

Livable Communities Demonstration Account Projects 1996 – 2009



Note that some awards made in previous years include funds for activities that are no longer eligible. Applicants with questions about eligibility should contact the LCDA Program Coordinator, and grantees with questions about active grants should contact the LCA Grant Administrator if they have any questions related to eligibility.

Carver County CDA - Oak Grove Dairy Redevelopment II (Project located in Norwood Young America)

Awarded in 2008: \$708,153

This second phase of the Oak Grove Dairy Redevelopment project will construct City Center; a mixed-use 77,644 square foot building with fifty senior housing apartments on the upper floors, to be owned and operated by the Carver County Community Development Agency (CCDA); a 9,696 square foot Carver County library on the main street level; a 8,617 square-foot new Norwood Young America City Hall; a new Carver County sheriff's office; underground resident/sheriff surface and public parking areas; and new sidewalks, curb and gutter. Reconstruction of Reform Street, located on the western border of the redevelopment site, will connect the City Center site with Highway 212 and provide better access. The CCCDA has been working with the City of Norwood Young America in a joint powers agreement to redevelop the former Oak Grove Dairy site in downtown NYA. The City was awarded LCDA funds in 2006 to acquire the 4.04-acre site and demolish it in partnership with the CCCDA. The first phase of the project, as well as demolition and cleanup of the site, has been completed. (*Note: See also Oak Grove Dairy Redevelopment I, in the [Norwood Young America listing](#).*)

City of Anoka - Anoka North Central Business District

Awarded in 2005: \$1,000,000

This project includes a 13-acre infill redevelopment site that the City of Anoka has largely assembled over the past 13 years. The project goals for Phase I of North Central Business District development include several public infrastructure elements that will be necessary to move the development forward. Through the development of a public parking ramp in Phase I, the City of Anoka will address these problems in the following ways: consolidating three existing surface lots with a centrally located, easy to use parking structure; improving access for existing businesses and future retail and commercial development; promoting pedestrian circulation and encouraging walking, biking, and transit use; redeveloping underutilized and inappropriate urban core uses; and removing undesirable riverfront uses. Funds will be used for construction of a 260-stall public parking structure.

City of Apple Valley - Central Village - Legacy Park North

Awarded in 2005: \$425,000

The Central Village project, which includes Legacy Park North, represents the next step in the evolution of downtown Apple Valley through the creation of a compact mixed-use development that will provide multi-story, multi-use buildings with minimal setbacks and street orientation. Central Village will complement, as well as supplement, the existing downtown Apple Valley by providing another commercial and residential component to an already vibrant and successful area by incorporating the following components:

construction of a variety of multi-housing products; creating a walkable neighborhood environment; use of urban design techniques; use of innovative storm water practices; network green spaces and recreational resources; and develop cost-effective parking strategies. Grant funds will be used for a recreational water feature (splash pad), waterfalls/entry feature and playground equipment.

City of Apple Valley - Cobblestone Senior Housing

Awarded in 2008: 556,834

The proposed Apple Valley Senior Apartment development will include 60 units composed of approximately 30 one-bedroom units and 30 two-bedroom units on property located within the Cobblestone Lake master planned development. The developer, the Dakota County Community Development Agency, has developed 21 affordable senior housing developments totaling 1,190 units, through one of the largest locally financed senior housing development programs in the country. The primary financing source for development of this type of senior housing is the issuance by the CDA of tax-exempt bonds credit enhanced with a general obligation pledge from Dakota County. Developments are occupied by low- and moderate-income seniors. Residents pay 30 percent of their income toward rent for one-bedroom units and 32 percent of income for two-bedroom units, but not less than the established minimum rents of \$348 for a one-bedroom unit and \$513 for a two-bedroom unit. Average income of housing residents is \$19,000, which translates to approximately 30 percent of the area median income. The 323-acre master planned Cobblestone development is planned to have up to 3,000 unattached/attached dwelling units and 300,000 square feet of commercial space.

City of Apple Valley - Harmony Commons (a.k.a. The Village at Founders Circle)

Awarded in 2004: \$2,356,244

The Central Village project, which includes the Harmony Commons Landmark Corner, represents the next step in the evolution of downtown Apple Valley through the creation of a compact mixed-use development that will provide multi-story, multi-use buildings with minimal setbacks and street orientation. Central Village will complement, as well as supplement, the existing downtown Apple Valley by providing another commercial and residential component to an already vibrant and successful area by incorporating the following components: Construction of a variety of multi-housing products; creating a walkable neighborhood environment; use of urban design techniques; use of innovative storm water practices; network green spaces and recreational resources; and develop cost-effective parking strategies. Funds will be used for construction of a below-grade parking structure. *(Note: This grant was relinquished in full.)*

City of Bloomington - Central Station and Bloomington Central Station Transit Oriented Development

Awarded in 2004: \$500,000

Awarded in 2005: \$2,200,000

The proposed development includes a 500+ room hotel, 1,100 units of new "for sale" housing (goal of 10-20% affordable units), 550,000square feet of renovated office space

(new headquarters of the HealthPartners workforce) and over 1,500,000 square feet of proposed new office/ retail space all on a 45+ acre site. The site is within 2 minutes of the Mall of America and the Minneapolis Saint Paul Airport. The project design preserves open space on the site and includes numerous pedestrian linkages, plazas, underground parking, innovative stormwater treatment areas and extensive landscaping elements. The project, when completed, will include 7,000 employees working and up to 2,000 residents living at the site. One Hiawatha LRT line station is located at the center of the site while another station (28th St. Station) will be incorporated into the overall plan and a 3rd proposed station (American Boulevard Station) is on the edge of the project site. Funds will be used for the construction of infrastructure elements located near LRT station: pedestrian plaza, landscaping, mini-park, and pedestrian lighting. *(Note: This project also received a 2006 award from the Tax Base Revitalization Account [TBRA] in the amount of \$269,000. The TBRA award was relinquished in full.)*

City of Brooklyn Park - Shingle Creek Corridor Improvements - I & II (a.k.a. The Village)

Awarded in 2000: \$1,000,000

Awarded in 2001: \$500,000

The city will remove the adjacent, obsolete Village North Shopping Center and surrounding buildings to prepare for redevelopment of the area as The Village. Vacant parcels will provide focus for new retail development. Office development will be concentrated at the key intersection of Zane Avenue and Brooklyn Boulevard. Civic uses will be introduced along Zane Avenue and Brooklyn Boulevard. Medium-density owner-occupied housing and high-density senior housing will be added. The 2000 grant funding award is for urban and wetland ponding to develop Shingle Creek Park, restoring Shingle Creek to create a central park amenity, spur other development and ensure long-term livability and stability of surrounding neighborhoods. The now-hidden creek will be connected visually and physically to adjacent areas and will offer a variety of recreational opportunities. Improvements to the creek will assist in managing water quality in the area. The 2001 grant funding is awarded for improvements to Zane Avenue.

City of Brooklyn Park - Village Creek – I & II

Awarded in 2003: \$346,150

Awarded in 2004: \$1,180,000

Village Creek is a 134-acre redevelopment area with the following key components to assure a long-term community solution: Funds will be used to acquire the Village North Bowl site to provide needed acreage for the new storm water and side channel ponds for the Village Creek Redevelopment Area and for needed ROW for Zane Avenue improvements. Other elements of the project: Create a significant Creek and centralized park amenity to introduce additional recreational and housing focal points and amenities. Introduce and foster the development of a variety of owner-occupied town home and condo housing units. Reconstruct Zane Avenue and the Zane Avenue/Brooklyn Boulevard intersection to improve the Level of Service (LOS), which is currently D, and install a planted median along Zane Avenue to impart a parkway feel for the new and existing

residential areas. Remove the existing vacant & marginal retail (487,000 square feet) & office buildings (100,000 square feet), reconfigure and concentrate them into a “critical mass” along a new Market Spine perpendicular to Brooklyn Boulevard to ensure the synergy required to keep the area commercially viable and vital. Use land more efficiently, create a sense of place, achieve a compact, mixed-use development, and enhance the existing successful transit services. *(Note: This project also received Tax Base Revitalization Account awards in 2003 and 2006, for a total TBRA award of \$331,300.)*

City of Burnsville - Heart of the City – I & II

Awarded in 1999: \$1,612,317

Awarded in 2000: \$2,500,000

The city plans to redevelop a low-density 40-acre site, establishing a compact town center development pattern with mixed uses in a walkable environment. Funds will be used to construct streets and a community plaza, and remove an old gas station to convert the site to a community gateway.

Phase two of the project was to create a mixed-use activity center and new downtown in an underutilized area. Nicollet Commons, a 1.5-acre park framed by three-story mixed-use buildings, will serve as a focus for civic and cultural activities. An arts/cultural facility, adjacent to the park, will offer opportunities for indoor and outdoor arts and cultural events. Housing will include rental apartments, owner-occupied condos, townhouses and senior housing with live/work units permitted. Housing will include affordable rental property and owner-occupied housing. Funding will be used to acquire property for Nicollet Commons Park and an arts/cultural facility, relocate businesses and demolish buildings, and design, grade and construct the Park. *(Note: This project also received awards from the Local Housing Incentives Account in 2001 and 2002, totaling \$400,000.)*

City of Centerville - Redevelopment of Block 8

Awarded in 2008: \$763,100

The project includes construction of 15,000 square feet of retail space and 48 senior condominiums on a one-acre redevelopment site of 1920s-era housing and a mixed use building in the original Centerville Plat that has limited street/curb/gutter service. By signed agreement with the City, the Beard Group will develop this underutilized project site and will assemble the site, raze all structures (three single-family homes, two structures with four multi-family housing units each and a mixed use building with 1,200 square feet of retail and two apartment units) and install public infrastructure. This redevelopment will create a prototype for the redevelopment of the entire downtown, facilitate investment in the redevelopment in downtown Centerville, intensify land use density of the project site from 13 housing units per acre to 48 units housing per acre, initiate the redevelopment of the 9-block original Centerville Plat downtown area, stabilize surrounding neighborhoods, and create new housing within one-half mile of a Metro Transit park and ride facility. The redevelopment project site meets the definition of a redevelopment district (Minnesota Statutes §469.174 subdivision 10). Grant funding is requested for land acquisition elements not funded by the maximum use of tax increment financing generated by the by the proposed redevelopment.

City of Chanhassen - Villages on the Ponds

Awarded in 1996: \$500,500

Redevelop over 300 housing units, commercial and office uses, relocate a church and school, and add recreation space with a transit facility at its core. This grant will pay for a portion of sidewalks, small pedestrian plazas and connections, lighting, boulevard plantings and a boardwalk across the village pond.

City of Chaska - Brickyard Redevelopment

Awarded in 1997: \$344,100

Development of Phase I will include 64 new apartments, 30 new townhouse units, and 8,000 square feet of retail. Phase II will complete all public improvements and infrastructure, including sidewalks and pedestrian spaces, increased street parking, landscaping, bicycle racks, benches, lighting, and a new bus shelter. Phase III includes plans to develop an 18,000 square foot building with commercial and residential. Phase IV anticipates the remodeling of existing businesses to complement new developments. This grant will assist in funding street improvements, landscaping, demolition and the creation of a public feature such as a plaza. *(Note: This project also received \$150,000 from a 2000 Inclusionary Housing Account grant and \$77,909 from a 1999 Tax Base Revitalization Account award.)*

City of Chaska - Clover Ridge

Awarded in 2001: \$750,000

Develop a compact, mixed-use pedestrian and transit-oriented residential neighborhood on a 255-acre site at the western edge of Jonathan. Add approximately 1,000 housing units, of which a minimum 30 percent will be affordable (130 units at 50-80 percent of median income and 198 units at 80-100 percent of median income). Cluster housing around a neighborhood center that contains an elementary school, community park, neighborhood retail center and civic center. This neighborhood core will serve as a trailhead for the Chaska-Victoria regional trail that will run through the neighborhood. Funding will pay for a community building and public amenities.

City of Chaska - Sinclair (a.k.a. Clover Field Marketplace)

Awarded in 2005: \$965,000

This project is to complete the Clover Ridge development area (a compact, mixed-use, pedestrian and transit-oriented residential neighborhood). The project is the construction of the Neighborhood Center Mixed-Use Building, public plaza, park and streetscape that make up the northeast corner of the neighborhood core area. The Sinclair will incorporate 10,000-15,000 square feet of commercial space, beneath 117 permanently affordable rental-housing units. The project will help the city achieve its objective of creating an identifiable neighborhood center. Aside from the accessory units, this project will introduce the missing rental-housing element into the neighborhood. Funds will be used for construction of a 185-stall underground parking structure, urban plaza improvements, streetscape improvements in front of commercial space, and a 3.47-acre neighborhood park/playground.

City of Chaska - The Landing

Awarded in 2008: \$240,636

The Landing, situated on a gateway corner into historic downtown Chaska, will create quality housing options for seniors with incomes at or below 30 percent of Area Median Income. The Landing will include 51 units of affordable rental housing for persons 62 years and older and will use traditional urban design to enhance the small town aesthetic of Chaska's downtown. The site is situated within walking distance to downtown. The Landing's proposed pedestrian pathways will connect to downtown's pedestrian walkways, thus integrating The Landing into the community and providing connections to area entertainment, restaurants, library, parks, medical, and shopping.

The Landing will build a public connection to the Minnesota River Regional Trail system, which now doesn't have any direct access to downtown. Creating the public trail connections to the Minnesota River will support walking, biking and promote awareness of the river as an important natural resource and amenity. The project will manage storm water through environmentally sensitive methods such as rain gardens and pervious pavement. The site is one of the last available redevelopment sites in downtown Chaska; its southern border runs along the \$42 million levee system constructed by the City of Chaska, which took the historic district out of the designated flood plain and allowed reinvestment to occur. The Landing is part of this reinvestment and supports the City's goal to make the historic district a viable, walkable mixed-use area well into the future. It aligns with the City's goals to provide a variety of housing in downtown Chaska, and to establish new residential units to support and promote retail/service demand.

City of Columbia Heights - Community Revitalization

Awarded in 1998: \$575,000

Redevelop a block between commercial and single-family uses to include 26 for-sale townhouses ranging in price from \$108,000 - \$140,000 (12 affordable at \$120,000 or less), 18 tax credit rental townhouses for incomes at \$30,400 (50 percent of median) or less, 70 senior rental apartments and a potential transit hub. The larger project area goal is the revitalization of downtown Columbia Heights, to be implemented through a master plan. Grant funding awarded to assist with preparation of a downtown master plan, the tax credit rental housing and the senior assisted living project.

City of Columbia Heights - Grand Central Lofts

Awarded in 2006: \$760,008

LCDA funds are requested for the second phase of the 15-acre redevelopment of the vacant K-Mart site located at the intersection of 47th Avenue N. E. and Central Avenue in Columbia Heights. The second phase, expected to begin in 2009, includes construction of 35,000 square feet of new retail, office and restaurant space in two buildings. LCDA funds are designated for construction of a two-story 180-stall parking ramp, which is privately owned but for which public access is guaranteed through an easement contract. *(Note: This grant was relinquished in full.)*

City of Columbia Heights - Huset Parkway

Awarded in 2005: \$580,147

The City of Columbia Heights is redeveloping a very blighted 30-acre industrial area. The entire area will be completely razed and cleaned of contamination, and in its place there will be 548 new for-sale homes constructed along with approximately 12,000 square feet of commercial space. Construction will occur in three phases beginning in 2005 and ending in 2010. This redevelopment site is adjacent to the City's 30-acre Huset Park. Important components of this redevelopment project are the parkway and pond improvements. These components will integrate and connect the new homes to Huset Park, as well as act as an amenity to help maintain and preserve the \$125,000,000 of new residential and commercial market value. Funds will be used for public parkway and supporting infrastructure. Grant funds will be used for walking trails, sidewalks, landscaping and pedestrian lighting.

City of Crystal - Northwest Metro Four Cities Housing Resource Center - Crystal, designated city to administer funds

Awarded in 1998: \$492,000

Enhance Housing Resource Center services and improve transit access for residents by giving priority to housing rehabilitation and new construction projects adjacent to transit corridors and in targeted neighborhoods with proximity to transit. Housing programs include a rehabilitation incentive program, a gap/purchase rehabilitation program, and a demonstration program for acquiring blighted properties for demolition and new construction. This grant will fund portions of a rehabilitation incentive program, a purchase and rehabilitation program, a demolition and new construction program, production and distribution of a housing plan book, and program and transit marketing.

City of Eden Prairie - Presbyterian Homes

Awarded in 2009: \$848,300

Presbyterian Homes will be a 9-13 story senior building with 372 units of skilled nursing, temporary care and assisted living, with 168 spaces of underground parking. Presbyterian Homes will develop the project, which will be part of a 21-acre planned unit development that already includes retail, restaurant, office and recreation uses. The City will realign Castlemoor Drive, one of the streets the building faces, to allow the construction of a traffic circle and public sidewalks, create a stormwater pond and rainwater garden. Grant-Funded Activities include design, engineering and realignment of Castlemoor Drive and stormwater improvements, including National Urban Runoff Program (NURP) ponds and rain gardens.

City of Falcon Heights - Falcon Heights Town Square (a.k.a. Falcon Heights Town Center)

Awarded in 2002: \$1,000,000

The primary goal of this community-driven project is to provide a new transit-oriented, pedestrian friendly, mixed-use development while replacing a deteriorating shopping center. Town Square elements include: 120 units of multifamily housing with underground parking; 56 units of senior rental housing with underground parking; 17 owner-occupied

townhomes; 10,000 square feet of street level retail space within the multifamily building; and new amenities: public gateway, streetscape improvements, retention pond, green space, transit shelter, linkage to a neighborhood park. *(Note: This project also received a 2003 Local Housing Incentives Account award in the amount of \$150,000 and a 2003 Tax Base Revitalization Account award in the amount of \$74,773.)*

City of Farmington – Spruce Street Bridge Project

Awarded in 2003: \$955,000

Transportation corridor development that will link Farmington downtown with new commercial/retail and housing zone. Proposes to use funding for corridor infrastructure to facilitate new development and hopefully create up to 250 new jobs and 1,942 housing units (at 14 units per acre). Project includes a new road and trail connection between the old and new business districts. Funds will be used for new bridge and extension of Spruce Street. *(Note: This project also received a Livable Communities Demonstration Account Opportunity grant award in 2002, for \$40,000.)*

City of Forest Lake – Forest Oak Apartments

Awarded in 2008: \$500,000

Forest Oak Apartments is planned to include 36 units of apartment housing for low- to moderate-income households within the 620-acre mixed use Headwaters Planned Unit Development. Two- and three-bedroom apartments will be affordable to citizens earning 60 percent of area median income, and will meet the demand in the area for workforce family housing. Located in one three-story V-shaped elevator building, Forest Oak Apartments will include underground parking, a children's playground, in-unit washers/dryers, a community room, and be constructed using brick and hardy board siding. The Headwaters Planned Unit Development includes a variety of housing options, office and retail uses, a county service center and library, a transit station, multiple parks, and a large community recreation facility. Walking paths and trail will give residents access to all of the commercial, service and recreational uses within the Headwaters development.

City of Forest Lake – Washington County Senior Housing/Headwaters (a.k.a. TrailSide Senior Living)

Awarded in 2007: \$700,000

The proposed project will connect new development with existing and future transportation services, and increase the mix of housing affordability within the proposed Walker Methodist Senior Living Campus, part of the 620 acre mixed use Headwaters Planned Unit Development (PUD) in the City of Forest Lake. The City and the HRA intend to construct a 60 unit affordable senior housing facility within the Walker Campus so that low and moderate-income households have access to existing and proposed local and regional transit, government, senior, and commercial services in a pedestrian environment. The Walker Methodist Senior Campus is planned to include a continuum of senior housing options including a skilled care facility, a market rate independent and assisted living facility (176 units), a senior cooperative (74 units), underground tunnels and a senior

community center. Residents of the proposed affordable senior housing building will have access to all of the Walker services. The project will be an important component of the larger Headwaters PUD that has been designed to provide ample pedestrian connections, a mix of uses, and seamless integration with the natural environment. The PUD includes a variety of housing (1,840 units), a mix of office and retail uses, a county service center and library, a transit station, several parks, and a large community recreational facility. Walking paths and trails will give residents access to the nearby county library, transit station, and retail areas. *(Note: This project also received a 2008 Land Acquisition for Affordable New Housing award in the amount of \$700,000.)*

City of Golden Valley - Valley Square Redevelopment Area B

Awarded in 1997: \$510,000

Redevelop a 29-acre area to include affordable housing, commercial retail, office space, public uses/spaces, and shared structured parking. This grant will assist in developing shared structured parking, pedestrian connections; ponding/water retention as a public amenity; live-work townhouse development; zoning code review to allow innovative housing; building code analysis and design guidelines; and a live-work market study.

City of Hastings - Guardian Angels Redevelopment

Awarded in 2000: \$500,000

Preserve and reuse a church, rectory and three-story school building for affordable housing, a day care, community center and domestic abuse shelter. Build ten rental townhomes on the one-block site. Twenty-six of 30 total units on the block will be affordable at 50 percent of median income. Grant funds will be used to assist with renovation of the church for a daycare/preschool and community center for arts and youth, street repair and utility costs.

City of Hopkins - East Central Business District

Awarded in 2001: \$600,000

Acquire six commercial structures and four surface parking lots on Mainstreet and 7th Avenue South, located one block from the Southwest Regional LRT Trail. Add 10,000 square feet of retail/restaurant use along Main Street. Add 60 - 100 rental and ownership housing units along 7th Avenue. Upgrade a heavily used bus stop shelter on Mainstreet. Add a public courtyard to improve access to public spaces. The grant will assist with land acquisition, structured parking, bus stop improvements and architectural detailing.

City of Hopkins - Marketplace Lofts

Awarded in 2002: \$250,000

This project will result in the construction of a four-story, mixed-use building with retail and for-sale housing, the largest vertically integrated project of this type outside of the central cities. Goal is to anchor the east end of Mainstreet and provide a catalyst for additional investment. The HRA will invest approximately \$1.4 million in this project. This project will greatly diversify the housing options within the downtown, attracting residents who want

the convenience and style of urban living. The architecture of the building will complement the existing pattern and style of Hopkins' historic Mainstreet.

City of Lino Lakes - Legacy at Woods Edge

Awarded in 2004: \$750,000

This project proposes combining private commercial land with city land to create a 65-acre, \$115 million mixed use neighborhood at the southeast quadrant of I-35W and County Rd 23 (Lake Dr.). It will include 450 units of lifecycle housing (owner and rental townhomes, apartments and condos over commercial, senior housing, workforce housing) Up to 350,000 square feet of retail and office space, a new YMCA, community green and pedestrian friendly environment, Improvements to existing regional transportation infrastructure, Immediate trail access to the Rice Creek Chain of Lakes Regional Park Reserve. Funds would be used for acquisition of private commercial land.

City of Lino Lakes - The Village – II

Awarded in 2000: \$450,000

Construct 210 rental apartments, 90 for-sale single-level and 2-story townhouses and 13 2-story townhomes (some live-work) built into blocks, rather than the standard suburban isolated buildings. Twenty percent of the housing--42 of the 210 apartments and 18 of the 90 ownership townhouses--will be affordable at 50 percent and 80 percent of median, respectively. Design standards for housing, prepared by Calthorpe Associates (through a 1997 LCDA grant) represent a model for developing suburban housing. Remainder of the 50-acre Village will include senior housing, retail, civic uses and public spaces. Funding will support land assembly for apartments. *(Note: This project also received a \$220,000 award from the Livable Communities Demonstration Account Opportunity grant fund.)*

City of Long Lake - Downtown Master Plan and Stormwater Management Project

Awarded in 2006: \$575,000

LCDA funds will be used to construct stormwater improvements including the expansion of MCWD North basin in Lakeside Park, adding 2.6 acre feet of permanent pool volume; rerouting the drainage ditch in Lakeside Park; and stabilizing/restoring the ditch between TH12 and Daniels Street. The redevelopment area will also include the following within the next two years: Area 1- 20,000 square feet commercial and 10 town home units. At least a portion of this redevelopment would occur within the next year. Within Area 1, the proposed Gear West retail building is anticipated to redevelop into 7,200 square feet of retail space, 8,150 square feet of inventory space, and a total of 1,500 square feet of office space in the new building. A future office/retail building is proposed on a second lot. The new office/retail building would range from 4,000 square feet to 5,000 square feet depending on the usage of space in the building. Area 7 is under a predevelopment agreement for 30 condos, 12 town homes, 15,000 square feet of retail and public plaza. City Hall is also located within this area and will remain. Receipt of grant funds is conditioned on the City of Long Lake's agreement to incorporate Low Impact Development (LID) best management practices on individual development sites upstream of the funded treatment basin, consistent with the Minnehaha Creek Watershed District (MCWD) report.

The expected level of incorporation of LID practices should result in the additional necessary level of nutrient reduction in stormwater flows to Long Lake, in order to achieve MCWD's established District-wide runoff and pollutant loading goals.

City of Maplewood - Gladstone Neighborhood Redevelopment

Awarded in 2006: \$1,800,000

The first phase of the Gladstone Neighborhood Redevelopment Plan includes the redevelopment of the Saint Paul Tourist Cabins site located on the west side of the redevelopment area (940 Frost Avenue). The Saint Paul Tourist Cabins site is 6.5 acres in size, established in approximately 1955, and is the oldest manufactured home site in Maplewood. Manufactured homes in this site date back to the 1950s and 1960s and do not meet current building code standards. In addition to the manufactured homes, there are 20 seasonal "tourist" cabins on the site. In order to accommodate the first phase of redevelopment, the city must implement street and sidewalk/trail improvements, storm drainage improvements, and park improvements in the western portion of the redevelopment area. The street and sidewalk/trail improvements include the reconstruction/rehabilitation of Frost Avenue between Highway 61 and Phalen Place, including improvements at the Highway 61 and Frost Avenue intersection, and the construction of a roundabout at the Frost Avenue and East Shore Drive intersection. The storm drainage improvements include the construction of a stormwater pond and mechanical treatment systems to treat stormwater before it is discharged into Lake Phalen. LCDA funds will be used for construction of a roundabout, reconstruction/rehabilitation of Frost Avenue (parking bays, curb removal, sidewalk/trail connections), and construction of a stormwater treatment pond. (Receipt of the grant funds awarded for construction of the roundabout and reconstruction/rehabilitation of Frost Avenue is conditioned on Frost Avenue, a county road, being redesignated a Maplewood street.) *(Note: This grant was relinquished in full.)*

City of Mendota Heights - Mendota Heights Town Center – I & II

Awarded in 2002: \$873,400

Awarded in 2003: \$300,000

Town Center is a mixed use development that includes: a new commercial main street lined with two-story, mixed-use buildings around a town square gathering place; three lifecycle neighborhoods with 75 for sale condominiums and 60 senior apartments linked to existing neighborhoods with trails, green spaces and pedestrian friendly streets. Elements will include a village green, trail linkages to new and existing trails, interpretive markers uncovering the history of the site, native landscaping, wetlands, and a rain garden. Pedestrian-focused development and structured underground parking will maximize open space and increase walkability.

Grant funds awarded in 2003 will be used to assist with construction of structure parking for commercial development as part of a 23-acre pedestrian friendly town center that integrates housing, commercial and civic space known as Mendota Heights Town Center. The development will include a commercial main street with two-story mixed-use office/retail buildings; three one-story commercial retail buildings (88,000 square feet),

135 units of housing (two-story townhouses and condos and a 60-unit senior building); 20.39 units/acre town square/gathering place including a village green with trail linkages, interpretive markers, and landscape and wetland preservation. Funds will be used for structured/underground parking.

City of Minneapolis - Augustana Village (a.k.a. East Village)

Awarded in 1997: \$550,000

Redevelop a block adjacent to Elliot Park into a small urban village with 150 to 170 units of housing, 200 underground parking spaces, 10,000 to 15,000 square feet of storefront commercial space and approximately 8,000 square feet of office space. This grant will help fund a pedestrian greenway connecting new and existing housing with Elliot Park, the boulevard along South 8th Street, a raised intersection to facilitate pedestrian traffic, and lighting and landscaping.

City of Minneapolis - Bystrom Brothers/Franklin Station

Awarded in 2008: \$550,000

Complete purchase of the right-of-way required for the realignment of East 22nd Street, the first phase of the street improvements around the Franklin station on the Hiawatha LRT line. The Bystrom Brothers site has been identified as the catalyst for transit-oriented development in the Franklin station area. Re-routing E 22nd Street is the essential first component for the redevelopment of the 5.15-acre site that has direct at-grade access along the LRT trail and visibility from three major arterials. The new road will provide access to the Bystrom site and connect Cedar Avenue to Minnehaha away from the Cedar/Franklin/Minnehaha intersection, a major focus of a federally-funded street project. Just under \$3 million in federal transit funds are committed for the integration of transportation infrastructure and economic development in this location, and will be lost unless the right-of-way for East 22nd Street is purchased in 2009 to complete road design and obtain required federal approval. Two additional properties are proposed for private acquisition to minimize costs and maximize developable land. The first phase of the redevelopment can begin in spring 2009, as soon as the roadwork is scheduled. The first building, with 10,000 square feet of commercial space and 39 rental units, is located on the southern edge of the site, away from the roadwork. Seward Redesign, a community development corporation founded in 1974, is serving as master developer to acquire the land, plan and execute needed pollution remediation, rezone and select developers for individual building sites that are carefully planned and connected to a highly sustainable district-wide infrastructure. LHB Architects, under contract with Hennepin County, is designing a green development master plan for both public and private infrastructure to fulfill a goal to reduce resource use 30 percent over current codes. *(Note: This project also received a 2008 award from the Land Acquisition for Affordable New Housing loan fund.)*

City of Minneapolis - Capri Block

Awarded in 2009: \$869,000

Completion of site assembly to facilitate further development on West Broadway Avenue, aligned with the goals and vision articulated in the West Broadway Alive! Plan. Activities

include expansion of the Capri Theater through the purchase and renovation of additional parcels to include dressing rooms, rehearsal space, a green room, a dance studio and recording studio; redevelopment of the currently vacant Delisi building to include KMOJ radio station, restaurant, coffee shop and adjacent public plaza with new transit shelters. Grant-Funded Activities include the purchase of six properties, including the property at 2029-2033 West Broadway to permit expansion of the Capri Theater; 2101 West Broadway; 2110 23rd Avenue North; 2114 23rd Avenue North, 2300 Penn Avenue North; and 2306 Penn Avenue North.

City of Minneapolis - Cedar Lake Midtown Revival

Awarded in 2003: \$200,000

Redevelopment of blighted, underutilized 2-block (2.29-acre) area. The two four-story mixed-use buildings, on two blocks that are two-to-three blocks from the Lake Street LRT Station across from Pioneer Cemetery, will include: 96 affordable rental housing 41,000 square foot commercial (13 retail uses, 30% 1,200-2000 square feet each), 150 new employment opportunities, and 96 underground & 76 surface parking spaces. Funding will go to demolition of existing buildings. *(Note: This grant was relinquished in full.)*

City of Minneapolis - Central Avenue

Awarded in 1998: \$398,000

This grant will fund operation of a re-grant program to fund property improvements that support the implementation of Crime Prevention Through Environmental Design (CPTED) principles. The foundation for CPTED principles is that design and effective use of the built environment can lead to a decrease in the fear and incidence of crime, and improvement in quality of life. Lighting will illuminate rear shared parking lots, rear entrances to stores will be encouraged, and second floors of businesses will be converted to housing to provide more "eyes on the street." This grant will assist with redevelopment using CPTED principles and lighting to support the CPTED effort.

City of Minneapolis - Creekside Commons

Awarded in 2008: \$211,764

Plymouth Church Neighborhood Foundation, through a collaborative partnership with Mayflower Church, will build Creekside Commons, a residential building of 30 rental apartments for a variety of family sizes and incomes. The building, to be located on property owned by Mayflower Church, will include six units serving residents at 30 percent of median income, 11 units at 40 percent of median income, and 13 units at 50 percent of median income. To serve a variety of household sizes, there will be four one-bedroom apartments, 14 two-bedroom, nine three-bedroom, and three four-bedroom. The building will achieve a density of nearly 38 units per acre. The location, ½ block from Nicollet Avenue and within ½ block access to I-35W, has excellent walking access to four high-service bus routes and one high-frequency route on Nicollet Avenue, and to a commercial crossroads, at Nicollet and Diamond Lake Road, with neighborhood retail and local employers. Creekside Commons will provide affordable housing in a higher-income neighborhood near Minnehaha Creek.

City of Minneapolis - Currie Park Lofts and Station Place

Awarded in 2006: \$341,341

This project will improve the deteriorated streets that connect the LRT station with Currie Park and Cedar Avenue, beginning with Fourth Street South and the northern half of Fifteenth Avenue South, as preparation for the first phase (Currie Park Lofts Phase I) of a mixed-income housing/retail development that will be directly adjacent to the Cedar-Riverside LRT station, and will reuse the land now occupied by vacant or blighted structures and surface parking. Currie Park Lofts Phase I will include up to 140 rental housing units (most affordable at 50% and 60% MMI), an expansion of the Mixed Blood Theatre, and adequate structured parking. This complex, and those planned for Phases II and III of this development, together with the improved streets and sidewalks, will create a pedestrian-friendly, safe, green corridor connecting the LRT station with the bus transit network, the bikeway system, the forthcoming Central Corridor transit system, and the centers of employment and education, and with the cultural and recreational opportunities abundant in the Cedar-Riverside area. Funds will be used to bury underground electrical and phone lines, construct a retaining wall, and for improvements to Fourth Street South. *(Note: This grant was relinquished in full.)*

City of Minneapolis - Franklin Avenue Project/Street Infrastructure

Awarded in 1996: \$725,000

Revitalize an eight-block area of Franklin Avenue as the main street of the Phillips neighborhood. Improvements in physical access for able and disabled persons, mobility and safety will be combined with marketing strategies to attract private investment. This grant will fund a portion of a traffic redesign, traffic calming and street design project; assist with building improvements including renovating a location for a credit union and renovating a youth center building; and fund a business recruitment plan.

City of Minneapolis - Franklin-Portland Gateway – I, II & III

Awarded in 2001: \$500,000

Awarded in 2002: \$500,000

Awarded in 2003: \$246,150

Overall project, in and around intersection of Franklin and Portland Avenues, will create approximately 100 affordable rental units, 17 units of homeownership housing and 28,000 square feet of commercial space. Gateway puts in place immediate and future directions for land use built on the area's attributes: proximity to downtown Minneapolis and access to employment, linkages to the city's network of parks and the Franklin LRT Station.

Phase I is the Children's Village Center, a 4-story multi-use, mixed-income project, and Hope Community Court, located on four vacant lots within the Hope Block.

Children's Village: ground floor office space, area for incubator businesses and community gathering space, 30 units of mixed-income housing (1-3 bedroom) with rents at 30 percent of annual median income to market rate.

Hope Community Court: 10 units of rowhouse-style townhomes and carriage houses, with six units of affordable rental and four for-sale units; sales prices affordable to households earning 50 percent of annual median income.

Funds from the 2000 award will assist with construction of Children's Village Center and Hope Community Court. Funds Awarded in 2002 will be used for construction of the Jourdain.

City of Minneapolis CPED - Gateway Lofts

Awarded in 2009: \$74,000

The Gateway Lofts will bring high-density, mixed-income work force housing to the West Broadway corridor in North Minneapolis, near the Robbinsdale border. The site for this project is currently a blighted brownfield parcel with an abandoned gas station. The proposed project will be an asset to the community with an attractive and urban style building that will increase housing options and density in an area that is currently low-density single-family homes, duplexes and four-plexes. LCDA funds will be used to demolish the existing structures and for site grading and engineering to construct a rain garden to assist with stormwater management.

City of Minneapolis - Grain Belt Housing Project

Awarded in 2002: \$775,000

In 1988, the City acquired the Grain Belt complex in Northeast Minneapolis before its owner could demolish the historic Brewhouse. The Northeast community is near the central business district and the oldest area of Minneapolis, displaying growing economic and social diversity. Various proposals were considered for Grain Belt but were unworkable until the Ryan/RSP proposal. Substantial public investments have been made in the Brewhouse, two 19th century buildings affordable for artists, and the Bottineau Library. The City has now selected a developer for parcels adjacent to the Brewhouse and the river for a mixed-use project, the first developed under the Upper River Master Plan. Grant funds will be used for acquisition/relocation/demolition of three houses and demolition of the 1950's warehouse building.

City of Minneapolis - Hiawatha-Lake Transit-Oriented Development

Awarded in 2000: \$100,000

Site assembly to facilitate a mixed-use transit village adjacent to the LRT station on the Hi-Lake shopping center site. The corridor-wide market study for Hiawatha corridor identified the potential for a major mixed-use transit village at this location, including 1250 housing units within 1 mile walking distance of the station. LCDA funding was awarded to assist with site assembly in the area surrounding the station. NOTE: This project also received \$1.5 million from the Transit for Livable Communities Demonstration Program Fund to develop a pedestrian plaza with enclosed public areas linked by escalator to the elevated LRT platform.

See also [Hennepin County – Humboldt Greenway](#) project

City of Minneapolis - Jackson Street Artists' Housing

Awarded in 2008: \$408,977

The project will create a four-story, fully accessible, environmentally sustainable, land trusted, artist live/work condominium building with a large arts production studio/artist in residence program. The building will include 43 condominiums, 18 of them affordable to those with incomes at 50 percent of median income, and a 3,200 square foot arts production building. The project is located in the heart of the northeast Minneapolis arts district, where a recent study has alerted the community to the possibility of artist displacement as a consequence of rising property values. Marketing efforts have been coordinated with cultural and disability-specific artists groups to reach underserved populations. Located one-half block from Central Avenue, a major commercial corridor, the project will help provide high-density development in a location guided for this use. The development will replace blighted rental housing.

City of Minneapolis - Lake Street and Fourth Avenue South

Awarded in 1996: \$740,000

The project focuses higher-density, mixed-use redevelopment around the existing transit system and planned public improvements. The project uses public improvements to stimulate private investment, create employment and training opportunities for local residents, develop affordable apartments, and address safety and security issues. This grant will help replace a bridge; add lighting, bus shelter and right-of-way improvements; develop an incubator for food-product businesses; help rehabilitate a building for housing a restaurant and theater; and help create an employment and learning center, and a recreation field for youth.

City of Minneapolis - Longfellow Station I & II

Awarded in 2006: \$934,523

Awarded in 2007: \$500,000

The Longfellow Station project is a high-density multi-use transit oriented development located in immediate proximity to the 38th Street transit station of the Hiawatha LRT line. When completed the project will include 196 new rental housing units, approximately 10,000 square feet of commercial space, and approximately 241 parking spaces (183 covered and 58 surface). The 196-unit rental housing component will provide 108 market rate units and 88 affordable units. Of the 88 affordable units, 40 will be affordable at 50% Metropolitan Median Income (MMI), 28 units at 60% MMI, and 20 units at 80% MMI. The commercial component may include a grocery store as well as other neighborhood commercial uses at ground level immediately adjacent to the housing structures. Commercial space users and housing residents will be able to park in the covered and surface parking spaces. The estimated total development costs for the project are approximately \$38 Million. The project developers have site control, have in place a complete development team, and are currently working with city staff on an amendment to the City land use approvals, based on the recent revisions to the development plan. The

2006 award will be used for demolition of existing buildings and the 2007 award will be used for stormwater improvements. (Note: This project also received a Tax Base Revitalization Account award in 2007 for \$295,200.)

City of Minneapolis - Lyndale Green (f/k/a Salem Redevelopment)

Awarded in 2008: \$850,000

Brighton Development will acquire the Salem English Lutheran Church property located at 28th and Lyndale Avenue South in Minneapolis, renovate and preserve the original 1904 church, demolish the later church building additions, and construct a new four-story 'L' shaped building adjacent to the old church and primarily facing Lyndale Avenue. The early 20th century Salem Church is important to local and national history for its deep ties to Minneapolis' Scandinavian population and its association with the English Evangelical Lutheran Synod of the Northwest that promoted English in church services. The new buildings will include 9,000 square feet of neighborhood-oriented commercial space on the first floor and three floors of rental housing space totaling 65 affordable residential units. Five to six commercial spaces are envisioned as a combination of retail, restaurant and office uses with a focus on local businesses. The affordable housing units will be targeted to underserved populations, including households of color and single-family headed households with children. Other activities and features will include: environmental abatement of the site to ensure it is free of chemicals, petroleum and other pollutants; inclusion of LEED building components such as geothermal heating; construction of a 52-stall underground parking facility below the mixed-use building; and returning the fully renovated 1904 church to community service as a place of worship.

City of Minneapolis - Many Rivers

Awarded in 2001: \$200,000

Project will increase housing densities near needed services, public transportation and employment opportunities in an area where more than 60% of residents do not have cars. The project includes: a two-building complex with 76 new apartment units and 14,825 square feet of commercial space; 19 market rate rental units with the remainder renting at rates affordable to households at 50-60 percent of median income. It also will provide underground parking, a secure area for a children's playground, and a day care center. The project is located less than one mile from the Franklin LRT station. Funding will be used for construction of the childcare space.

City of Minneapolis - Midtown Exchange & Midtown Exchange Condos on the Greenway

Awarded in 2004: \$750,000

Awarded in 2005: \$600,000

Midtown Exchange will be a mixed-use, historic landmark redevelopment in the Midtown district of Minneapolis. The key components of Phase I of the project include: Allina Commons, which will house Allina's corporate headquarters, bringing 1,000 jobs to the neighborhood; 223 units of affordable and market workforce rental housing and 88 loft-style condominiums to be located in the historic building; an internationally themed

fresh and prepared food global marketplace; a 128-room full-service hotel; a Hennepin County Service center; additional retail and office space; and Metro Transit bus facilities. Funds will be used for window replacement on the former Sears building.

The 2005 grant assists a 52-unit condominium project, being done as part of the over-arching Midtown Exchange campus project, located at the site of the former Sears building at Lake Street and Chicago Avenue in South Minneapolis. The Midtown Exchange campus is designed as a transit oriented development with a concentrated mix of uses, links to public transportation, jobs, shopping, housing, and entertainment. The Greenway Condos project complements and completes the Midtown Exchange development by providing a much-needed workforce homeownership component to the larger project. Funds will be used to build a 60-stall underground parking structure with housing above. *(Note: This project also received \$5,563,314 in five Tax Base Revitalization awards between 1998 and 2006 and an Inclusionary Housing Account award in 2004 for \$178,700.)*

City of Minneapolis - Near Northside Redevelopment – I, II & III and Heritage Park I & V (a.k.a. Heritage Park)

Awarded in 2000: \$1,500,000

Awarded in 2001: \$1,500,000

Awarded in 2002: \$850,000

Awarded in 2004: \$450,000

Awarded in 2005: \$1,000,000

The city seeks to build a community of mixed housing types and incomes on a 145-acre former public housing site. Planned housing includes 440 family rental apartments (200 public housing units), 360 for-sale homes and 100 public housing units for seniors. A divided parkway will feature a greenway median, water attractions, sitting areas, and walking and biking trails.

The 2000 grant will assist in constructing the north-south boulevard and median/greenway features as a catalyst for private participation and help provide watercourse/water attractions, parks, decorative railings/posts, pedestrian bridges, an information kiosk, a sitting area, a bike rack, a drinking fountain, trash receptacles, trees and other plantings. Funds from the 2001 grant will assist with constructing a greenway median, connecting open spaces, and pedestrian crossings. The 2002 grant will be used for the third phase of boulevard and median features: design, engineering, site preparation, construction, and streetscape/streetlights.

Heritage Park objectives are to reconstruct an area formerly containing four public housing developments (with 770 units) into a stable, mixed income, mixed density, culturally diverse, high amenity urban neighborhood with 900 new housing units (440 rental, 360 for sale, and 100 elderly public housing units), reconnecting this once isolated neighborhood with adjacent communities, jobs, schools, gathering places and services. Grant funds will be used for phase III/IV of the project to complete Van White Memorial Blvd tying in with Glenwood & Plymouth Ave N, with pedestrian paths, lighting, landscaping, etc.

Funds from the 2005 grant will be used for site prep, modification of utilities to street alignment, construction, parking, tot lot, streetscape and sidewalks.

(Note: This project also received two awards from the Local Housing Incentives Account, in 1999 and 2003, for a total LHIA award of \$550,000. The project also received two Tax Base Revitalization Account awards, in 2000 and 2003, for a total TBRA award of \$396,360.)

City of Minneapolis - Phillips Park Initiative – I & II

Awarded in 1997: \$700,000

Awarded in 2002: \$250,000

Develop new housing and renovate three mansions creating new rental housing in a neighborhood served by transit and within walking distance to major employers; create and improve 20 affordable housing units; refurbish and enhance Park Avenue open space; create a central green with new walkways connecting to streets. The 1997 grant will assist in funding site and public realm improvements (removal of driveways to add yard space, enhanced landscaping, signage, lighting, and fencing); renovating the first mansion; and capitalizing a grant fund for existing homeowners. The 2002 Phase II grant funds will be used for site assembly costs for construction/rehab to create nine owner-occupied units. *(Note: The second LCDA grant was relinquished in full. This project also received a Local Housing Incentives Account award in 1999 for \$80,000.)*

City of Minneapolis - Portland Place/Joseph Selvaggio Initiative (JSI)

Awarded in 1999: \$350,000

Portland Place reconfigures a two-block area to create 51 home ownership (50 new and one rehab) opportunities in a mix of single-family, townhouses and townhouses. JSI, an eight-block area across the street from Portland Place, focuses on single-family exterior improvements, multifamily rehabilitation and public space improvements. This grant will be used for hard construction costs to help construct 19 new homes and one Victorian house for Portland Place, Phase II and for public improvements and open space improvements for JSI, including traffic calming, green space, and children's play space.

City of Minneapolis - Ripley Gardens

Awarded in 2005: \$450,000

The project is to redevelop the site of the former Ripley Maternity Hospital in the Harrison Neighborhood of Minneapolis. The proposed redevelopment, called Ripley Gardens, combines the rehabilitation and re-use of three existing historic buildings with the construction of three new buildings that will provide a variety of housing types and sizes. Ripley Gardens will be a mixed-income development containing rental and home-ownership opportunities for households at very low, low, moderate and median income levels. The two-level garage will provide 45 underground spaces for the rental portion of the development. The site plan also includes extensive pedestrian paths, with pedestrian-level lighting, a tot-lot for children, and substantial green space along Glenwood Avenue. Grant funds will be used for the construction of 45 private underground parking stalls for residential rental units.

City of Minneapolis - Urban Village - I & II (Midtown Greenway Area)

Awarded in 1998: \$640,000

Awarded in 1999: \$500,000

The city's goal is to redevelop a 3-block, 6.6 acre light industrial area to include 210 mixed-income, owner-occupied housing units. Planned new housing will include five types: 16 townhouses, 70 live/work rowhouses, 12 duplexes, 10 mansion apartments and 94 lofts. Total development cost is estimated at \$42.6 million. The 1998 grant will help fund land assembly and preparation activities, and public realm improvements. The 1999 grant will be used for site assembly/acquisition, relocation and public improvements. The additional grant was warranted due to unanticipated increases in site assembly and acquisition costs. (*Note: This project also received a \$231,276 award from the Tax Base Revitalization Account in 2000.*)

City of Minneapolis - Van Cleve Court

Awarded in 2006: \$1,334,523

This project will demonstrate adaptive reuse and redevelopment of a blighted industrial site as housing for a wide variety of incomes. The 3+ acre parcel near the University of Minnesota contains the Bunge grain elevators and attendant buildings. The project will retain the 200-foot tall head house and some of the elevators for reuse as 94 loft-style condominiums. The rest of the site will be cleared. The surrounding street grid will be re-established with the extension of 12th Avenue S.E. and the re-introduction of historic Brook Avenue. Structured parking will be built to serve the condominiums. This parking will be screened by 10 for-sale townhouse units. Habitat for Humanity will be building five townhouse units across the street to provide uniform frontage along the park. These five units will all be sold to low and moderate-income families. The city, developer and City of Lakes Land Trust will work to provide additional affordable (<80% of Area Median Income [AMI]) ownership options within the townhouse and condominium portion of the project. The project also includes 85 units of affordable rental housing. Sixty-five of these units will have two or three bedrooms and will be rented to families with incomes at or below 50% of AMI. The other 20 units will be supportive housing for homeless single adults. Cabrini House will provide on-site services in its nearby facility for residents of the supportive housing units, similar to the services the organization has provided for other homeless individuals for over 20 years. Grant funds will be used to assist with stormwater management improvements, utility extensions, street construction, traffic signage and street lighting, demolition and removal of obsolete structures, site grading, and civil engineering and design work for the site.

City of Minneapolis - Ventura Village Carriage Homes

Awarded in 2001: \$100,000

The Ventura Village Carriage Homes project, funded in part by this grant, will increase housing densities near needed services, public transportation and employment opportunities in an area where more than 60 percent of residents do not have cars. It proposes to implement the carriage and alley houses portion of the master plan through a series of freestanding accessory units to be constructed by existing owners on the back

portions of their lots. Housing densities on sites with carriage houses would be increased from approximately 8 units per acre to almost 17 units per acre. Construction would use an innovative building system to reduce construction costs and long-term energy costs.

(Note: This grant was relinquished in full. This project also received a \$150,000 Opportunity grant in 1999.)

City of Minneapolis - Village in Phillips

Awarded in 2002: \$437,600

A redevelopment project designed by and for neighborhood residents through a collaborative planning process among several Minneapolis non-profit community developers and residents. The vision is for a safe, diverse, sustainable, child friendly and transit-oriented village with up to 135 new housing units and 18,000 square feet of commercial space. The project increases density while preserving quality open space and the positive features of the existing area. Located less than one mile from the Franklin Avenue LRT station and on two major bus routes, the development will provide linkages to transit. Grant funds will be used for site assembly (acquisition, relocation and demolition).

(Note: This project also received a \$150,000 award from the Local Housing Incentives Account in 2005.)

City of Minneapolis - West Broadway Curve (a.k.a. Broadway Green)

Awarded in 2007: \$630,963

The West Broadway Curve project includes: Agape Apartments (1926-2018 W. Broadway) 50-60 units of mixed-income rental housing with underground parking. Will incorporate pedestrian-friendly streetscape and green space design elements and high quality, attractive exterior façade; West Broadway Curve (1808-1904 West Broadway).

Approximately 24 mixed-income, new construction ownership units with off-street parking will connect Agape and Cottage Park; Western Motors Site (1939-2005 West Broadway). To complete the West Broadway Curve, the City will purchase a used car lot, for sale on the open market, and redevelop the site to include 24-30 town house-style, ownership units; Cottage Park (2001-2109 James Avenue N). This is one of six Northside Home Fund Clusters consisting of market rate, single-family homes, rehabilitation and new construction. The project includes pedestrian-friendly streetscape, lighting and green space improvements and traffic calming realignment of existing streets. Project goals are to strengthen and build the housing market in a concentrated geographic area in North Minneapolis, to encourage positive street activity and to increase market demand through increased density and improved socio-economic mix of residents. It builds on the *West Broadway Alive!* Plan and the Corridor Housing Initiative, and implements a comprehensive, large-scale strategy in compliance with the Minneapolis Plan.

City of Minnetonka - Boulevard Gardens

Awarded in 1996: \$770,000

Boulevard Gardens creates a new neighborhood that incorporates affordable and life cycle housing in an attractive, livable environment. It also provides the services, jobs, transit connections and neighborhood amenities that will ensure its continued vitality and linkages

to the larger community. Boulevard Gardens creates a gateway to the community and fulfills a commitment for a planned mixed-use development. The project will develop 400 housing units, including Hollman family housing units; retail; parks and community spaces adjacent to a regional transit center. This grant will fund pedestrian linkages within the development and to the transit station, renovate a neighborhood park, and develop a community plaza and pavilion.

City of Mound - Mound Harbor Renaissance

Awarded in 2004: \$1,150,000

This is a mixed use, pedestrian-friendly district implementation plan for downtown Mound, phased with: Main street style multistory buildings with retail on street and offices or housing above, and angled parking; new housing choices, with mix of incomes including senior cooperative apartments, rowhouse townhomes and loft/apartment style condos; new greenway, trails, traditional streets with sidewalks; central public parking and park/ride lot with custom shelter easily accessed from Hwy 110 & CSAH 15; reclamation of Lost Lake canal to Lake Minnetonka & adding public dock and boat slips; and stormwater management which uses rain gardens, filtration ponds, etc to filter runoff. Funds will be used for the construction of two-level parking deck - Auditor's Road. *(Note: This grant was relinquished in full.)*

City of Norwood Young America - Oak Grove Dairy Redevelopment I

Awarded in 2006: \$350,000

This is a redevelopment project proposed for the former Oak Grove Dairy site in the community's southern downtown. Oak Grove Dairy ceased its operations at this location in 2004, resulting in the loss of 80 jobs. The complex of buildings has sat virtually vacant for the past three years. Due to the highly specialized nature of Oak Grove's business, the property is suitable for a finite number of uses. Because Oak Grove Dairy is not willing to sell the property to a competitor (i.e. another dairy related operation), the site is considered appropriate only for a service garage, garage or storage facility. The site's location in the central business district suggests that these are not the highest and best uses of the property, or the most compatible with the surrounding neighborhoods. The City will use LCDA funds to acquire the 4.04-acre site in partnership with the Carver County HRA, demolish two buildings that currently occupy the site, and prepare the site for the future construction of a mixed-use development or "town center" project. *(Note: See also the [Carver County CDA project](#) for the second phase of the Oak Grove Dairy Redevelopment project.)*

City of Ramsey - Ramsey East Meandering Park (f.k.a. Town Center East Park)

Awarded in 2004: \$363,756

The proposed project is part of the Ramsey Town Center, a 322-acre, mixed-use development. The Town Center will have over 2,400 housing units, 775,000 square feet of commercial, retail, office, and civic uses, a station for the future Northstar Commuter Rail, and 25 acres of new parkland. Along with the other parks in the Town Center, this park will preserve green space for recreation and natural filtration of stormwater, as well as

establish a corridor connection for wildlife. The park will also contain a reconstructed wetland classroom for ecological education. All of these park features are connected by a network of trails that will link the Town Center to the regional parks and trail system. These funds will be used for the construction of an amphitheater, pedestrian bridge, and trails in Town Center East Park.

City of Ramsey - Ramsey Station Town Center

Awarded in 2002: \$800,000

The Ramsey Station Town Center is the development of a compact transit-oriented mixed-use neighborhood on a greenfield site. Abutting the proposed North Star commuter rail, it will be a hub for employment, commercial, residential and civic uses. With sidewalks throughout, tree-lined streets, bike paths, rear alley and side yard access will be created, with a pedestrian and bicycle friendly environment benefiting the residents of the proposed 2000 units of lifecycle housing. The natural environs will be enhanced, providing wildlife habitat and connections to surrounding residences and businesses, with a green "spine" throughout and connected to the nearby Regional Park. Grant funds will be used to help construct a new central roadway that is key to the to the development pattern.

City of Ramsey - Ramsey Town Center - I

Awarded in 2003: \$2,210,000

Greenfield development into 322-acre transit-oriented mixed use neighborhood. Project includes: 2400 units of lifecycle housing at overall density of 15 units per acre; 420 affordable units; a 775,000 square foot town center; 2,100 new jobs; and 35 acres of parkland. Parking for the town center core with 3,900 spaces in four structures, including a park and ride for commuter rail and bus coach services, as well as for town center residents and patrons. Funds will be used for a four-level, 500-space parking structure.

City of Richfield - Apartment Remodeling Program

Awarded in 1997: \$575,000

Facilitate investment in apartment communities citywide to make them more livable and desirable. Provide remodeling financial incentives that make ownership of existing apartments in the suburban core an attractive business investment option through delays in property tax increases, deferred loans and technical assistance in design, remodeling, and financial advice. This grant will assist with implementing improvements at two case study locations, incentive deferred loans, and marketing.

City of Richfield - City Bella Plaza

Awarded in 2003: \$500,000

City Bella is a mixed-use development currently under construction in the southwest quadrant of 66th Street and Lyndale Avenue. The project goals include: make connections between retail, housing, community and natural spaces in the current development and to other areas of the Lakes at Lyndale (i.e., downtown Richfield); provide extensive green space and a community-gathering place on top of the underground parking structure; enhance an existing affordable town center: provide new housing choices with a wide

range of prices including affordable units; implement the next step of the Lakes at Lyndale Master Plan by adding an important component to the new town center contributing to its vitality and creating a sense of place. As each quadrant is redeveloped, the missing element is the connection between the projects. The request is for funds to complete the plaza, which will provide the necessary connections within the development and to the rest of the Lakes at Lyndale area.

City of Richfield - Lyndale Gateway West

Awarded in 2002: \$500,000

This mixed-use project will complete the renewal of a key entry point to the Richfield community at 77th Street and Lyndale Avenue. Along Lyndale Avenue, 28,580 square feet of commercial space, with surface parking located behind the buildings, provides contemporary neighborhood-oriented retail and office uses for the project residents and the broader community. Ninety-two loft-style condominiums offer a new housing type at a range of affordability levels to a community trying to diversify its housing stock. Fifteen townhomes line Aldrich Avenue providing a transition to the adjacent single-family neighborhood. Grant funds will be used for land acquisition and assembly.

City of Robbinsdale - Downtown Robbinsdale

Awarded in 1996: \$780,000

Rebuild Robbinsdale's downtown to enhance its drawing power as a regional destination for shopping and government services, hosting a range of social and commercial activities. Connect the downtown to a major employer (North Memorial Health Care Center) with transit, pedestrian and bicycle options. The project will provide increased opportunities for life-cycle housing and potential for new investment, including townhomes, apartments, and larger single-family homes. This grant will assist with site development of underground parking in a senior housing and retail building, develop safe shelters and platforms at a new Metro Transit hub, and help acquire and develop sites for larger family homes and growing families.

City of Rosemount - Stonebridge Core Block East

Awarded in 2007: \$1,587,500

The City of Rosemount has partnered with Stonebridge Development & Acquisition LLC to create a mixed-use project at the center of Rosemount's downtown. The project at a site designated as "Core Block East" includes 103 apartment units above street level, of which 20 percent will be affordable. On the first level will be 12,000-square feet of commercial space for either retail or office users. The building reaches three stories along TH 3/South Robert Trail and rises to four stories on the north and east sides, away from TH 3. Residents of the development will be served by underground parking, and surface and on-street parking will be added for visitors, employees, and commercial patrons. The project will provide a more pedestrian-friendly circulation system through the use of sidewalks, appropriate lighting, and modification of the curblines of existing local roads.

The land use and building massing are consistent with the Development Framework for Downtown Rosemount that was created through a citizen-driven process and adopted by

the Rosemount Port Authority and the City Council. The building's design and architecture are consistent with design guidelines developed by the citizen task force on downtown. The concept indicates installation of rain gardens that will assist in infiltration and water quality. Alternative stormwater solutions will be employed in recognition of the fact that Rosemount's historic downtown is compact and ponding space limited. Other open spaces, both private and public, and the site's formal landscaping will improve the property compared to the existing condition. The City is working with the developer to include more efficient mechanical systems and potential reuse of stormwater.

City of Roseville - Cornerstone Program

Awarded in 1996: \$270,000

Develop prototype redesigns for renovation of aging or outdated commercial strip corners and redesign housing to meet the needs of growing families who otherwise might move out of the community. This grant will fund redesign work, a portion of sidewalk, pedestrian path and bus shelter construction, and promotional materials.

City of Roseville - Sienna Green Phase I & II (f.k.a. Har Mar Apartments)

Awarded in 2007: \$305,000

Awarded in 2009: \$202,100

Har Mar Apartments is an existing 120-unit apartment building complex built in 1965. Situated on a 5.4-acre site, the development contains five buildings of 21 to 26 one-bedroom units per building, the majority having a significant amount of deferred maintenance and in need of major repair. There is also an approximate 25 percent vacancy rate currently at the buildings due to unrentable units. Central Community Housing Trust (CCHT), with the support of the City of Roseville, proposes to rehabilitate the existing property into 103 one and two bedroom apartments. The rehabilitation plans will diversify the unit type to provide increased housing choices for low and moderate-income workers, as well as some market-rate apartments. Affordable rents will be targeted to residents at 30, 50 and 60 percent of area median income. CCHT will also make considerable improvements to the building exteriors, add landscaping and recreation areas, including a tot lot for children. Stormwater improvements proposed at the property will help alleviate stormwater capacity issues that have been occurring in the area during heavy rain events. The site improvements will help make possible a future phase to construct a new building on the site that would include 50 two- and three-bedroom affordable apartments, in a location that is currently used as surface parking.

Construction will begin in early summer 2010 on Sienna Green Phase II, a new affordable (at or below 50% AMI) multifamily apartment building for approximately 50 workforce families on the site of the 1950s-era Har Mar apartments. It is the second and final phase of the Sienna Green redevelopment. The building will be located on a portion of the former parking lot for the apartments, and will include underground parking, bike racks and a small surface parking area. The first phase, which received a previous LCDA grant and a TBRA grant, involved rehabilitation and site improvements to the existing five-building complex of 120 one-bedroom apartments, converting some units to larger apartments. LCDA funds will assist with infiltration swales and rain gardens that connect throughout the

project area and retain stormwater onsite. The LCDA award will also allow for the completion of sidewalks along West Snelling Drive to provide pedestrian connections from Sienna Green to the current bus stop on County Road B and Snelling Avenue and the future Snelling Avenue BRT line.

(Note: This project also received a \$121,500 Tax Base Revitalization Account award in 2007.)

City of Saint Paul - 2700 the Avenue I & II

Awarded in 2008: \$250,000

Awarded in 2009: \$280,282

2700 the Avenue is a state of the art, LEED certified, mixed-use office and retail development that will feature up to 100,000 square feet of office space above a grocery store and additional retail. The first new multi-tenant office development in over 20 years on University Avenue, 2700 the Avenue will offer Midway office users modern amenities and up-to-date technology. Located two blocks west of Highway 280 on the border of Minneapolis and Saint Paul, 2700 the Avenue will serve as the "gateway" to Saint Paul. A planned Central Corridor stop will be located at the front door of this development. The project will complete a 15-acre area bounded by University Avenue, Emerald Street, Ellis Avenue and Curfew Street that for the last eight years has focused on primarily developing new housing units. 2700 the Avenue development will round out this quadrant with an office/retail building that connects the new housing with employment and retail amenities, intensifies the land use, demonstrative of the type of new development for the future Central Corridor LRT.

City of Saint Paul - Brewery Neighborhood

Awarded in 1997: \$750,000

Rehabilitate this three-block area to include new and rehabilitated housing, an improved transit stop and bike path, commercial improvements and public open space improvements. This grant will assist with funding the gateway/public transit node on West 7th Street, an alley grid system as part of the townhouse development, townhouse building costs, public open space on the bluff, the pedestrian/bicycle link on Duke Street, and rental studies for Phase II.

City of Saint Paul - Chestnut Plaza

Awarded in 2005: \$400,000

The project is to build Chestnut Plaza, a signature public space, which is the final, pivotal piece of the Upper Landing Urban Village. The Plaza will be the "keystone" that ties together the new neighborhood, the Mississippi River, Shepard Road (Saint Paul's designated Great River Road), Samuel Morgan Regional Trail (pedestrian/bicycle), historic Sack/Head House redevelopment and Upper Landing Park (east of Chestnut Plaza), downtown, the Science Museum of Minnesota / National Park Service complex, historic Irvine Park and West 7th Street. Located at the intersection of Shepard Road and Eagle Parkway, a plaza fountain will terminate the view corridor from the Cathedral to the River;

the fountain will also visually align with views from Harriet Island Regional Park back to the Cathedral. Grant funds will be used for steps and seating from the regional trail to the plaza, steps and seating from the plaza to Block One housing, and for a fountain/vertical element.

City of Saint Paul - Dale Street Village (a.k.a. Frogtown Square)

Awarded in 2007: \$1,050,000

The City of Saint Paul proposes redevelopment of the northeast corner of the University and Dale intersection to reflect positively on the community and increase vitality at the intersection. A four-story development will feature underground parking, approximately 20,800 square feet of commercial space on the first floor and 46 units of affordable housing on the second, third and fourth floors. The housing will be targeted towards active seniors. The commercial component of the project will feature an anchor tenant, currently envisioned as a Walgreen's drug store, which will provide stable employment opportunities, goods and services. The building will also feature over 5,000 square feet of commercial space that will provide entrepreneurial opportunities for emerging local entrepreneurs and employment opportunities and community gathering places for local residents. The project will be developed by NEDU, LLC, a collaboration that includes Model Cities, Greater Frogtown Community Development Corporation, Neighborhood Development Center, and Aurora Saint Anthony Community Development. The Neighborhood Development Center and Model Cities will drive the commercial component of the project. Dale Street Village will implement the University-Dale Transit Oriented Development (TOD) Study, which was adopted by the City Council in May of 2004, in anticipation of the development of light-rail in the Central Corridor. The redevelopment of University and Dale is the first time a TOD plan will be implemented.

City of Saint Paul - District del Sol

Awarded in 2003: \$1,250,000

District del Sol, the historic commercial hub for Saint Paul's West Side, is the focus of public and private redevelopment and reinvestment activities that are part of efforts to implement a master plan for the area. Funding will help provide infrastructure for the area's redevelopment by adding transit, pedestrian and bike improvements along Concord and Wabasha Streets, designed to improve pedestrian safety, increase transit ridership, and provide a link to the regional bike trail from the Mississippi River riverfront to South St. Paul.

City of Saint Paul - Fillmore Street/West Side Flats

Awarded in 2006: \$750,000

This project will re-establish Fillmore Street as a continuous street between Wabasha and Robert Streets through the planned West Side Flats Urban Village. There are three parts to the project: 1) re-establishment of the at-grade Union Pacific Railroad crossing; 2) reconstruction of Fillmore Street from Wabasha to just east of the crossing, with ornamental street lighting, sidewalks, street trees and on-street parking; and 3) installation of a new traffic signal at the Wabasha/Fillmore intersection. Grant funds will

be used for reconstruction of the rail crossing, street improvements (sidewalks and pedestrian lighting), right-of-way acquisition, and design and engineering costs.

City of Saint Paul - Harriet Island Boulevard/West Side Flats

Awarded in 2009: \$750,000

The City of Saint Paul will construct a new road, Harriet Island Boulevard, which will serve the first phase of mixed-use development in the West Side Flats Urban Village along the Mississippi River. Not only does the City's adopted West Side Flats Master Plan require that the road be constructed, but the road is necessary to provide access to the West Side Flats Apartments, 180-185 rental units and approximately 8,500 square feet of commercial retail space. Located at the Wabasha Street bridgehead, this mixed-use project will be the first of two phases on the site and the first residential building on a site that had been home to industrial uses. Grant-Funded Activities include construction of Harriet Island Boulevard, including lighting, sidewalk, and concrete pavers.

City of Saint Paul - Koch/Mobil

Awarded in 2003: \$900,000

New urban village with 1,043 housing units and 15,500 square feet of retail on 65 acres (at 27 units/acre _37 acres used for development) through the transformation of a vacant petroleum industrial site along the Mississippi River. Includes direct bike, trail and transit access. Funds will be used for site grading and utilities.

City of Saint Paul - Main Street on Payne

Awarded in 1998: \$750,000

Recreate an urban village at the Payne and Case intersection. Goals are to enhance the mix of businesses and improve their appearance; increase the mix of residential and commercial uses along Payne Avenue; and improve pedestrian and transit use through public improvements. The project will reintroduce residential space above commercial buildings, and add secondary units in existing homes. Total project cost: \$9.4 million. This grant will help fund commercial and mixed-use acquisitions and improvements; and help fund a duplex homeownership program.

City of Saint Paul - Market Lofts

Awarded in 2002: \$950,000

The project has three components. Market Lofts will foster the expansion of Saint Paul's public farmers' market by providing 15,000 square feet of first-floor space for a year-round, regional market next to the outdoor market. The Minnesota Department of Agriculture supports this project as a national model for family farmers to diversify and increase their incomes by grower-direct sales of value-added products to consumers. Underground parking below the Farmer's Market space will enable conversion of the adjacent under-used, historic Northwestern Building into 65 condos. Forty-eight units of affordable rental housing will be built above the Farmers' Market space: 10 percent of the units at 30 percent of median income, 10 percent at 50 percent of median income and 80 percent at 60 percent of median income. Funds will be used for the regional year-round

indoor Farmer's Market Hall and land assembly for garage, market and rental housing.
(*Note: Over half of this grant was relinquished.*)

City of Saint Paul - Midtown University Village (a.k.a. Carleton Lofts)

Awarded in 2003: \$550,000

Redevelopment of two-block parcel with underused warehouse/office (formerly housing Johnson Brothers Liquor Distribution) located on north side of University Avenue between Hampden & Carleton Avenues near existing high frequency bus service, and right in front of a proposed Raymond/Carleton LRT Station. Project involves: create 291 new housing units through rehabilitation of three 100-year old historic brick buildings into lofts and two new residential buildings with ground floor retail and courtyard/atriums between buildings. It will also include softening of the street edge, and addition of green space and pedestrian friendly areas, a tot lot play area, improved environment for access to existing bus service and possible LRT station located near Carleton Avenue, and 262 spaces of underground parking. Funds will be used for demolition and underground parking. (*Note: This project also received awards in 2005, 2006 and 2008 from the Tax Base Revitalization Account, totaling \$417,658.*)

City of Saint Paul - North Quadrant Urban Village - I & II (f.k.a. Wacouta Commons and Sibley Park)

Awarded in 1999: \$960,000

Awarded in 2001: \$650,000

Redevelop a 15-block surface parking lot into a mixed-use, predominately residential neighborhood (including 310 mixed-income ownership and rental units), centered on a public green, that integrates new infill construction with rehabilitation and reuse of existing warehouse buildings and preserves two existing churches and existing businesses. The redevelopment is intended to both attract private development and improve livability. The 1999 grant funds will be used to realign Sibley Street between 8th & 9th to enlarge the block for new rental and ownership housing development; straighten the curve along 7th Street to calm traffic, regularize the street grid and create a larger, more developable block. Funds awarded in 1999 will also assist with first-phase improvements to establish a central green space. Funds awarded in 2001 will help with construction of the park.

City of Saint Paul - Pan Asian Urban Village

Awarded in 2001: \$600,000

Redevelop aging, auto-oriented UniDale Mall into a mixed-use, transit friendly cultural and commercial center and gateway to the emerging Asian business district along University Avenue. Includes 51 units of senior housing for a density of 25.5 units/acre; 40 percent of units will be affordable to households with incomes at 30 percent of median. Penumbra Theater plans to build on the southwest corner in approximately 2004. The project will integrate transit, utilize shared parking agreements, and apply urban village zoning to reduce parking demand and requirements. Funding will assist with construction of a parking deck. (*Note: This grant was relinquished in full.*)

City of Saint Paul - Phalen Village

Awarded in 1996: \$650,000

The city intends to develop a new compact, mixed-use residential and commercial, transit-oriented neighborhood center, located near a natural wetland with links to Lake Phalen. The 1996 grant will help acquire a declining shopping center located on a former wetland, restore the wetland to create a wetland park as a neighborhood signature amenity, and assist with assembling sites for a relocated grocery store and commercial development.

City of Saint Paul - Phalen Village Main Street

Awarded in 2000: \$350,000

The city intends to develop a new compact, mixed-use residential and commercial, transit-oriented neighborhood center, located near a natural wetland with links to Lake Phalen. The Phalen Village Main Street project funded in 2000 builds on a comprehensive redevelopment plan for the Phalen Village Area and includes four components: redevelop a strip mall on the Phalen Village "Main Street" to develop rental townhouses and a mixed-use building with a main floor convenience store and apartments on upper floors; improve building exteriors and reposition tenants in an auto-oriented strip mall, with dedication of space for transit and pedestrian improvements; build 72 cooperative senior apartments; and complete the Phalen wetland restoration project and natural corridor between Lake Phalen and Ames Lake. This grant will be used to help acquire, demolish and redevelop an outdated and underutilized strip mall and two dilapidated houses as rental townhouses and mixed-use buildings. *(Note: This grant was relinquished in full.)*

City of Saint Paul - Rivoli Street

Awarded in 2007: \$468,897

The Village on Rivoli will include 38 single-family detached dwellings in the Railroad Island neighborhood of Saint Paul, located less than one mile from downtown Saint Paul, with a vista overlooking downtown and the State Capitol, and within a three-block walking distance of transit. The site is an abandoned brownfield that is currently undergoing remediation through the Minnesota Pollution Control Agency's Voluntary Investigation and Cleanup Program. The lots will be significantly smaller than standard single-family lots. The homes will average 1,500 square feet of above-ground living area for a two-story three-bedroom home, and will share common green spaces and walking paths, creating a compact yet family-friendly environment. The Village on Rivoli will incorporate a number of green building features into the project's site plan as well as in the homes themselves and has received two green building grant awards. A publicly-owned prairie meadow will be created out of a reclaimed street-sweeping dump. The city will reconstruct 950 feet of Rivoli Street south of Minnehaha Avenue, rebuilding the existing part of the street, and extending and completing the whole street for future housing use. The intent of this mixed income homeownership project is to increase the number of moderate- income homeowners in the Railroad island neighborhood, one of the oldest and poorest in Saint Paul, while simultaneously providing affordable homeownership opportunities for low and very low- income renters living in the neighborhood to the river.

City of Saint Paul - Schmidt Brewery

Awarded in 2008: \$575,000

The City of Saint Paul/PED and Public Works propose to build Oneida Street between West 7th St. and James St. as a catalyst for private development in Phase One of a new neighborhood, the Schmidt Brewery Project. Historically Oneida Street was a north/south street that ran from West 7th St. to Randolph Ave. The street segment between West 7th and James St. was abandoned decades ago, resulting in a mega-block that functioned as various brewing and micro brewing companies, including Schmidt Brewery. Reconstructing Oneida Street, thus reinstating a smaller block pattern, is in keeping with the new pedestrian-friendly urban village planned for the site as well as helping to reconnect the site to the larger existing neighborhood by relating to the surrounding street grid. Oneida Street will also serve as the "front door" for Phase One adaptive reuse of the historic Bottle House, which will be converted into 96 units of affordable housing by Dominion Development. The construction of Oneida St. and the Bottle House project is scheduled to begin in the spring of 2009. The reconstruction of Oneida Street supports the objectives of the District 9 Area Plan and the Saint Paul Comprehensive Plan as well as the Saint Paul on the Mississippi Development Framework as a guide for redevelopment. Extending the street will provide access, on-street parking and an "address" for new housing, commercial and retail, and improve the pedestrian and bike connections to and through the neighborhood to the river. *(Note: This project also received a \$887,100 Tax Base Revitalization Account award in 2008.)*

City of Saint Paul - Temperance Street/North Quadrant

Awarded in 2006: \$235,060

The City of Saint Paul/PED and Public Works applied for funds to build basic public infrastructure in the new downtown Urban Village, North Quadrant (Wacouta Commons) neighborhood in order to provide a catalyst to private development in the area. The LDCA grant will help reconstruct an abandoned segment of Temperance Street between 9th and 10th Streets. This reconstruction of Temperance Street supports the North Quadrant Precinct Plan, the Saint Paul on the Mississippi Development Framework and the land use plan objective to make public realm improvements that reinstate the urban street network and block patterns, creating a framework for new building placement. Grant funds will be used for curb, gutter and sidewalk reconstruction, lighting, and permanent bike racks. *(Note: Over half of this grant was relinquished.)*

City of Saint Paul - The Penfield

Awarded in 2009: \$610,000

The Penfield is a mixed-use project that will include 216 market-rate apartments, a 30,000-square foot grocery store, 200 underground parking spaces, and 111 surface parking spaces located in the heart of downtown Saint Paul, one block from the future Central Corridor LRT line. A green roof on the building will be employed for stormwater retention and will dramatically reduce storm runoff volume and peak flow rate. The roof will also conserve energy by moderating temperatures on the roof and surrounding areas, helping to reduce the heat island effect downtown during the hot summer months and

improve the energy efficiency of the building. The City will schedule visits and tours of the green roof for educational purposes. Construction of The Penfield will retain and incorporate a portion of the Public Safety Building, which has been determined eligible for the National Register of Historic Places. Grant-Funded Activities include design, engineering and installation of a green roof.

City of Saint Paul - Victoria Park

Awarded in 2005: \$798,439

Victoria Park is a new mixed-use urban village that will eventually replace a 65-acre brownfield between West 7th Street and the Mississippi River at Otto Avenue. When completed, Victoria Park will contain nearly 850 housing units and a small amount of commercial space along a major transit corridor. Victoria Park will be a pedestrian-friendly, transit-oriented community that provides a range of housing types and prices; a new neighborhood park; a system of connected neighborhood streets for bicycles, pedestrians and cars; and an improved connection to the Mississippi River. Redevelopment of the site will reweave the urban fabric and reconnect a portion of the community to its neighbors. Grant funds will be used for the construction of 96 private underground parking stalls for condominium units in the Hathaway Building. *(Note: This grant was relinquished in full.)*

City of St. Louis Park - Hoigaard Village

Awarded in 2006: \$1,505,184

The Hoigaard Village development includes 374 new housing units featuring private underground parking and 25,000 square feet of retail. The project is intended to serve as a catalyst for neighborhood redevelopment. Grant funds will be used for: construction of a neighborhood stormwater pond that will serve a 48.6 acre area and enable the redevelopment of an additional 30 acres without the need for major stormwater structures on other properties; demolition of the obsolete pedestrian elements currently found on West 36th Street, including jersey barriers, dilapidated concrete structures, and structures built of railroad ties; and construction of permanent public pedestrian improvements (sidewalks, street lighting, benches, permanent bike racks). The first phase of these improvements includes new sidewalks and bicycle access to connect the Hoigaard Village project to the surrounding community in both directions. The second phase includes new lighting, benches and bike racks.

City of St. Louis Park - Louisiana Court

Awarded in 1999: \$970,000

Redevelop and reconfigure sixteen 1960s-era 2-story walk-up apartment buildings, rehabilitate 122 rental apartments, including 12 Hollman units, affordable at 50 percent of median income. This grant will be used to create pedestrian paths and park access, reorganize entries and parking, create clear access to a park, construct bus shelters and signage, acquire and renovate 11 buildings, and assist with credit enhancement and debt service. The city will work with Metro Transit to determine the appropriate location of one or more Metro Transit shelters. *(Note: This project also received \$30,000 from Transit for*

Livable Communities Demonstration Program funds and a 2000 Local Housing Incentives Account award for \$353,000.)

City of St. Louis Park - Park Commons Redevelopment – I, II & III (a.k.a. Excelsior and Grand)

Awarded in 1998: \$1,200,000

Awarded in 2000: \$500,000

Awarded in 2001: \$1,100,000

Redevelop a 4.4-acre site (currently a vacant lot and 3 buildings) to include a 40,000 square foot town green with transit stop and pedestrian/bicycle connections to Wolfe Park; multi-story, mixed-use buildings with 186,000 square feet of leasable space; 92 new mixed-income residential units and shared structured parking. The housing is planned to include 10 live-work units and 18 affordable apartments. The 1998 grant will fund a portion of shared structured parking and transit hub improvements. An additional \$500,000 for structured parking and pedestrian improvements was awarded for this project as a contract amendment in January 2001 as the original 4.4-acre site was expanded to 15 acres. The 2001 grant will also help fund structured parking and transit/pedestrian connections.

City of Watertown - South Lewis Avenue Redevelopment

Awarded in 2009: \$366,318

In this first phase of the redevelopment of the southern end of Watertown's downtown, this project will bring housing into the downtown area by constructing a four-story 75,000 square foot mixed-use development, which will include 50 units of senior housing and 5,000 square feet of retail space. Twenty of the new units will be at market rate, 25 at 50-80% AMI, and 5 at or below 50% AMI. The project will be connected to the community and surrounding region by a new road, sidewalks and a regional trail. Grant-Funded Activities include demolishing two existing outmoded industrial buildings and associated parking lots and clear debris, construct the water main, sanitary sewer, and storm sewer to service the development, construct a new stormwater treatment pond, and fund design and engineering for the utilities and stormwater management.

City of West St. Paul - North End Redevelopment Project

Awarded in 2002: \$1,000,000

This project is phased redevelopment of four blocks fronting on Robert Street by a partnership of the City of West St. Paul, Dakota County CDA, and the Cornerstone Group. This project will provide a model for mixed-use redevelopment for the rest of the corridor, increase affordable and market rate housing options near transit and employment opportunities, create a safe pedestrian environment, and provide an identity and gateway statement for the neighborhood and community. Grant funds will assist with acquisition and demolition.

City of White Bear Lake - Boat Works Square (a.k.a. Marina Village)

Awarded in 2008: \$1,385,036

The City proposes to develop, own and operate a mixed-use 11,000 square foot building, parking ramp, surface parking, and plaza on the site of the former Johnson Boat Works site on the west shore of White Bear Lake. The project area is approximately 1.58 acres and currently consists primarily of warehouse type structures. Two new buildings will replace the existing concrete block, frame and pole barn type structures. The new development will feature a 5,000 square-foot, 125-seat full service restaurant, along with an additional 2,000 square feet of retail or commercial in a 7,000 square foot lakeside structure. The second building will feature a possible marina ship's store, leased offices, and a public assembly space along with a possible nautical museum. This two-story structure will have a total of 11,000 square feet with 5,500 square feet per floor. In addition to the ship's store, the first floor will contain a 4,000 square foot multi-purpose public gathering space for banquets, receptions, and other special occasions. Public restrooms will be provided. The second floor will house the possible museum along with 3,500 square feet of first class leased office space. A central public plaza area of 9,000 square feet is also planned. The plaza will commemorate the Marina/Triangle district's rich sailing heritage through sculpture, a water feature and special paving details. Parking for all the various uses will be provided in a 123-stall two-level parking structure, along with additional surface parking. A third level green roof with patio space overlooking the lake would create a distinct amenity for the public while providing for significant storm water management. While the project contains both public and private uses, ownership of all the land may be retained by the city. The restaurant/retail building pad site would be offered as a ground lease with the developer or restaurant owner constructing the building.

Hennepin County - Humboldt Greenway (Project located in Minneapolis)

Awarded in 1998: \$675,000

The Humboldt Greenway is a public infrastructure project that will retrofit an existing neighborhood with a new greenway amenity as a catalyst to private investment in housing redevelopment. The project will redesign eight blocks of Humboldt Avenue with parkway-type elements, including landscaped medians and boulevards, new open space, a pedestrian mall, and an enhanced Shingle Creek. In addition to development of the greenway amenities, a key objective is to remove structures exhibiting a blighting influence; specifically, small obsolete postwar houses and vacant commercial buildings. Redevelopment objectives focus on creation of life-cycle housing, including move-up family housing and senior housing. This grant will assist with land acquisition and site assembly for townhouse sites.