

**METROPOLITAN COUNCIL**  
390 North Robert Street, St. Paul, Minnesota 55101

**REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**  
Monday, December 3, 2012

Committee Members Present: **Gary Cunningham, Chair; Jon Commers, Vice-Chair; Steven T. Chávez, Steven Elkins, Richard Kramer, Jennifer Munt, Sandra Rummel, Wendy Wulff**

**CALL TO ORDER**

A quorum being present, Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:30 p.m. on Monday, December 3, 2012.

**APPROVAL OF AGENDA AND MINUTES**

It was moved by Commers seconded by Wulff, to approve the agenda. **The motion carried.**

It was moved by Rummel, seconded by Wulff to approve the minutes of the November 19 2012 regular meeting of the Community Development Committee with a correction in the order of agenda items. Item 2012-357 was moved up on the agenda. **The motion carried.**

**BUSINESS**

**2012-365** 2012 Livable Communities Transit Oriented Development Funding Recommendations (651 602-1633)  
Senior Planner Adam Maleitzke presented the staff report and proposed actions to the Community Development Committee.

Kramer moved, seconded by Chavez that the Metropolitan Council

# C Community Development Committee

Meeting date: December 3, 2012

For the Council Meeting of December 12, 2012

## ADVISORY INFORMATION

<b>Date:</b>	<b>November 28, 2012</b>
<b>Subject:</b>	<b>2012 Livable Communities Transit Oriented Development Funding Recommendations</b>
<b>District(s), Member(s):</b>	<b>All</b>
<b>Policy/Legal Reference:</b>	<b>MN Statute §473.25</b>
<b>Staff Prepared/Presented:</b>	<b>Adam Maleitzke, Senior Planner 651.602.1633</b>
<b>Division/Department:</b>	<b>Community Development / Livable Communities</b>

## Proposed Action

Option One:

That the Metropolitan Council award 3 Pre-Development and 10 Development Livable Communities Transit Oriented Development (TOD) grants, as follows:

Pre-Development Project	Applicant	Points	Requested Amount	Recommended LCDA Funding	Recommended TBRA Funding	Total Funding Recommended
Northstar TIF Master Plan	Fridley	67.60	\$100,000	\$100,000		\$100,000
TOD Zoning District Ordinance	Eden Prairie	67.30	60,000	60,000		60,000
Foley Boulevard Station Area Planning	Coon Rapids	61.20	40,000	40,000		40,000
<b>Total - Pre-Development</b>			<b>\$200,000</b>	<b>\$200,000</b>		<b>\$200,000</b>
Total Funding Available				\$500,000		\$500,000
Funding Remaining for Development Projects				\$300,000		\$300,000
Development Project	Applicant	Points	Requested Amount	Recommended LCDA Funding	Recommended TBRA Funding	Total Funding Recommended
Currie Park Lofts	Minneapolis	107.40	\$993,229	\$993,229	\$0	\$993,229
Old Home Plaza	Saint Paul	105.02	1,558,361	1,558,361	0	1,558,361
Mill City Quarter	Minneapolis	102.77	2,000,000	*775,000	1,000,000	1,775,000
Corcoran Triangle	Minneapolis	100.04	505,000	505,000	0	505,000
Central Exchange	Saint Paul	96.61	110,550	0	110,550	110,550
City Limits	Saint Paul	92.26	2,000,000	*860,547	0	860,547
Prior Crossing	Saint Paul	90.19	927,015	609,600	317,415	927,015
Junction Flats	Minneapolis	89.34	548,500	0	548,500	548,500
Central Station Hotel	Bloomington	89.05	1,000,000	*498,263	0	498,263
Rayette Lofts	Saint Paul	86.51	348,101	0	348,101	348,101
<b>Total - Development</b>			<b>\$9,990,756</b>	<b>\$348,187</b>	<b>\$2,324,566</b>	<b>\$8,124,566</b>
Total funding Available (including \$300,000 from current TOD Pre-Development)				\$5,800,000	\$3,000,000	\$8,800,000
Funding Remaining				\$0	\$675,434	\$675,434
			Requested Amount	Recommended LCDA Funding	Recommended TBRA Funding	Total Funding Recommended
<b>Total - TOD</b>			<b>\$10,190,756</b>	<b>6,000,000</b>	<b>\$2,324,566</b>	<b>\$8,324,566</b>

\*Partial funding recommended

Option Two:

That the Metropolitan Council:

- amend the 2012 Annual Livable Communities Fund Distribution Plan (as amended on June 13, 2012) to make available \$501,737 of the amount remaining of the regular program Livable Communities Demonstration Account funds, to be added to the amount available for 2012 Livable Communities Act Transit Oriented Development grants; and
- award three Pre-Development and ten Development Livable Communities Transit Oriented Development grants, as follows:

Pre-Development Project	Applicant	Points	Requested Amount	Recommended LCDA Funding	Recommended TBRA Funding	Total Funding Recommended
Northstar TIF Master Plan	Fridley	67.60	\$100,000	\$100,000		\$100,000
TOD Zoning District Ordinance	Eden Prairie	67.30	60,000	60,000		60,000
Foley Boulevard Station Area Planning	Coon Rapids	61.20	40,000	40,000		40,000
<b>Total - Pre-Development</b>			<b>\$200,000</b>	<b>\$200,000</b>		<b>\$200,000</b>
Total Funding Available				\$500,000		\$500,000
Funding Remaining for Development Projects				\$300,000		\$300,000
Development Project	Applicant	Points	Requested Amount	Recommended LCDA Funding	Recommended TBRA Funding	Total Funding Recommended
Currie Park Lofts	Minneapolis	107.40	\$993,229	\$993,229	\$0	\$993,229
Old Home Plaza	Saint Paul	105.02	1,558,361	1,558,361	0	1,558,361
Mill City Quarter	Minneapolis	102.77	2,000,000	*775,000	1,000,000	1,775,000
Corcoran Triangle	Minneapolis	100.04	505,000	505,000	0	505,000
Central Exchange	Saint Paul	96.61	110,550	0	110,550	110,550
City Limits	Saint Paul	92.26	2,000,000	*860,547	0	860,547
Prior Crossing	Saint Paul	90.19	925,015	609,600	317,415	927,015
Junction Flats	Minneapolis	89.34	548,500	0	548,500	548,500
Central Station Hotel	Bloomington	89.05	1,000,000	**1,000,000	0	<del>498,263</del> <u>1,000,000</u>
Rayette Lofts	Saint Paul	86.51	348,101	0	348,101	348,101
<b>Total - Development</b>			<b>\$9,988,756</b>	<b>\$348,187</b>	<b>\$2,324,566</b>	<b>\$8,626,303</b>
Total funding Available (incl. \$300,000 from current TOD Pre-Dev. and \$501,737 from 2012 LCDA Regular remaining funds)				\$6,301,737	\$3,000,000	\$9,301,737
Funding Remaining				\$0	\$675,434	\$675,434
			Requested Amount	Recommended LCDA Funding	Recommended TBRA Funding	Total Funding Recommended
<b>Total - TOD</b>			<b>\$10,190,756</b>	<b>\$6,501,737</b>	<b>\$2,324,566</b>	<b>\$8,826,303</b>

\*Partial funding recommended

\*\*Change from Option 1

## Background

Advancing Transit Oriented Development (TOD) along existing and emerging transitways is a priority of the Metropolitan Council. In support of this, the Council adopted the Livable Communities Fund Distribution Plan (FDP) on March 21<sup>st</sup>, 2012. The FDP included funds allocated to the TOD program that were available because of relinquishments from previously-awarded LCDA and TBRA grants that did not progress due to the downturn in the economy over the last several years. For 2012, the Council made available \$6,000,000 in LCDA funding and \$3,000,000 in TBRA funding to support TOD.

The funds were targeted to support TOD activities in several identified "TOD areas." (see the TOD program guide appendix for a complete list):

<http://www.metrocouncil.org/grants/TOD/TODAppGuide2012.pdf>

Committee member Jon Commers abstained from voting. **The motion carried.**

**2012-357** City of Greenfield 2030 Comprehensive Plan Update, Tier II Sewer Plan, Review File No. 20590-1

Freya Thamman presented the staff report and proposed actions to the Community Development Committee.

Wulff moved, seconded by Commers to bring this item back to the Community Development Committee today.

Rummel moved, seconded by Wulff that the Metropolitan Council adopt the Advisory Comments and Review Record and take the following actions:

**Recommendations of the Community Development Committee:**

1. Authorize the City of Greenfield to put its 2030 Comprehensive Plan Update into effect.
2. Adopt the revised forecasts as detailed in Table 2 of the attached Review Record.
3. Change the planning area designation for the locally sewered area of the City from “Diversified Rural” to “Developing” in the *2030 Regional Development Framework*.
4. Advise the City to implement advisory comments in the Review Record for transportation, surface water management, land use, and subsurface sewage treatment systems (SSTS).

**Recommendations of the Environment Committee:**

Approve the City of Greenfield's Tier II Comprehensive Sewer Plan.

The Community Development Committee chair invited city officials to speak. The mayor of Greenfield explained some of the difficulties preparing this Comprehensive Plan update and offered a handout depicting meaningful 5 acre sub-divisions.

Committee was concerned developers may overlook 5 acre projects.

Chair Cunningham thanked the Mayor and other staff for their work on this plan.

**The motion carried.**

**2012-366** City of Ramsey, Comprehensive Plan Amendment, The COR Development Plan, Review No. 20652-6

Senior Planner Patrick Boylan presented the staff report and proposed actions to the Community Development Committee.

1. Chávez moved, seconded by Munt that the Metropolitan Council Adopt the attached review record and allow the City of Ramsey to put “The COR” Development Plan Comprehensive Plan Amendment (CPA) into effect.
2. Find that the CPA does not change the City's official forecasts.

The committee had no questions. **The motion carried.**

**2012-367 2011 Livable Communities Transit Oriented Development Funding Recommendations - City of Ramsey (Paul Burns 651 602-1106)**

Manager of Livable Communities Paul Burns presented the staff report and proposed actions to the Community Development Committee.

Chávez moved, seconded by Rummel that the Metropolitan Council award the City of Ramsey \$650,369 for *The COR – Center Street* project, with a grant term expiration date of December 31, 2015, and \$100,000 for the *Mississippi Skyway* Pre-Development project, with a grant term expiration date of December 31, 2014, from the 2011 Livable Communities Demonstration Account Transit Oriented Development grant program.

Mr. Burns explained that the grant awards recommended for the City of Ramsey had reserved from the April 2012 Council action on the 2011 Livable Communities Act Transit Oriented Development grant awards, pending resolution of a comprehensive plan amendment the City had proposed. The Community Development Committee resolved the comprehensive plan issue in the agenda item that preceded this item; therefore action on these two grant applications was in order.

Council member Wulff asked what developments would be catalyzed by *The COR – Center Street* project. Tim Gladhill, Development Services Manager for the City of Ramsey, described several projects either under construction or in the planning stages. **The motion carried.**

## **INFORMATION**

Land Use Advisory Committee Report (Deb Detrick 651 602-1327; Jon Commers 651 645-4644)  
Committee member Jon Commers provided information to the Community Development Committee on the activities of the Land Use Advisory Committee. He highlighted the Healthy Planning Initiative, Reviews of Comprehensive Plan Updates, and Land Use and Planning Resources reports.

Affordable Housing Production in 2011 – continued discussion from 11/5 CDC meeting (Libby Starling 651 602-1135)

Research manager Libby Starling explained the data on her presentation on Affordable Housing Production in 2011 and answered questions from the Community Development Committee regarding methodology, overall need, land use around clusters and development opportunities.

## **ADJOURNMENT**

The next regularly scheduled CDC meeting will be held on December 17, 2012 at 4:30 p.m. in the Council Chambers.

Business completed Chair Cunningham adjourned the meeting at 6:40 p.m.

Respectfully submitted,

Michele Wenner  
Recording Secretary