

**Attachment A**  
**2020 Fall Transit Oriented Development (TOD) Project Summaries**

Recommended Projects and Awards		
Project Applicant, <i>Municipality</i>	Project Description	Award
<b>Baldwin Square</b> Ideal Development Group, <i>Minneapolis</i>	The Baldwin Square project is an innovative project for North Minneapolis, near the intersection of 42nd and Fremont Avenue North. The developer, Ideal Development Group (IDG), is from North Minneapolis and will redevelop two city-owned blighted buildings into a 24,330 square foot neighborhood commercial center, including a sit-down restaurant, small bookstore, café, art gallery, small event center, and second floor offices for IDG LLC and other professional firms. Program funds will be used toward demolition, landscaping, lighting, public infrastructure, site work and stormwater management. Total project costs are \$3.5 million.	\$320,000
<b>Village Creek</b> George Group North, Brooklyn Park	Village Creek Apartments is the new construction of a five story, 83-unit mixed-income, mixed-use development. The commercial space features an approximately 10k square foot commercial demonstration kitchen where Chelles' Kitchen will provide culinary and business training to local entrepreneurs. Site amenities include an art post at the main intersection of Brooklyn Boulevard and Welcome Avenue, with an integrated bus stop and shelter on the same corner. Program funds will be used for site work and the plaza. Total project costs are \$22.1 million.	\$350,000
<b>West Lake Quarter</b> Bader Development LLC, <i>Minneapolis</i>	Calhoun Development, LLC is redeveloping 6.5 acres adjacent to the Green Line Extension West Lake Station, renovating an existing residential tower, and adding four additional residential buildings for a total of 849 units, including 141 affordable units. The project involves realigning West 31 <sup>st</sup> Street and associated infrastructure to improve pedestrian access between this station, residential and commercial/retail services and Bde Maka Ska. Program funds will be used for public infrastructure. Total project costs are \$224 million.	\$200,000
<b>Border Avenue Extension</b> City of Minneapolis, <i>Minneapolis</i>	The Border Avenue Extension is a strategic priority project to catalyze development in the Royalston Station Area. The extension is a named priority in the Southwest Transitional Station Area Plan and will connect the street grid and enhance access and redevelopment potential in this formerly industrial area. Program funds will be used for acquisition. Total acquisition cost is \$1.1 million.	\$350,000
<b>Commercial Land Trust Initiative</b> City of Lakes Community Land Trust, <i>Minneapolis</i>	The Commercial Land Trust Initiative is a pilot program of the City of Lakes Community Land Trust intended to demonstrate the need for, and viability of, using the community land trust mechanism to preserve the availability and affordability of community-owned commercial space. The mission of the Initiative is to redevelop and preserve long-term affordable commercial spaces through community driven ownership of land. Program funds would be for acquisition. Total project costs are \$1.2 million.	\$150,000

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<b>Malcolm Yards Affordable Housing</b> Wall Development Company, <i>Minneapolis</i>	Malcolm Yards Affordable Housing is one of three buildings included in the first phase of Wall Companies' Malcolm Yards redevelopment. This project includes the redevelopment of a former industrial site with 142 units of 100% affordable housing, using incomes averaging to less than 60% AMI. Program funds will be used for site work and utilities. Total project costs are \$36.3 million.	\$250,000
<b>Vista 44</b> Beacon Interfaith Housing Collaborative, <i>Hopkins</i>	Vista 44 will bring 50 units of high quality permanent supportive housing for low-income families to a vacant site in historic Downtown Hopkins. With an emphasis on larger units, this new construction development will offer a mix of bedroom sizes (1BR through 3BR) and sets-aside 25 of the units for families meeting MN Housing's definition of High Priority Homeless. At least 15% of the units will be set aside for people with disabilities with incomes at or below 30% of the AMI. The remaining units will be restricted to households at or below 50% AMI. Program funds will be used toward site acquisition. Total project costs are \$18.6 million.	\$150,000
<b>Satori Boutique Apartments</b> Rippley Richard Real Estate Development, <i>Minneapolis</i>	Satori Boutique Apartments is a mixed-income multifamily housing development located in the Near North neighborhood on West Broadway Avenue. The development consists of 3,000 square feet of commercial space and 112 apartments. Twenty-three of the units will be affordable to households with incomes at or below 50% of AMI and the balance of units will have no income restrictions. Program funds will be used for demolition, sidewalks, site work and stormwater management. Total project costs are \$34.8 million.	\$370,000