

METROPOLITAN COUNCIL

390 North Robert Street, St. Paul, Minnesota 55101

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

April 16, 2012

Committee Members Present: **Gary Cunningham, Chair; Jon Commers, Vice-Chair; Steven T. Chávez, Steven Elkins, Richard Kramer, Jennifer Munt, Sandra Rummel, Roxanne Smith**

CALL TO ORDER

A quorum being present, Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:30 p.m. on Monday, April 16, 2012.

APPROVAL OF AGENDA AND MINUTES

It was moved by Chávez seconded by Smith, to approve the agenda. **The motion carried.**

It was moved by Commers, seconded by Kramer to approve the minutes of the April 2, 2012 regular meeting of the Community Development Committee. **The motion carried.**

BUSINESS

2012-132 City of Oakdale 2011 System Statement Comprehensive Plan Amendment Review File No. 20281-3

Smith moved, seconded by Chávez that the Metropolitan Council Adopt the attached review record and allow the City of Oakdale to put the 2011 System Statement comprehensive plan amendment (CPA) into effect.

Find that the proposed CPA does not change the City's forecasts.

The committee voted unanimously with no further discussion. **The motion carried.**

2012-125 Amendment to the 2011 Annual Livable Communities Fund Distribution Plan, Transit Oriented Development Grants

Livable Communities Manager Paul Burns presented the staff report and proposed actions to the Community Development Committee.

Smith moved, seconded by Munt that the Metropolitan Council to approve an amendment to the 2011 Annual Livable Communities Fund Distribution Plan, as amended on December 14, 2011

http://councilmeetings.metc.state.mn.us/council_meetings/2011/121411/1214_2011_351.pdf, to increase the amount of funding available for 2011 Livable Communities Demonstration Account Transit Oriented Development funding from \$8 million to \$12,840,000.

Paul Burns, Livable Communities Manager, presented the recommendation and explained that the applications for that category of funding had come in at almost 2 ½ times the \$8 million that had been made available. He indicated that by increasing the funding level, all of

the projects eligible for funding consideration could be funded, which would result in an additional three LCDA development projects with TOD demonstration value and six more pre-development projects shaping the future of TOD could be funded.

The Committee approved the proposed action unanimously. **The motion carried.**

2012-126 2011 Livable Communities Transit Oriented Development (TOD) Program Funding Recommendations presented the staff report and proposed actions to the Community Development Committee.

Munt moved, seconded by Elkins that the Metropolitan Council award 11 Livable Communities Demonstration Account (LCDA) and Tax Base Revitalization Account (TBRA) TOD grants as follows:

Project	Applicant	Score*	Recommended LCDA Funding	Recommended TBRA Funding	Total Funding Recommendation
Hamline Station	St. Paul	80.00%	\$2,000,000	\$500,612	\$2,500,612
Central Exchange, Phase I	St. Paul	77.65%	\$979,100		\$979,100
Prospect Park Station Boeser Site	Minneapolis	77.30%	\$2,000,000	\$720,307	\$2,720,307
The COR – Center Street	Ramsey	77.17%	\$650,369		\$650,369
Penn and Broadway	Minneapolis	75.75%	\$1,536,100	\$463,900	\$2,000,000
Lyndale Garden Center	Richfield	73.45%	**\$834,431		\$834,431
700 Central	Minneapolis	72.99%		\$499,380	\$499,380
Schmidt Brewery Phase 2	St. Paul	71.78%		\$412,521	\$412,521
Spirit on Lake	Minneapolis	71.77%		\$318,632	\$318,632
Linden Yards – Pre-Dev	Minneapolis	69.02%			
Episcopal Homes	St. Paul	68.24%			
Stormwater Analysis PreDev	Eden Prairie	66.48%			
Opus Phase 1 – Pre-Dev	Minnetonka	66.07%			
753 E. 7 th Street – Former Cerenity	St. Paul	65.38%		\$216,000	\$216,000
Anoka Station Area	Anoka	63.21%			
Commons 1 and II	Apple Valley	61.95%			
Mississippi Skyway – Pre-Dev	Ramsey	61.43%			
8 th Avenue Corridor	Hopkins	60.93%		\$137,000	\$137,000
Walker-Lake St. LRT	St. Louis Park	60.14%			
Total funding recommended:			\$8,000,000	\$3,268,352	\$11,268,352
Total funding available:			\$8,000,000	\$5,000,000	\$13,000,000

*Percentage of total available points for that grant evaluation category.

**Partial funding recommended.

Option 2:

That the Metropolitan Council award 19 Livable Communities Demonstration Account (LCDA) and Tax Base Revitalization Account (TBRA) TOD grants to all applications that met the scoring threshold as follows:

Project	Applicant	Score*	Recommended LCDA Funding	Recommended TBRA Funding	Total Funding Recommendation
Hamline Station	St. Paul	80.00%	\$2,000,000	\$500,612	\$2,500,612

Central Exchange, Phase I	St. Paul	77.65%	\$979,100		\$979,100
Prospect Park Station Boeser Site	Minneapolis	77.30%	\$2,000,000	\$720,307	\$2,720,307
The COR – Center Street	Ramsey	77.17%	\$650,369		\$650,369
Penn and Broadway	Minneapolis	75.75%	\$1,536,100	\$463,900	\$2,000,000
Lyndale Garden Center	Richfield	73.45%	\$1,500,000		\$1,500,000
700 Central	Minneapolis	72.99%		\$499,380	\$499,380
Schmidt Brewery Phase 2	St. Paul	71.78%		\$412,521	\$412,521
Spirit on Lake	Minneapolis	71.77%		\$318,632	\$318,632
Linden Yards – Pre-Dev	Minneapolis	69.02%	\$100,000		\$100,000
Episcopal Homes	St. Paul	68.24%	\$2,000,000		\$2,000,000
Town Center Stormwater Analysis – Pre-Dev	Eden Prairie	66.48%	\$45,000		\$45,000
Opus Phase 1 – Pre-Dev	Minnetonka	66.07%	\$100,000		\$100,000
753 E. 7 th Street – Former Cerenity	St. Paul	65.38%		\$216,000	\$216,000
Anoka Station Area Master Planning	Anoka	63.21%	\$22,500		\$22,500
Commons 1 and II	Apple Valley	61.95%	\$866,000		\$866,000
Mississippi Skyway – Pre-Dev	Ramsey	61.43%	\$100,000		\$100,000
8 th Avenue Corridor – Phase 1	Hopkins	60.93%	\$900,000	\$137,000	\$1,037,000
Walker-Lake St. LRT – Pre-Dev	St. Louis Park	60.14%	\$40,000		\$40,000
Total funding recommended:			\$12,839,069	\$3,268,352	\$16,107,421

*Percent of total available points for that grant evaluation category.

The funding recommendations were well received by all committee members. Members were enthusiastic about the variety of types and locations of the recommended projects. There was a concern raised regarding the public participation process for the Linden Yards West pre-development project. Committee members requested assurance that the process would encompass and be inclusive of all parties with an interest in the pre-development planning and eventual development in the project area. Staff will inform the city of these concerns, and request the city submit their public participation process plan. Mr. Guy Peterson, Community Development Director, informed the committee about a pending comprehensive plan amendment from the city of Ramsey that may or may not impact the development scenario in the city's COR area, which in turn could have a bearing on the funding recommendation for the Ramsey COR-Center Street, and Mississippi Skyway projects. The results of the comprehensive plan amendment review process will not be known until later in May but Mr. Peterson will keep the Council apprised of any impact it may have on the funding recommendation for these two projects.

The Committee approved the proposed action unanimously. **The motion carried.**

2012-113 City of Mound Comprehensive Plan Amendment, Pedestrian Mixed Use Review File No. 20438-2

Senior Planner Tom Caswell presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Commers that the Community Development Committee re-examine this report and the impact statements submitted by local officials, City staff and citizens.

Residents and city staff spoke to the Community Development Committee in regards to the City of Mound's Comprehensive Plan Amendment.

Tom Casey, resident of Mound submitted a letter and spoke to the committee regarding the building of a new Walgreen's store and abandoning the current site.

Another resident spoke on the lack of commitment to affordable housing in the Comprehensive Plan.

City staff discussed and answered questions regarding density issues, and re-zoning, and the plans are consistent with the Comprehensive Plan Update.

Committee members asked for clarification on land guiding and zoning, and density.

The motion carried.

2012-127 Establish Public Hearing Date, *2030 Regional Parks Policy Plan* Amendment presented the staff report and proposed actions to the Community Development Committee.

Smith moved, seconded by Kramer that the Metropolitan Council Conduct a public hearing on June 18, 2012 as part of its Community Development Committee meeting regarding amending the *2030 Regional Parks Policy Plan* to:

- Recognize the Minnetrista Regional Trail Search Corridor and Intercity Regional Trail as components of the regional parks system;
- Clarify Finance Strategy 6 as shown in Figure 6;
- Make minor corrections as shown in Figure 8.

The hearing record shall remain open until 4:30 p.m., Thursday, June 28, 2012.

Direct staff to publish public hearing notices and distribute copies of the proposed amendments to the *2030 Regional Parks Policy Plan* under the Council's administrative procedure for public hearings.

The Committee asked about the process after the June 18 public hearing. Staff responded that written and oral testimony would be compiled and if necessary, changes would be made. The plan would then go back to the Metropolitan Parks and Open Space Commission, who would make a recommendation to the Council. The recommendation would be brought to the Community Development Committee and the full Council for approval.

The Committee also asked if the reimbursement policy clarification provided enough flexibility for park agencies to acquire park inholdings with their own funds when opportunities arise. Staff responded that the Land Acquisition Opportunity Fund provides flexibility for land acquisition grants for inholdings within regional parks with approved master plans. The

reimbursement policy is specific to land that is not yet part of the regional parks system or is in the process of being brought into the system, and we do not want to lose the opportunity to acquire the land.

The Committee unanimously approved the recommendation. **The motion carried.**

2012-128 Park Acquisition Opportunity Fund Grant Request for Lake Rebecca Park Reserve, Three Rivers Park District

Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Chávez moved, seconded by Rummel that the Metropolitan Council authorize a grant of up to \$646,500 from the Environment and Natural Resources Trust Fund Acquisition Account in the Park Acquisition Opportunity Fund to Three Rivers Park District to finance 75% of the acquisition costs to acquire 4 acres (Manor parcel) as depicted in Figure 1 for Lake Rebecca Park Reserve. The grant should be financed with:

\$387,900 from the 2009 Environment and Natural Resources Trust Fund appropriation

\$258,600 from Metropolitan Council bonds

The Community Development Committee asked how Three Rivers Park District would insure that the land seller, who was removing structures on the property prior to closing, would leave the property in suitable condition for the Park District. Park District staff replied that a portion of the purchase payment would be withheld in escrow and paid to the seller upon the Park District's satisfaction that the seller had met site clean up, well capping and other conditions in the purchase agreement. The Committee unanimously approved the recommendation. **The motion carried.**

2012-129 Park Acquisition Opportunity Fund Grant Request for Spring Lake Park Reserve, Dakota County

Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Chávez moved, seconded by Rummel that the Metropolitan Council authorize a grant of up to \$521,610 from the Environment and Natural Resources Trust Fund Acquisition Account in the Park Acquisition Opportunity Fund to Dakota County to finance 75% of the acquisition costs to acquire 35.7 acres (Joseph's parcel) as depicted in Figure 1 for Spring Lake Park Reserve. The grant should be financed with:

\$312,966 from the 2009 Environment and Natural Resources Trust Fund appropriation

\$208,644 from Metropolitan Council bonds

The committee voted unanimously with no further discussion. **The motion carried.**

2012-130 Rice Creek Chain of Lakes Park Reserve Master Plan Amendment, Anoka County Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Munt that the Metropolitan Council approve the Rice Creek Chain of Lakes Park Reserve Master Plan Amendment (Referral No. 50021-1)

The Community Development Committee had no questions. The Committee unanimously approved the recommendation. **The motion carried.**

2012-131 Doyle-Kennefick Regional Park Master Plan, Scott County Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Kramer that the Metropolitan Council approve the Doyle-Kennefick Regional Park Master Plan (Referral No. 50022-1)

The Community Development Committee asked how the estimated land acquisition and capital improvement costs stated in the park master plan would be financed. Council staff replied that Scott County would apply for Park Acquisition Opportunity Fund Grants to partially finance the cost to acquire land for the park. Those grants could finance up to 75% of acquisition costs with the remaining 25% financed by Scott County or other non-State sources. The County would use its share of grants from the Metropolitan Regional Parks Capital Improvement Program financed with State bonds, Parks and Trails Legacy Fund appropriations and Metropolitan Council bonds for capital improvements to the park. The County would also seek Federal and watershed district grants for applicable capital improvement projects.

The Committee unanimously approved the recommendation. **The motion carried.**

INFORMATION

Report from the Land Use Advisory Committee (LUAC)

Council Member Jon Commers provide to the Community Development Committee a report on the Land Use Advisory Committee (LUAC). LUAC was established by the Metropolitan Council pursuant to MN Statutes 473.127 and 473.853. The committee's purpose is to assist the Council in performing regional land use planning functions and undertake other responsibilities as delegated by the Council or required by law. The committee's advisory duties include rendering advice and assistance regarding metropolitan land use, comprehensive planning, and matters of metropolitan significance.

The LUAC membership consists of at least 16 members plus a chair. As required by state statute, membership shall include at least one member from each Council district and provide representation from each metropolitan county. Because both Scott and Carver counties are located within Council district 4, two members are needed from that district. At least half of the members must be elected officials of local governmental units. Members serve the same period as the term of their appointed Council member.

On February 21, 2012, Community Development Director Guy Peterson presented a 2012 Draft Work Plan to the committee for discussion. Among the 2012 initiatives are Land Use Advisory Committee Reports planned in March, August and December. This is the first such report to the Community Development Committee.

Due to the lengthiness of the other items, the following two information items are postponed to the next CDC meeting:

Metropolitan Agricultural Preserves Program 2011 Status Report (Tori Dupre 651 602-1621)

Metropolitan Council TOD Strategic Action Plan (Allison Bell 651 602-1363)

ADJOURNMENT

The next regularly scheduled CDC meeting will be held on May 7, 2012 at 4:30 p.m. in the Council Chambers.

Business completed Chair Cunningham adjourned the meeting at 7:00 p.m.

Respectfully submitted,

Michele Wenner
Recording Secretary