

Livable Communities Act

Transit-Oriented Development Grant Category

2016 LCDA-TOD Development & TBRA-TOD Site Cleanup Funding Recommendations

11/16/2015

Community Development Committee



2016 Funding Recommendation

- That the Metropolitan Council:
 - Award six Livable Communities Demonstration Account Transit-Oriented Development grants as listed in the Business Item, totaling \$4,750,000,
 - Award two Livable Communities Tax Base Revitalization Transit Oriented Development grants as follows, totaling \$1,028,365, and
 - 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	2016 Funding Available	Eligible grant-funded activities
LCDA-TOD Development	\$4.5 million	Site acquisition, publically-accessible infrastructure, placemaking
TBRA-TOD Cleanup	\$1.75 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
- October: Community Development Committee
- October: Full Council

LCA -TOD

Funding Recommendations

Community Development Committee



Funding Recommendations

Recommended Projects	Applicant	Points	LCDA-TOD	TBRA-TOD
Lexington Station Apartments	St. Paul	97.71	\$800,000	0
Great River Landing	Minneapolis	97.62	\$638,500	0
L&H Station	Minneapolis	93.43	\$1,361,500	0
Riverdale Station Apartments	Coon Rapids	93.15	\$985,000	0
Sanctuary on Vandalia	St. Paul	86.14	\$716,500	\$615,000
Union Flats (aka 2300 Territorial)	St. Paul	84.14	\$248,500	\$413,365
	Total Recommended		\$4,750,000	\$1,875,000
	Total Available		\$4,750,000	\$1,028,365
	Total Remaining			\$846,635

Lexington Station Apartments

LCDA-TOD

Development

Recommended
amount

\$800,000

View of Lexington Station
Aerial Perspective



- TOD design features
- Green design features
- Michael's scholarship program
- Potential to catalyze additional investment and increase density within the Lexington Station area

**Project Location
& Station**

**Green Line – Lexington Station
Lexington/University**

Great River Landing

LCDA-TOD

Development

Recommended
amount

\$638,500



- Demonstrative community engagement process
- Innovative partnership between developer, faith-based organization, and social service provider.
- TOD design features
- Increases housing diversity in the station area

**Project
Location
and Route**

**Green Line – Target Field
813 5th Street N, Minneapolis**

L&H Station

LCDA-TOD

Development

Recommended amount **\$1,361,500**



**Project
Location &
Route**

**Blue line – Lake/Hiawatha
2225 East Lake Street**

- Affordable units at 60-80% AMI, a product that does not currently exist in the station area
- Unique public/private partnership
- Demonstrative community engagement process
- TOD design features
- One component of a phased mixed use development

Riverdale Station Apartments

LCDA-TOD

Development

Recommended
amount

\$985,000



- Redevelopment an underutilized parcel of land into mixed-use mixed income residential neighborhood
- TOD design features
- Multi-phase, mixed use, mixed income development

**Project
Location and
Station Area**

**Northstar – Riverdale Station
123rd Ave NW and Northdale Blvd**

Sanctuary on Vandalia

LCDA-TOD

Development Recommended Amount: \$716,500

TBRA-TOD

Cleanup Recommended Amount: \$615,000



- Innovative project financing
- Green design features
- The project will bookend the station area, potentially catalyzing additional investments between this site and the station

Project Location and Station Area

**Green Line – Raymond Station
University and Vandalia**

Union Flats

LCDA-TOD

Development Recommended Amount: \$248,500

TBRA-TOD

Cleanup Recommended Amount: \$413,365



- The project increases housing diversity into the station area by adding 47 three- bedroom units
- Conversion of an existing rail spur into a public pedestrian amenity and walkway
- Potential to catalyze additional development in the station area beyond University Avenue

**Project
Location and
Station Area**

**Green Line – Raymond Station
2300 Territorial Road**

2016 LCA-TOD Anticipated Outcomes

Regular jobs	93
Temporary jobs	1200
Net tax capacity increase	\$1.2 million
Housing units	1041
Affordable units	878 (84% of all units)
Private investment	\$200 million
Add. public investment	\$29 million

2015 Funding Recommendation

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