

2016 LCDA and LCDA-TOD Application Ranking Worksheet

Criteria	Maximum Points	38th Street Station	54th & Riverview	Alliance on Lake Street	Commons at Penn Phase II	Great River Landing	House of Charity	L&H Station Phase I	Living Green Farm	Lowry-Marshall Flats	Nicollet at 36th St.	Olson Towne Homes	Sabathani Senior Housing	The Siwek Development	THOR Headquarters & Penn Plymouth Dev.	West Broadway Curve
Housing: The proposal's ability to produce affordable housing; City has adopted affordability requirements for housing assisted with City funds or other fiscal devices applicable in the TOD Area.	20															
Transit Accessibility, Walkability, and Ridership: The degree to which the TOD Area provides the opportunity for residents and/or employees in that TOD Area to live or work there without reliance on an automobile, for meeting daily needs through the use of transit or walking, for reducing automobile ownership and vehicular traffic; proposal's ability to increase the share of transit ridership to a level above what would be expected from a more traditional development	16															
Jobs and Economic Competitiveness: Proposal's ability to create or preserve employment opportunities within 24 months (for construction jobs) and/or 48 months (for permanent jobs); proximity to employment centers with high job densities; proposal's ability to enhance the local tax base	15															
TOD Design: Degree to which the City has formalized TOD guidelines; intensity of future use of the site; proposal's ability to demonstrate TOD design features that promote walking, bicycling, recreation, and the use of transit	14															
Environmental Design: Proposal's ability to minimize stormwater runoff, filter sediments, and promote infiltration; incorporate green building design and energy efficiency standards; minimize greenhouse gas emissions; and clean contaminated land.	6															
Leverage/Partnerships: A partnership has been established with an existing funding commitment to advance the proposal and leverage other resources.	4															
TOD Model/Demonstration Value: Proposal's demonstration value and potential to provide area-wide benefits; degree to which the proposal's development plan demonstrates TOD design features as listed under the threshold criteria. Consideration will be given to how well the proposal addresses the four criteria categories from the Step 1 process: Transit access/design/ridership impact, Housing, Jobs, and TOD Design.	20															
Catalyst: Proposal's ability to be catalytic to attracting private sector investment.	10															
**City Priority and Readiness: Is the development consistent with City policy and plans? Does the developer have site control? What is the status of plan approvals? Is the project/site a priority within its geographic sector? Has the City Council taken action in support of the project? Are there City funds committed to the project? What percentage of overall project funds is committed? Is there documented neighborhood review of the project? Does the project have an unspent LCDA or LCDA-TOD award from a prior year? Will the project be able to utilize the LCDA or LCDA-TOD funds within the 36 month grant term?	15															

Housing Performance Score (All City of Minneapolis applications automatically get these points) 10

Total 130

**One change from 2015 "Readiness" Criteria 20pts to 15pts.