

Attachment A
2022 Transit Oriented Development (TOD) Project Summaries

Recommended Projects and Awards		
Project Applicant <i>Municipality</i>	Project Description	Award
325 Blake Road Alatus, LLC <i>Hopkins</i>	Located adjacent to Minnehaha Creek, the 325 Blake Road Regional Stormwater and Greenway Project features a regional stormwater management facility that treats runoff from several hundred acres of land, the completion of the Minnehaha Creek Greenway, water-centric recreational opportunities, and is co-located with a mixed-use, transit-oriented development. The project includes a two-phased development consisting of 833 housing units of various types, approximately 18,000 total square feet of retail and commercial use pads, and public and private realm infrastructure that ties into the stormwater improvements and expansion of the Minnehaha Creek Greenway on the site by the Minnehaha Creek Watershed District. Total project costs are \$293.1 million.	\$250,000
19 East 26th Street Partnership in Property Commercial Land Trust (PIPCLT) <i>Minneapolis</i>	The 19 East 26th Street property is a vacant, two-story building in the Whittier neighborhood. Renovations will be made to transform the unused basement into offices and workspace for employees who will work with individuals with mental and mobility issues on the community amenity space on the first floor. PIPCLT intends to transfer ownership of the building to tenant. Total project costs are \$1.4 million.	\$100,000
The Coliseum Building Seward Redesign, Inc. <i>Minneapolis</i>	The redevelopment of the historic Coliseum Building will provide 85,000 square feet of commercial/retail/office space for local Black, Indigenous, People of Color (BIPOC) professionals and firms and will create 150 new jobs. Under community leadership and visioning, the historic building will be rehabilitated to ensure long-term affordability to 25 BIPOC local entrepreneurs/small businesses. It will serve as a retail and commercial hub for the East Lake Street community and be co-owned by Seward Redesign and three Black-owned entities who will also be anchor tenants. Total project costs are \$29.9 million.	\$250,000
Dreamland on 38th Cultural Wellness Center <i>Minneapolis</i>	The Cultural Wellness Center is developing Dreamland as a café and Black business incubator on a vacant site located in the 38 th Street Thrive Cultural District in South Minneapolis. Dreamland aims to create a flexible, supportive workspace for African American entrepreneurs to start and expand small businesses focused on food and heritage, and the project will include a patio and green roof, commercial kitchen, café, community and program space, entrepreneur center, rooftop event space, and the future home of the Cultural Wellness Center. Total project costs are \$7.4 million.	\$400,000

Attachment A
2022 Transit Oriented Development (TOD) Project Summaries

<p>Native American Community Clinic – Housing (NACC-H) Wellington Development LLC; Native American Community Clinic <i>Minneapolis</i></p>	<p>NACC-H will create a new state-of-the-art, culturally responsive clinic and affordable housing campus along Franklin Avenue’s American Indian Cultural Corridor in South Minneapolis. The development includes a new 25,000 square foot clinic that integrates NACC’s physical, mental, and behavioral health services under one roof. Positioned above the clinic, floors two through six will host 98 affordable studios, one-, two-, three- and four-bedroom rental units affordable to individuals and families at or below 30%, 50%, and 60% of the Area Median Income (AMI). Total project costs are \$46.4 million.</p>	<p>\$400,000</p>
<p>Satori Lofts JADT Development Group, LLC <i>Minneapolis</i></p>	<p>Satori Lofts Micro Apartments is a mixed-income multifamily housing development that will provide 26 units as part of the larger Satori Village redevelopment in the Near North neighborhood. The development includes affordable and market rate housing – 20% of units be leased and affordable to households with incomes at or below 50% of AMI, while the balance of the units will be leased at market rate rents without income restrictions. Total project costs are \$6.9 million.</p>	<p>\$400,000</p>
<p>Wooddale Station Saturday Properties <i>St. Louis Park</i></p>	<p>The development project is adjacent to the Greenline LRT Wooddale station, on the southside of the station. The project includes 315 housing units with 20% at 50% and 60% AMI and approximately 13,000 square feet of commercial/retail space. The project includes new public streets and sidewalks for LRT station access and a large public plaza connecting to the station. Total project costs are \$98.4 million.</p>	<p>\$200,000</p>