

## Community Development Committee

Meeting date: December 3, 2018

For the Metropolitan Council meeting of December 12, 2018

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

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

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

**Staff Prepared/Presented:** Ryan Kelley, Senior Planner, 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 Zoning Implementation grants totaling \$120,000, as shown in the table below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Recommended Projects	Applicant	Award Amount
Brooklyn Center TOD Zoning	City of Brooklyn Center	\$60,000
TOD Zoning-Burnsville Orange Line Stations	City of Burnsville	\$60,000
	Total Requested	\$120,000
	Total Available	\$125,000
	Total Remaining	\$5,000

### Background

The Metropolitan Council has identified advancing Transit Oriented Development (TOD) along existing and emerging transitways as a priority. The Livable Communities Demonstration Account (LCDA) and Tax Base Revitalization Account (TBRA) TOD grant categories support development activities in identified TOD areas. The Council adopted the 2018 Livable Communities Act TOD guidelines, criteria, schedule, and evaluation process as part of the 2018 Livable Communities Fund Distribution Plan ([2018-94](#)) on April 11, 2018. The Fund Distribution Plan specifies a one-step staff evaluation process for TOD Pre-Development and TOD Zoning Implementation grants. An evaluation team of staff from the Community Development Division evaluates applications.

### Rationale

On November 1, 2018, the Council received two applications for the fall round of LCDA-TOD Zoning Implementation 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.

### 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.”

### **Funding**

As outlined in the [Fund Distribution Plan](#), the Council will have two rounds of LCDA-TOD Pre-Development and Zoning Implementation funding in 2018, with \$125,000 available in each round. Staff is recommending funding both applications for a total of \$120,000. After funding the recommended projects, a balance of \$104,500 remains in the LCDA-TOD Pre-Development and Zoning Implementation grant category, which includes \$5,000 from this fall round and \$99,500 from the spring round. The remaining balance can be carried forward to the 2019 funding opportunities as provided for in the Fund Distribution Plan.

### **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 April 2018 following adoption of the 2018 Annual Livable Communities Fund Distribution Plan. Staff held meetings to familiarize applicants with the LCA-TOD process and criteria.

Two total 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: transit accessibility, walkability, ridership; TOD design; catalytic potential; readiness and partnerships. Both applications met the 42-point minimum score. Full funding is being recommended for all requests.

**Table 1: LCDA-TOD Zoning Implementation Application Scoring Summary**

Project	Applicant	Points (70 pts. Possible)	Amount Requested	Amount Recommended
Brooklyn Center TOD Zoning	City of Brooklyn Center	58	\$60,000	\$60,000
TOD Zoning- Burnsville Orange Line Stations	City of Burnsville	49	\$60,000	\$60,000

Total Recommended	\$120,000
Total Available	\$120,000
Total Remaining	\$5,000

## Projects Recommended for Funding

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

**Project Summary**

**Grant #** SG  
**Type:** TOD Zoning Implementation  
**Applicant** City of Brooklyn Center  
**Project Name** Brooklyn Center TOD Zoning  
**Council District** District 2 – Lona Schreiber

<b>Project Detail</b>	
Project Overview	The City of Brooklyn Center is making significant changes to guiding land use development in their 2040 Comprehensive Plan Update and is including guidance for transit-oriented development to capitalize on existing and proposed transit service in the community. The City is also undertaking a zoning code update to align with, and implement, the updated Comprehensive Plan, which will include a transit-oriented zoning district.
Comments/ Demonstration value	<ul style="list-style-type: none"><li>• This is an exciting project shifting how the city approaches land use around transit service.</li><li>• The city is being proactive about aligning the comprehensive plan and zoning to guide the type of development they want to see.</li></ul>
<b>Funding Request</b>	
\$60,000	TOTAL
\$60,000	Development and writing of TOD Zoning Ordinance

**Project Summary**

**Grant #** SG  
**Type:** TOD Zoning Implementation  
**Applicant** City of Burnsville  
**Project Name** TOD Zoning – Burnsville Orange Line Stations  
**Council District** District 15 – Steven Chávez

<b>Project Detail</b>	
Project Overview	The City of Burnsville intends to create a new TOD zoning district that would apply to the future Orange Line Bus Rapid Transit stations within the city. The new district is expected to provide for higher density development, flexibility on height limitations, and decrease residential and commercial parking requirements.
Comments/ Demonstration value	<ul style="list-style-type: none"> <li>• Burnsville is taking a strong initiative to strengthen future development around the Orange Line BRT service.</li> <li>• The City is being thoughtful about its approach to the zoning district by conducting outreach with the community and also with entities that have developed under existing zoning to “test” the future district requirements.</li> </ul>
<b>Funding</b>	
\$60,000	TOTAL
\$10,000	Analysis/Testing of existing code
\$7,000	Stakeholder Engagement
\$43,000	Development/Writing of zoning ordinance