

Business Item

Transportation Committee



Committee Meeting Date: March 11, 2024

For the Metropolitan Council: March 27, 2024

Business Item: 2024-58

Designation of Potential TOD Sites

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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 |

