2013 Metropolitan Council Livable Communities Fund Transit-Oriented Development Grants
LCA Grant Accounts

• Tax Base Revitalization Account (TBRA)
• Local Housing Incentives Account (LHIA)
• Livable Communities Demonstration Account (LCDA)
  • Transit-Oriented Development (TOD) grants from LCDA and TBRA accounts
LCA Funding Sources

The LCA establishes the funding sources for each of the active accounts:

- **TBRA** -- a property tax levy established in the Council’s annual budget, which may not exceed $5,000,000.

- **LCDA** -- a property tax levy established in the Council’s annual budget, $11,000,000

- **LHIA** -- $500,000 from the LCDA plus $1,000,000 annually from the Council’s general fund.
LCA TOD Overview

- LCA-TOD Grants help fund:
  “Moderate to higher density development projects located within easy walking distance of a major transit stop that typically contains a mix of uses such as housing, jobs, restaurants, shops, and entertainment and is oriented to the transit stop. These development projects offer people of all ages, backgrounds, and incomes abundant, convenient and affordable transportation choices and the opportunity to live active lives.”
LCA-TOD- Eligible Areas
2013 LCA TOD Funding

- **LCDA TOD:** $5 million, with up to $500,000 for Pre-Development grants
  - Sources:
    - $3 M LCDA Levy
    - $1 M Council Reserves
    - $1M Account Fund Balance/Relinquishments
- **TBRA TOD:** $3 million, with up to $250,000 for Cleanup Site Investigation grants
  - Source: Account Fund Balance/Relinquishments
LCA TOD Pre-Development and Site Investigation Grants

- architectural work to generate site plans;
- design workshops for development alternatives;
- financial analysis to determine project feasibility;
- project market study;
- appraisals;
- project-specific stormwater management plans;
- soil testing; and
- environmental, fiscal, traffic, or gentrification impact analysis
- TOD zoning implementation tools
LCA TOD Development Grant
Uses and Terms

• Basic public infrastructure to support the project
• Site assembly and contamination cleanup for the project
• Placemaking public improvements & other public elements that enhance the functional connectivity of the project
• 3-year term
  – 2-year extension possible
  – Grant-Funded Activities must be completed within grant term
  – Construction on project must at least commence during term
TOD Development Grant Uses
Potential Grant-Funded Activities to support a Development Project

Fruitvale Village, Oakland, CA
Image © PGA Design, Inc.

SHOWN IN Example IMAGE:
- Lighting
- Placemaking
- Transit shelters
- Public/shared use parking structures
- New or realigned streets
- Stormwater management improvements
- Utilities
- Other: Land Acquisition. Environmental cleanup
LCA TOD Calendar

• Project Concept Plans due Mid April
• Optional Design Workshop in Early May
• Full applications due in mid summer
• Awards - December
LCA-TOD Design Workshops

• Opportunity to make project more competitive before full submission on July 1st
• Optional – indicate interest on PCP application that is due April 19th
• Workshops held May 13th and 17th
• 30 minute-long session for each project
• Developers and application preparers were encouraged to attend, but applicant was required
LCA TOD Application Review

Two Step Process:

• Step One – Internal Staff Review Team – Technical and Council Policy Criteria

• Step Two – 13-Member Livable Communities Advisory Committee – TOD Innovation and Demonstration Value, Catalytic Potential and Readiness
# LCA-TOD Evaluation Criteria

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Points</th>
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<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Transit access/design/ridership impacts</td>
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<tr>
<td>Jobs/Economic Competitiveness</td>
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<td>TOD Design</td>
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<td>Sustainability/Environmental (New)</td>
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<td>Leverage/Partnerships</td>
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<td><strong>Step 1 Total</strong></td>
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<td>TOD Innovation/Demonstration</td>
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<td>Catalytic Potential</td>
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<td>Readiness 15</td>
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<td><strong>Step 2 Total</strong></td>
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<td><strong>TOTAL</strong></td>
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<td>Housing Performance Score</td>
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Defining TOD: Step 1 Criteria

Transit Accessibility, Walkability, Ridership

QUALITATIVE
shared/district parking, design elements support walking and bicycling, circulation

QUANTITATIVE
Ridership impacts, block size, amenities, mix of uses, connectedness, intersection density

SCALE:
Station area
Defining TOD: Step 1 Criteria

Transit Accessibility, Walkability, Ridership

Short blocks
Amenities for meeting daily needs, mixed use
Oriented to transit station
Internal pedestrian circulation
Ample, attractive public space
District/shared parking with low ratio
Efficient grid plan
Pedestrian-oriented design

Fruitvale Village, Oakland, CA
Defining TOD: Step 1 Criteria

**TOD Design**

**Qualitative**
Station area plan in place, design guidelines, TOD zoning, articulated+activated facades, mixed use commercial on site or nearby, placement of parking, minimal setbacks

**Quantitative**
Floor-area ratio, residential and commercial density, parking ratio, intensity (workers + residents)

SCALE: Site
Defining TOD: Step 1 Criteria

TOD Design

- Limited setback
- Attractive, articulated building facades
- Oriented to central plaza, directly connected to transit
- Medium-high density mixed use development
- Pedestrian-level lighting
- Places to gather, interact
- Retail/commercial amenities
- Sense of place

Fruitvale Village, Oakland, CA

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All Funded Projects to Date

Over the first two grant cycles, the Council has awarded:
• $26.2 million in grants to 32 projects through LCA-TOD

These projects are expected to help generate:
• $449 million in private investment; $43 in other public investment
• Over 4,000 jobs
• Over 6,400 housing units, 2,240 of which will be affordable
Project Profile

Mill City Quarter
Project Profile
Five15 on the Park
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