

Livable Communities Act

Transit-Oriented Development Grant Category

2015 LCDA-TOD Development & TBRA-TOD Site Cleanup Funding Recommendations

11/16/2015

Community Development Committee



2015 Funding Recommendation

- That the Metropolitan Council approve funding for four LCDA grants in four communities for a total of \$4,295,000, as listed in the Business Item,
- Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

LCA-TOD

Overview of Application and Evaluation Process

Community Development Committee



LCA-TOD Purpose:

The Council's TOD grants (LCA-TOD) promote moderate to high density development projects located within walking distance of a major transit stop that typically include a mix of uses such as housing, jobs, restaurants, shops, and entertainment.

Funding Availability

Category	2015 Funding Available	Eligible grant-funded activities
LCDA-TOD Development	\$4.5 million	Site acquisition, publically-accessible infrastructure, placemaking
TBRA-TOD Cleanup	\$2 million	Environmental cleanup of materials and soils contaminated with lead-based paint and asbestos
TOD Pre-Development, Zoning, and Site Investigation	\$500,000	Site plans, development staging plans, design workshops, financial analysis, market study, appraisal, storm water plans, impact analysis, TOD zoning

Process

- March: FDP; Notice of funding availability; applicant workshops
- May: Project Concept Plans Due; Design workshops
- July: Applications Due, Staff Step 1 Review
- September-October: Livable Communities Advisory Committee
- November: Community Development Committee
- December: Full Council

LCDA

Funding Recommendations

Community Development Committee



Funding Recommendations

Recommended Projects	Applicant	Points	LCDA-TOD Development
Place	St. Louis Park	103	\$2,000,000
Superior Plating	Minneapolis	81	\$395,000
66 West	Edina	81	\$900,000
Raymond Avenue Flats	St. Paul	74	\$1,000,000
		Total Recommended (LCDA)	\$4,295,000
		Total LCDA Available	\$4,750,000
		Total TBRA Available	\$1,145,000

PLACE (Projects Linking Art, Community & Environment)

LCDA-TOD

Development

Recommended
amount

\$2,000,000



- High density project on a small remnant parcel.
- Multi-modal transit options
- Neighborhood-wide approach to a mix of affordable and market rate housing, providing transit access for all
- Renewable energy system

**Project
Location
& Station**

**Wooddale Avenue & Highway 7
Service Road
Green Line X – Wooddale Station**

Superior Plating

LCDA-TOD

Development

Recommended amount

\$395,000

design



- Design (high density, hidden parking access, mix of uses, public plaza) is consistent with TOD principles.
- Catalyze additional development by creating a sense of place and improvement pedestrian infrastructure along 4th Ave.

Project Location and Route

**315 1st Avenue NE
Hi Freq. Bus - Route 10 Central Ave**

66 West

LCDA-TOD

Development

Recommended amount **\$900,000**



Project Location & Route

**3330 66th Street West
Hi Freq. Bus - Route 515 66th Street**

- Model for housing youth experiencing homeless in suburban communities with access to transit, educational opportunities, and jobs.
- Innovative partnership model between city, developer, and local congregations.
- Potential to catalyze similar projects in other suburban communities.
- Innovative reuse of a former commercial building.

Raymond Avenue Flats

LCDA-TOD

Development

Recommended amount

\$1,000,000



- Model for adapting outmoded industrial buildings to increase density
- Model for increasing density while preserving a historic building.
- Model for adding energy efficiency components to a historic building.
- Demonstrates TOD design principles.

Project Location and Station Area

**University Ave and Raymond Ave
Green Line - Raymond Avenue Station**

2015 LCA-TOD Anticipated Outcomes

Regular jobs	236 (57% living wage)
Temporary jobs	1075
Net tax capacity increase	Over \$2 million
Housing units	738
Affordable units	239 (32% of all units)
Private investment	\$229 million
Add. public investment	\$24 million

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