

Attachment A
2017 Transit Oriented Development (TOD) Project Summaries

Recommended Projects and Awards		
Project Applicant, <i>Municipality</i>	Project Description	Award
38th Street Station Lander Group, <i>Minneapolis</i>	The 38 th Street Station project will construct a mixed-use project including 135 new housing units and over 21,000 square feet of office and retail. The existing bus station will also be reconstructed and two plazas which will be located directly adjacent to the LRT platform will be added. Total project costs are over \$35 million. Program funds will be used for lighting, bicycle infrastructure, landscaping, sidewalks/trails, streetscaping, site furnishings and plazas.	\$400,000
East Town Apartments Community Housing Development Corporation, <i>Minneapolis</i>	In this real estate project, located in downtown Minneapolis along several high frequency bus corridors, East Town Apartments will redevelop an existing surface parking lot with 169 new affordable units. Amenities such as a community room and playground are also included in the project. The total project costs are \$34.8 million. Program funds will be used for utilities, site work, demolition, lighting, and bicycle infrastructure.	\$330,000
Green on 4th G4 Partners LLC, <i>Minneapolis</i>	Located near the Prospect Park LRT station, the project will create a new mixed-income, multi-family rental building with 243 units. The project will have apartment units and some two-story walkup townhouse style units. Total project costs are \$56 million. Program funds will be used for utilities, bicycle infrastructure, site work and landscaping.	\$400,000
Knox & American Bloomington HRA, <i>Bloomington</i>	The Knox & American project is phase III of a multi-phase redevelopment near the future American Boulevard station along the Orange Line BRT. The project will develop 248 multi-family units (20 percent will be affordable), a 125 room hotel and 8,600 square feet of existing retail which will be redeveloped in the future. Total project costs are over \$45 million. Program funds will be used for utilities, public infrastructure, wayfinding, lighting, bicycle infrastructure, site work, landscaping, sidewalks/trails, streetscaping, and site furnishings.	\$400,000
Penn Avenue Union Northside Partners GP LLC, <i>Minneapolis</i>	Situated adjacent to the future Penn & Golden Valley station for the C-Line BRT, the Penn Avenue Union project will redevelop vacant lots with a mixed-use, mixed-income project including 64 units of housing, a restaurant, and other commercial space. Total project costs are \$15 million and program funds will be used for acquisition, utilities, public infrastructure, lighting, bicycle infrastructure, site work, landscaping, sidewalks/trails, stormwater, and streetscaping.	\$200,000
Southwest Station Apartments SW Station Partners, LLC, <i>Eden Prairie</i>	Southwest Station Apartments is a redevelopment of a vacant commercial site next to the Southwest Station park and ride and future LRT station. This mixed-use project will add 222 new units, including 45 affordable units, and 12,825 square feet of retail for a total project cost of \$60 million. Program funds will be used for acquisition, utilities, public infrastructure, lighting, bicycle infrastructure, site work, landscaping and stormwater.	\$300,000
YouthLink-Downtown View Apartments YouthLink, <i>Minneapolis</i>	The YouthLink-Downtown View Apartments project is a mixed-use project consisting of 47 new affordable units for formally homeless youth and expansion of YouthLink's youth service center. Total project costs (for the YouthLink expansion only) are \$6 million. Program funds will be used for lighting, bicycle infrastructure, site work, landscaping, sidewalks/trails, streetscaping, site furnishings, and an emergency light/call station.	\$170,000

Attachment A
2017 Transit Oriented Development (TOD) Project Summaries

Projects Not Recommended for Funding		
Project, Applicant, <i>Municipality</i>	Project Description	Requested Amount
46th & Hiawatha Oppidan Investment Company, <i>Minneapolis</i>	A mixed-use project that will redevelop an industrial property with 146 market rate rental units and a new 50,000 square foot grocery store.	\$300,000
1500 Nicollet Avenue Minneapolis Leased Housing Associates IX, LLLP, <i>Minneapolis</i>	This project redevelops a surface parking and existing commercial space to a mixed-use development consisting of 184 affordable units and 5,460 square feet retail.	\$500,000
Aeon Prospect Park Aeon, <i>Minneapolis</i>	A real estate project will construct a 70-unit mixed-income apartment development within one block of the Prospect Park LRT station. There will be seven units made available for female headed households with children experiencing homelessness.	\$600,000
Artspace Leef North Lofts Artspace, <i>Minneapolis</i>	A component of a larger mixed-use development, the project will be a 110-unit mixed-income rental building, targeted to artists, and include a large community space.	\$600,000
Bunge Apartments Project for Pride in Living, Inc., <i>Minneapolis</i>	A redevelopment of a vacant industrial site with 50 new units affordable at 30% and 50% area median income. This development is part of a larger redevelopment planned for the site with up to 150 total units.	\$400,000
Cedar Point II City of Richfield, <i>Richfield</i>	This project will redevelop a partially vacant site with 195 units of high density multi-family rental housing and 52 units of for-sale townhouses near high frequency bus service. The rental units as well as the for-sale townhouses will include some affordable units.	\$950,000
Cedar Point South City of Richfield, <i>Richfield</i>	Redevelopment of vacant lots and single-family properties to a 299-unit multi-family rental project as well as renovation of naturally occurring affordable housing. The project will include 20% affordable units, a street extension and a connection to a regional trail.	\$450,000
Hook and Ladder Newport Midwest, <i>Minneapolis</i>	The project proposes redevelopment of an industrial site with 118 units of affordable housing in northeast Minneapolis. The development also creates pedestrian connections and outdoor space.	\$300,000
Lake and Bloom Project for Pride in Living, Inc., <i>Minneapolis</i>	This project will create 54 units of affordable family rental housing, of which 11 will be reserved for homeless families. It is intended that the project will collaborate with The Family Partnership and Fairview Clinic, both located (or to be located) adjacent to the site, for programming for its residents.	\$400,000
Lake Street Housing Lupe Development Partners, <i>Minneapolis</i>	A redevelopment project of an existing auto-oriented use and surface parking lot to a 128-unit multi-family rental building. All units will be affordable at 50 to 60% of area median income and have community/amenity space on the first floor.	\$300,000
Minnehaha Commons Alliance Housing Inc., <i>Minneapolis</i>	A new project which develops a vacant lot into a 43-unit multi-family rental project targeting extremely low-income adults ages 55 and over.	\$381,300

Attachment A
2017 Transit Oriented Development (TOD) Project Summaries

Projects Not Recommended for Funding		
Project, Applicant, Municipality	Project Description	Requested Amount
Minnehaha Townhomes Minneapolis Public Housing Authority, <i>Minneapolis</i>	The development is a 16-unit townhouse development located near the VA Medical Center LRT station. Residents of the building will be at 30% area median income or less, have come from homeless shelters, and will receive various support services.	\$340,000
MoZaic East The Ackerberg Group, <i>Minneapolis</i>	Phase II of a commercial redevelopment site including 200,000 square feet of new office and retail space.	\$800,000
Olson Towne Homes Community Housing Development Corporation, <i>Minneapolis</i>	This project will reconstruct a 92-unit affordable multi-family development located near the future Van White LRT station. The project will preserve the Section 8 units and create a variety of unit sizes to better meet the existing population's needs.	\$800,000
Park 7 Community Housing Development Corporation, <i>Minneapolis</i>	Redevelopment of a downtown Minneapolis site with a mixed-use project containing 55 units of affordable and supportive housing, a food center, and office.	\$500,000
Parkway 25 Parkway 25, LLC, <i>St. Louis Park</i>	A mixed-use development including 112 market-rate residential rental units and just over 8,000 square feet of commercial space. The project is located between two LRT stations along the Green Line Extension.	\$526,175
Sabathani Senior Housing Sabathani Community Center, <i>Minneapolis</i>	A housing project which will create 50 new units affordable to seniors at 50% area median income or less. The project will be located directly adjacent to the Sabathani Community Center.	\$293,891
The Mariner Newport Midwest, <i>Minnetonka</i>	Redevelopment of office space to a mixed-income housing development with 236 total units of which 55 units would be affordable to those at 60% area median income or less. Located within walking distance of the Opus LRT station.	\$300,000