

Livable Communities

Transit-Oriented Development Grant Category

2016 Fall Round TOD Pre- Development Funding Recommendations

12/19/16

Community Development Committee



Funding Availability

Category	Grant eligible activities	Spring Round	Fall Round
TOD Pre-Development	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
TOD Site Investigation	Phase I and II environmental site investigations, Response Action Plan (RAP) preparation, HAZMAT survey	\$125,000	\$125,000

Application 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
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

St. Paul Lexington Station Apartments

LCDA-TOD

Pre-Development

Recommended
amount **\$40,000**



Aerial at Lexington

- TOD design features
- Green design features
- Michael's scholarship program
- Potential to catalyze additional development

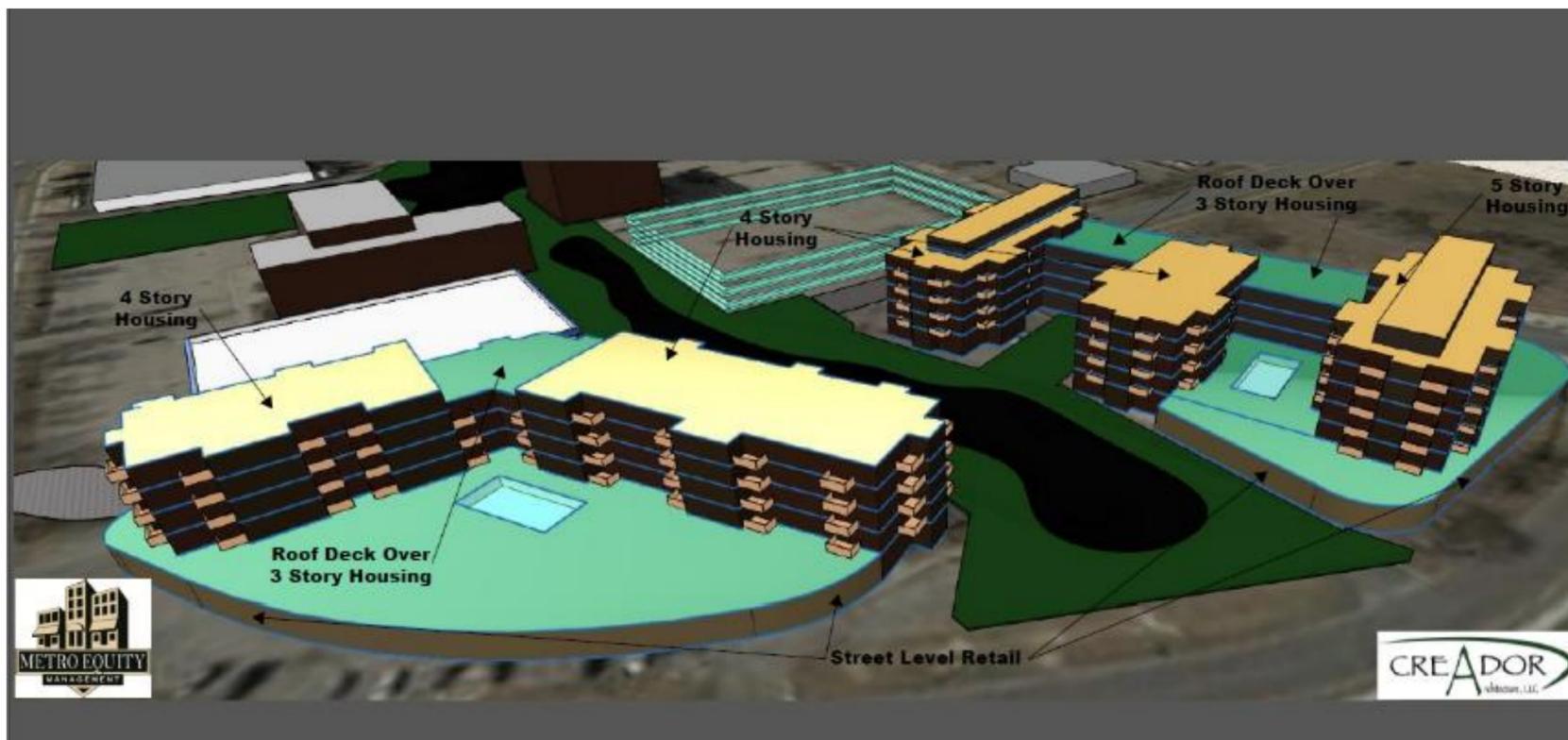
Apple Valley Repositioning at 147th Street and Garrett Ave & Glazier Ave

LCDA-TOD

Pre-Development

Recommended
amount

\$35,000

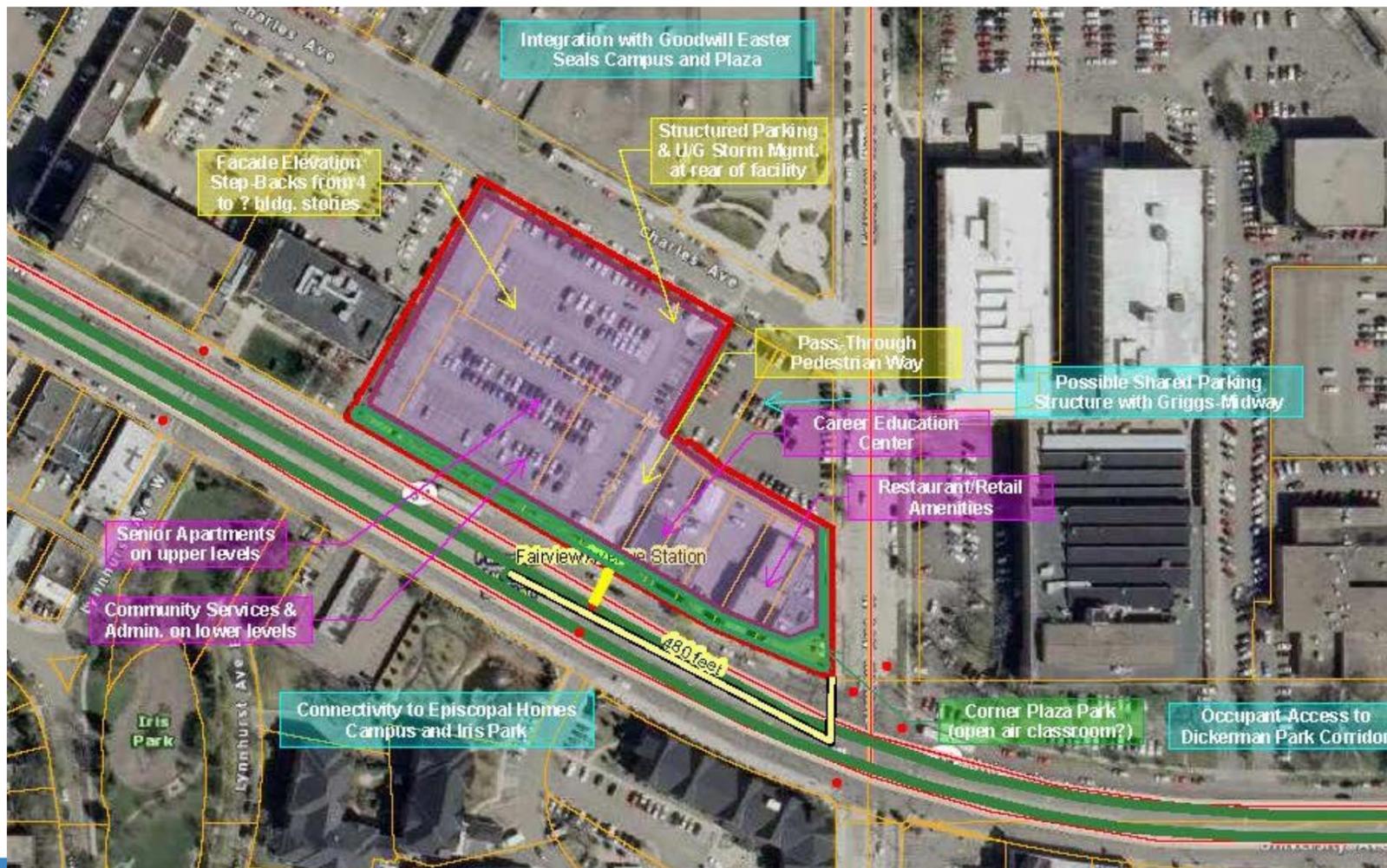


- Private/Public area-wide partnership
- Potential for shared stormwater management and shared placemaking
- Increased pedestrian orientation/connections
- Shared parking

St. Paul Goodwill University Ave. Apartments

Recommended amount **\$35,000**

TOD Site Investigation



- Shared parking
- Pedestrian Oriented Design
- Mixed use
- Redevelopment of an underutilized surface parking lot

St. Paul Ain Dah Yung Supportive Housing

TOD Site Investigation

Recommended
amount

\$28,500



- Low parking ratio and bike amenities
- Demonstrative partnership to serve a underserved population
- Increased density from 18 units per acre to 95 units per acre

Proposed Action

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



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