

Livable Communities Act

Transit-Oriented Development Grant Category

# 2019 Development Grant Funding Recommendations

10/21/2019

Community Development Committee



# 2019 Funding Recommendation

That the Metropolitan Council:

1. Award two Livable Communities Demonstration Account Transit-Oriented Development grants, totaling \$1,431,800 and
2. Table action on the Saint Paul Lexington Project until the City can demonstrate neighborhood concerns have been resolved, but no later than November 23, 2019.
3. 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.

# 2019 Calendar

<b>February</b>	Design Workshop I
<b>February</b>	Fund Distribution Plan; Notice of Funding Availability
<b>April</b>	Design Workshop II
<b>June</b>	Project Concept Plans Due
<b>June</b>	PCP Review Meetings
<b>July</b>	Applications Due
<b>August</b>	Step 1 Review - Staff
<b>September</b>	Step 2 Review – Livable Communities Advisory Committee
<b>October 21</b>	Community Development Committee
<b>Nov. 13</b>	Metropolitan Council

# 2019 Funding Available

Category	2019 Funding Available	Sample of Eligible Grant Activities
LCDA-TOD Development	\$4.5 million	Site acquisition, publicly-accessible infrastructure, placemaking, stormwater management
TOD Pre-Development, Zoning	\$500,000	Site plans, development staging plans, design workshops, financial analysis, market study, appraisal, storm water plans, impact analysis, TOD zoning

# 2019 Funding Recommendations & Project Highlights



# 2019 Funding Recommendations

Development Project	Applicant	Points	Amount Requested	LCAC Recommendation
Bimosedaa	Minneapolis	97.64	\$1,000,000	\$1,000,000
<i>Lexington</i>	<i>Saint Paul</i>	<i>94.2</i>	<i>\$1,250,000</i>	<i>*\$0</i>
L&H Phase III	Minneapolis	92.27	\$431,800	\$431,800
Snelling Yards	Minneapolis	81.38	\$886,000	\$0
<b>Total</b>			\$3,567,800	\$1,431,800
<b>Total Available</b>			\$4,500,000	\$4,500,000
<b>Total Remaining</b>			\$932,200	\$3,068,200



# Bimosedaa

Minneapolis

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



- Adaptive reuse of former Film Exchange building in the North Loop
- 48 units of supportive housing for people experiencing homelessness
- Strong partnerships with service providers

**Project Location  
& Station**

**16 4<sup>th</sup> St N  
Green Line – Warehouse  
District Station**



# L&H Phase III

Minneapolis

Recommended amount **\$431,800**



- Third of a four-phase development around the light rail station
- 114 units of affordable age-restricted senior housing
- Green roof and stormwater management system

**Project Location  
& Station**

**2225 E Lake St  
Blue Line – Lake/Hiawatha  
Station**



# Lexington Project

Saint Paul

Recommended amount **\$1,250,000**



- Mixed-use development with residential, grocery, and business incubator space
- Bikeway connections in line with the City bike plan
- Enhances pedestrian experience and increases connectivity around station area

**Project Location  
& Station**

**411-417 Lexington Pkwy N  
Green Line – Lexington Ave  
Station**



# 2019 LCA-TOD Anticipated Outcomes

<b>Permanent Jobs</b>	12
<b>Temporary Jobs</b>	162
<b>Net Tax Capacity Increase</b>	\$144,480
<b>Housing Units</b>	162
<b>Affordable Units</b>	162
<b>Private Investment</b>	\$30,736,005
<b>Additional Public Investment</b>	\$11,994,951



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