

Livable Communities Act

Transit-Oriented Development Grant Category

2017 LCDA-TOD Development Funding Recommendations

10/16/2017

Community Development Committee



Recommendation

- That the Metropolitan Council:
 - Award four Livable Communities Demonstration Account Transit-Oriented Development grants as listed in the Business Item, totaling \$4,550,000, and
 - Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council

Overview of Application and Evaluation Process

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.

Process

- March: Fund Distribution Plan; Notice of Funding Availability; Applicant Workshops, Design Workshops
- May: Project Concept Plans Due; Design Workshops II
- July: Applications Due, Step 1 Review - Staff
- September-October: Step 2 Review - Livable Communities Advisory Committee
- October: Community Development Committee, Full Council

Funding Availability

Category	2017 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

Funding Recommendations

Applicant	Project Name	Total	Amount Requested	Amount Recommended
St. Louis Park	PLACE	112.72	\$ 850,000	\$ 850,000
Minneapolis	38th St Station	106.80	\$ 1,500,000	\$ 1,500,000
Minneapolis	Mino-B	97.57	\$ 1,800,000	
Eden Prairie	Elevate	96.16	\$ 750,000	\$ 750,000
St. Paul	NWUD	85.83	\$ 1,450,000	\$ 1,450,000
Minnetonka	Mariner	83.43	\$ 1,876,500	
Minneapolis	Penn Union	82.76	\$ 1,069,819	
			\$ 9,296,319	\$ 4,550,000
			\$ 4,550,000	\$ 4,550,000
			(\$4,746,319.00)	\$0.00

PLACE – St. Louis Park

Recommended amount **\$850,000**



- Significant sustainability features
- Mixed-income and diverse mix of uses
- Plaza at station area and enhanced public realm
- Potential to catalyze additional investment in station area and along 36th St

**Project Location
& Station**

**Hwy 7 / Wooddale Ave
Green Line X – Wooddale Station**

38th St Station - Minneapolis

Recommended amount **\$1,500,000**



- Demonstration in reconfiguring bus routing for model TOD
- Mixed-income and diverse mix of uses
- Significant enhancement of public realm and LRT station

**Project Location
& Station**

**38th St & Hiawatha Ave
Blue Line – 38th St Station**

Elevate – Eden Prairie

Recommended amount **\$750,000**



- Mixed-income and mixed-use
- Plaza and connections to regional trails
- Potential to catalyze additional investment in immediate station area
- Complement to other uses nearby

**Project Location
& Station**

**Technology Dr / Prairie Center Dr
Green Line X – Southwest Station**

NW University & Dale – St. Paul

Recommended amount **\$1,450,000**



- Neighborhood business incubator spaces
- Significant improvements to corner and pedestrian realm
- Precedent for redevelopment of one remaining corner

**Project Location
& Station**

**University Ave / Dale St
Green Line – Dale St Station**

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