

C Community Development Committee
Meeting date: October 3, 2011

ADVISORY INFORMATION	
Date:	September 28, 2011
Subject:	City of Edina Request to Amend the Grandview Small Area Plan LCDA Grant Agreement SG010-136
District(s), Member(s):	All
Policy/Legal Reference:	MN Statutes Sec. 473.25
Staff Prepared/Presented:	Deb Jensen, Grant Administrator, Livable Communities Program – 651.602.1554 Paul Burns, Manager, Livable Communities Program – 651.602.1106
Division/Department:	Community Development/Livable Communities

Proposed Action

That the Metropolitan Council authorize reallocation of a portion of the \$100,000 Livable Communities Demonstration Account (LCDA) pre-development grant awarded to the City of Edina in 2010 for the *Grandview Small Area Plan* project; the reallocation will shift \$20,000 from market and financial analysis to community needs analysis, a redevelopment phasing plan, and a public participation plan in accordance with a request from the grantee.

Background

Standard Livable Communities Act grant agreement language requires prior approval by the Council’s governing body for reallocations that exceed 20% of any single budget line item.

The original award budgeted \$30,000 for market and financial analysis. However, the grantee has determined that those activities can be completed for \$10,000 total and would like to shift the remaining \$20,000 as shown below:

Budget as awarded	Budget as proposed	Activity
\$25,000	\$25,000	Transportation analysis and plan
10,000	15,000	Community needs analysis
10,000	5,000	Market analysis
20,000	30,000	Redevelopment phasing plan
15,000	20,000	Public participation plan
20,000	5,000	Financial analysis of redevelopment plan
\$100,000	\$100,000	Total award

Rationale

Staff supports this request. Reallocation of the funds will allow for more public participation and a more intentional phasing plan.

Funding

This action would have no impact on funding.

Known Support / Opposition

There is no known opposition to the budget reallocation request.

REVISED PROJECT SUMMARY

Applicant:	City of Edina	Type:	SG010-136 Pre-Development
Project Name:	Grandview Small Area Plan		
Project Location:	Vernon Avenue and TH 100		
Council District:	5 – Steve Elkins		

Project Description:

In April 2010, the City of Edina prepared a Small Area Guide Plan Study through the use of a Community Advisory Team (CAT) that included a group of residents, as well as business and property owners. The CAT developed a set of guiding principles for the larger Grandview District to steer future redevelopment and investments in the District. The CAT made a set of recommendations to the City Council regarding the current and future use of the district, including the future use of the Public Works site, which was abandoned by the City in August 2010 when construction on the new Public Works Facility was completed. The CAT reached consensus on a number of issues, including the importance of continued mixed-use development, the future use of the current heavy rail corridor for transit, and the careful incorporation of public green space into any final redevelopment. The CAT also recommended that the current business and commercial mix remain in place as important economic and community benefits for the immediate area. The district is also home to the Edina Public Schools transportation facility for school buses. The long-term goal would be to relocate that facility to free up the current site for redevelopment. There are significant economic challenges for the school district in attaining this goal; an important aspect of any small area plan would be a comprehensive financial and market analysis to assist in determining solutions.

Funding:

Amount awarded: \$100,000

Amount Awarded	Revised Budget	Use of Funds	Scheduled Completion Date
\$25,000	\$25,000	Transportation analysis and plan	04/2011
10,000	15,000	Community needs analysis	05/2011
10,000	5,000	Market analysis	06/2011
20,000	30,000	Redevelopment phasing plan	08/2011
15,000	20,000	Public participation plan	12/2011
20,000	5,000	Financial analysis of redevelopment plan	06/2011
\$100,000	\$100,000		