

# Proposed Amendment to the LCA 2011 Fund Distribution Plan

## Transit Oriented Development (TOD) Grant Category

# LCA TOD Fund – Categories of Grants

LCDA – TOD pre-development  
TOD development

TBRA – TOD site investigation  
TOD clean up

# TOD Areas

## ❑ Transit Improvement Areas (TIA) and TIA – Eligible Station Areas

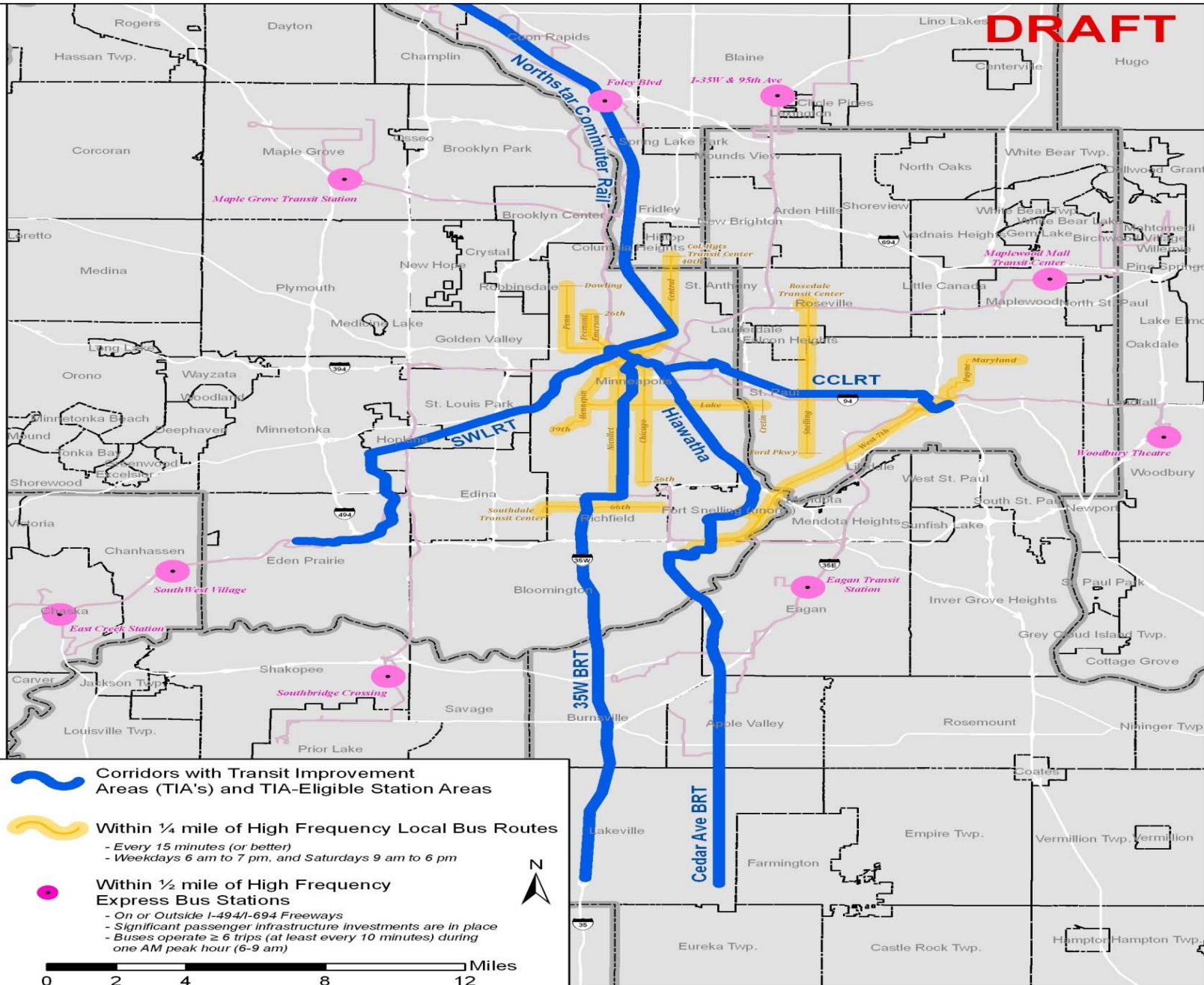
- Transit Improvement Areas (TIAs) were established by 2008 legislation (Minn. Stat. 469.35 & 469.351) which gives DEED the authority to award TIA designation to specially designated tracts of land near transit stations
- There are 71 TIAs and TIA–eligible station areas

## ❑ Areas within ¼ mile along high frequency local bus lines

## ❑ Areas within ½ mile radius of bus stops on high frequency routes where significant station / park and ride infrastructure is in place – 9 locations

# LCA TOD - Eligible TOD Areas

**DRAFT**



**Corridors with Transit Improvement Areas (TIA's) and TIA-Eligible Station Areas**

**Within ¼ mile of High Frequency Local Bus Routes**

- Every 15 minutes (or better)
- Weekdays 6 am to 7 pm, and Saturdays 9 am to 6 pm

**Within ½ mile of High Frequency Express Bus Stations**

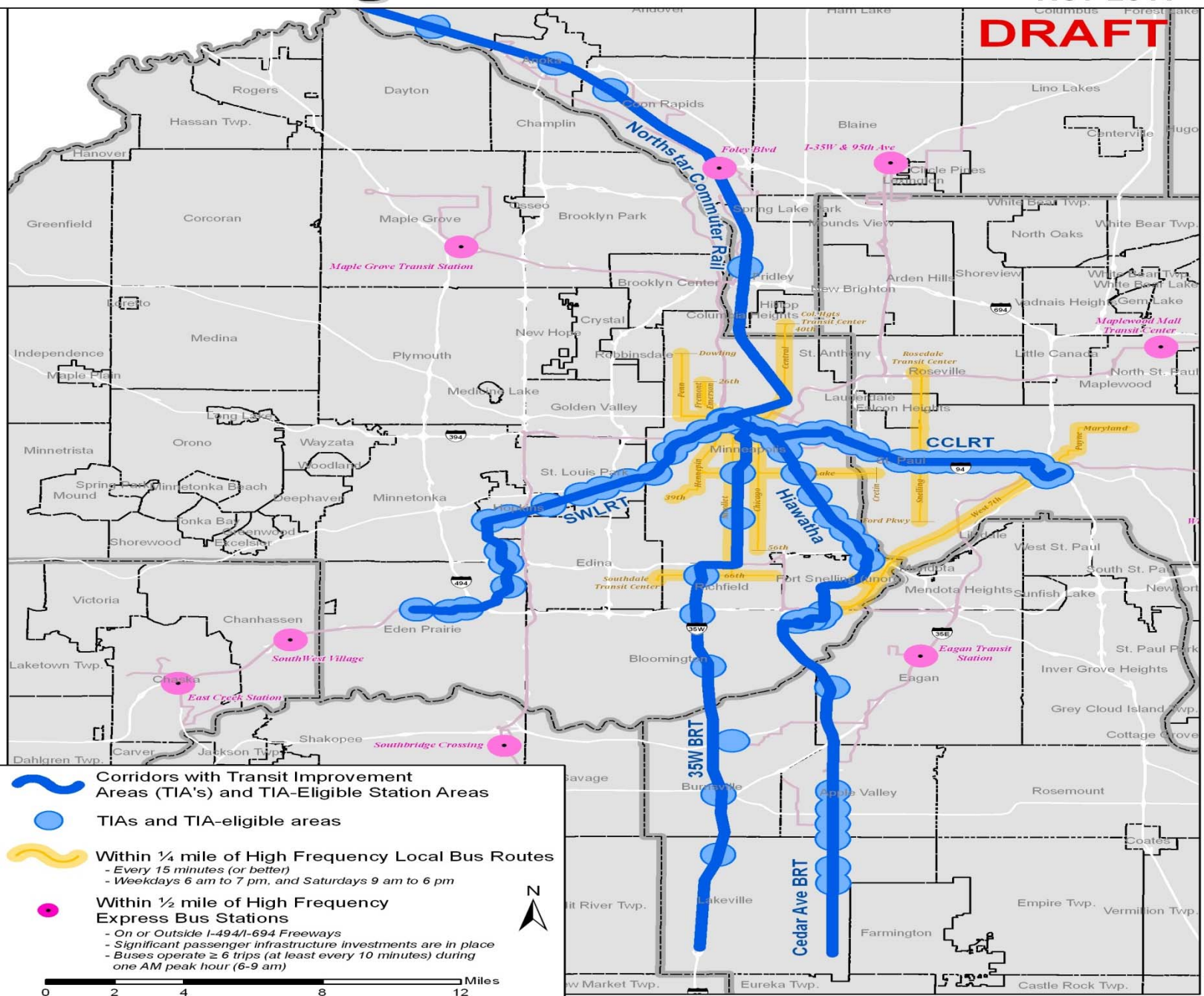
- On or Outside I-494/I-694 Freeways
- Significant passenger infrastructure investments are in place
- Buses operate ≥ 6 trips (at least every 10 minutes) during one AM peak hour (6-9 am)

Miles

0 2 4 8 12

# LCA TOD - Eligible TOD Areas

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**Legend**

- Corridors with Transit Improvement Areas (TIA's) and TIA-Eligible Station Areas
- TIA's and TIA-eligible areas
- Within 1/4 mile of High Frequency Local Bus Routes
  - Every 15 minutes (or better)
  - Weekdays 6 am to 7 pm, and Saturdays 9 am to 6 pm
- Within 1/2 mile of High Frequency Express Bus Stations
  - On or Outside I-494/I-694 Freeways
  - Significant passenger infrastructure investments are in place
  - Buses operate ≥ 6 trips (at least every 10 minutes) during one AM peak hour (6-9 am)

**Scale:** 0 to 12 Miles

**North Arrow:** N

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# Program Parameters

- Applications must be for eligible activities in the previously described TOD Areas
- Amounts for each account to be made available in 2011:
  - LCDA – \$8M
  - TBRA – \$5M
- Maximum grant amount per application:
  - LCDA – \$1M, \$2M for site acquisitions
  - LCDA Pre-development – \$100K
  - TBRA – \$500K
  - TBRA Site Investigation – \$100K
- Maximum number of applications:
  - No more than 3 applications per city for LCDA grants
  - No more than 6 applications per city for TBRA grants
- No single applicant can be awarded more than 50% of the LDCA funds
- Funding schedule:
  - Dec 2011 – Notice of Funding Availability
  - Feb 2012 – Applications due
  - Mar 2012 – CDC recommends grant awards
  - Mar 2012 – Metropolitan Council awards grants

# Program Criteria/Threshold

In the TOD Area for which funding is sought:

Transit Oriented Development (TOD) standards such as those in the *Council's Guide for TOD* in place now or within 36 months of grant award:

- Residential density minimum:
  - Rail – 30 to 75 units/acre    Bus – 15 to 50 units/acre
- Employees per acre minimum (50 to 200/acre)
- Minimum Floor Area Ratio (FAR) (Rail 1.5 to 3) (Bus .5 to 3)
- Pedestrian favored building design
  - Pedestrian – scale building setbacks
  - Short blocks/pedestrian connections between adjacent buildings
  - Limited parking/structured parking not adjacent to platform areas
- Mixed uses in close proximity

Walkability/Bikeability

# Equity and other Criteria/Threshold

In place now or will be within 36 months of grant award:

City has adopted a policy/plan/guideline or other official local control to:

- Address the preservation of affordable housing units in the TOD area

**AND:**

the addition of affordable housing units in the TOD area

**OR**

the addition of higher value housing in lower income areas to achieve a mix of housing opportunities

- Address how it will proactively and intentionally address gentrification
- TOD Area planning is consistent with the city's comprehensive plan
- Adoption of the vision, goals, and principles of the Corridors of Opportunity Initiative including the principle of Equitable Development

The proposed activity will have the potential to enhance the tax base of the City within the TOD area



# Ranking Criteria

- For all proposals – up to 70 pts.
- For site acquisition applications – up to 30 pts.
- For all other requests – 30 pts.

# Reporting Requirements

