

## Community Development Committee

Meeting date: December 18, 2017

For the Metropolitan Council meeting of January 10, 2018

**Subject:** Livable Communities Demonstration Account Transit-Oriented Development Pre-Development Grant Recommendations

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

**Policy/Legal Reference:** Minnesota Statute §473.253

**Staff Prepared/Presented:** Ryan Kelley, Livable Communities, (651) 602-1541

**Division/Department:** Community Development / Regional Planning

### Proposed Action

That the Metropolitan Council (1) award two Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants as follows, totaling \$58,125, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council;

Recommended Projects	Applicant	TOD Predevelopment
Artspace-Hopkins	City of Hopkins	\$30,000
Public Safety Annex	St. Paul	\$28,125
	Total Requested	\$58,125
	Total Available	\$250,000
	Total Remaining	\$191,875

### Background

Advancing Transit Oriented Development (TOD) along existing and emerging transitways is a priority of the Metropolitan Council. The TOD grant category supports development activities in identified TOD areas. The Council adopted the 2017 Livable Communities Act TOD guidelines, criteria, schedule, and evaluation process as part of the 2017 Livable Communities Fund Distribution Plan ([2017-72 SW](#)) on March 22, 2017. The Fund Distribution Plan specifies a one-step staff evaluation process for TOD Pre-Development grants. An evaluation team of staff from Community Development and Metro Transit evaluate applications.

### Rationale

On November 1, 2017, the Council received two applications for the fall round of TOD Pre-Development funding. The staff evaluation concluded that both 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 Fund Distribution Plan, the Council released two rounds of TOD Pre-Development and TOD Site Investigation funding in 2017, 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 or fall funding round for Site Investigation. Staff is recommending funding two TOD Pre-Development applications for a total of \$58,125. After the November 1st deadline, remaining

available Site Investigation funds were moved to the regular Tax Base Revitalization Account (TBRA) as provided for in the Fund Distribution Plan.

### **Thrive Lens Analysis**

Projects that leverage our infrastructure investments by helping increase densities and provide a mix of uses further the Thrive Stewardship Outcome.

Projects that redevelop and increase density, especially near transit stations, further the Thrive Prosperity outcome of “Encouraging redevelopment and infill development across the region.”

Projects that help produce jobs near transit further the Thrive Equity outcome of “using our influence and investments to build a more equitable region.”

Projects located near transit and that include a mix of housing and jobs further the Thrive Livability outcome of “Aligning resources to support transit-oriented development and walkable, urban places.”

### **Known Support / Opposition**

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

## Review Process

The Council issued a notice of funding availability in March 2017 following adoption of the 2017 Annual Livable Communities Fund Distribution Plan. Staff held workshops to familiarize applicants with the LCA-TOD process and criteria.

Two applications were submitted as shown in Table 1. Staff conducted an initial review for completeness and eligibility. An interdivisional staff team used Council-approved criteria to evaluate the applications in the following categories: housing, transit accessibility, walkability, ridership, jobs, TOD design, readiness, and partnerships. All applications met the 54-point minimum score. Full funding is being recommended for both requests.

**Table 1: Application Scoring Summary**

Project	Applicant	Points (100 pts. Possible)	TOD Predevelopment		TOD Site Investigation	
			Amount Requested	Amount Recommended	Amount Requested	Amount Recommended
Hopkins- Artspace	Hopkins	69	\$30,000	\$30,000	\$0	\$0
Public Safety Annex	St. Paul	66	\$28,125	\$28,125	\$0	\$0
Total Requested			\$58,125		\$0	
Total Available			\$250,000		\$125,000	
Total Remaining			\$191,875		\$125,000	

**Projects Recommended for Funding**

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

### Project Summary

**Type:** TOD Pre-Development  
**Applicant** City of Hopkins  
**Project Name** Artspace  
**Project Location** Green Line Extension – Downtown Hopkins Station  
**Council District** District 5 – Steve Elkins

Project Detail	
Future Development Project Overview	The City of Hopkins has engaged the non-profit developer Artspace to evaluate the potential for affordable artist housing, live/work space and community artist space in the downtown Hopkins area. Hopkins wants to expand opportunities for artist housing and activities as well as intensify uses and connections to the future transit station along the 8 <sup>th</sup> Street art-focused corridor.
Jobs (FTEs)	Undetermined at this time
Total housing units	60
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• Redevelopment of challenging sites into a multi-use TOD</li> <li>• Potential to catalyze additional redevelopment</li> <li>• Will strengthen development and connections between downtown and transit station.</li> </ul>
Funding	
Requested amount	\$30,000
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$30,000	Market study

## Project Summary

**Grant #**  
**Type:** TOD Pre-Development  
**Applicant** City of St. Paul  
**Project Name** Public Safety Annex  
**Project Location** Green Line – 10<sup>th</sup> Street Station  
**Council District** District 13 - Richard Kramer

Project Detail	
Future Development Project Overview	The Public Safety Annex project includes an extensive renovation of the existing building to create office space on the upper floors with retail on the ground floor. The renovation will include design work to open the building to the street and adjacent park space creating a much more inviting pedestrian experience. The project also includes improvements to the adjacent park.
Jobs (FTEs)	190
Total housing units	0
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• Park and building improvements would provide greatly enhanced pedestrian environment and public realm.</li> <li>• Addition of retail and targeted tech/office users will further activate this area.</li> <li>• Public realm improvements, park improvements and additional users will enhance connection to transit station and ridership.</li> </ul>
Funding	
Requested amount	\$28,125
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$4,500	Market Study
\$5,250	Financial Analysis for Development Scenario
\$6,000	Design Work
\$4,875	Stormwater Management Plan
\$7,500	Traffic Demand Management Plan