TWIN CITIES METROPOLITAN COUNCIL
Livable Communities Program
Transit-Oriented Development Grants

Adam Maleitzke, Senior Planner
Livable Communities Transit-Oriented Development Grants (LCA-TOD)

Overview
Minnesota
Transitways Operational by 2020
LCA-TOD-Eligible Areas
27 Municipalities
2030 Transitway Plan
# Livable Communities Act (LCA) Grants

1995 State Statute: three original accounts 1996-2012

<table>
<thead>
<tr>
<th></th>
<th>LCDA</th>
<th>TBRA</th>
<th>LHIA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Demonstration</strong></td>
<td>$10.5m</td>
<td>$5m</td>
<td>$1.5m</td>
<td>$17m</td>
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<tr>
<td><strong>Environmental Cleanup</strong></td>
<td></td>
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<tr>
<td><strong>Affordable Housing Gap Financing</strong></td>
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<tr>
<td><strong>Number of Grants Awarded</strong></td>
<td>256</td>
<td>360</td>
<td>147</td>
<td>763</td>
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<tr>
<td><strong>Funding Awarded</strong></td>
<td>$138m</td>
<td>$98m</td>
<td>$27m</td>
<td>$263m</td>
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</table>
**LCA-TOD Grants**

Hybrid category established 2011, two grant cycles

<table>
<thead>
<tr>
<th></th>
<th>LCDA-TOD</th>
<th>TBRA-TOD</th>
<th>total</th>
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<tbody>
<tr>
<td><strong>Demonstration</strong></td>
<td>$4-5m</td>
<td>$3m</td>
<td>$7-8m</td>
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<td><strong>Environmental Cleanup</strong></td>
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<td><strong>Annual Funding Available</strong></td>
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<tr>
<td><strong>Number of Grants Awarded</strong></td>
<td>25</td>
<td>13</td>
<td>38</td>
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<tr>
<td></td>
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<tr>
<td><strong>Funding Awarded</strong></td>
<td>$20.6m</td>
<td>$5.6</td>
<td>$26.2</td>
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</table>
LCA-TOD Grants

LCA-TOD Grants Have Catalyzed:

• $449 million in private investment
• $43 million in other public investment
• Over 4,000 jobs
• Over 6,000 housing units, 2,240 of which will be affordable

Junction Flats, North Loop, Minneapolis
Eligible LCA-TOD Activities

- Assessment of current conditions
- Identification of development area
- Visioning process
- Concept planning
- Identify specific development project
- Project feasibility studies
- Analysis of alternatives
- More detailed design plans
- Financing options
- Formal approvals process

LCDA-TOD

TBRA-TOD

Pre-Development

2011

2013

TOD Zoning

Implementation
Eligible LCA-TOD Activities

- Site Acquisition
- Publicly-accessible infrastructure:
  - streets
  - utilities/relocation
  - stormwater
  - sidewalks, paths
  - parking structures
  - transit facilities
- Placemaking
- Design/engineering of items above

LCDA-TOD

TBRA-TOD

Development

University and Dale Site, before redevelopment

Frogtown Square, Green Line LRT, Saint Paul
Eligible LCA-TOD Activities

LCDA-TOD
- Assessment of current conditions
- Identification of development area
- Visioning process
- Concept planning
- Identify specific development project
- Project feasibility studies
- **Analysis of alternatives, identify cleanup needs**
- More detailed design plans
- Financing options
- Formal approvals process

TBRA-TOD
- Site Investigation

2012

2013

TOD Zoning
Eligible LCA-TOD Activities

<table>
<thead>
<tr>
<th>LCDA-TOD</th>
<th>TBRA-TOD</th>
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<tbody>
<tr>
<td>Cleanup</td>
<td></td>
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</tbody>
</table>

- Asbestos and lead-based paint abatement
- Cleanup of contaminated soils

Jaguar Site, before redevelopment

222 Hennepin, Downtown Minneapolis
Livable Communities Transit-Oriented Development Grants (LCA-TOD)

2013 Grant Cycle
## Fund Distribution Plan

**JAN. / FEB.**  
MARCH  
APRIL  
MAY  
JUNE  
JULY / AUGUST  
SEPT. / OCT.  
NOVEMBER

**Adopted by Council on March 20th**

<table>
<thead>
<tr>
<th>Award Limits:</th>
<th>LCDA-TOD</th>
<th>TBRA-TOD</th>
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<tbody>
<tr>
<td>Funding Available</td>
<td>Dev: $5m</td>
<td>Dev: $3m</td>
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<tr>
<td></td>
<td>PreDev: $500k</td>
<td>SiteInvest: $250k</td>
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<tr>
<td>Award Limit</td>
<td>$2m for all apps, <em>per city</em></td>
<td>$1m per application</td>
</tr>
<tr>
<td>Number of Applications</td>
<td>3 per city</td>
<td>3 per city</td>
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</table>
Application Workshops

- Meetings held throughout the region for applicants, consultants, and developers
- Overview of application process
- Define Transit-Oriented Development through LCA-TOD criteria

Midway Pointe Senior Housing, Green Line LRT, Saint Paul
Project Concept Plan

- Due April 19th
- Pre-application
- Used in design workshop evaluation
- Staff comments on eligibility provided in May
Design Workshops

- Informal, accessible format fostered discussion
- Landscape architects, planners, architects served on design team
- Developers, city staff, and consultants participated
- Several projects were improved in response to recommendations
Pre-Development Award

- $100,000 to Saint Louis Park for Form-Based Code
- Three station areas along Southwest Corridor

Towerlight Apartments, Future Southwest LRT, Saint Louis Park
Step 1 Review

JAN. / FEB.
MARCH
APRIL
MAY
JUNE
JULY / AUGUST
SEPT. / OCT.
NOVEMBER

Eligible for Review: 8 projects, 3 communities
Step 1 Review

Six Categories (75 points)
- Housing
- **Transit Accessibility, Walkability, Ridership**
- Jobs & Economic Competitiveness
- **TOD Design**
- Environmental Design
- Partnerships and Readiness

Quantitative Criteria
- Level of transit service
- Transit commuting potential
- Walk/bike commuting potential
- Intersection density, block size
- Walk route to station
- Walkscore, mix of uses
- Floor-area ratio, Dwelling units per acre, job density
- Intensity
- Residential parking ratio
- Site perviousness
- Acres of land cleaned
- Runoff
Step 1 Review

JAN. / FEB.
MARCH
APRIL
MAY
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NOVEMBER

Six Categories (75 points)
- Housing
- **Transit Accessibility, Walkability, Ridership**
- Jobs & Economic Competitiveness
- **TOD Design**
- **Environmental Design**
- Partnerships and Readiness

Qualitative Criteria
- Quality of TOD plan, TOD zoning
- TOD strategies identified
- Site and building design
- Mix of uses
- Parking and transportation
- Connectivity
- Stormwater performance
- Preservation/enhancement of natural resources
- Green building design

Station Area Checklist Questions
- Urban design, Land Use, Walkability

[Image and diagram showing the distribution of points across categories]
Livable Communities Advisory Committee

JAN. / FEB.  
MARCH  
APRIL  
MAY  
JUNE  
JULY / AUGUST  
SEPT. /  
OCT.  
NOVEMBER

3 Categories (45 points)
- **TOD Demonstration/Model**  
- **Catalytic Potential**  
- **Readiness**

Housing Performance Score  
*up to 10 points added after threshold is met*

Central Station Hotel  
Blue Line LRT, Bloomington  

Five15 on the Park  
Blue Line LRT, Minneapolis
Funding Recommendations

- Community Development Committee
- Metropolitan Council
Livable Communities Transit-Oriented Development Grants (LCA-TOD)

Issues & Initiatives
Ongoing Issues

1. Determining eligible grant-funded activities
2. Demonstrating a market for transit-oriented, vs. transit-adjacent development
3. Regional balance
4. Outreach
5. Project changes
6. Length of grant review
Livable Communities Transit-Oriented Development Grants (LCA-TOD)

Project Profile:
Hamline Station
Hamline Station Area  SAINT PAUL
Hamline Station Project
PROJECT FOR PRIDE IN LIVING, INC.
Hamline Station Project
PROJECT FOR PRIDE IN LIVING, INC.

TBRA-TOD: $500,612
Soil remediation, demolition

LCDA-TOD: $2,000,000
Land acquisition, utility relocation

108 affordable units at 50%, 60% AMI
Over 14,000 sq. ft. of commercial space

Transit-oriented features:
- Internal, external connections
- Public plaza
- Community room
- Retail
- Walk-up units
- Tot lot
- Setback
- Stormwater vault
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