

Livable Communities Act

Transit-Oriented Development Grant Category

2018 Development Grant Funding Recommendations

10/15/2018

Community Development Committee



2018 Funding Recommendation

That the Metropolitan Council:

1. Award four Livable Communities Demonstration Account Transit-Oriented Development grants, totaling \$4,499,250 and
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council

Overview of Application and Evaluation Process

Livable Communities Demonstration Account 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.

2018 Calendar

January	Design Workshop I
March	Fund Distribution Plan; Notice of Funding Availability
March/April	Applicant Workshops & Design Workshop II
May	Project Concept Plans Due
July	Applications Due
August	Step 1 Review - Staff
September	Step 2 Review – Livable Communities Advisory Committee
October 15	Community Development Committee
October 24	Metropolitan Council

2018 Funding Available

Category	2018 Funding Available	Sample of Eligible Grant Activities
LCDA-TOD Development	\$6.75 million	Site acquisition, publicly-accessible infrastructure, placemaking, stormwater management
TBRA-TOD Cleanup and Site Investigation	\$2 million	Environmental cleanup of materials and soils contaminated with lead-based paint and asbestos
TOD Pre-Development, Zoning	\$250,000	Site plans, development staging plans, design workshops, financial analysis, market study, appraisal, storm water plans, impact analysis, TOD zoning

2018 Funding Recommendations & Project Highlights

2018 Funding Recommendations

Development Project	Applicant	Points	Amount Requested	LCAC Recommendation
Northwest University & Dale	Saint Paul	99.87	\$949,250	\$949,250
Lake Street Apartments	Minneapolis	98.50	\$1,200,000	\$1,200,000
The Peris	Minneapolis	87.90	\$350,000	\$350,000
Legends of Minnetonka & Preserve @ Shady Oak	Minnetonka	87.03	\$2,000,000	\$2,000,000
Total			\$4,499,250	\$4,499,250
Total Available			\$6,750,000	\$6,750,000
Total Remaining			\$2,250,750	\$2,250,750

Northwest University & Dale

Saint Paul

Recommended amount **\$949,250**



- 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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Lake Street Apartments

Minneapolis

Recommended amount **\$1,200,000**



- Design enhances the public realm and responsive to neighborhood
- Unique partnership with local VFW to prioritize homeless veterans in supportive housing
- Emphasis on biking and connection to Midtown Greenway

**Project Location
& Station**

**410 W Lake St
Lake St High-Frequency Bus
& Midtown Greenway**

The Peris

Minneapolis

Recommended amount **\$350,000**



- Design sensitive to existing development
- Significant demonstration in program serving youth aging out of foster care
- Location sought to provide residents access to supportive services and opportunities via transit

**Project Location
& Station**

**1930 Hennepin Ave S
Hennepin Ave High-
Frequency Bus**

The Legends of Minnetonka & Preserve @ Shady Oak

Minnetonka

Recommended amount **\$2,000,000**



- Creation of affordable units in Minnetonka at proposed LRT Station
- Catalyst for additional development in Opus Station Area
- Large solar array projected to reduce resident utility bills

**Project Location
& Station**

**11001 Bren Rd E
Green Line X – Opus Station**

2018 LCA-TOD Anticipated Outcomes

Permanent Jobs	101
Temporary Jobs	850
Net Tax Capacity Increase	\$740,414
Housing Units	674
Affordable Units	674
Private Investment	\$170,159,052
Additional Public Investment	\$17,104,859

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