project forward and the project's readiness.

Guidelines established by previous Councils have limited the LCAC to recommending no more than 40% of the overall available funding to the central cities of Minneapolis and Saint Paul. For 2011, the amount recommended to the central cities is 39.13% of the total available funds. The average since the inception of the program is 42% awarded to the central cities and 58% awarded to suburban entities.

Funding

In its 2011 Livable Communities Fund Distribution Plan, the Council approved a total of \$9 million for 2011 LCDA awards, including up to \$1 million for the Pre-Development grant category. The expected outcomes from the 2011 LCDA investment in the metro region includes 619 living wage jobs, 1,041 affordable housing units, and 1,061 market-rate units. The \$9 million in LCDA funds will leverage over \$322 million in private investment and another \$40 million in other public investment.

Known Support / Opposition

Resolutions of support were received from each applicant community. There is no known opposition.

Review Record

The Council issued a notice of funding availability in April 2011. Workshops for potential applicants were held in late April at the city halls in Golden Valley and Woodbury. LCDA Development grant applicants were required to submit a pre-application in May (there is no pre-application requirement for Pre-Development grants); staff provided technical assistance to applicants to ensure the goals of the program were addressed properly. Applications for both grant categories were due in July. During July and August, staff reviewed the applications from a technical perspective. Their questions were compiled for each applicant; applicants responded in writing. The staff team then scored the applications from their areas of expertise; the applications were discussed, and the staff team agreed upon final scoring. Applications meeting the minimum scoring threshold were referred on to the LCAC for final review and recommendation. Criteria for both Step One and Step Two evaluations are set forth in the annual Fund Distribution Plan.

Because of their broad expertise and current involvement in metro development, LCAC members often have conflicts of interest among the applications. Each committee member declared his or her conflicts of interest both orally and in writing at the beginning of the evaluation process in September and thereafter participated in neither the discussion nor the voting for those applications.

LCAC members were provided with all application materials from each applicant in addition to the questions and answers from the staff review. After an initial review, committee members compiled a set of additional questions for each applicant. The questions were forwarded in writing to applicants, and applicants were afforded an opportunity to provide additional information in writing and to present their answers orally in a question-and-answer session.

Application summary

Grant category	Pre-Applications received	Full applications received	Applications moved forward to Step Two	Applications recommended for award
Development	43	24	21	14
Pre-Development	n/a	12	7	6

Impact of the 40/60 ratio between the central cities and the suburbs

The previous Council instituted guidelines for funding that allow the LCAC to recommend no more than 40% of the available LCDA funding for projects located in the central cities of Minneapolis and Saint Paul. The LCAC may, if it desires, *suggest* an additional amount to be awarded to the central cities above the 40% threshold. In this funding cycle, the LCAC is recommending 39.13% to the central cities. Between 1996 and 2010 42% of LCDA funds have been granted to the central cities out of the total \$98,014,453 awarded, or \$40,711,364.

As a result of the requirement to consider the urban/suburban ratio, in some funding cycles higher-scoring projects in the central cities are not funded, while lower-scoring suburban projects receive awards. In the 2011 recommendations, five central cities projects were not recommended for award in whole or in part in order to maintain the required 60% recommendation for suburban projects.

There were four applications that did not meet the 30-point threshold to be considered for funding in the Step Two review. Those were:

- Maplewood's *Gladstone Master Plan* (Pre-development)
- Minnetonka's *Ridgedale YMCA Redevelopment* (Development)
- Waconia's *Airport Road Apartments* (Development)
- Carver's *Carver Transit-Oriented Development* (Development)

The following table illustrates the point scores, requested funding, and recommended funding for the Pre-Development and Development applications that moved forward to Step Two for evaluation by the LCAC. Note that because the 2011 Fund Distribution Plan provided "up to \$1 million" of the \$9 million in LCDA funding for Pre-Development awards, the Pre-Development applications are considered first for funding. Any Pre-Development funds not used for recommended projects are added to the available funds for Development projects. In the table below, projects in the central cities are shaded in black.

To make their recommendations for Development awards, the LCAC starts with the highest-scoring projects and works down the list, making funding recommendations for each individual application. During this process, the LCAC monitors the overall percentage of funding being recommended for the central cities. When the percentage equals the 40% limit, the LCAC skips any further recommendations for central cities applications, moving down to the next-highest scoring project from a suburban applicant.

This makes the funding recommendation process somewhat complicated. For example, the top five scoring Development projects are all located in the central cities. However, when the two Pre-Development projects from the central cities are added to the top five Development projects, the amount for the central cities exceeds the 40% threshold. The LCAC therefore withheld their recommendation for the fifth-highest project, *Currie Park Lofts*, until they could determine how much was available. They then recommended the full funding for *The Enclave Trails Apartments*. Because the 40% limit had already been exceeded, the LCAC did not recommend any funding for *Corcoran Triangle*, from Minneapolis, but instead recommended full funding for the next three projects, all from suburban applicants. The Committee then skipped *West Side Flats*, from Saint Paul, and recommended full funding for *Cobblestone Senior Housing* and *9805 Highway 55 Apartments*. They skipped Minneapolis' *Spirit on Lake*, recommended full funding for Woodbury's *City Walk Apartments*, skipped Saint Paul's *Beacon Bluff*, and fully funded Watertown's *Downtown Redevelopment Phase II*. With the available remaining funds, the Committee opted to recommend partial funding to the Mahtomedi request and, skipping back up to the highest-scoring unfunded central city project, they were able to recommend just over 40% of the requested amount for *Currie Park Lofts*, rounding out the full \$9 million available for 2011.

Pre-Development Recommendations

Project	Pts	Requested	Recommended	Running Totals
Lyndale Garden Cent	42.71	\$ 100,000	\$ 100,000	\$ 100,000
Louisiana Ave LRT	38.33	\$ 80,000	\$ 80,000	\$ 180,000
Ford Site	36.63	\$ 100,000	\$ 100,000	\$ 280,000
Highway 36	37.11	\$ 100,000	\$ 100,000	\$ 380,000
Old Stock Lumber	32.44	\$ 73,000	\$ 73,000	\$ 453,000
West Bank Station	31.44	\$ 100,000	\$ 100,000	\$ 553,000
Gladstone	27.22	\$ 100,000	\$ -	\$ 553,000

\$ 553,000

Development Recommendations

Project	Pts	Requested	Recommended	Running totals
1333 University	41.7	\$ 750,000	\$ 750,000	\$ 1,303,000
ArtCube	40.0	\$ 400,000	\$ 400,000	\$ 1,703,000
Emanuel Housing	39.2	\$ 488,170	\$ 488,170	\$ 2,191,170
Schmidt Brewery	39.1	\$ 1,250,000	\$ 1,250,000	\$ 3,441,170
Currie Park	38.0	\$ 1,010,210	\$ 433,771	\$ 3,874,941
The Enclave	37.0	\$ 174,800	\$ 174,800	\$ 4,049,741
Corcoran Triangle	36.3	\$ 505,000	\$ -	\$ 4,049,741
Steeple Ctr	36.0	\$ 440,000	\$ 440,000	\$ 4,489,741
Midland Terr	35.9	\$ 655,000	\$ 655,000	\$ 5,144,741
Urban Village	35.2	\$ 860,572	\$ 860,572	\$ 6,005,313
West Side Flats	35.0	\$ 550,000	\$ -	\$ 6,005,313
Cobblestone	33.8	\$ 896,000	\$ 896,000	\$ 6,901,313
9805 Hwy 55	33.6	\$ 750,000	\$ 750,000	\$ 7,651,313
Spirit on Lake	33.2	\$ 391,500	\$ -	\$ 7,651,313
City Walk	32.7	\$ 78,000	\$ 78,000	\$ 7,729,313
Beacon Bluff	31.7	\$ 1,727,000	\$ -	\$ 7,729,313
Watertown	31.4	\$ 240,687	\$ 240,687	\$ 7,970,000
Mahtomedi	31.2	\$ 1,135,950	\$ 1,030,000	\$ 9,000,000
Ridgedale	29.9	\$ 1,500,000	\$ -	\$ 9,000,000
Waconia	26.1	\$ 617,935	\$ -	\$ 9,000,000
Carver	25.4	\$ 838,125	\$ -	\$ 9,000,000

\$ 8,447,000

Available	\$ 9,000,000
Pre-Development	\$ 553,000
Development	\$ 8,447,000
Total Recommended	\$ 9,000,000
Balance available	\$ -

Central Cities \$ 3,521,941

% Central Cities 39.13%

Applicant

- Saint Paul
- Minneapolis
- Minneapolis
- Saint Paul
- Minneapolis
- Apple Valley
- Minneapolis
- Rosemount
- Shoreview
- Woodbury
- Saint Paul
- Apple Valley
- Plymouth
- Minneapolis
- Woodbury
- Saint Paul
- Watertown
- Mahtomedi
- Minnnetonka
- Waconia
- Carver

Projects not recommended for funding

Pre-Development Applications. There were six applications not recommended among Pre-Development grant applications. Five applications failed to meet the minimum threshold to move forward after the Step One evaluation.

City of Falcon Heights Hermes Nursery Request: \$20,000
Step One reviewers felt this project was not mature enough to proceed to Step Two. Site has been identified but lacked detail about future development or redevelopment project.

City of West Saint Paul South Robert Gateway Request: \$75,000
Step One reviewers felt this project was not mature enough to proceed to Step Two. Lacked convincing commitment to integrating LCDA development standards into future implementation plan.

City of Rosemount South Gateway Request \$23,500
Proposed activities did not appear to directly support implementation of the South District Gateway plan. Too early in process to determine what mixed use elements may eventually be developed.

City of Lauderdale Larpenteur Avenue Corridor Request \$20,000
Step One reviewers felt this project was not mature enough to proceed to Step Two. City's comprehensive plan noted that additional study of this area to determine redevelopment potential was needed, and this study has not been completed yet.

City of Shoreview Highway Corridor Transition Study Request \$45,000
Step One reviewers felt this project was not mature enough to proceed to Step Two. Appears to be more of a continuation of their comprehensive plan and not pre-development.

The sixth application, from Maplewood, failed to meet the minimum threshold for the Step Two evaluation and therefore was not recommended for funding.

City of Maplewood Gladstone Master Plan Request \$100,000
This application was not competitive, members felt, because the City already has adopted ordinances and a comprehensive plan that addresses the area. This request could be locally funded rather than with regional funds, and therefore LCDA funds were not catalytic.

Development Applications

There were two Development applications, from the cities of Apple Valley and Maple Plain, that failed to meet the minimum threshold to move past the Step One evaluation.

City of Apple Valley Apple Valley Business Campus Request \$160,300
Step One reviewers felt this project was not mature enough to qualify for the LCDA program.

City of Maple Plain Downtown Redevelopment Request \$1,188,580
The project lacked connections to transit and did not include mixed uses. The project also did not have any housing proposed, and the lack of the additional points awarded for housing resulted in a score below the minimum.

Another application, for the Westgate South Phase I project, was withdrawn by the City of Saint Paul prior to the Step Two evaluations.

Three applications failed to meet the minimum threshold during the Step Two evaluation. In all three cases, while these were good projects for the community, they were not well suited for LCDA funding.

<u>City of Minnetonka</u>	<u>Ridgedale YMCA Redevelopment</u>	Request	\$1,500,000
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This project, proposed a fitness center connected to senior housing but failed to adequately connect the new housing to the surrounding area.

<u>City of Waconia</u>	<u>Airport Road Apartments</u>	Request	\$617,935
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This project was unconnected to significant transit and was better suited to a Local Housing Incentives Account award.

<u>Carver County CDA</u>	<u>Carver Transit Oriented Development</u>	Request	\$838,125
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This project was not mature enough to warrant LCDA funds.

Finally, another four applications scored above the Step Two minimum threshold, but in light of the 40/60% guidelines and available funding, it was not possible to recommend awards to these applications.

<u>City of Minneapolis</u>	<u>Corcoran Triangle</u>	Request	\$505,000
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<u>City of Saint Paul</u>	<u>West Side Flats</u>	Request	\$550,000
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<u>City of Minneapolis</u>	<u>Spirit on Lake</u>	Request	\$391,500
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<u>City of Saint Paul Port Authority</u>	<u>Beacon Bluff</u>	Request	\$1,727,000
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Project Summaries for Pre-Development Recommended Awards

Project Summary

Award amount: \$80,000 **Grant Type:** LCDA Pre-Development
Grantee: City of Saint Louis Park **SG011-xxx**
Project Name: Louisiana Avenue LRT Station Development Area
Project Location: Intersection of Southwest LRT Corridor & Louisiana Avenue, immediately south of Louisiana Avenue and Highway 7
Council District: 6 – James Brimeyer

Project Description:

This project will review changing land use activities and opportunities to improve connectivity between the station, major activity generators, and redevelopment sites. The three principal activities will be preparing detailed station area plans and building details for implementation; soil testing to determine feasibility, including analysis for surface water management practices; and strategies for land acquisition. The project will increase the level of certainty about the design of the station area's built environment and solidify how pedestrians move between the station and the hospital campus. LCDA funds will be used for station area planning, soil testing and analysis for surface water management, and to determine strategies for land acquisition.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This project will demonstrate how to retrofit an auto-oriented employment center with individual development parcels into a neighborhood that interconnects natural areas and housing as well as regional transit investments. The draft scope was exemplary and gave a good understanding of the goals and outcomes of the request.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$60,000	\$60,000	Station area planning
10,000	10,000	Soil testing & analysis for surface water management
10,000	10,000	Determine strategies for land acquisition
\$80,000	\$80,000	

Previous LCA Grants Received For This Or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Provide to the Metropolitan Council lessons learned while completing the Grant-Funded Activities and copies of the Station area plan, surface water management analysis, and land acquisition strategies		By 12/31/2013

Project Summary

Award amount: \$73,000 **Grant Type:** LCDA Pre-Development
Grantee: City of Hugo **SG011-xx**
Project Name: Old Stock Lumber Site Mixed-Use Redevelopment
Project Location: Frenchman Road (CR 8) and Forest Boulevard (TH 61) in Hugo
Council District: 11 – Sandy Rummel

Project Description:

This mixed-use redevelopment project will create a main street experience where shopping, jobs, outdoor public spaces, high density market rate housing and affordable housing will co-exist by design. LCDA funds will be used for soil borings and analysis; developing preliminary stormwater plans, land acquisition strategies and preliminary design plans; completing a site survey and a market study.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

Smaller communities in the rural area are realizing from an economic development standpoint to create clusters of more intense development that beings to form a nucleus of a downtown where retailing, services, housing and placemaking activities can more efficiently be concentrated. There appear to be similar sites in the metro region that might benefit from this example.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$18,000	\$18,000	Develop preliminary design plans
5,000	5,000	Complete soil borings and soil analysis
10,000	10,000	Develop preliminary stormwater management plans
1,000	1,000	Develop staging plans that include all properties currently owned by the Developer as Phase I, with future phases linked to property acquisition strategies
15,000	15,000	Develop strategies for land acquisition of neighboring properties for phases after Phase I work
9,000	9,000	Complete a site survey for the entire project site
15,000	15,000	Complete a market study for housing and retail
\$73,000	\$73,000	

Previous LCA Grants Received For This Or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Provide the Metropolitan Council with lessons learned while conducting the Grant-Funded Activities along with copies of preliminary design plans, stormwater management plans, staging plans, and market study.		By 12/31/2013

Project Summaries for Development Recommended Awards

Project Summary

Award amount:	\$750,000	Grant Type:	LCDA Development
Grantee:	City of Saint Paul	SG011-xxx	
Project Name:	1333 University		
Project Location:	1333 University Avenue, Saint Paul		
Council District:	14 – Jon Commers		

Project Description:

Project for Pride in Living and Excelsior Bay Partners propose to develop a four-story, mixed-use building adjacent to the Hamline Central Corridor LRT transit station. The building will provide 124 units of family and workforce rental housing with rents affordable to households at less than 60% of the Area Median Income and will also include 13,700 square feet of commercial space. LCDA funds would purchase the land; demolish existing structures; add benches, planters, lighting, sidewalks and bike racks; and conduct site grading and civil engineering and design activities.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This slender site will provide a benchmark for all other developments on the Corridor, with great demonstrations in its design, the transition between commercial and existing residential and the creativity of its stormwater management.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$20,000	\$20,000	Demolish structures and pavement at Midway Used Cars
15,000	15,000	Benches and planters for plaza at center of site
15,000	15,000	Lighting for plaza at center of site
50,000	50,000	Site grading
190,000	190,000	Stormwater management: native vegetation for rain gardens and underground storage tanks
2,000	2,000	Permanent bike racks accessible to the public
13,000	13,000	Sidewalk and concrete pavers to connect the site to the adjacent LRT station
45,000	45,000	Civil engineering and design for the site, stormwater, and plaza
400,000	400,000	Land acquisition
\$750,000	\$750,000	

Development Timeline:

Task	Start Date	End Date
Land acquisition		By 12/31/14
Demolish structures and pavement at Midway Used Cars		By 12/31/14
Benches and planters for plaza at center of site		By 12/31/14
Lighting for plaza at center of site		By 12/31/14
Site grading		By 12/31/14
Stormwater management: native vegetation for rain gardens and underground storage tanks		By 12/31/14
Permanent bike racks accessible to the public		By 12/31/14
Sidewalk and concrete pavers to connect the site to the adjacent light rail station		By 12/31/14
Civil engineering and design for the site, stormwater, and plaza		By 12/31/14
Construction of 124 units of family and workforce housing and 13,700 square feet of commercial space	By 12/31/14	

Project Summary

Award amount:	\$400,000	Grant Type:	LCDA Development SG011-xxx
Grantee:	City of Minneapolis		
Project Name:	ArtCube		
Project Location:	800 Washington Ave South in Minneapolis		
Council District:	7 – Gary Cunningham		

Project Description:

ArtCube is a mixed-use development with 45 mixed-income and high-quality live/work units, 8,000 square feet of commercial space for neighborhood-oriented services, a 20,000 square foot arts incubator space, and a rooftop farm. LCDA funds will be used for stormwater management; assist with project management costs; add and reconstruct sidewalks; and provide for placemaking elements related to the public gallery and rooftop farm.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This project addresses a long-vacant, difficult site. The housing, arts incubator, community space, rooftop farm and connections to the Farmers’ Market are all innovative components with demonstration value.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$100,000	\$100,000	Stormwater management improvements
45,000	45,000	Furnishings for parks, plazas or other public areas
100,000	100,000	Project coordination costs
60,000	60,000	Placemaking elements or improvements
20,000	20,000	Bike racks: permanent and Project site integrated
35,000	35,000	Lighting for parks, plazas or other public areas
40,000	40,000	Public sidewalks: new or reconstructed
\$400,000	\$400,000	

Previous LCA Grants Received For This Or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Stormwater management improvements		By 12/31/2014
Furnishings for parks, plazas or other public areas: landscaping/design improvements		By 12/31/2014
Project coordination costs: architectural engineering		By 12/31/2014
Placemaking elements or improvements: ArtCube public gallery improvements		By 12/31/2014
Bike racks: exterior, enclosed, permanent and project site integrated		By 12/31/2014
Lighting for parks, plazas or other public areas: lighting for alley & Washington Avenue art expansion		By 12/31/2014
Public sidewalks: new		By 12/31/2014
Begin construction of 45 mixed-income and high-quality live/work units, 8,000 square feet of commercial space for neighborhood-oriented services, a 20,000 square foot arts incubator space, and a rooftop farm.	By 12/31/2014	

Project Summary

Award amount:	\$488,170	Grant Type:	LCDA Development SG011-xxx
Grantee:	City of Minneapolis		
Project Name:	Emanuel Housing		
Project Location:	822 S 3rd Street in Minneapolis		
Council District:	7 – Gary Cunningham		

Project Description:

RS EDEN’S Emanuel Housing, a 101 unit mixed-use renovation and new construction project, will provide apartments and services for very low-income individuals, most disabled and homeless. Sixteen rental units will be available to households at 30% of Area Median Income (AMI) and 85 units at 50% AMI, with 16,000 square feet of commercial/office space. Located one-eighth mile from an LRT stop and several bus lines, Emanuel Housing has exceptional access to employment, retail, service and civic opportunities. LCDA funds would be used for site preparation; public sewer and water lines; stormwater management; sidewalks and bike racks.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This project is a well thought out example of green design for affordable housing near an LRT station with emphasis on very low income and veterans. The project maximizes density by utilizing surrounding parking and matched the needs of targeted tenants with services on site.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$4,500	\$4,500	Bike racks
94,000	94,000	Extension/modification of public sewer lines
8,500	8,500	New or reconstructed sidewalks
50,000	50,000	Extension/modification of water lines
233,670	233,670	Site preparation – excavation and sheeting
97,500	97,500	Stormwater management:
\$488,170	\$488,170	

Previous LCA Grants Received For This Or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Bike racks		By 12/31/2014
Extension/modification of public sewer lines		By 12/31/2014
New or reconstructed sidewalks		By 12/31/2014
Extension/modification of water lines		By 12/31/2014
Site preparation – excavation and sheeting		By 12/31/2014
Stormwater management:		By 12/31/2014
Begin construction of 101 units of affordable housing and 16,000 square feet of commercial/office space	By 12/31/2014	

Project Summary

Award amount:	\$1,250,000	Grant Type:	LCDA Development SG011-xxx
Grantee:	City of Saint Paul		
Project Name:	Schmidt Brewery		
Project Location:	West 7th Street in Saint Paul		
Council District:	13 – Richard Kramer		

Project Description:

This project involves the adaptive reuse of the Schmidt Brewery Brew House into 262 affordable live-work apartments and townhomes. The project will revitalize and preserve vacant historic structures and provide new green space while diversifying the housing options in the neighborhood and providing new street connections and realignment. LCDA funds would be used for site acquisition.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This design takes on the challenge of a complex floor plate and creates a unique combination of common artist workshops, retail space and housing. The grid reconnects to the neighborhood in a logical way. The parking is well dispersed throughout the site, using street and access roads.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$1,250,000	\$1,250,000	Site acquisition

Previous LCA Grants Received For This Or Related Project:

Fund	Year	Amount	Outstanding balance	Purpose
TBRA	2008	\$887,100	\$887,100	Asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation
TBRA	2011	343,000	\$343,000	Asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation in the Brew House
LCDA	2008	575,000	575,000	Street construction to re-open Webster Street
TBRA	2010	\$49,900	\$1,353	Site investigation : hazardous material surveys, update Phase I environmental assessment, environmental sampling and RAP development
		\$1,855,000	\$1,806,453	

Development Timeline:

Task	Start Date	End Date
Site acquisition		By 12/31/2014
Redevelopment of Brew House into 262 live-work apartments and townhomes	By 12/31/2014	

Project Summary

Award amount:	\$433,771	Grant Type:	LCDA Development SG011-xxx
Grantee:	City of Minneapolis		
Project Name:	Currie Park Lofts		
Project Location:	515 15th Avenue South in Minneapolis		
Council District:	8 – Adam Duinick		

Project Description:

Currie Park Lofts will be a mixed-use, mixed-income urban infill TOD next to the Cedar-Riverside Hiawatha LRT station and 350 yards from the Central Corridor West Bank LRT station. It will have 260 rental housing units (52 of which will be affordable at 50% AMI, 143 at 60% AMI, and the balance at market rate), a parking ramp and roughly 20,000 square feet of commercial and community space. LCDA funds would be used for demolition and excavation and stormwater management.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

Adding market rate housing into the neighborhood may help catalyze additional development in the area.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$265,000	\$265,000	Excavation for new building
295,000	168,771	Stormwater management: underground stormwater storage and infiltration areas
88,000	0	Widen & repave 15 th Avenue South
154,210	0	Bury utility lines in 15 th Avenue South & 6 th Street South
62,000	0	Demolition
48,000	0	Extend sewer, water & telecom
28,000	0	Perimeter landscaping
20,000	0	Lighting
5,000	0	Wayfaring signage
45,000	0	Soil correction
\$1,010,210	\$433,771	

Previous LCA Grants Received for this or Related Projects:

2006 LCDA award for \$341,341 relinquished due to site control issues that have since been resolved.

Development Timeline:

Task	Start Date	End Date
Excavation for new building		By 12/31/2014
Stormwater management: underground stormwater storage and infiltration areas		By 12/31/2014
Begin construction on 260 rental housing units and 20,000 square feet of commercial/community space	By 12/31/2014	

Project Summary

Award amount:	\$174,800	Grant Type:	LCDCA Development SG011-xxx
Grantee:	City of Apple Valley		
Project Name:	The Enclave Trails		
Project Location:	Southeast of the intersection of Garrett Avenue and Founders Lane in Apple Valley		
Council District:	16 – Wendy Wulff		

Project Description:

The Enclave Apartments will be a high-density 240-unit apartment building with 96 units affordable to households at 60% Area Median Income located within the Apple Valley Transit Station (AVTS) Transit Improvement Area on the Cedar Avenue Bus Rapid Transit corridor in the mixed-use Central Village area. LCDCA funding would be used for sidewalks, trails, and lighting.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

The project will provide an important pedestrian and bicycle link between existing high-density housing and future development to the Apple Valley Transit Station.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$31,940	\$31,940	Construction of approximately 650 feet of 5'-wide concrete sidewalk on the east side of Garrett Avenue between 153rd Street W. and 155th Street West.
33,200	33,200	Construction of approximately 1,200 feet of 8'-wide bituminous trail in the Central Village Pond area connecting the Enclave site to the north and the new sidewalk on the east side of Garrett Avenue.
109,660	109,660	Installation of 16 pedestrian-scale lights along Central Village Pond trail.
\$174,800	\$174,800	

Previous LCA Grants Received For This Or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Construction of approximately 650 feet of 5'-wide concrete sidewalk on the east side of Garrett Avenue between 153rd Street W. and 155th Street West.		By 12/31/2014
Construction of approximately 1,200 feet of 8'-wide bituminous trail in the Central Village Pond area connecting the Enclave site to the north and the new sidewalk on the east side of Garrett Avenue.		By 12/31/2014
Installation of 16 pedestrian-scale lights along Central Village Pond trail.		By 12/31/2014
Begin construction on 240-unit apartment building with 96 units affordable to households at 60% Area Median Income.	By 12/31/2014	

Project Summary

Award amount: \$440,000 **Grant Type:** LCDA Development
Grantee: City of Rosemount **SG011-xxx**
Project Name: Steeple Center Senior Housing
Project Location: Southwest corner of South Robert Trail & 143rd Street West in Rosemount
Council District: 16 – Wendy Wulff

Project Description:

The project will include redevelopment of the northern half of the St. Joseph's Church complex into a 70 unit senior housing project and a 6,900 square foot public senior center adjoining the newly transformed Steeple Center. LCDA funds will relocate a natural gas substation, build rain gardens and underground stormwater treatment, add street lights, and build a sidewalk and public plaza.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This innovative infill project demonstrates linking multiple public uses to create a more active public space, and its successful implementation will strengthen the downtown core of Rosemount. It uses a combination of historic and new civic buildings and housing to build synergy and animate the indoor and outdoor spaces.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$50,000	\$50,000	Relocate MERC natural gas substation
200,000	200,000	Rain gardens and stormwater treatment under parking lot
95,000	95,000	Street lights and burying electrical wiring
70,000	70,000	Public sidewalk
7,500	7,500	Benches and sidewalks within plaza
17,500	17,500	Plaza between the senior housing, senior center, Robert Trail library, and Steeple Center
\$440,000	\$440,000	

Previous LCA Grants Received For This or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Relocate MERC natural gas substation		By 12/31/14
Rain gardens and stormwater treatment under parking lot		By 12/31/14
Street lights and burying electrical wiring		By 12/31/14
Public sidewalk		By 12/31/14
Benches and sidewalks within plaza		By 12/31/14
Plaza between the senior housing, senior center, Robert Trail library, and Steeple Center		By 12/31/14
Construct 70 units of senior housing and a 6,900 square foot public senior center	By 12/31/14	

Project Summary

Award amount: \$655,000 **Grant Type:** LCDA Development
Grantee: City of Shoreview **SG011-xxx**
Project Name: Midland Terrace Redevelopment
Project Location: Victoria St / Owasso St/ County Road E - 3529 Owasso Street in Shoreview
Council District: 10 – John Đoàn

Project Description:

This project will expand the City’s largest apartment community by demolishing an underutilized retail center and building 108 market-rate apartments adjacent to existing affordable rental units. LCDA funds would be used to realign Owasso Street; relocate existing sewer lines; add sidewalk and trail connections; demolish Midland Plaza; and site preparation.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This project demonstrates how to modify an older apartment complex to address new and changing market demands and is a good example of stage redevelopment in order to modernize housing stock and enhance water quality goals.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$133,550	\$133,550	Realignment of Owasso Street
120,000	120,000	Relocate public sewer lines
22,000	22,000	Sidewalk / trail connections
177,000	177,000	Stormwater improvements
40,000	40,000	Demolition
162,450	162,450	Site preparation
\$655,000	\$655,000	

Previous LCA Grants Received For This Or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Realignment of Owasso Street		By 12/31/14
Relocate public sewer lines		By 12/31/14
Sidewalk / trail connections		By 12/31/14
Stormwater improvements		By 12/31/14
Demolition		By 12/31/14
Site preparation		By 12/31/14
Construction of 108 market-rate apartments	By 12/31/14	

Project Summary

Award amount: \$896,000 **Grant Type:** LCDA Development
Grantee: City of Apple Valley **SG011-xxx**
Project Name: Cobblestone Lakes Senior Housing & Park Improvement
Project Location: 15601 Cobblestone Lake Parkway
Council District: 16 – Wendy Wulff

Project Description:

This project will construct a 214-unit life-cycle senior complex and complete planned park amenities, which should provide the stimulus for future multi-family and/or mixed-use development on the western side of the Cobblestone Lake development. LCDA funds would be used for land acquisition; a restroom/kiosk building; utilities; playground equipment; a gazebo/pavilion; a performance stage; trail connections and parking lot; and park furnishings/benches.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

The adjacency to the park promotes a healthy, active lifestyle for seniors in a strong attempt at placemaking. The project will use greywater for irrigation.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$598,000	\$598,000	Land acquisition and sanitary sewer, water and storm sewer service; off-site ponding; trunk sanitary, water and storm sewer fees
40,000	40,000	Restroom/kiosk building
60,000	60,000	Utility connections for facilities
35,000	35,000	Playground equipment
35,000	35,000	Gazebo/pavilion
40,000	40,000	Performance stage
78,000	78,000	Trail connections / parking lot
10,000	10,000	Park furnishings / benches
\$896,000	\$896,000	

Previous LCA Grants Received For This Or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Land acquisition and sanitary sewer, water and storm sewer service; off-site ponding; trunk sanitary, water and storm sewer fees		By 12/31/14
Restroom/kiosk building		By 12/31/14
Utility connections for facilities		By 12/31/14
Playground equipment		By 12/31/14
Gazebo/pavilion		By 12/31/14
Performance stage		By 12/31/14
Trail connections / parking lot		By 12/31/14
Park furnishings / benches		By 12/31/14
Construction of 214-unit life-cycle senior complex	By 12/31/14	

Project Summary

Award amount:	\$750,000	Grant Type:	LCDA Development SG011-xxx
Grantee:	City of Plymouth		
Project Name:	9805 Highway 55 Apartments		
Project Location:	Highways 169 & 55		
Council District:	1 – Roxanne Smith		

Project Description:

This project will construct a 157-unit apartment building in Plymouth near the intersection of Highways 169 and 55. The project will include 93 market rate units and 64 workforce housing units for households earning at or below 60% of area median income. A primary feature of this project is connectivity with community. LCDA funds will be used for land acquisition; demolition; soil correction; stormwater management; site grading; and utilities.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This project adds high density housing near great jobs and adjacent to a large wetland. The project plans to use a gray water irrigation system with an underground tank, low flow fixtures, a low VOC interior, a partial green roof over the parking structure, reduced parking requirements, and will have a solar-ready roof system.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$275,000	\$275,000	Land acquisition
5,000	5,000	Demolition
170,720	170,720	Soil correction
125,000	125,000	Stormwater management
136,895	136,895	Site grading
37,385	37,385	Site utilities
\$750,000	\$750,000	

Previous LCA Grants Received For This Or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Land acquisition		By 12/31/14
Demolition		By 12/31/14
Soil correction		By 12/31/14
Stormwater management		By 12/31/14
Site grading		By 12/31/14
Site utilities		By 12/31/14
Construction of 64 affordable units and 93 market-rate rental units	By 12/31/14	

Project Summary

Award amount:	\$78,000	Grant Type:	LCDA Development
Grantee:	City of Woodbury		SG011-xxx
Project Name:	City Walk Apartments		
Project Location:	10257 City Walk Drive / Southeast quadrant of I-94 & Woodbury Drive		
Council District:	12 – Harry Melander		

Project Description:

City Walk Apartments target households with disabilities and with incomes below 30% (12 units) and below 50% (33 units) of area median income. Development will occur on an undeveloped residential parcel within City Walk, a planned community already home to more than 500 units of market rate housing as well as retail, commercial, education and recreation uses. LCDA funds will be used for stormwater management.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This project will provide affordable housing in a walkable neighborhood with good access to jobs. It will use underground cisterns for irrigation and has committed to Green Communities criteria.

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$28,000	\$28,000	Construct buried vaults using a modified cistern concept with capacity for a ½” rain event with a pump to recycle water for landscape irrigation
20,000	20,000	4-5 small retaining areas/rain gardens in for a 1” rain event
30,000	30,000	Install 400 square yards of pervious parking to reduce parking lot runoff
\$78,000	\$78,000	

Previous LCA Grants Received For This Or Related Project: **None.**

Development Timeline:

Task	Start Date	End Date
Construct buried vaults using a modified cistern concept with capacity for a ½” rain event with a pump to recycle water for landscape irrigation		12/31/14
4-5 small retaining areas/rain gardens in for a 1” rain event		12/31/14
Install 400 square yards of pervious parking to reduce parking lot runoff		12/31/14
Construction of 45 units of affordable housing	12/31/14	

Project Summary

Award amount:	\$240,687	Grant Type:	LCDA Development SG011-xxx
Grantee:	City of Watertown		
Project Name:	Downtown Redevelopment Phase II		
Project Location:	Lewis Avenue / Fremont Street in Watertown		
Council District:	4 – Gary Van Eyll		

Project Description:

This Project will expand the senior housing complex that was part of Phase I of the South Lewis Avenue Redevelopment Plan. The Phase II expansion would add approximately 16 senior housing units and underground parking to the Phase I building. LCDA funds will be used for land acquisition; lighting for the trail area and public plaza; benches; a new trail; design and engineering; and project coordination.

Comments on Demonstration, Innovation, and Catalytic Elements of this Project:

This project demonstrates lifecycle housing in a downtown area,

Funding:

Amount Requested	Amount Recommended	Use of Funds
\$187,687	\$187,687	Land acquisition
24,000	24,000	Lighting for trail areas and public plaza
5,000	5,000	Benches
13,300	13,300	New trail
5,700	5,700	Design and engineering
5,000	5,000	Project coordination
\$240,687	\$240,687	

Previous LCA Grants Received For This Or Related Project:

<u>Fund</u>	<u>Year</u>	<u>Award</u>	<u>Balance</u>	<u>Project</u>
LCDA	2010	\$366,318	\$74,245	South Lewis Avenue Redevelopment

Development Timeline:

Task	Start Date	End Date
Land acquisition		By 12/31/14
Lighting for trail areas and public plaza		By 12/31/14
Benches		By 12/31/14
New trail		By 12/31/14
Design and engineering		By 12/31/14
Project coordination		By 12/31/14
Construction of 16 market rate senior rental housing units	By 12/31/14	

