



**Request for City Council Committee Action  
from the Department of  
Community Planning and Economic Development**

**Date:** April 17, 2007  
**To:** Council Member Sandy Colvin Roy, Transportation and Public Works Committee  
**Referral to:** Council Member Lisa Goodman, Community Development Committee  
**Subject:** **2007 Hennepin County Transit Oriented Development (TOD) Grant Applications for Projects located within the City of Minneapolis**

**Recommendation:**

1) Adopt the multi-jurisdictional program approval resolution for the submission of ten applications to the 2007 Hennepin County Transit Oriented Development (TOD) Program for projects located within the City of Minneapolis, and

2) Approve City of Minneapolis priority rankings for 2007 TOD project proposals and direct staff to submit advisory rankings to the Hennepin County Department of Housing, Community Works and Transit.

- 1.(tie) Metro Plains, Minnehaha Avenue Apartments
- 1.(tie) Powderhorn Residents Group (PRG), Spirit on Lake Cooperative
3. Sherman Associates, 333
- 4.(tie) Fine Associates, Currie Park Lofts, Phase 1
- 4.(tie) Hope Community & Central Community Housing Trust (CCHT), Franklin Portland Gateway, Phase 4
- 4.(tie) Capital Growth Real Estate, Longfellow Station, Phase 1
7. Northeast CDC, Jackson Street NE Artist Housing
8. Urban Homeworks, Inc., The Jubilee
9. Asian Media Access, Ramen Ya Multi Arts Complex
10. East Phillips Improvement Coalition (EPIC), Greenway Townhomes

**Previous Directives:**

In 2004, 2005 and 2006 the City Council approved resolutions and rankings for applications submitted to the Hennepin County Transit Oriented Development Program for projects located in Minneapolis.

Prepared by: Mark Garner, Senior Project Coordinator, CPED    phone: 612-673-5037  Approved by: Steven A. Kotke, P.E., City Engineer, Director of Public Works _____  Charles T. Lutz, Deputy Director CPED _____ Mike Christenson, Dir. Economic Policy & Development _____  Presenter in Committee: Mark Garner
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**Financial Impact:**

- No financial impact.

**Community Impact:**

- Neighborhood Notification – Not applicable.
- City Goals – A safe place to call home, One Minneapolis, Connected communities, Enriched environment, Premier destination.
- Sustainability Targets – Affordable housing units – increases number of affordable rental units, downtown transportation mode split – increases number of housing units along Hennepin County Transit Corridors.
- Comprehensive Plan – Section 4.1: Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods; Section 4.9: Minneapolis will grow by increasing its supply of housing; Section 4.10: Minneapolis will increase its housing that is affordable to low and moderate income households; Section 4.11: Minneapolis will improve the availability of housing options for its residents; Section 4.15: Minneapolis will carefully identify project sites where housing development or housing revitalization are the appropriate responses to neighborhood conditions and market demand; Section 4.17: Minneapolis will promote housing development that supports a variety of housing types at designated Major Housing Sites throughout the City; Section 4.18: Minneapolis will encourage both a density and mix of land uses in Transit Station Areas that both support ridership for transit as well as benefit from its users; and Section 4.19: Minneapolis will require design standards for Transit Station Areas that are oriented to the pedestrian and bicyclist and that enforce traditional urban form.
- Zoning Code – Not applicable.
- Living Wage/Business Subsidy Agreement            Yes \_\_\_\_\_    No   X
- Job Linkage    Yes \_\_\_\_\_    No   X

**Background**

The Hennepin County Board of Commissioners included \$2 million in bonding for the Transit Oriented Development (TOD) Program in the Hennepin County 2007 Budget. This is the fifth and apparently final year of the program. TOD projects supported with this funding must be in redevelopment project areas, have multi-jurisdictional authorization and impacts, and enhance transit usage. Eligible projects must be located within or directly adjacent to Hennepin County designated

Transit Corridors or adjacent to new or enhanced transit services supporting County services.

Transit Oriented Development projects reinforce both the community and the transit system, exhibit a compact and efficient use of available space and existing infrastructure, and contain a mix of uses with daily convenience and transit use as a central goal. The pedestrian friendly physical design of transit oriented developments encourages walking, bicycling and access by people with disabilities. The spatial extent of TOD is the maximum comfortable walking distance, roughly ¼ mile for existing bus transit stops or ½ mile for rail-based transit.

The multi-jurisdictional program must include plans for one or more of the following: development and redevelopment of housing and commercial properties, job creation, acquisition of property, construction of community corridor connections, corridor planning, or environmental cleanup.

Preference is given to projects and activities that directly increase transit use.

### **Process & Project Evaluations**

Applications to the Hennepin County TOD Program were due to Hennepin County on February 22, 2007. There is \$2 million available for allocation in the 2007 program solicitation. The County received 14 applications requesting a total of \$5,083,600. Ten of the proposed projects are located within City of Minneapolis; a total of \$2,418,600 was requested for these ten City projects. A complete project list is attached to this report.

The Minneapolis projects are located in North, Northeast and South Minneapolis. Three proposed projects are located near Hiawatha LRT stations; two are located near Central Avenue NE; two are located near Lake Street and the Midtown Greenway; and the other three proposals are located near high frequency local bus routes and neighborhood commercial nodes.

Hennepin County staff requested the City submit the multi-jurisdictional program approval resolutions by late-April so County staff can proceed with their internal review and funding award process. The City can also submit an advisory ranking of projects against City policies and priorities to provide that additional input for the County process.

A multi-disciplinary, inter-departmental review team was established to review and evaluate the proposed projects that are located within Minneapolis. The review team included:

1. Greg Schroeder, Public Works Engineering Services
2. Don Pflaum, Public Works Traffic and Parking Services
3. Steven Hays, CPED, Community Planning
4. Cynthia Lee, CPED, Multi-family Housing
5. Theresa Cunningham, CPED, Multi-family Housing
6. Kevin Dockry, CPED, Multi-family Housing
7. Kristin Guild, CPED, Business Development
8. Andrea Petersen, CPED, Business Development
9. Mark Garner, CPED, Business Development

Applications were evaluated against 10 criteria that included both County program criteria and City policy and project requirements, such as consistency with *The Minneapolis Plan*, adopted small area plans, quality of transit oriented development proposed, project readiness, and housing and economic development policies and strategies. A chart showing the recommended ranking of projects against City priorities has been attached to this report.

CPED staff anticipate that the Hennepin County Board will recommend the preliminary Transit Oriented Development program funding awards in July. If grant agreements are successfully negotiated for the recommended projects, the County is expected to approve the final grant contracts in late 2007. Activities funded by the program are expected to occur during 2008 or 2009.

It may be necessary for the City to adopt or modify a redevelopment plan for some of the projects if they are funded by Hennepin County. Several projects for which grant applications have been submitted are already located within existing project areas (see the list of projects below). However, approval of the multi-jurisdictional resolution for projects located within the City implies that the City intends to pursue, if necessary, the approval or modification of a redevelopment project area to provide the legal authority for use of County funds in projects receiving TOD funds.

### **List of Applications for 2007 Hennepin County Transit Oriented Development program for Projects located in the City of Minneapolis (Priority Rank Order)**

The following list of projects summarizes 2007 applicant information:

#### **1. (tie) Minnehaha Avenue Apartments**

Applicant: Metro Plains / MDI Limited Partnership #64  
Location: 5359 Minnehaha Avenue  
TOD \$ Request: \$200,000  
Proposed Use of TOD funds: Property acquisition, demolition  
Name of Redevelopment Project: Not yet established  
Contact: Rob McCready, (651) 646-8947

#### **1. (tie) Spirit on Lake Cooperative**

Applicant: Powderhorn Residents Group, Inc. (PRG)  
Location: 1238 East Lake Street  
TOD \$ Request: \$75,000  
Proposed Use of TOD funds: Property Acquisition  
Name of Redevelopment Project: Model City Urban Renewal Project  
Contact: Kathy Wetzel-Mastel, (612) 721-7708

#### **3. 333**

Applicant: Sherman Associates / 333 Hennepin Limited Partnership  
Location: 333 East Hennepin Avenue NE  
TOD \$ Request: \$50,000  
Proposed Use of TOD funds: Lighting and streetscape improvements  
Name of Redevelopment Project: Not yet established  
Contact: Bernadette Hornig, (612) 603-0863

#### **4. (tie) Currie Park Lofts, Phase 1**

Applicant: Fine Associates / Currie Park Development, LLC  
Location: 415 15<sup>th</sup> Avenue South  
TOD \$ Request: \$411,300  
Proposed Use of TOD funds: Demolition, lighting and bike/pedestrian improvements  
Name of Redevelopment Project: Cedar Riverside Urban Renewal Project  
Contact: Jim White, (612) 332-2561

#### **4. (tie) Franklin Portland Gateway, Phase 4**

Applicant: Hope Community & Central Community Housing Trust (CCHT)  
Location: Northwest Corner of Franklin and Portland Avenues  
TOD \$ Request: \$300,000  
Proposed Use of TOD funds: Property Acquisition  
Name of Redevelopment Project: Model City Urban Renewal Project  
Contact: Maureen Michalski, (612) 341-3148 x 236

#### **4. (tie) Longfellow Station, Phase 1**

Applicant: Capital Growth Real Estate, LLC  
Location: Purina Mill  
Site Bounded by Hiawatha Avenue, 38<sup>th</sup> and 40<sup>th</sup> Street E.  
TOD \$ Request: \$500,000  
Proposed Use of TOD funds: Infrastructure Improvements  
Name of Redevelopment Project: Not yet established  
Contact: Dale Joel, (651) 222-3366 ext. 15

#### **7. Jackson Street Artist Affordable Housing Project**

Applicant: Northeast Minneapolis Community Development Corporation (NECDC) and Flannery Construction  
Location: ½ block of Central between 18-1/2 and 19<sup>th</sup> Avenue NE  
TOD \$ Request: \$295,000  
Proposed Use of TOD funds: Utilities, landscaping and pedestrian lighting  
Name of Redevelopment Project: Not yet established  
Contact: John Vaughn, (612) 627-9366

#### **8. The Jubilee**

Applicant: Urban Homeworks, Inc.  
Location: 2025 Emerson Avenue N.  
TOD \$ Request: \$37,300  
Proposed Use of TOD funds: Landscaping and exterior building improvements  
Name of Redevelopment Project: West Broadway Redevelopment Plan  
Contact: Ryan Peterson, (651) 210-3337

#### **9. Ramen Ya Multi Arts Complex**

Applicant: Asian Media Access  
Location: 2412 – 2426 Plymouth Avenue North  
TOD \$ Request: \$250,000  
Proposed Use of TOD funds: Property acquisition and parking lot construction  
Name of Redevelopment Project: Willard-Homewood Urban Renewal Project  
Contact: Ange Hwang, (612) 376-7715

**10. Greenway Town Homes**

Applicant: East Phillips Improvement Coalition (EPIC)  
Location: 2845 Bloomington Avenue South  
TOD \$ Request: \$300,000  
Proposed Use of TOD funds: Property Acquisition  
Name of Redevelopment Project: Model City Urban Renewal Project  
Contact: Carol Pass, (612) 721-4509

**RESOLUTION**  
**of the**  
**CITY OF MINNEAPOLIS**

By \_\_\_\_\_

**WHEREAS** the Hennepin County Transit Oriented Development (TOD) Program was established as a multi-jurisdictional reinvestment program under the authority of Minnesota Statutes 383B.79, Subdivision 1.

**WHEREAS** ten applications were submitted to Hennepin County for projects located within the City of Minneapolis for consideration in the 2007 Hennepin County TOD Program solicitation.

**THEREFORE, BE IT RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by Metro Plains / MDI Limited Partnership #64 for the Minnehaha Avenue Apartments Project site.

**BE IT FURTHER RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by Powderhorn Residents Group, Inc. for the Spirit on Lake Cooperative site.

**BE IT FURTHER RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by Sherman Associates / 333 Hennepin Limited Partnership for the 333 site.

**BE IT FURTHER RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development

loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by Fine Associates / Currie Park Development LLC for the Currie Park Lofts, Phase 1 site.

**BE IT FURTHER RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by Hope Community and Central Community Housing Trust for the Franklin Portland Gateway, Phase 4 site.

**BE IT FURTHER RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by Capital Growth Real Estate LLC for the Longfellow Station, Phase 1 site.

**BE IT FURTHER RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by Northeast Minneapolis Community Development Corporation and Flannery Construction for the Jackson Street Artist Affordable Housing Project site.

**BE IT FURTHER RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by Urban Homeworks, Inc. for the Jubilee Apartments site.

**BE IT FURTHER RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by Asian Media Access for the Ramen Ya Multi-Arts Complex site.

**BE IT FURTHER RESOLVED** that the City of Minneapolis, in accordance with Minnesota Statutes 383B.77, Subdivision 3, supports the transit oriented development loan/grant application submitted to the Hennepin County Housing and Redevelopment Authority on February 22, 2007 by East Phillips Improvement Coalition for the Greenway Town Homes site.

## 2007 Hennepin County Transit Oriented Development Applications

3/19/07

### Project Rankings Proposals for Minneapolis Sites

#### Ranking Criteria

	Project Name	Minneapolis Location	Applicant	TOD Request	Use of Funds	County	County	County	County	City	City	City	City	City	City	TOTAL (Maximum 60 Points)	PROJECT RANKING
						1) Directly adjacent to Hennepin County Transit Corridors	2) Increases density near transit corridor	3) Increases ridership of transit services, provides good connections	4) Leverages other public and private resources	5) Consistent with Minneapolis Plan and Area Plan	6) Implements City Housing and Economic Development policies, priorities and strategies	7) Community Support	8) Quality of TOD: Mixed-use, housing choices, employment	9) Project Readiness and other commitments	10) Capacity: Track Record of Developer & TOD Experience		
<b>1 (tie)</b>	Minnehaha Avenue Apartments	5359 Minnehaha Avenue	Metro Plains / MDI LP	\$200,000	Property acquisition & demolition	6	6	5	6	6	6	6	5	6	5	<b>57.0</b>	<b>1 (tie)</b>
<b>1 (tie)</b>	Spirit on Lake Cooperative	1238 E. Lake Street	Powderhorn Residents Group	\$75,000	Property acquisition	5	6	6	6	6	6	6	5	5	6	<b>57.0</b>	<b>1 (tie)</b>
<b>3</b>	333	333 Hennepin Avenue	Sherman Associates / 333 Hennepin LP	\$50,000	Street lighting & streetscape improvements	5	6	5	6	6	6	4	6	3	6	<b>53.0</b>	<b>3</b>
<b>4 (tie)</b>	Currie Park Lofts, Phase 1	415 15th Avenue S.	Fine Associates / Currie Park Development LLC	\$411,300	Demolition, pedestrian lighting, & stormwater infrastructure	6	6	6	6	6	5	4	5	3	4	<b>51.0</b>	<b>4 (tie)</b>
<b>4 (tie)</b>	Franklin, Portland Gateway, Phase 4	NW Corner, Franklin & Portland Avenues	Hope Community & Entral Community Housing Trust	\$300,000	Property Acquisition	4	6	6	6	5	6	6	4	2	6	<b>51.0</b>	<b>4 (tie)</b>
<b>4 (tie)</b>	Longfellow Station, Phase 1	Purina Mill Site, 38th & Hiawatha Avenue	Capital Growth Real Estate	\$500,000	Infrastructure improvements, lighting, landscaping & public safety	6	6	6	6	5	6	4	5	4	3	<b>51.0</b>	<b>4 (tie)</b>
<b>7</b>	Jackson Street NE Artist Housing	Jackson Street & 18 1/2 Avenue NE	Northeast CDC	\$295,000	Pedestrian lighting, utilities & landscaping	5	6	4	5	5	5	6	4	2	2	<b>44.0</b>	<b>7</b>
<b>8</b>	The Jubilee	2025 Emerson Avenue N.	Urban Homeworks, Inc.	\$37,300	Landscaping & exterior building improvements	5	0	1	3	4	5	2	2	6	4	<b>32.0</b>	<b>8</b>
<b>9</b>	Ramen Ya Multi Arts Complex	2412 - 2426 Plymouth Avenue North	Asian Media Access	\$250,000	Property acquisition and parking lot construction	2	1	3	4	3	4	4	3	2	4	<b>30.0</b>	<b>9</b>
<b>10</b>	Greenway Townhomes	2845 Bloomington Avenue South	East Phillips Improvement Coalition (EPIC)	\$300,000	Property Acquisition	4	3	3	2	3	3	6	2	0	0	<b>26.0</b>	<b>10</b>

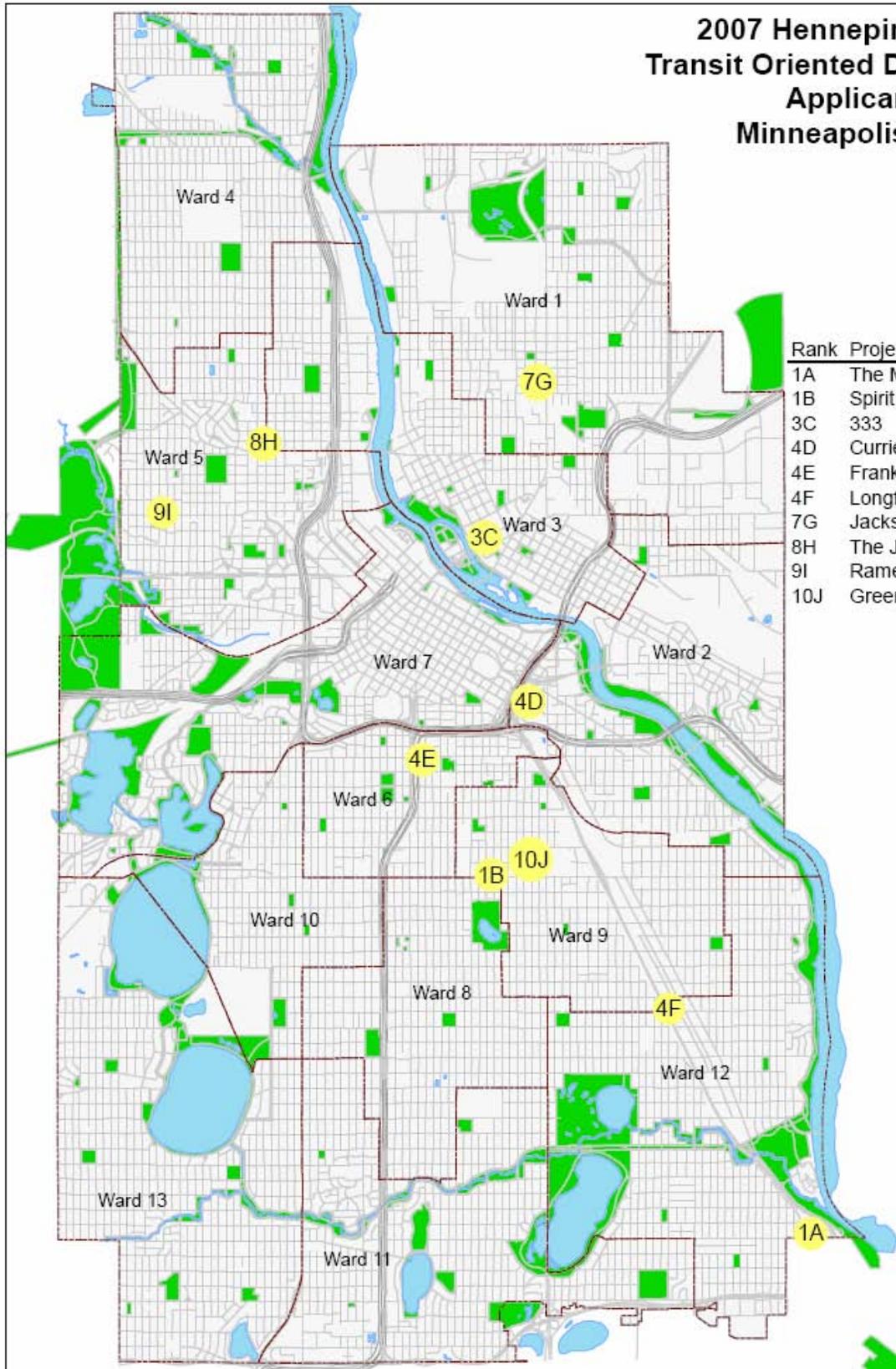
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**Rank projects between 0 - 6 for each category!**

6 = Meets priority very well  
 4 = Meets priority well  
 2 = Meets priority somewhat  
 0 = does not meet priority

**\$2,418,600**

# 2007 Hennepin County Transit Oriented Development Applicants Minneapolis Sites



Rank	Project Name
1A	The Minnehaha Ave Apt
1B	Spirit on Lake
3C	333
4D	Currie Park Lofts Phase 1
4E	Franklin Portland Gateway
4F	Longfellow Station
7G	Jackson St Artist Housing
8H	The Jubilee
9I	Ramen Ya
10J	Greenway Town Homes

Source: City of Minneapolis GIS  
March, 2007

