

Livable Communities

Transit-Oriented Development Grant Category

# Fall Round LCDA-TOD Pre- Development Funding Recommendations

12/21/15

Community Development Committee



# Funding Availability

Purpose: fund projects during the pre-development phase that have the potential to become models of transit-oriented development

category	eligible grant-funded activities	Spring Round <i>applications due June 1st</i>	Fall Round <i>applications due November 2nd</i>
<b>LCDA-TOD Pre-Development</b>	Architectural work for site/concept plans, design workshops, financial analyses, market studies, appraisals, soil testing, development impact analyses, creation of TOD implementation zoning ordinances	\$250,000	\$250,000
<b>TBRA-TOD Site Investigation</b>	Phase I and II environmental site investigations, Response Action Plan (RAP) preparation, HAZMAT survey	\$125,000	\$125,000

# Submittals

Grant Category	Project	Applicant	Points	Amount Requested	Amount Recommended
<b>LCDA-TOD Zoning Implementation</b>	Eastside St. Paul Weehouse Ecovillage Zoning	St. Paul	74	\$50,000	\$50,000
<b>LCDA-TOD Predevelopment</b>	Eastside St. Paul Weehouse Ecovillage Predevelopment	St. Paul	67	\$50,000	\$50,000
<b>LCDA-TOD Predevelopment</b>	Creating New Housing Opportunities Penn Ave, North Minneapolis	Hennepin County	50	\$15,000	-
<b>LCDA-TOD Predevelopment</b>	NW University Dale	St. Paul	N/A	\$50,000	-
			<b>Total</b>	<b>\$165,000</b>	<b>\$100,000</b>

# Eastside St. Paul Weehouse EcoVillage Zoning

LCDA-TOD

Pre-Development

Recommended amount **\$50,000**



- Adjustment to zoning code to allow for and encourage Transit Oriented Development
- Allow for density bonuses in cluster home overlay districts

# Eastside Weehouse EcoVillage Predevelopment

LCDA-TOD

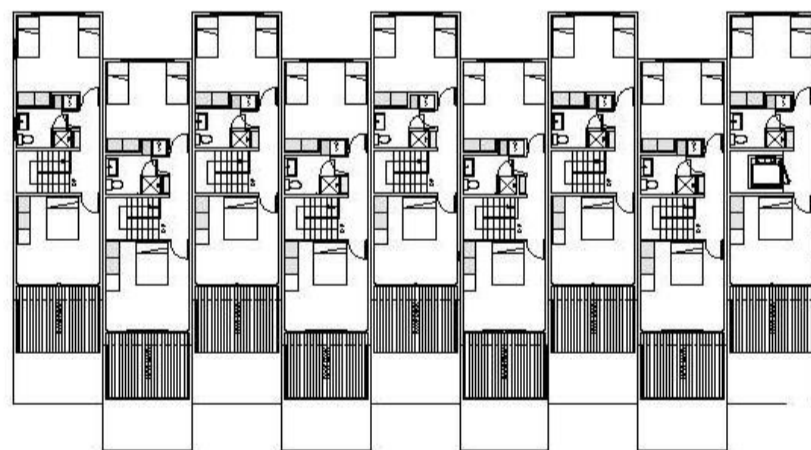
Pre-Development

Recommended  
amount

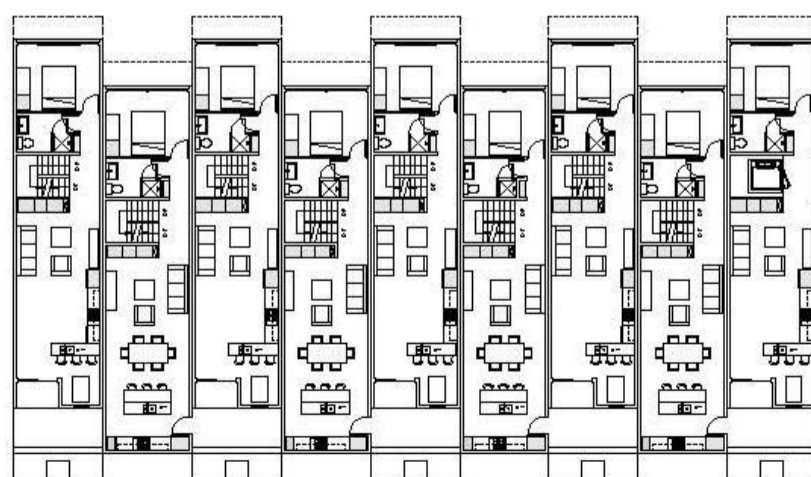
**\$50,000**



Second Floor



Ground Floor



- Potential demonstration for infill development along transit lines
- Demonstrates a new housing product not currently being built in the Metro Area
- Affordable homeownership option on transit line

# Proposed Action

That the Metropolitan Council (1) award two Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants as follows, totaling \$100,000 and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Recommended Projects	Applicant	Recommended Amount
Eastside St. Paul Weehouse EcoVillage Zoning	St. Paul	\$50,000
Eastside St. Paul Weehouse EcoVillage Predevelopment	St. Paul	\$50,000
	<b>TOTAL</b>	<b>\$100,000</b>



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