

## Community Development Committee

Meeting date: December 19, 2016

For the Metropolitan Council meeting of January 11, 2017

**Subject:** Livable Communities Act Transit Oriented Development Tax Base Revitalization Account Site Investigation and Livable Communities Demonstration Account Pre-Development Grant Recommendations

**District(s), Member(s):** All

**Policy/Legal Reference:** MN Statue §473.253

**Staff Prepared/Presented:** Erin Heelan, Livable Communities, (651) 602-1633

**Division/Department:** Community Development/ Housing and Livable Communities

### Proposed Action

That the Metropolitan Council (1) award two Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants as follows, totaling \$75,000, (2) award two Livable Communities Tax Base Revitalization Transit Oriented Development Site Investigation grants as follows, totaling \$78,500 and (3) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council;

Recommended Projects	Applicant	TOD Predevelopment	TOD Site Investigation
Lexington Station	St. Paul	\$40,000	
TOD Pre-Development & Repositioning at 147th Street and Garrett Avenue and Glazier Avenue	Apple Valley	\$35,000	
Goodwill University Avenue Project	St. Paul	0	\$50,000
Ain Dah Yung Supportive Housing	St. Paul	0	\$28,500
Total Requested		\$75,000	\$78,500
Total Available		\$250,000	\$125,000
Total Remaining		\$175,000	\$46,500

### Background

Advancing Transit Oriented Development (TOD) along existing and emerging transitways is a priority of the Metropolitan Council. The TOD grant category funds are targeted to support TOD activities in several identified "TOD areas". The Council adopted the 2016 LCA-TOD guidelines, criteria, schedule, and evaluation process as part of the [Fund Distribution Plan \(FDP\)](#) earlier this year. The FDP specifies a one-step staff evaluation process for LCDA-TOD Pre-Development and TBRA-TOD Site Investigation grants. An evaluation team of staff from Community Development and Metro Transit evaluate applications.

## **Rationale**

On November 1, 2016, the Council received four applications for the fall round of TOD Pre-Development and TOD Site Investigation funding. The staff evaluation concluded that all four applications met the minimum scoring threshold to be recommended for funding. Further detail is represented in the attached Review Record.

## **Funding**

As outlined in the FDP, two rounds of TOD Pre-Development and TOD Site Investigation funding were made available in 2016, with \$250,000 available for Pre-Development and \$125,000 available for Site Investigation grants in each round. The Council did not receive any applications for the spring funding round. For the fall round, staff is recommending funding four applications for a total of \$75,000 in Pre-Development and \$78,500 in Site Investigation funding. The remaining dollars were made available for the regular LCDA and TBRA programs as provided for in Council Action [2016-63 SW](#).

## **Known Support / Opposition**

Each applicant submitted a resolution of support. There is no known opposition to the applications recommended for funding.

## Review Record

### Review Process

A notice of funding availability was issued in March 2016 following adoption of the 2016 Annual Livable Communities Fund Distribution Plan (FDP). Staff held workshops to familiarize applicants with the LCA-TOD process and criteria.

Four applications were submitted on November 1, 2016. See Table 1. Staff conducted an initial review for completeness and eligibility. An interdivisional staff team used Council-approved FDP criteria to evaluate the applications in the following categories: housing, transit accessibility, walkability, and ridership, jobs, TOD design, readiness and partnerships. All applications met the 54 point minimum score. Full funding is being recommended for all four requests (2 TOD Predevelopment and 2 TOD Site Investigation). After the November 1<sup>st</sup> deadline remaining available funds were moved to the regular LCDA and TBRA accounts.

**Table 1: Application Scoring Summary**

Project	Applicant	Points	TOD Predevelopment		TOD Site Investigation	
			Amount Requested	Amount Recommended	Amount Requested	Amount Recommended
Lexington Station	St. Paul	56.38	\$40,000	\$40,000	0	0
TOD Pre-Development & Repositioning at 147th Street and Garrett Avenue and Glazier Avenue	Apple Valley	56.13	\$35,000	\$35,000	0	0
Goodwill University Avenue Project	St. Paul	67.63	0	0	\$50,000	\$50,000
Ain Dah Yung Supportive Housing	St. Paul	58.63	0	0	\$28,500	\$28,500
Total Requested			\$75,000		\$78,500	
Total Available			\$250,000		\$125,000	
Total Remaining			\$175,000		\$46,500	

### Projects Recommended for Funding

Project summaries for projects recommended for funding are on the following pages.

## Project Summary

**Grant #**  
**Type:** TOD Pre-Development  
**Applicant** City of St. Paul  
**Project Name** Lexington Station  
**Project Location** Lexington and University  
**Council District** 14 - Jon Commers

<b>Project Detail</b>	
Future Development Project Overview	The City of St. Paul is partnering with Michaels Development Company and CPM Companies to develop a new construction TOD community adjacent to Wilder Foundation that includes 243 units of housing with a mix of affordability from 30-60% AMI. Additionally, the developer will increase pedestrian connectivity by extending Fuller Avenue up to Lexington Pkwy and adding a signal to the new intersection. The Fuller extension will include a bike/pedway, and the new signalized intersection will allow people to safely cross Lexington Pkwy.
Jobs (FTEs)	6
Total housing units	243
Affordable units (80% AMI)	123 @ 30-50% AMI and 120 @ 51-60% AMI
TOD metrics	Floor-area ratio: 2.18 Dwelling units per acre: 119 Jobs per acre: 2.4 Distance to station: 631 feet Residential parking ratio: .33 stall/unit
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>The project incorporates TOD design features: low parking ratio, walk-up units, active first floor uses, oriented to station, bike racks, efficient land use, increased connections, and electronic transit travel trackers</li> <li>Incorporates green design features: solar PVs, on-site food production, and rain gardens</li> <li>Michael's scholarship program will be available to residents; the program provides monetary support to residents who are seeking to advance their education</li> <li>Potential to catalyze additional TOD investment and increased density within the Lexington Station area</li> </ul>
<b>Funding</b>	
Requested amount	\$40,000
Previous LCA funding	2016 LCDA-TOD (\$800,000)
<b>Use of funds</b>	
Amount	Uses to be completed by 12/31/2018
\$40,000	Design charrette, appraisal, stormwater management plan

## Project Summary

**Grant #**  
**Type:** TOD Pre-Development  
**Applicant** City of Apple Valley  
**Project Name** TOD Pre-Development & Repositioning at 147th Street and Garrett Avenue and Glazier Avenue  
**Project Location** Red Line - 147th Street Station (14200 Cedar Avenue)  
**Council District** **16 – Wendy Wulff**

<b>Project Detail</b>	
Future Development Project Overview	The City of Apple Valley is collaborating with several existing property owners in the 147 <sup>th</sup> Street Station Area to redevelop a car-centric super block into a pedestrian friendly area that will include office, retail, multi-family housing, and a shared stormwater/placemaking amenity. The purpose of this grant is predevelopment work related to the housing, retail, stormwater, and placemaking components of the project.
Jobs (FTEs)	20
Total housing units	260
Affordable units (80% AMI)	42
TOD metrics	Floor-area ratio: .27 Dwelling units per acre: 46 Jobs per acre: 3.5 Distance to station: 1005 feet Residential parking ratio: 1.49 stall/unit
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• Private/Public area-wide partnership</li> <li>• Potential for shared stormwater management and shared placemaking</li> <li>• Increased pedestrian orientation/connections</li> <li>• Shared parking</li> </ul>
<b>Funding</b>	
Requested amount	\$35,000
Previous LCA funding	None
<b>Use of funds</b>	
Amount	Uses to be completed by 12/31/2018
\$35,000	Housing study, stormwater management plan, placemaking plan

## Project Summary

**Grant #**  
**Type:** TOD Site Investigation  
**Applicant** City of St. Paul  
**Project Name** Goodwill University Avenue Properties  
**Project Location** Green Line – Fairview Station  
**Council District** **14 – Jon Commers**

<b>Project Detail</b>	
Future Development Project Overview	This City of St. Paul, in partnership with Goodwill, intends to build a mixed use development, including: senior housing meeting a mix of market rate and federal affordability guidelines; career, education and employment services; joint-use facilities; and a restaurant/retail component focused on needs of light rail commuters.
Jobs (FTEs)	46
Total housing units	80
Affordable units (80% AMI)	40 market rate, 40 @31-50% AMI
TOD metrics	Floor-area ratio: 2.1 Dwelling units per acre: 24.37 Jobs per acre: 14 Distance to station: 500 feet Residential parking ratio: 1.13 stall/unit
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• Shared parking</li> <li>• Pedestrian Oriented Design</li> <li>• Mixed use</li> </ul>
<b>Funding</b>	
Requested amount	\$50,000
Previous LCA funding	None
<b>Use of funds</b>	
Amount	Uses to be completed by 12/31/2018
\$50,000	Multi-parcel Phase I ESA, Phase II ESA, RAP Preparation

## Project Summary

**Type:** TOD Site Investigation  
**Applicant:** City of St. Paul  
**Project Name:** Ain Dah Yung Center Supportive Housing  
**Project Location:** Green Line – Dale Street Station (648, 650, 652 Sherburne Ave)  
**Council District:** 14 – Jon Commers

<b>Project Detail</b>	
Future Development Project Overview	<p>Project for Pride in Living (PPL) and Ain Dah Yung Center (ADYC) are working with the City of St. Paul to develop permanent supportive housing targeted to homeless Native youth, ages 18-24. The project will be a multifamily 42 unit building with supportive services.</p> <p>The project includes critical culturally-specific opportunities for the Native youth population including, common space, a cultural center designed to accommodate Native ceremonies, a full kitchen for Native community feasts as part of traditional ceremonies and activities, and a circular gathering space for families to meet with youth.</p>
Jobs (FTEs)	10.2
Total housing units	42
Affordable units (80% AMI)	42 below 30 % AMI
TOD metrics	Floor-area ratio: 2.44 Dwelling units per acre: 95.46 Jobs per acre: 32 Distance to station: 495 feet Residential parking ratio: .33 stall/unit
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>- Low parking ratio and bike amenities</li> <li>- Demonstrative partnership to serve a underserved population</li> <li>- Increased density from 18 units per acre to 95 units per acre</li> </ul>
<b>Funding</b>	
Requested amount	\$28,500
Previous LCA funding	None
<b>Use of funds</b>	
Amount	Uses to be completed by 12/31/2018
\$28,500	Site Assessment, Investigation and Rap Preparation