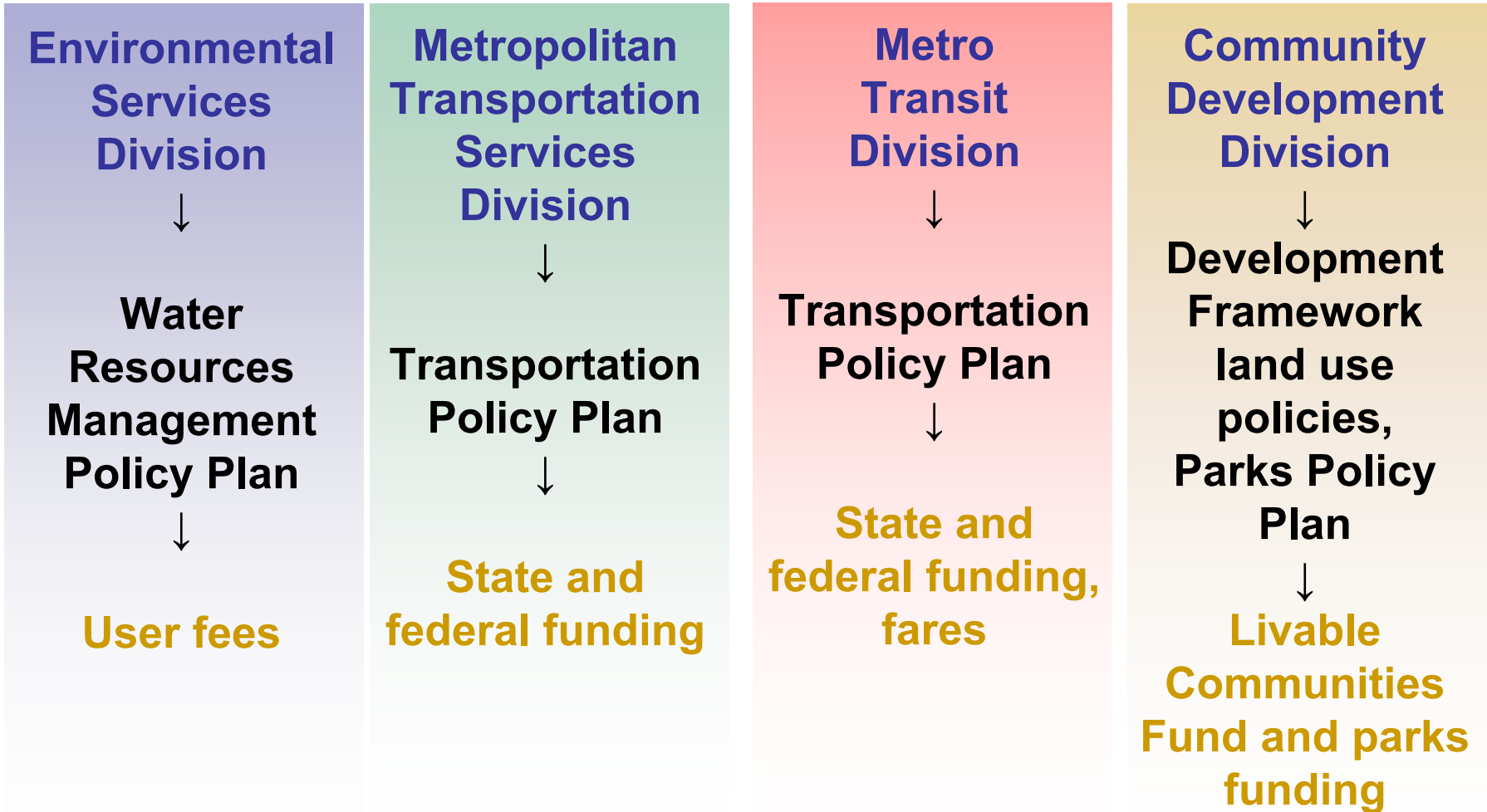


Livable Communities Program

Report to the Metropolitan Council

October 24, 2007

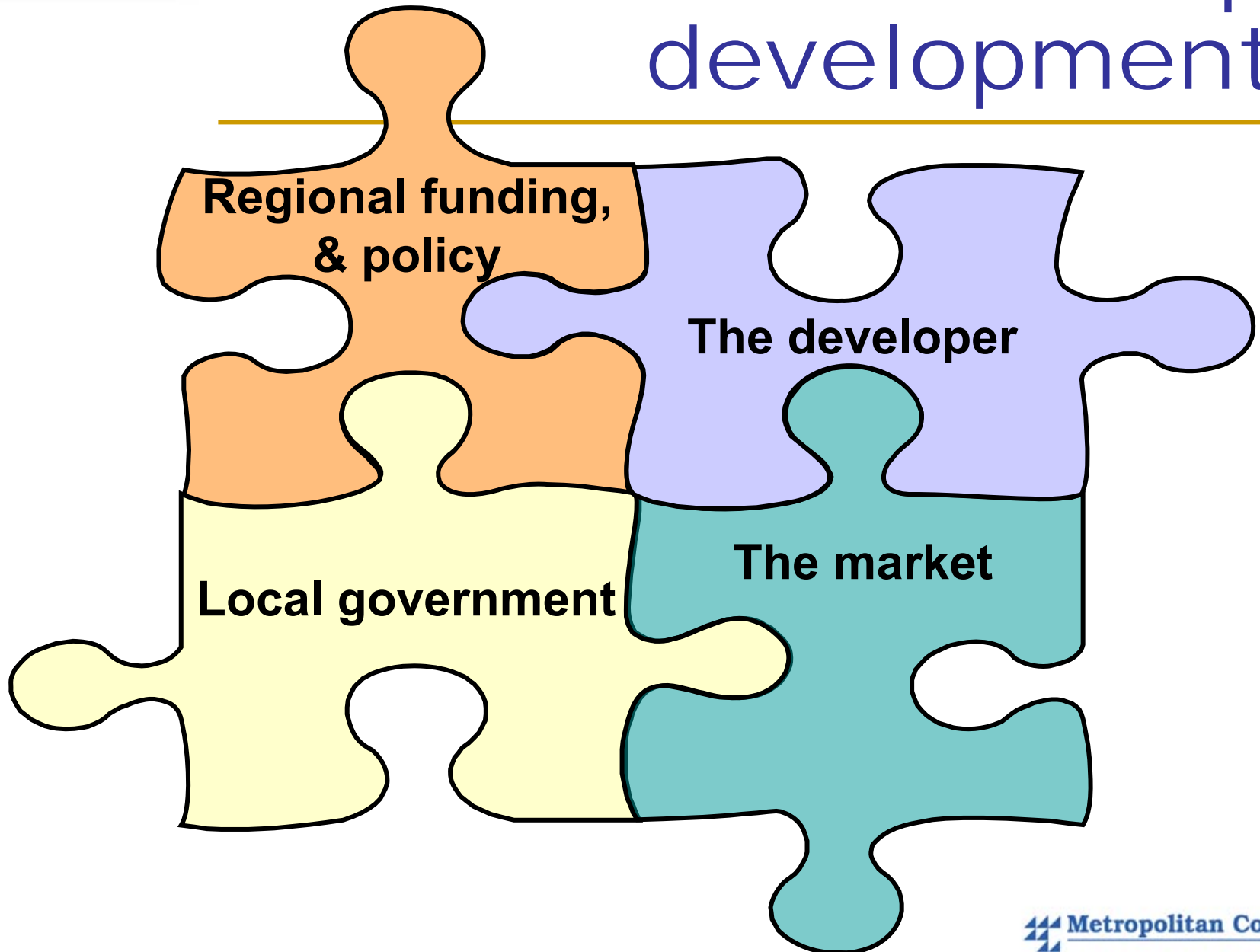
Implementing regional policies



Program summary 1996 - Present

Tax Base Revitalization Account	Livable Communities Demonstration Account	Local Housing Incentives Account
227 grants	143 grants	102 grants
35 communities	47 communities	52 communities
\$68.17 million	\$74.67 million	\$16.51 million

Partnership development



Short term funding, long term projects

Grant



Begin
project

End
project

The TBRA program

- Cleans up contamination to prepare sites for redevelopment
- Provide the highest public benefits for costs incurred
- Considers joint funding of other partners to maximize impact

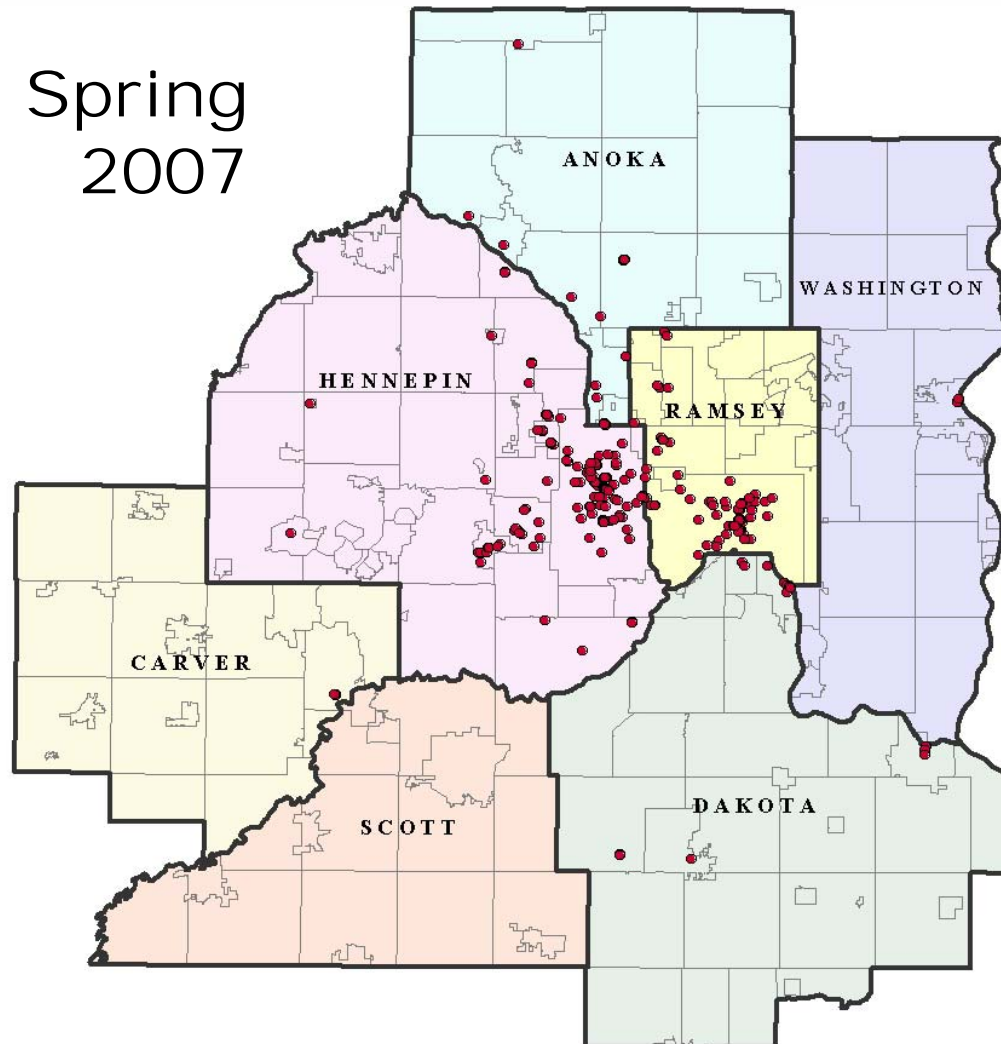
Barriers to redevelopment

- 2,431 identified brownfield sites metro-wide
- 9,606 other sites known to be affected by petroleum (Leaking underground or aboveground storage tanks)

(Source: MPCA)

TBRA awards

1996 - Spring
2007



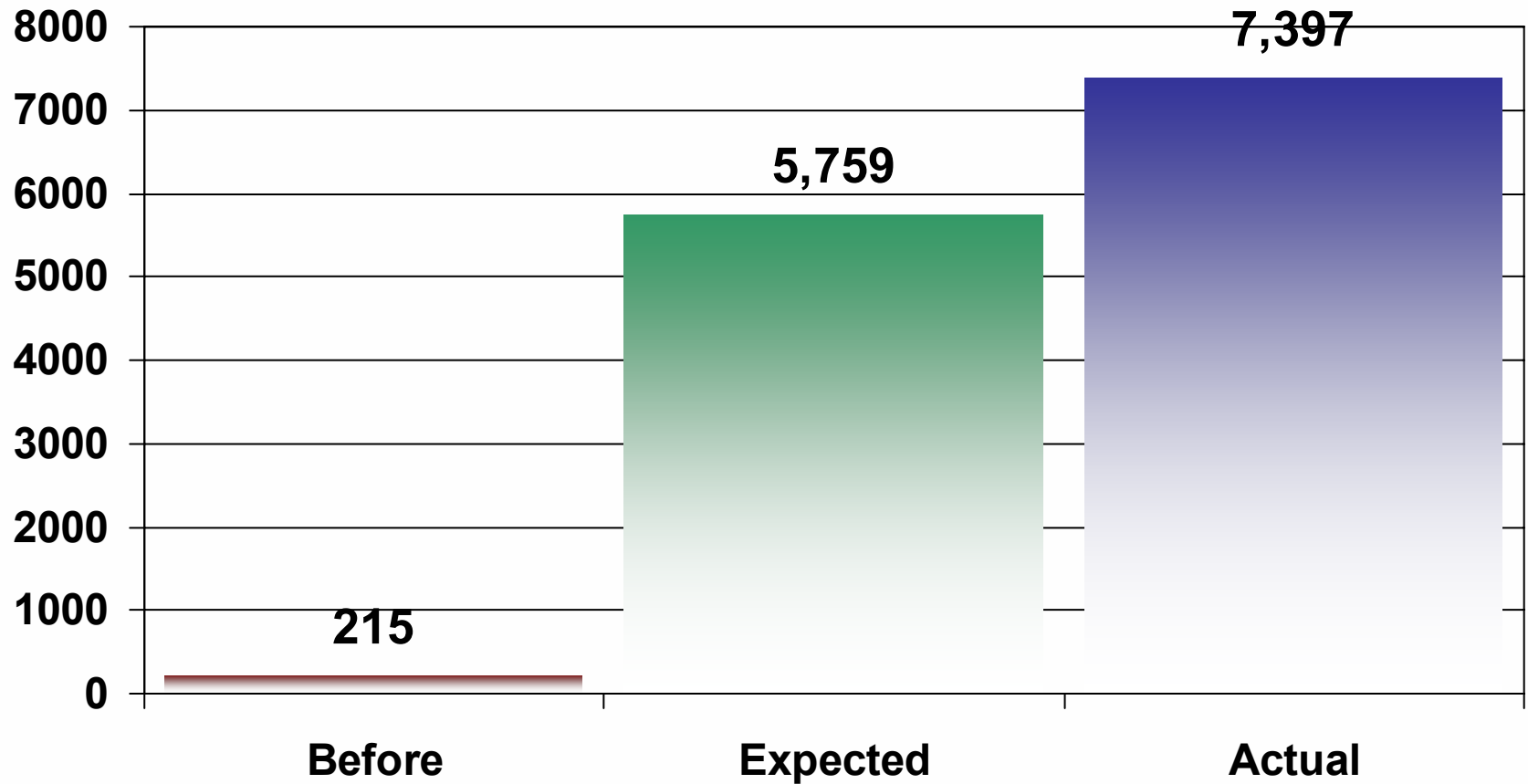
Accomplishments

- Redevelopment, adaptive reuse and infill of sites in the developed and developing communities
- Efficient use of infrastructure
- Revitalization of underproductive land
- Helps implement regional policy and local comprehensive plans

Evaluation results

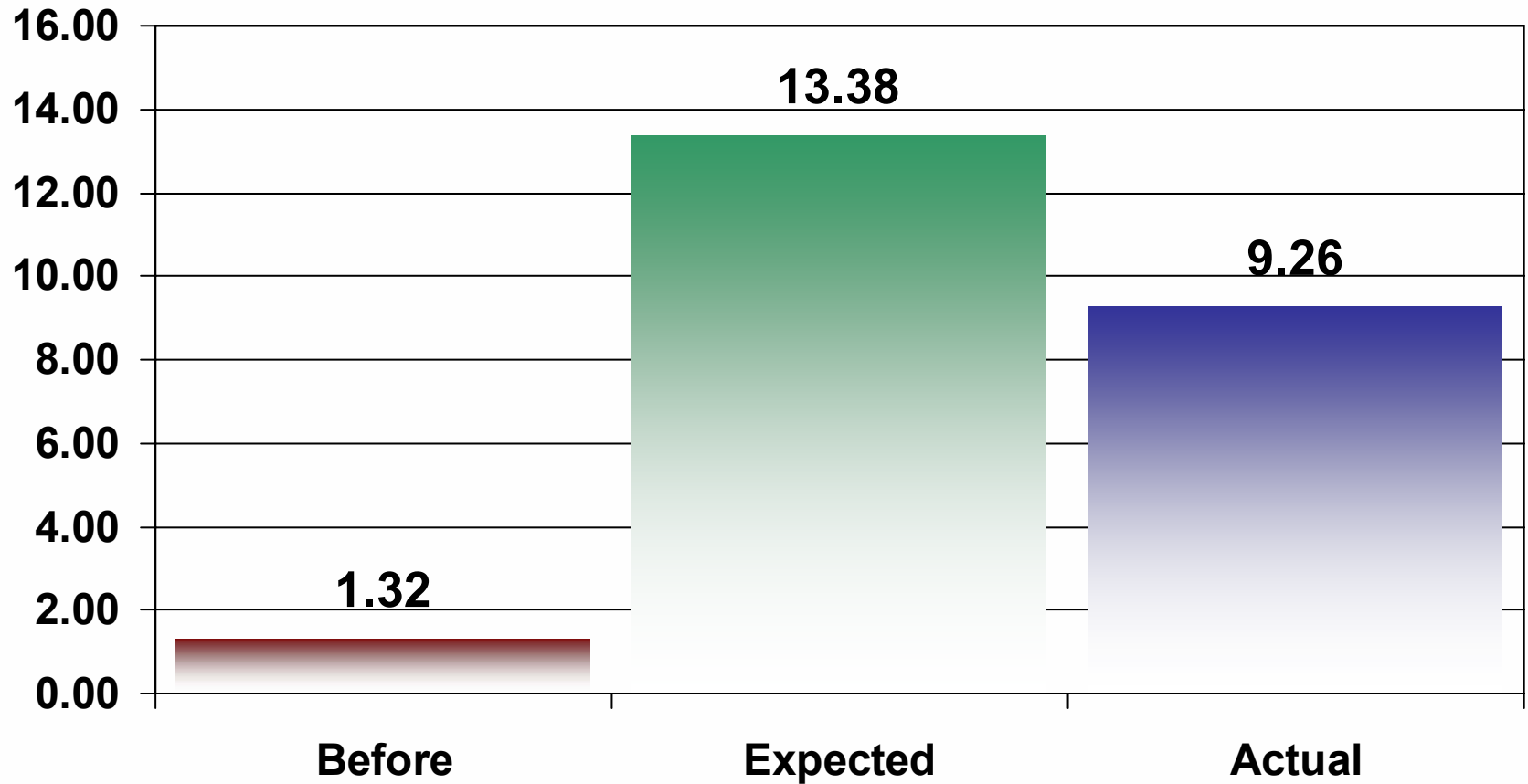
- Sample of 52 completed redevelopments
- Increase in jobs: new and retained FTEs
- Increase in net tax capacity
- Private investment

Increase in jobs



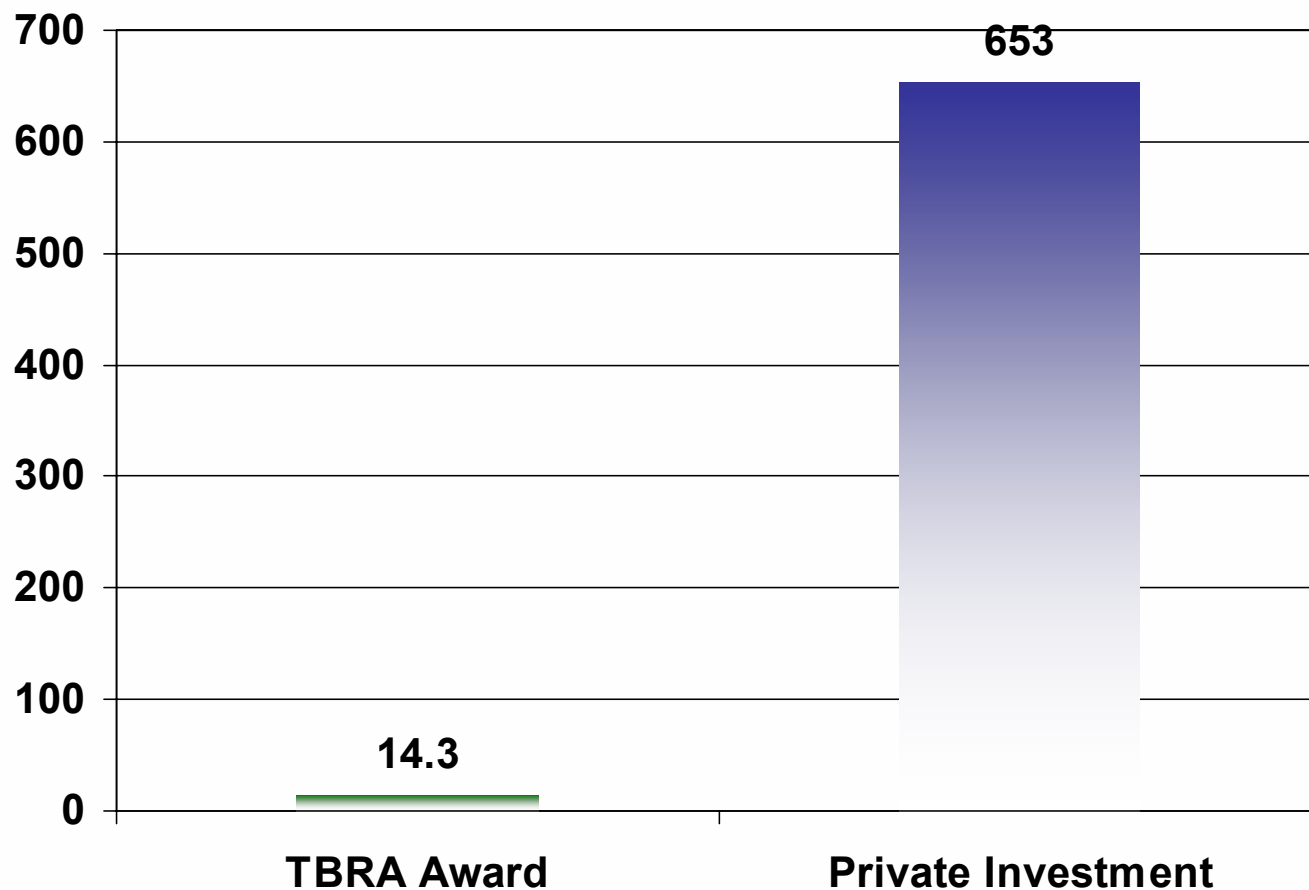
Increase in annual net tax capacity

millions



Private Investment

millions



LCA

TBRA

Adaptive re-use: Sears: Lake Street



LCA

TBRA

Industrial to residential:

Columbia Heights: Park View



LCA

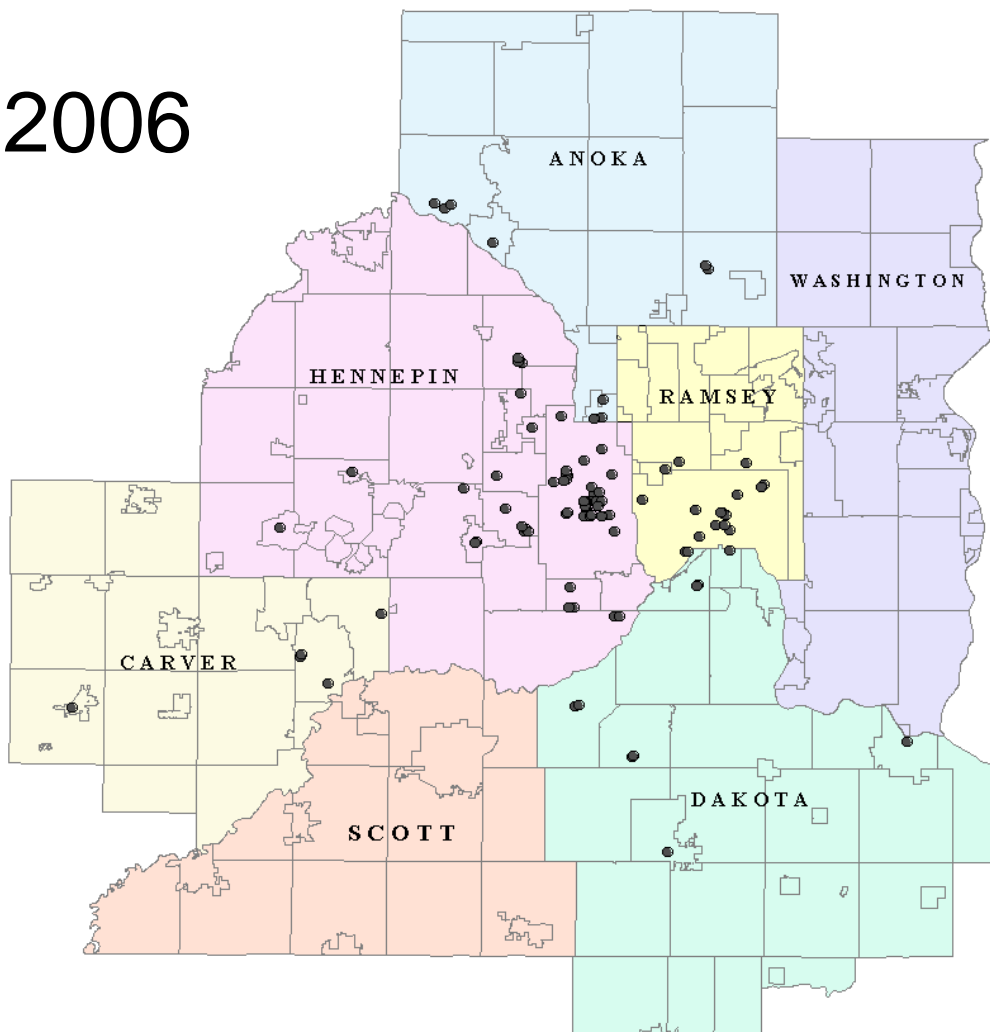
TBRA

Industrial infill: Minneapolis Business Center



Funded projects

1996 - 2006

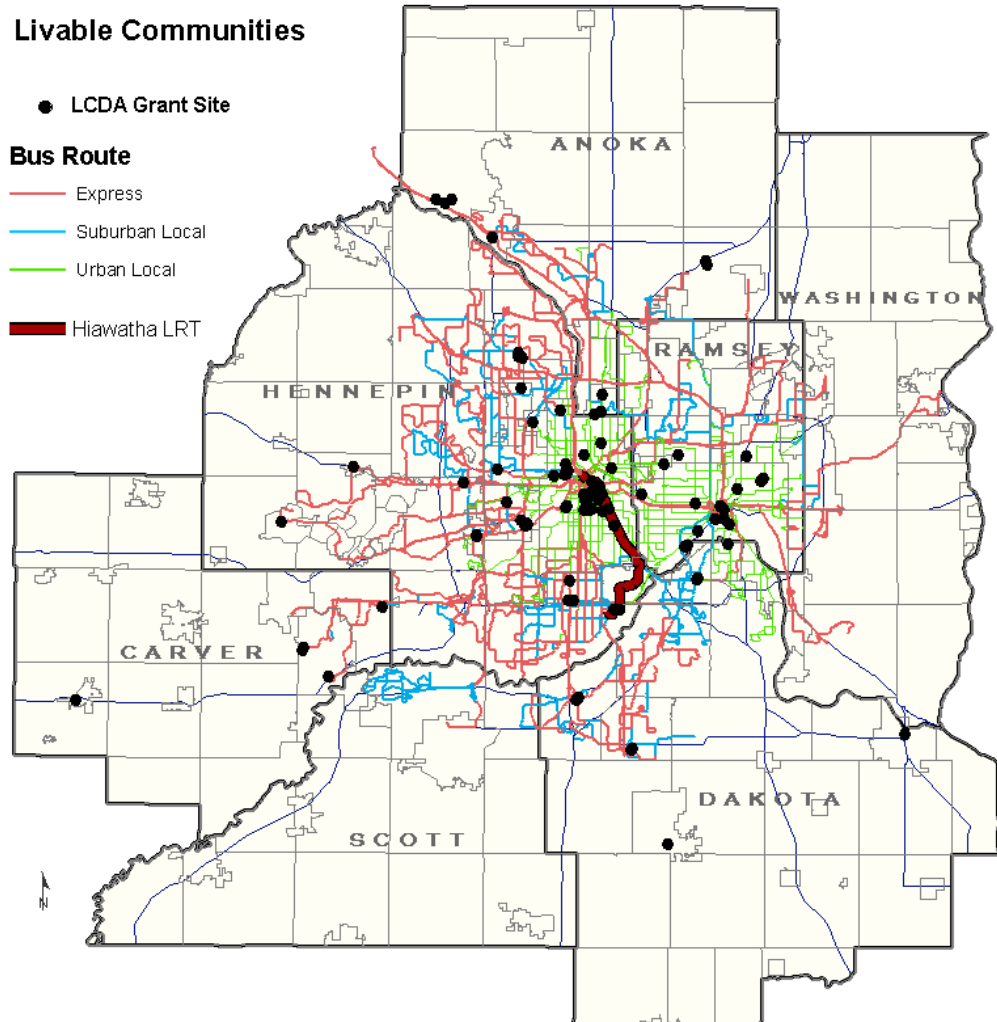


The LCDA program

- Demonstrates innovative land use models
- Implements Council policy to use land efficiently and connect development patterns
- Demonstrates market viability for mixed-use, connected development

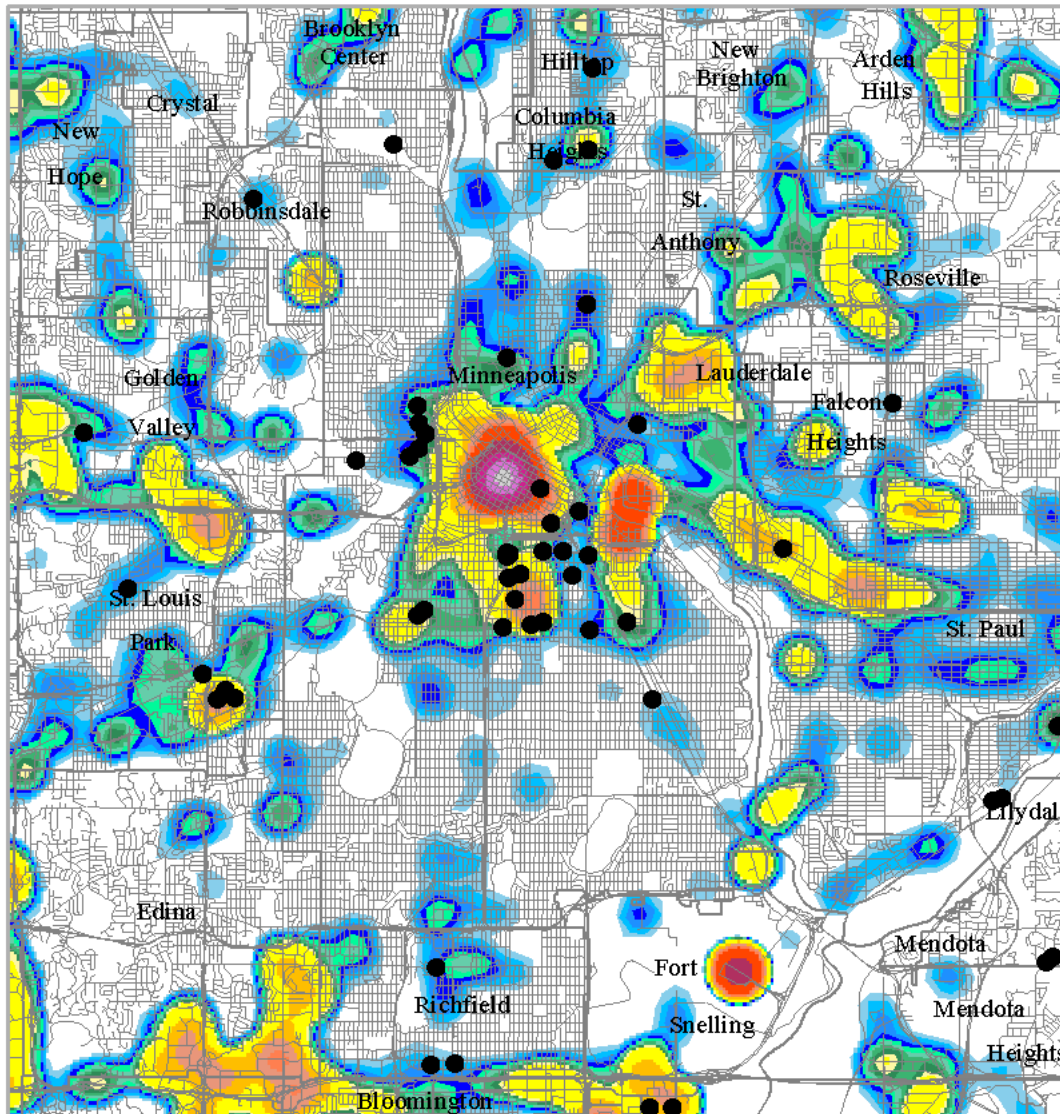
Regional results

Projects connect transit with land use to implement regional policy



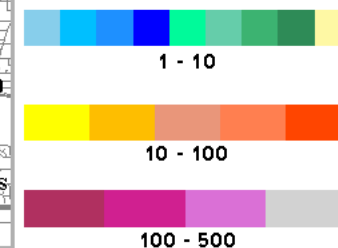
Regional results

Projects help connect housing, jobs and services



2000 Employment Density

Jobs per Acre



Regional results

Projects
use land
efficiently

Main Street
redevelopment
in Hopkins –
Marketplace
Lofts



Regional results

Projects use land efficiently

Old retail
strip became
housing and
neighborhood
commercial
development –

Kensington
Park, Richfield



After

Results: Examples

- **Clover Ridge**
Chaska
- **Heart of the City**
Burnsville
- **Phalen Village**
St. Paul
- **Town Center**
Falcon Heights
- **Marketplace Lofts**
Hopkins
- **Village Creek**
Brooklyn Park
- **Kensington Park**
Richfield
- **Town Center**
Mendota Heights

Market value increase

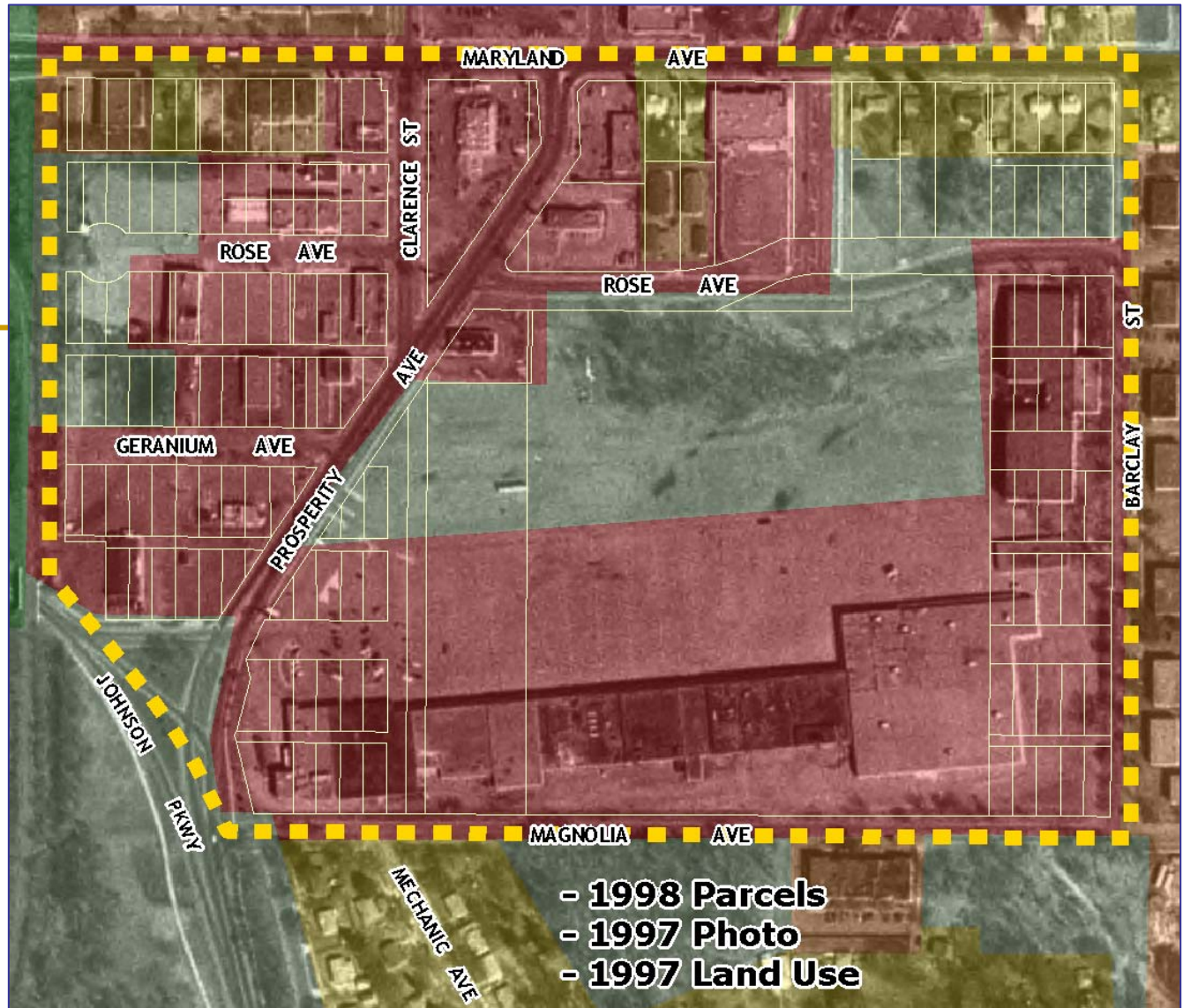
		Total estimated market value	Total market value increase 2000 to 2007
Clover Ridge, Chaska (\$1,715,000 total LCDA)	2000	\$1,370,700	\$141,429,200
	2007	\$142,799,900	
Heart of the City, Burnsville (\$4,112,317 total LCDA)	2000	\$12,541,200	\$34,020,300
	2007	\$46,561,500	
Kensington Park, Richfield (\$500,000 total LCDA)	2000	\$1,972,000	\$1,187,200
	2007	\$3,159,200	
Town Center, Falcon Heights (\$1,000,000 total LCDA)	2000	\$1,668,100	\$11,827,700
	2007	\$13,495,800	

Market value increase

		Total estimated market value	Total market value increase 2000 to 2007
Village Creek, Brooklyn Park (\$3,101,150 total LCDA)	2000	\$6,483,000	\$379,700
	2007	\$6,862,700	
Marketplace Lofts, Hopkins (\$850,000 total LCDA)	2000	\$1,147,700	\$14,398,300
	2007	\$15,846,000	
Phalen Village, St. Paul (\$1,000,000 total LCDA)	2000	\$6,980,800	\$26,416,200
	2007	\$33,397,000	
Town Center, Mendota Heights (\$1,323,400 total LCDA)	2000	\$1,711,100	\$14,775,700
	2007	\$16,486,800	

Phalen Village St. Paul

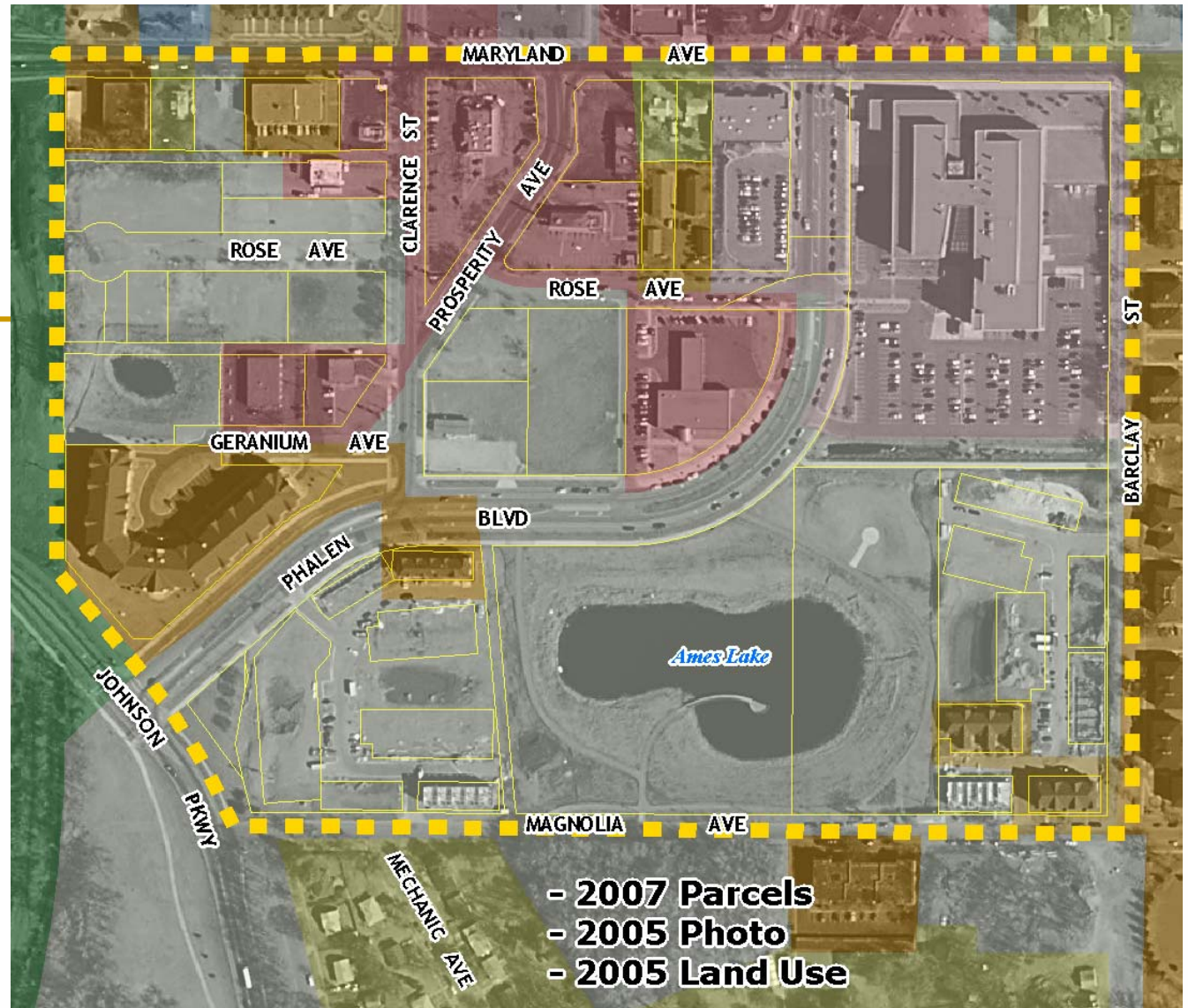
LCDA funds helped remove old shopping center



Phalen Village St. Paul

Ames Lake
and wetland
park spurred
new
investment

Estimated total
market value
increase
2000 to 2007:
\$26,416,200



Clover Ridge Chaska

From
undeveloped
land . . .



Clover Ridge Chaska

To single-family
and multifamily
housing, retail,
community center

Estimated total market
value increase,
2000 to 2007:
\$141,429,200



Heart of the City Burnsville

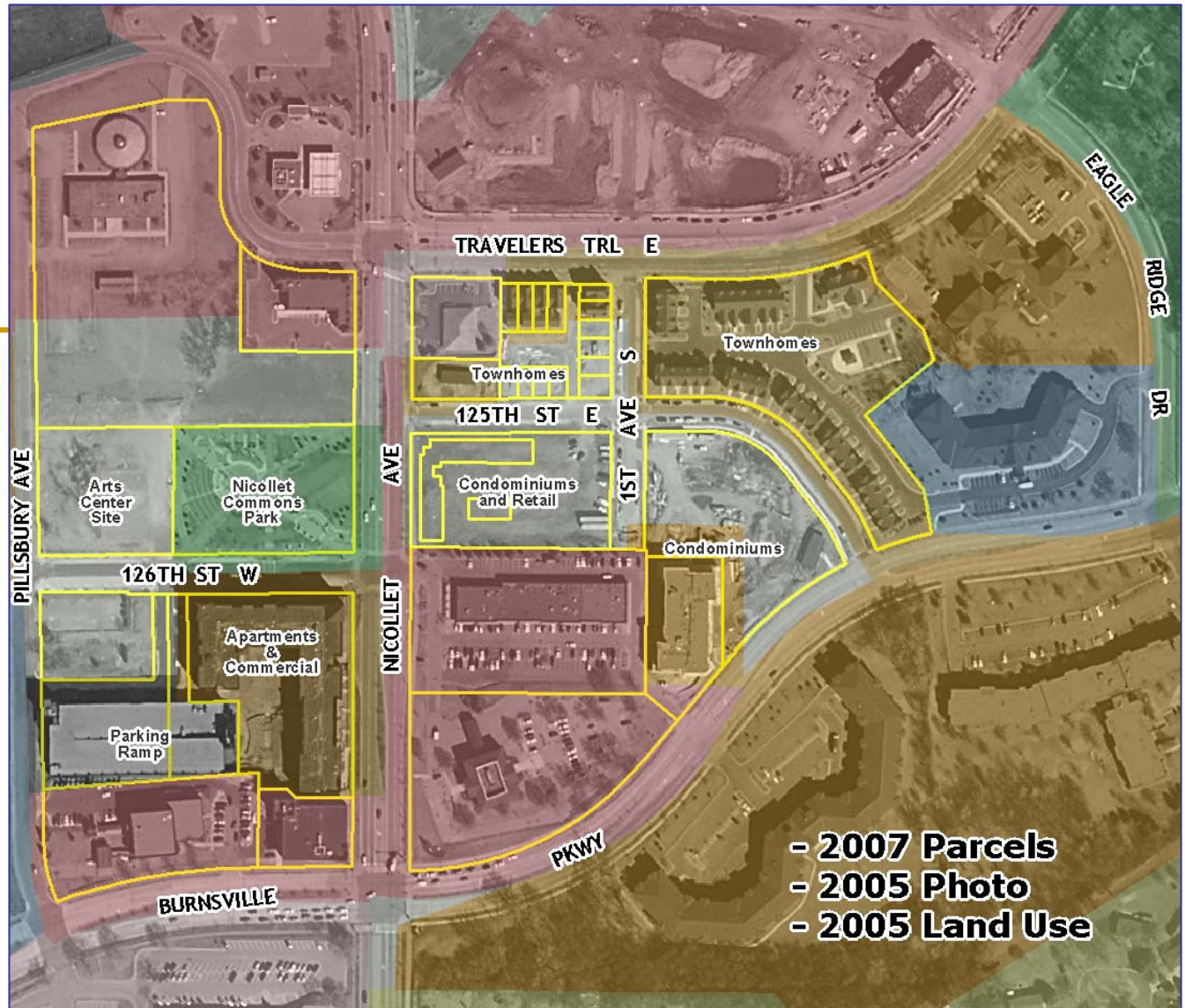
Before
development



Heart of the City Burnsville

New
residential,
commercial,
park,
arts center

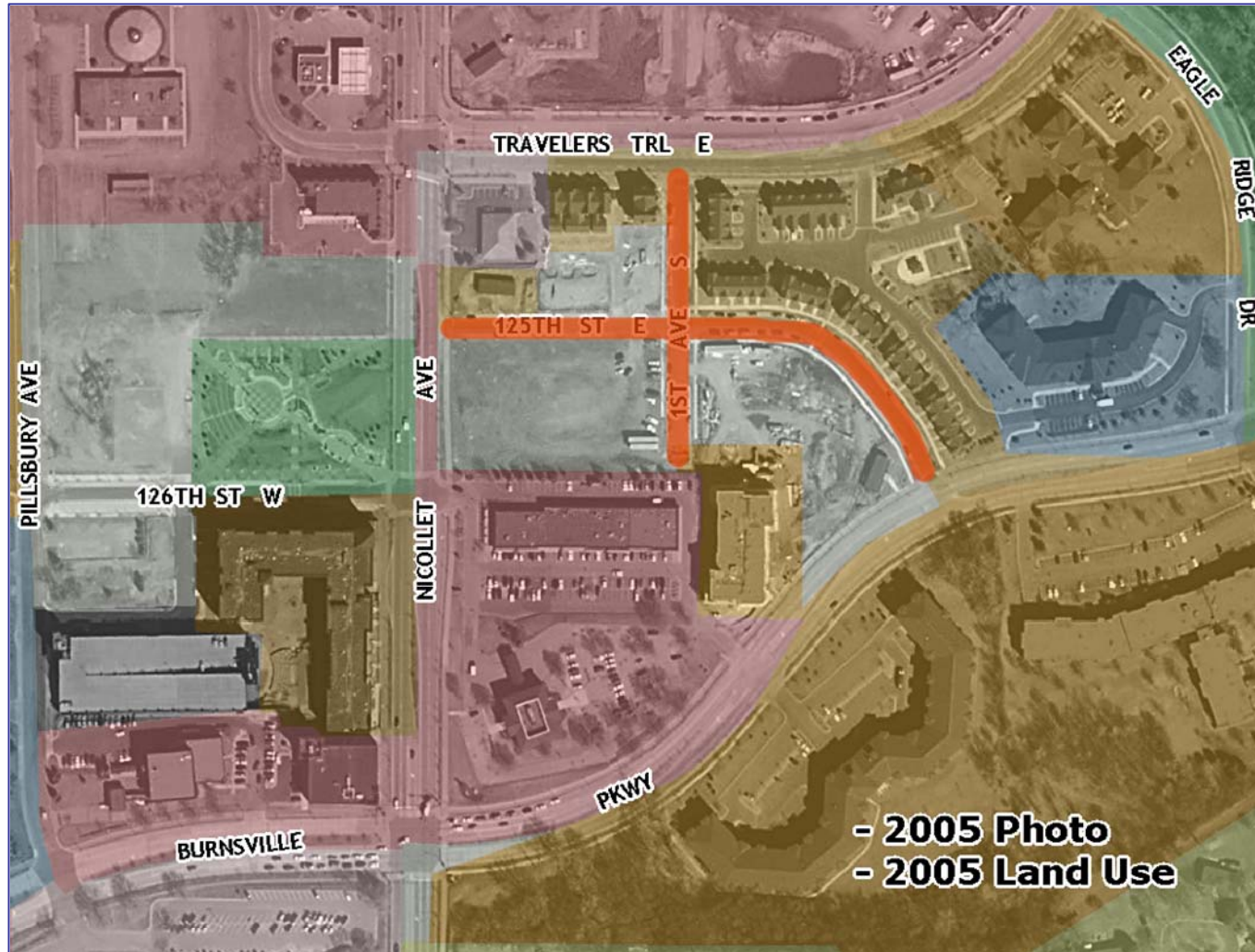
Estimated total
market value
increase,
2000 - 2007:
\$34,020,300



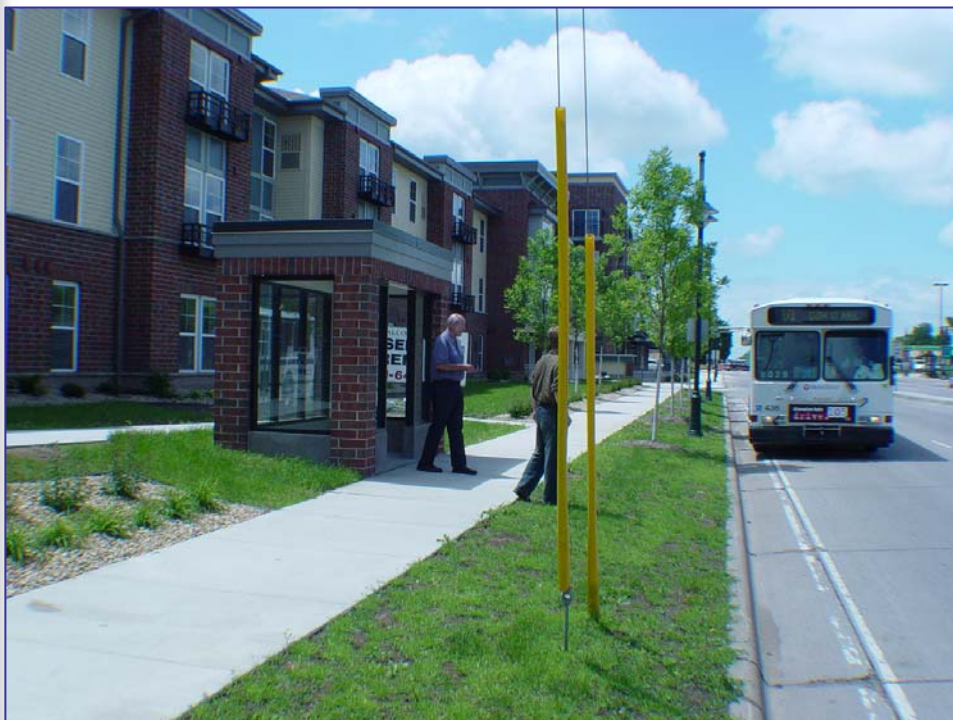
Connections

LCDA helped construct two new streets to create infrastructure for new development

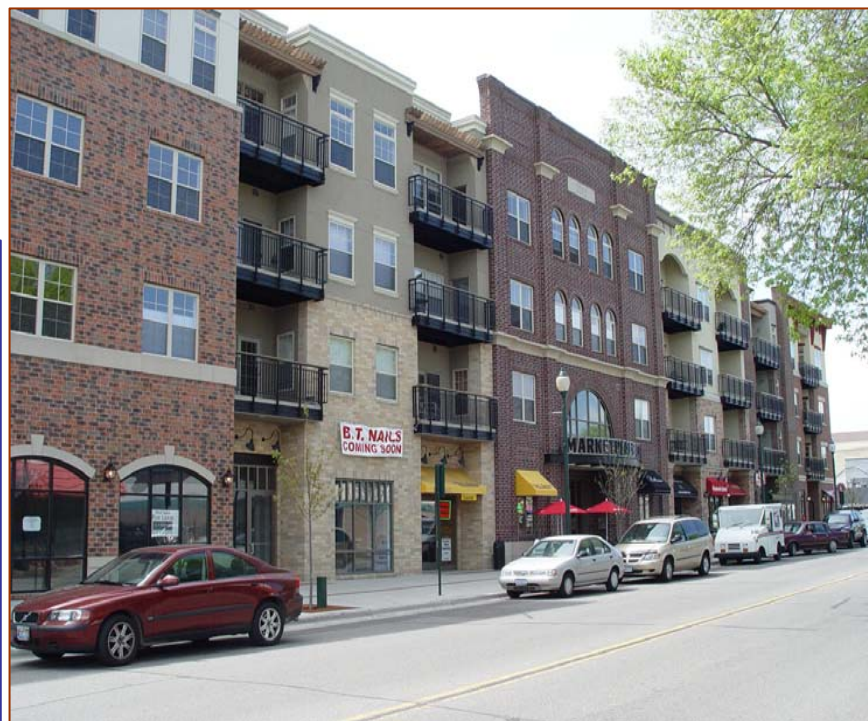
Heart of the City, Burnsville



Link land use to transportation



Town Square, Falcon Heights



Marketplace Lofts, Hopkins

LCA

LCDA

Mix of housing types and costs



Town Square,
Falcon Heights



Kensington Park,
Richfield



Clover Field,
Chaska

Conserve and enhance natural resources



Restored Shingle Creek



Reclaimed Ames Lake

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