

Community Development Committee

For the Metropolitan Council meeting of June 24, 2020

Subject: Livable Communities Demonstration Account Transit-Oriented Development Pre-Development Funding Recommendations

Proposed Action

That the Metropolitan Council:

1. Award two Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants for \$200,000 as shown in the table below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Applicant	Recommended Project	Award Amount
City of Minneapolis	Towerside District Stormwater	\$100,000
City of Saint Paul	Keystone Community Food Site	\$100,000
Total Recommended		\$200,000
Total Available		\$250,000
Total Remaining		\$50,000

Summary of Committee Discussion/Questions

Livable Communities Senior Planner Stephen Klimek presented the staff recommendation to the Committee.

Council member Chamblis commented on how the Keystone Community Food Site could be a model for other communities in the region to replicate. Council member Lindstrom inquired about the nature of stacked infrastructure systems and the innovation elements behind the Towerside District Stormwater project. Mississippi Watershed Management Organization Planning Principal Dan Kalmon responded to the questions. Council member Chamblis asked about the scoring methodology; staff will follow up with further detail. Council member Johnson posted another question as to how projects can incorporate diversity and more inclusive hiring practices through the grants.

The Committee voted unanimously to approve the recommendation at its meeting on June 15, 2020.



Community Development Committee

Meeting date: June 15, 2020

For the Metropolitan Council meeting of June 24, 2020

Subject: Livable Communities Demonstration Account Transit-Oriented Development Pre-Development Funding Recommendations

District(s), Member(s): All

Policy/Legal Reference: Minnesota Statute § 473.253

Staff Prepared/Presented: Stephen Klimek, Senior Planner, Livable Communities (651) 602-1541

Division/Department: Community Development/ Regional Planning

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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) TOD grant category supports development activities in identified TOD areas. The Council adopted the 2020 Livable Communities Act TOD guidelines, criteria, schedule, and evaluation process as part of the 2020 Annual Livable Communities Fund Distribution Plan ([Business Item 2020-70](#)) on February 26, 2020. The Fund Distribution Plan provides for a one-step staff evaluation process for the LCDA-TOD Pre-Development grant funding. A team of staff from the Community Development Division reviews pre-development applications.

Rationale

On May 1, 2020, the Council received two applications for the spring round of LCDA-TOD Pre-Development funding. Applications came from the City of Minneapolis and the City of Saint Paul. The staff evaluation concluded that both applications met the minimum scoring threshold required for funding. Project details are included in the attached project summaries.

As outlined in the [Fund Distribution Plan](#), the Council has two rounds of LCDA-TOD Pre-Development funding in 2020, with up to \$250,000 available in each round. Both applications presented projects that will further Livable Communities

Act goals and offer demonstration value to the region. Fully funding both applications will result in \$200,000 in grant awards and \$50,000 of the total available funding unallocated. The remaining balance can be carried forward to the 2020 funding opportunities or transferred to the regular LCDA funding opportunities as provided for in the Fund Distribution Plan.

Thrive Lens Analysis

Projects that leverage regional 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

Funds are available in the Livable Communities authorized 2020 budget and Livable Communities reserve accounts. Reserve funds may need to be amended into the authorized budget in Q3 or Q4 2020, if grantee draws are forecasted to exceed the authorized 2020 budget.

Known Support / Opposition

All applicants have submitted a statement of support from their City Council or other authorizing body. City Council resolution requirements are being accepted at a later date in light of the current pandemic.

Review Process

The Council issued a notice of funding availability in March 2020 after adopting the 2020 Annual Livable Communities Fund Distribution Plan. Staff distributed information about funding availability and met with applicants to discuss the LCA processes, criteria, and best program fit for their projects.

Two applications were submitted, as shown in Table 1. Community Development staff conducted a preliminary review for completeness and eligibility, then used Council-approved criteria to evaluate each application in the following areas: TOD Design and Demonstration; Transit Accessibility, Walkability, & Ridership; Housing; Jobs; Catalyst; and Process and Partnerships. Each application exceeded the minimum threshold of 39 points to be eligible for funding. Staff is recommending that both projects receive funding.

Table 1. LCDA-TOD Pre-Development Application Scoring Summary

Applicant	Project	Points (65 pts. possible; minimum 39)	Amount Requested	Amount Recommended
City of Minneapolis	Towerside District Stormwater	51.5	\$100,000	\$100,000
City of Saint Paul	Keystone Community Food Site	40	\$100,000	\$100,000

Total Requested: \$200,000
 Total Recommended: \$200,000
 Total Available: \$250,000
 Total Remaining: \$50,000

Project Recommended for Funding

A project summary of each of the recommended projects is on the following pages.

Project Summary

Grant #
Type: LCDA-TOD Pre-Development
Applicant: City of Minneapolis
Project Name: Towerside District Stormwater
Project Location: Intersection of 29th Ave SE and University of Minnesota Transitway
Council District: District 8 - Abdirahman Muse

Project Detail	
Future Development Project Overview	The Malcolm Yards development is a combination of several current, planned, and prospective development projects. Current projects include a food hall, market rate housing with ground floor commercial, and affordable housing. Future phases plan to include office and additional mixed use and commercial buildings.
Comments/ Demonstration value	<ul style="list-style-type: none"> • There is demonstration value in a district-scale stormwater management system which is stacked with green space and that creates a cohesive development framework centered on walkability for future TOD investment. • The development projects will bring new uses to largely vacant land near an LRT station. • This project serves as an example of strong partnerships coming together on a larger development project.
Funding	
Requested amount	\$100,000
Previous LCA funding	\$15,961 in 2012 TBRA Grant; \$ 44,888 in 2017 TBRA Grant
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$100,000	<p>Stormwater: Planning and engineering for stormwater and public realm space</p> <p>Deliverables: Schematic design plans for district stormwater management system, analysis of layered public realm uses</p>

Project Summary

Grant #
Type: LCDA-TOD Pre-Development
Applicant: City of Saint Paul
Project Name: Keystone Community Food Site
Project Location: Lexington Station Area
Council District: District 14 - Kris Fredson

Project Detail	
Future Development Project Overview	Keystone Community Service's Community Food Site facility will include a new centralized distribution facility and operations for a food shelf grocery space, food truck, community space and crisis support services.
Comments/ Demonstration value	<ul style="list-style-type: none"> There is demonstration value in locating an essential service and daily need such as food access within a TOD area, as well as the integration of food retail space and distribution infrastructure. This project will develop as a result of community engagement and the inclusion of Keystone Service's users.
Funding	
Requested amount	\$100,000
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$95,000	Site Selection: Site feasibility analyses; site plan concept design Deliverables: Location options, 3 site plan concepts
\$3,000	Community Engagement: Including community and program participants in project planning Deliverables: Community engagement plan and documentation
\$2,000	Design Workshops: Including user groups in project design Deliverables: Workshop documentation; concept and schematic design