

Transportation Committee

For the Metropolitan Council meeting of December 13, 2017

Subject: Designation of Potential TOD Sites

Proposed Action

That the Metropolitan Council designate the attached list of Council properties as potential TOD projects eligible for use of the TOD fund allocated to the TOD Office. Funds will be used for expenses necessary to pursue TOD opportunities on these sites. Examples of tasks include title reports, surveys, appraisals, market studies, engineering studies, etc.

Summary of Committee Discussion/Questions

Lucy Galbraith presented this item. Munt and Chair Rodriguez expressed their excitement about the list of projects.

Motion by Schreiber, seconded by McCarthy and passed. CONSENT to Council.

Transportation Committee

Meeting date: November 27, 2017

For the Metropolitan Council meeting of December 13, 2017

Subject: Designation of Potential TOD Sites

District(s), Member(s): 2 – Schreiber; 3 – Munt; 5 – Elkins; 7 – Cunningham; 8 – Letofsky; 9 – Reynoso; 10 – McCarthy; 11- Rummel; 12 – Melander; 13 – Kramer; 14 – Commers; 15 – Chavez

Policy/Legal Reference: TOD Policy

Staff Prepared/Presented: Brian Lamb, GM 612-349-7510

Lucy Galbraith, TOD Director 612-349-7669

Ed Petrie, Director Finance 612-349-7624

Division/Department: Metro Transit/Transit Oriented Development

Proposed Action

That the Metropolitan Council designate the attached list of Council properties as potential TOD projects eligible for use of the TOD fund allocated to the TOD Office. Funds will be used for expenses necessary to pursue TOD opportunities on these sites. Examples of tasks include title reports, surveys, appraisals, market studies, engineering studies, etc.

Background

It has been determined that the TOD Funding can be used for TOD projects designated by Council. This is an update of the list approved by Council in September 2016. (Business item 2016-190 SW). The TOD Office has reviewed that list of sites over the past year by compiling data, analyzing the surrounding areas, making site visits, and consulting various Council staff. The attached revised list of sites reflects that work. Fourteen sites have been removed from current consideration, two sites have been added. Each site may require additional due diligence to be allocated to the TOD fund. The selection of two teams for the Real Estate Advisory Services Master Contract allows this work to be performed as task orders.

This item will allow ongoing progress to competitive solicitations for TOD sites. Any non-competitive proposed TOD project and any final decision concerning any specific TOD Project will require separate Council action.

Rationale

This item updates the list of designated sites eligible for use of the TOD fund and outlines the TOD project work program for the near term.

Thrive Lens Analysis

Co-locating TOD on Council-owned property meets the Stewardship goal by increasing use of tax-funded assets. By locating more jobs and housing along transit, more opportunities are provided for people who are transit-dependent, serving the Equity goal. (Five of the sites are in ACP areas; 4 of those are in ACP50 areas.) Increasing the number of places that offer lower-cost choices about how to access destinations meets a growing demand for such places, thereby increasing Livability and Prosperity in the region. Shifting more trips to active modes, including transit, meets the Sustainability goal.

Funding

As of November 20, 2017, there is \$ 1,061,871 unencumbered in the TOD Fund. This fund was funded with Property Taxes.

Known Support / Opposition

No known opposition. For all sites, staff will meet with partner jurisdictions before moving any property into solicitation or other development process.

2018 Potential TOD site list

District	Site Name	City	County	CM
2	Fridley Station P&R	Fridley	Anoka	Lona Schreiber
2	65 th Ave & Brooklyn Blvd P&R	Brooklyn Center	Hennepin	Lona Schreiber
2	HWY 252 & 73rd Ave P&R	Brooklyn Park	Hennepin	Lona Schreiber
2	West River Rd & 117th Ave P&R	Champlin	Hennepin	Lona Schreiber
2	63 rd Ave & Bottineau Blvd P&R	Brooklyn Park	Hennepin	Lona Schreiber
3	Wayzata Blvd & Barry Ave P&R	Wayzata	Hennepin	Jennifer Munt
5	28th Avenue Station	Bloomington	Hennepin	Steve Elkins
5	S. Bloomington Transit Center	Bloomington	Hennepin	Steve Elkins
5	Blake Road Lift Station Site	Hopkins	Hennepin	Steve Elkins
5	Fort Snelling P&R	Unincorporated	Hennepin	Steve Elkins
7	Franklin OMF	Minneapolis	Hennepin	Gary Cunningham
7	Robbinsdale Transit Center	Robbinsdale	Hennepin	Gary Cunningham
8	38th Street Station	Minneapolis	Hennepin	Cara Letofsky
8	2425 Minnehaha Ave	Minneapolis	Hennepin	Cara Letofsky
8	Cedar-Riverside	Minneapolis	Hennepin	Cara Letofsky
9	Coon Rapids-Riverdale Station	Coon Rapids	Anoka	Edward Reynoso
10	Northtown Transit Center	Blaine	Anoka	Marie McCarthy
10	I-35W & County Rd C P&R	Roseville	Ramsey	Marie McCarthy
11	Maplewood Mall Transit Center	Maplewood	Ramsey	Sandy Rummel
12	Cottage Grove P&R	Cottage Grove	Washington	Harry Melander
12	Woodbury Theater P&R	Woodbury	Washington	Harry Melander
13	Central Station Block	Saint Paul	Ramsey	Richard Kramer
14	Snelling Bus Barn	Saint Paul	Ramsey	Jon Commers
14	Como & Eustis P&R	Saint Paul	Ramsey	Jon Commers
15	Cedar Grove Station	Eagan	Dakota	Steven Chavez



Potential TOD sites- Update

Transportation Committee
November 29, 2017

Lucy Galbraith, AICP—Director, Transit Oriented Development, Metro Transit

TOD Policy Goals



- **Maximize the development impact of transit investments**
 - Community building
- **Support regional economic competitiveness**
 - More people connected to jobs; larger employment pool for employers
- **Advance equity**
 - Housing affordability & good jobs accessible by transit
- **Support a 21st century transportation system**
 - Ridership & revenue



- **Projects**
 - **TOD on Council-owned land**
- **Programs & Resources**
 - **Forums & coordination**
 - **Website resources**
 - **Best practices**
- **Partnerships**
 - **Work with partner jurisdictions & other stakeholders**
 - **Tours, talks, panels**
 - **Grant and plan review**

JOINT DEVELOPMENT
Partnering to Build Complete
Communities Near Transit

September 2017

U.S. Department of Transportation
Federal Transit Administration



Allianz Field and TOD

Location:
Saint Paul, MN

Sponsor:
Metro Transit

Left: Allianz Field and Snelling-Midway TOD, proposed. Saint Paul, MN

Metro Transit acquired this 9.9-acre parcel near the intersection of University and Snelling avenues in St. Paul, MN in the 1970s with FTA assistance. The land was most recently used for construction staging for the Green Line light rail transit and the A Line bus rapid transit projects, which have stations nearby and opened in 2014 and 2016, respectively. These transit projects helped create a unique opportunity for TOD on this and surrounding properties. In 2016, the City of St. Paul entered a master agreement with a joint venture, including a professional soccer team, to build a soccer stadium with easy access to both transit lines. The long-term goal is to create a complete community surrounding the stadium including residential, office, retail, and public open spaces.



Snelling-Midway Site, existing conditions.
Saint Paul, MN

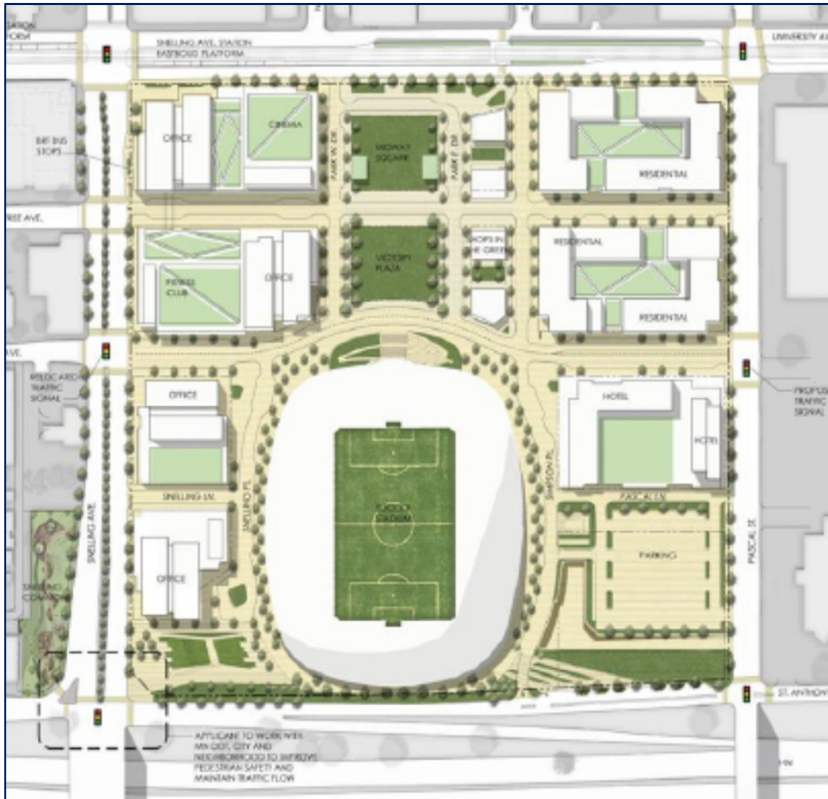
Highlights:

- The 20,000-seat stadium will be the home of a professional soccer team built with roughly \$200 million in private funds and the anchor of a mixed-use TOD estimated at \$300 million.
- The City of St. Paul estimates that approximately 7,000 people will use transit to access the stadium on game days. The adjacent TOD will further increase transit ridership.
- The agency will lease the land to the City of St. Paul for 52 years and the city will own the stadium.
- Metro Transit expects to receive at least \$29 million over the life of the project.

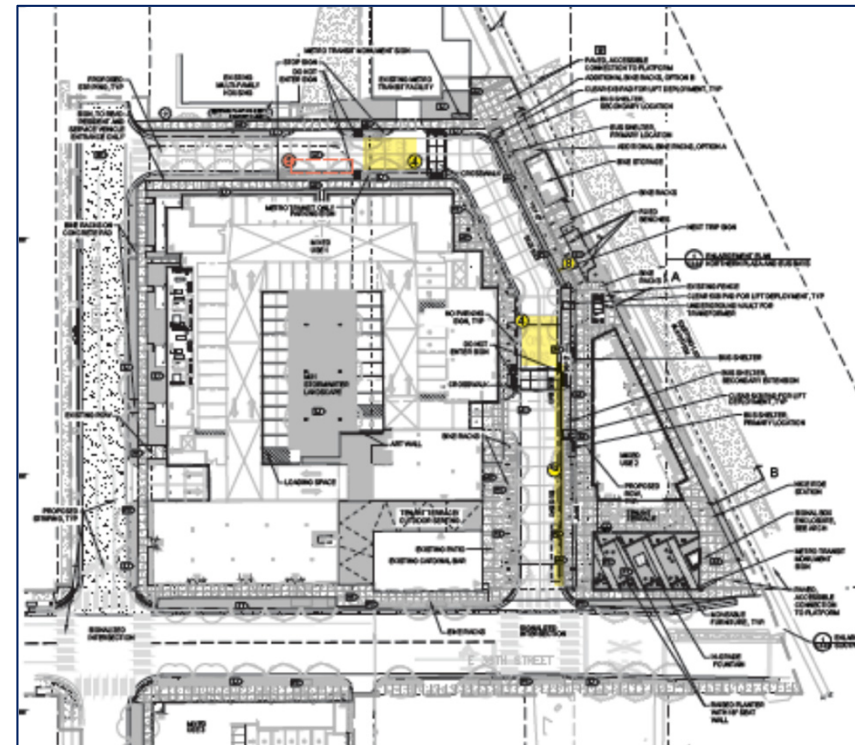


Snelling-Midway Site, historic use.
Saint Paul, MN

One of 4 featured projects in 2017
FTA Joint Development Guide

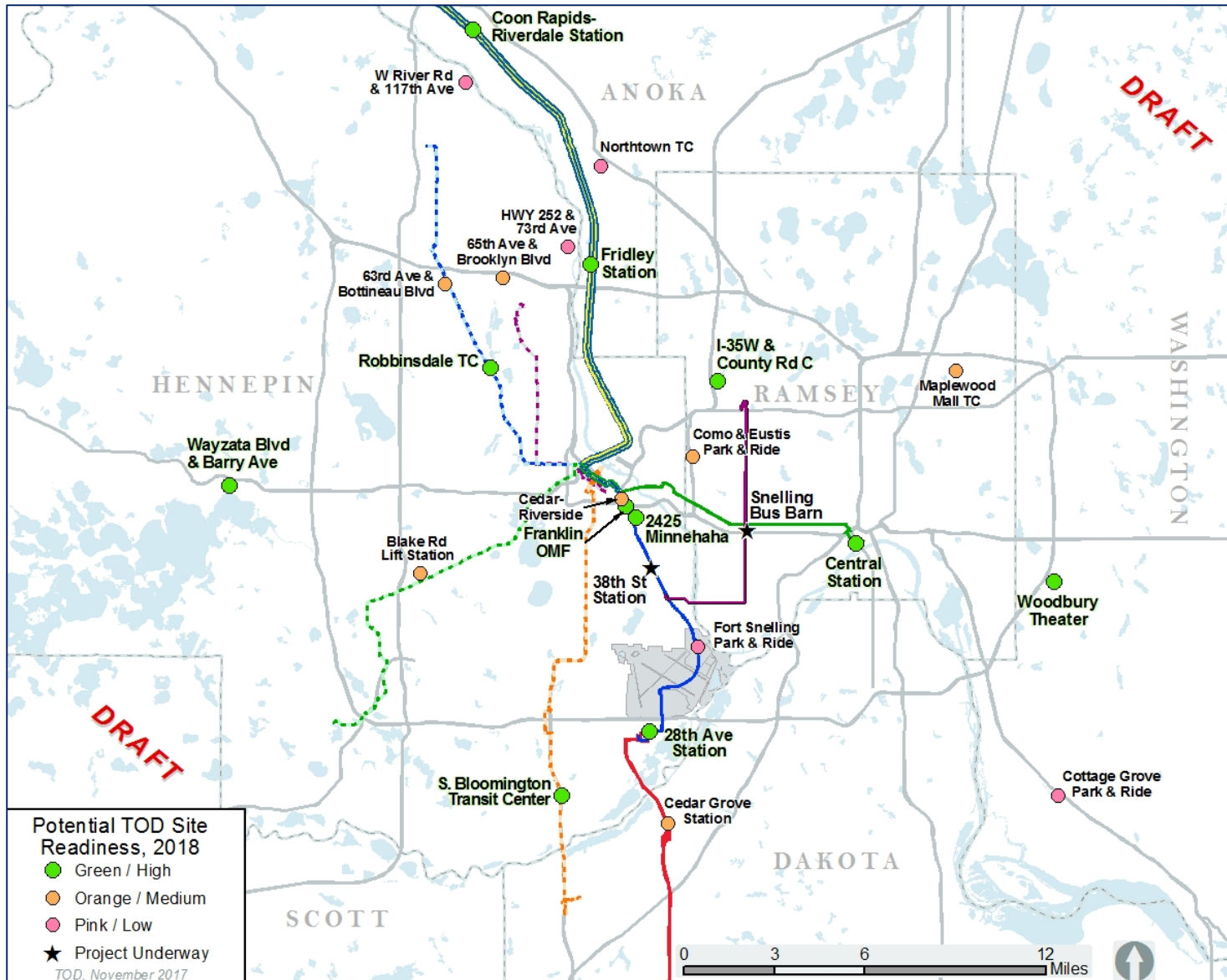


Snelling Site Plan
 Final plat approved, remediation in progress, demolition on adjacent properties underway, Stadium opening in April 2019.

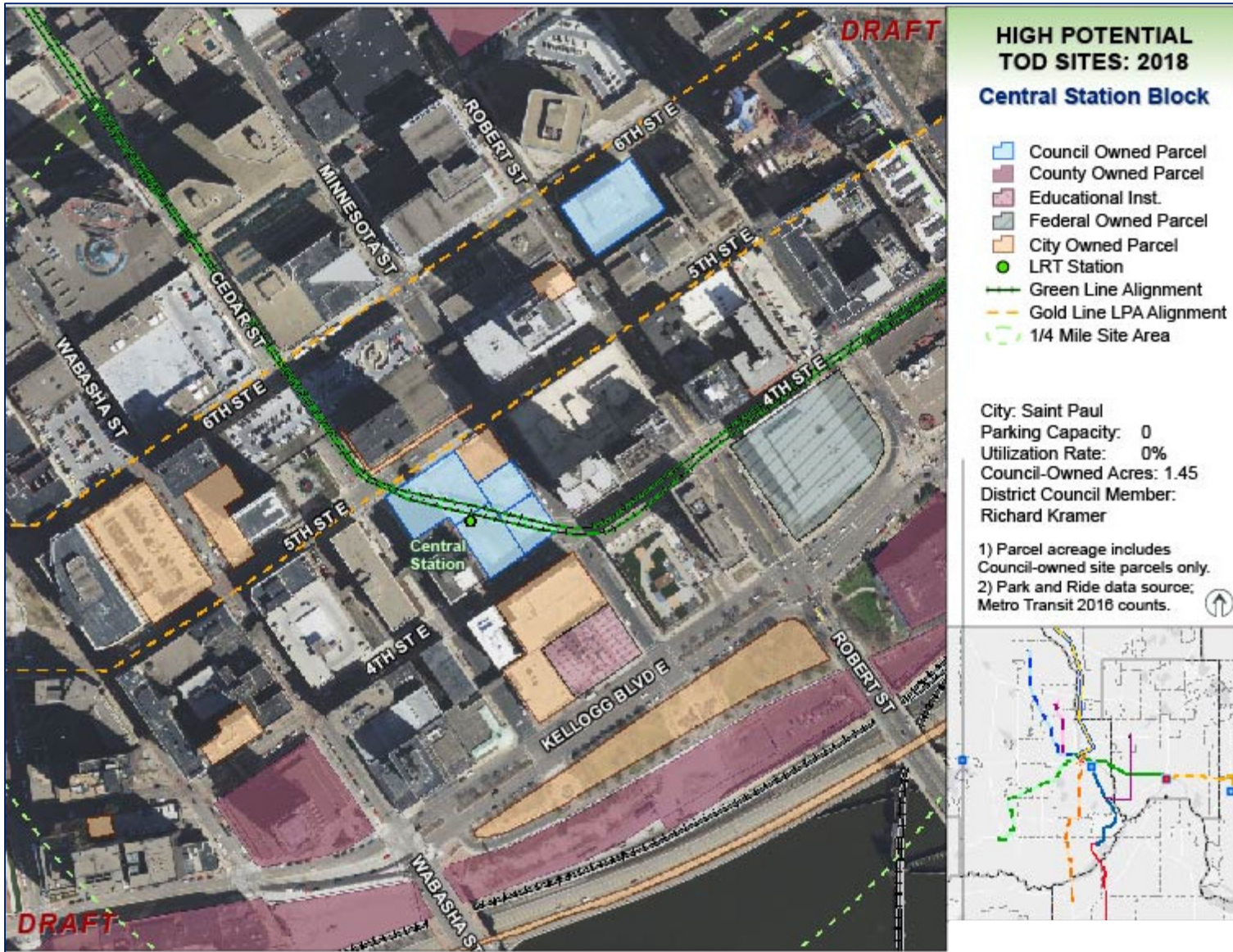


38th Street Site Plan
 Final plat approved, ground lease and other agreements close to execution, construction expected to start 2018.

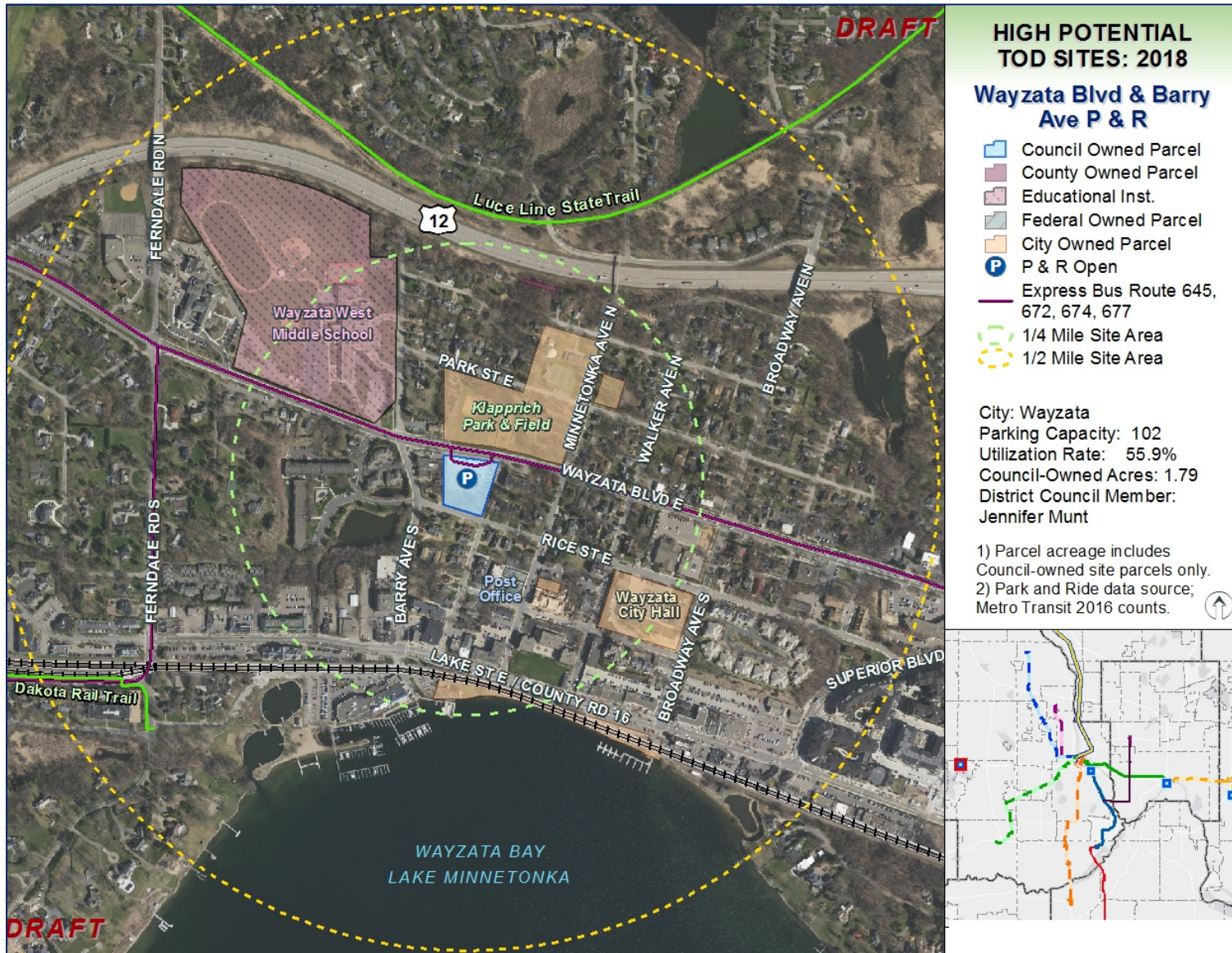
Potential TOD sites 2018



Central Station Block



Wayzata P & R Potential TOD



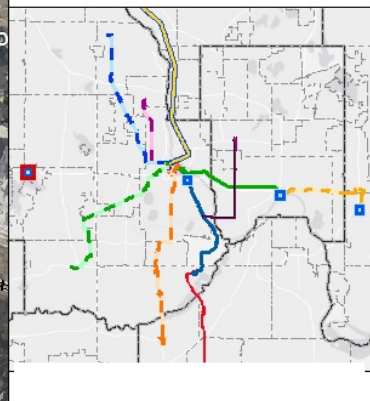
HIGH POTENTIAL TOD SITES: 2018

Wayzata Blvd & Barry Ave P & R

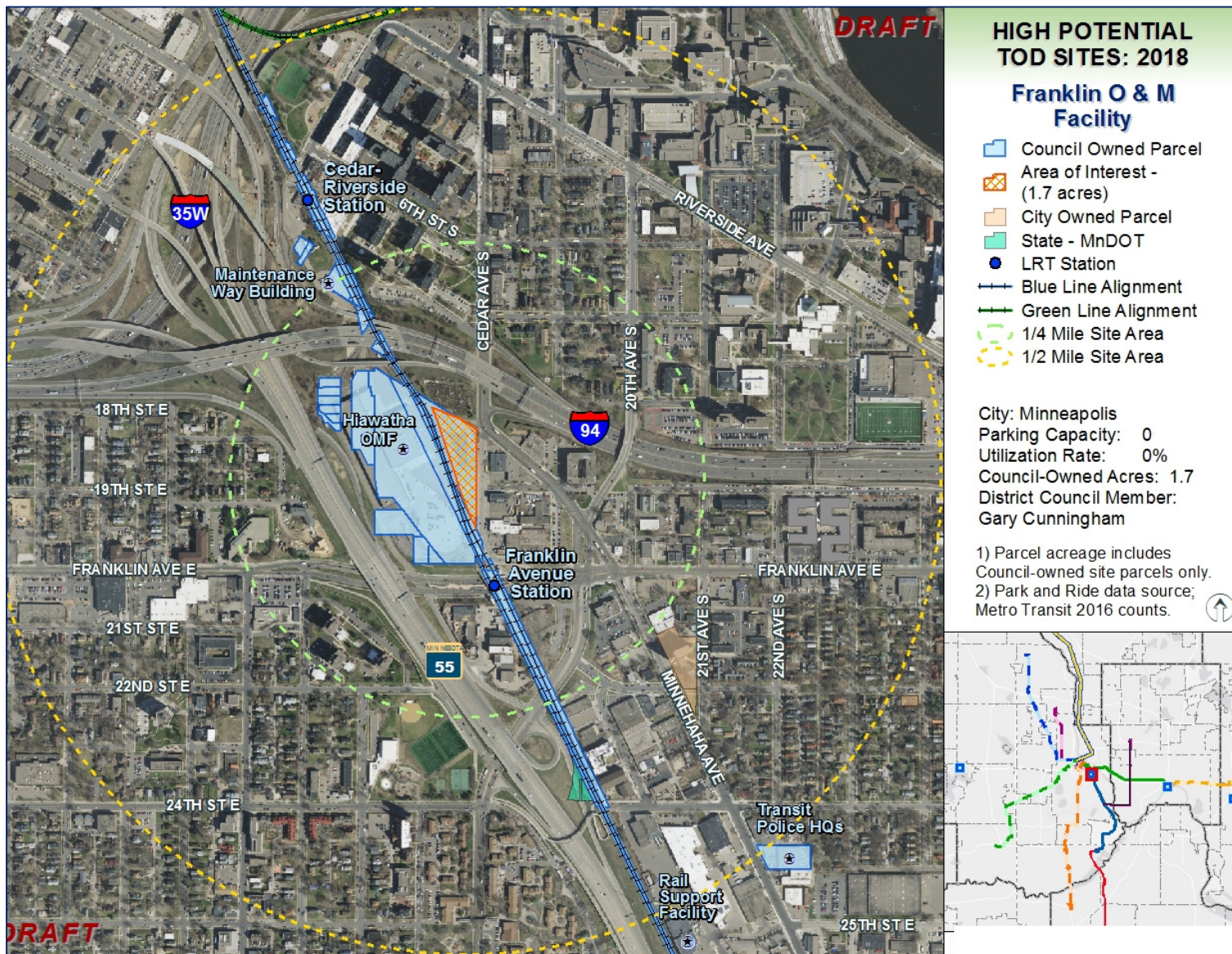
- Council Owned Parcel
- County Owned Parcel
- Educational Inst.
- Federal Owned Parcel
- City Owned Parcel
- P & R Open
- Express Bus Route 645, 672, 674, 677
- 1/4 Mile Site Area
- 1/2 Mile Site Area

City: Wayzata
 Parking Capacity: 102
 Utilization Rate: 55.9%
 Council-Owned Acres: 1.79
 District Council Member:
 Jennifer Munt

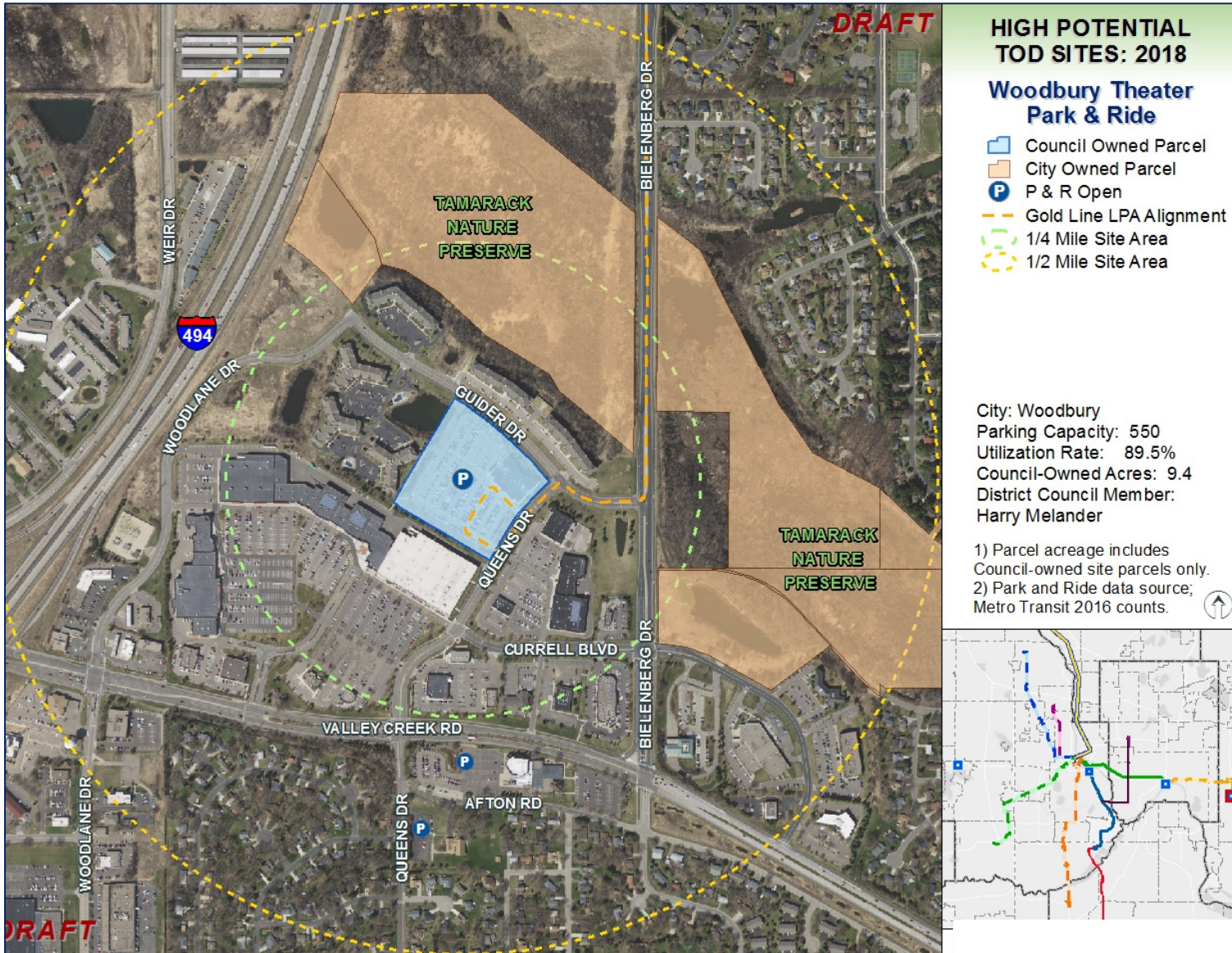
- 1) Parcel acreage includes Council-owned site parcels only.
- 2) Park and Ride data source; Metro Transit 2016 counts.



Franklin OMF

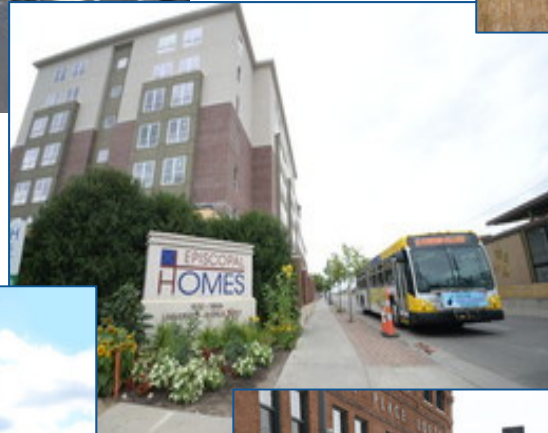


Woodbury P & R



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Questions?



www.metrotransit.org/tod