

Committee Report

Transportation Committee



Committee Meeting Date: March 11, 2024

For the Metropolitan Council: March 27, 2024

Business Item: 2024-58

Designation of Potential TOD Sites

Proposed Action

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

Summary of Transportation Committee Discussion/Questions

Metro Transit TOD Senior Manager Michael Krantz presented this item. Dolkar asked about the timing of information-sharing with local governments and how the collaboration works with Community Development.

It was moved by Dolkar, seconded by Carter, Toni. Motion carried.



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District(s), Member(s):	District 2 (Chamblis), District 3 (Tyron Carter), District 5 (Pacheco), District 6 (Lilligren), District 7 (Osman), District 8 (Cameron), District 9 (Morales), District 10 (Lindstrom), District 12 (Vento), District 13 (Lee), District 14 (Toni Carter), District 15 (Dolkar)
Policy/Legal Reference:	RF 1-6 Transit Oriented Development
Staff Prepared/Presented:	Lesley Kandaras, General Manager, 612-349-7513 Nick Thompson, Deputy General Manager, 612-349-7507 Michael Krantz, Senior Manager, TOD, 612-349-7392
Division/Department:	Metro Transit/TOD Office

Proposed Action

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

Background

It has been determined that the TOD fund may only be used to advance TOD opportunities on sites approved by Council. This action will update the potential TOD sites list approved by Council on December 27, 2017 (Business item 2017-267). The TOD Office has reviewed the approved list of sites and other Council-owned sites by consulting various Council staff and by analyzing site size, proximity to transit service, surrounding areas, and existing uses. The attached revised list of sites reflects that work. Two sites will be removed from the potential TOD site list due to a planned or completed disposition of the Council-owned property. Nine sites will be added.

This item will allow Council staff to evaluate feasibility and advance 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 potential TOD sites eligible for use of the TOD fund.

Thrive Lens Analysis

Designation of potential TOD sites facilitates future TOD on Council-owned property. This advances several Thrive outcomes:

Stewardship: TOD is anticipated to generate new transit ridership and revenue for Metro Transit.

Prosperity: TOD facilitates private investment on sites that are located adjacent to significant existing and future transit service.

Equity: TOD is anticipated to increase access to opportunity, including jobs, housing, goods, and services along transit.

Livability: TOD elevates active transportation, including transit, as a feasible travel option. It also increases the volume and variety of activity that occurs around Metro Transit's transit stations which can improve perceptions of safety.

Sustainability: TOD, and compact development in general, can help reduce habitat fragmentation, reduce habitat loss, and reduce the need to use single-occupant vehicles. Locating new development near frequent transit is also an important tool for reducing regional climate-warming emissions.

Funding

As of February 16, 2024 there is \$940,989 unencumbered in the TOD Fund. This fund was funded with property taxes.

Small Business Inclusion

There are no direct impacts to small business with this action. Any future competitive solicitations associated with this action will be evaluated by the Office of Equity and Equal Opportunity (OEEO) to determine if there are opportunities for small business and potential small business sub-contracting goals.



2024 Potential TOD Sites List

District	Site Name	City	County	Council Member	Status
2	63 rd Ave & Bottineau Blvd P&R	Brooklyn Park	Hennepin	Reva Chamblis	Existing site
2	Fridley Station East P&R	Fridley	Anoka	Reva Chamblis	Existing site
2	Hwy 252 & 73rd Ave P&R	Brooklyn Park	Hennepin	Reva Chamblis	Existing site
2	Hwy 610 & Noble Pkwy P&R	Brooklyn Park	Hennepin	Reva Chamblis	New site
3	Wayzata Blvd & Barry Ave P&R	Wayzata	Hennepin	Tyron Carter	Existing site
5	30th Avenue Station P&R	Bloomington	Hennepin	John Pacheco Jr	Existing site
5	Fort Snelling North P&R	Unincorporated	Hennepin	John Pacheco Jr	Existing site
5	S. Bloomington Transit Center	Bloomington	Hennepin	John Pacheco Jr	Existing site
6	38th Street Station	Minneapolis	Hennepin	Robert Lilligren	Existing site
6	Franklin OMF remnant	Minneapolis	Hennepin	Robert Lilligren	Existing site
7	Cedar-Riverside LRT Bldg	Minneapolis	Hennepin	Yassin Osman	Existing site
7	Heywood Lower Lot	Minneapolis	Hennepin	Yassin Osman	New site
8	65 th Ave & Brooklyn Blvd P&R	Brooklyn Center	Hennepin	Anjuli Cameron	Existing site
8	Blake Road Lift Station Site	Hopkins	Hennepin	Anjuli Cameron	Existing site
8	Robbinsdale Transit Center	Robbinsdale	Hennepin	Anjuli Cameron	Existing site
8	Blake Road Station	Hopkins	Hennepin	Anjuli Cameron	New site
8	Louisiana Ave Station	Saint Louis Park	Hennepin	Anjuli Cameron	New site
8	Shady Oak Rd Station	Hopkins	Hennepin	Anjuli Cameron	New site
8	Beltline Blvd Station	Saint Louis Park	Hennepin	Anjuli Cameron	New site
9	Coon Rapids-Riverdale Station	Coon Rapids	Anoka	Diego Morales	Existing site
9	Foley Blvd P&R	Coon Rapids	Anoka	Diego Morales	New site
10	I-35W & County Rd C P&R	Roseville	Ramsey	Peter Lindstrom	Existing site
10	Northtown Transit Center	Blaine	Anoka	Peter Lindstrom	Existing site
10	I-35W & 95th Ave P&R	Blaine	Anoka	Peter Lindstrom	New site
12	Cottage Grove P&R	Cottage Grove	Washington	Susan Vento	Existing site
12	Woodbury Theater P&R	Woodbury	Washington	Susan Vento	Existing site
13	Central Station Block	Saint Paul	Ramsey	Chai Lee	Existing site
13	Maplewood Mall Transit Center	Maplewood	Ramsey	Chai Lee	Existing site
13	Helmo Ave Station	Oakdale	Washington	Chai Lee	New site
14	Como & Eustis P&R	Saint Paul	Ramsey	Toni Carter	Existing site
14	Snelling Bus Barn	Saint Paul	Ramsey	Toni Carter	Existing site
15	Cedar Grove Station	Eagan	Dakota	Tenzin Dolkar	Existing site

