

South Florida Transit Oriented Development (SFTOD) Grant Program

Request for Applications

BACKGROUND AND PURPOSE

The South Florida Regional Transportation Authority (SFRTA), South Florida Regional Planning Council (SFRPC) and Treasure Coast Regional Planning Council (TCRPC) are implementing the South Florida Regional Transit Oriented Development (SFTOD) Pilot Program. (Together the planning councils will be referred to as the RPCs.)

Funding was awarded for SFTOD through the Federal Transit Administration (FTA)'s Transit-Oriented Development Planning Pilot Program, with grant-funded activities anticipated to occur between April 2017 and June 2018.

The goal of the FTA TOD Planning Pilot Program is to leverage significant FTA transit investments by funding planning activities along future transit corridors. The result will be transit projects that better meet the competitive criteria for federal transit funding. Activities funded will support economic development, ridership, multimodal connectivity and accessibility, increased transit access for pedestrian and bicycle traffic, and mixed use development near transit stations.

Importantly, the FTA TOD Pilot Planning Program does not fund activities that would be eligible under a Full Funding Grant Agreement or Small Starts Grant Agreement.

SFTOD will fund planning activities around potential station areas that have been identified on that portion of the planned Tri-Rail Coastal Link (TRCL) corridor located on the FEC rail corridor. The TRCL corridor runs along the Florida East Coast (FEC) rail corridor from Jupiter to downtown Miami (see Tri-Rail System Map on page 2).

The SFTOD activities will build on the regional Seven50 planning work previously funded by HUD and the Southeast Florida Regional Partnership, which was finalized in 2014. Southeast Florida adopted a "Region in Motion" vision for the future, which accommodates strong future growth along a network of high quality places connected by premium transit. The TRCL line is viewed as the backbone of this network.

Additionally, the work will build on the 2013 TRCL Station Area Market and Economic Analysis and Station Area Opportunities documents. These documents provide a detailed snapshot of capacity of the potential TRCL stations for new jobs, housing, and commercial development.

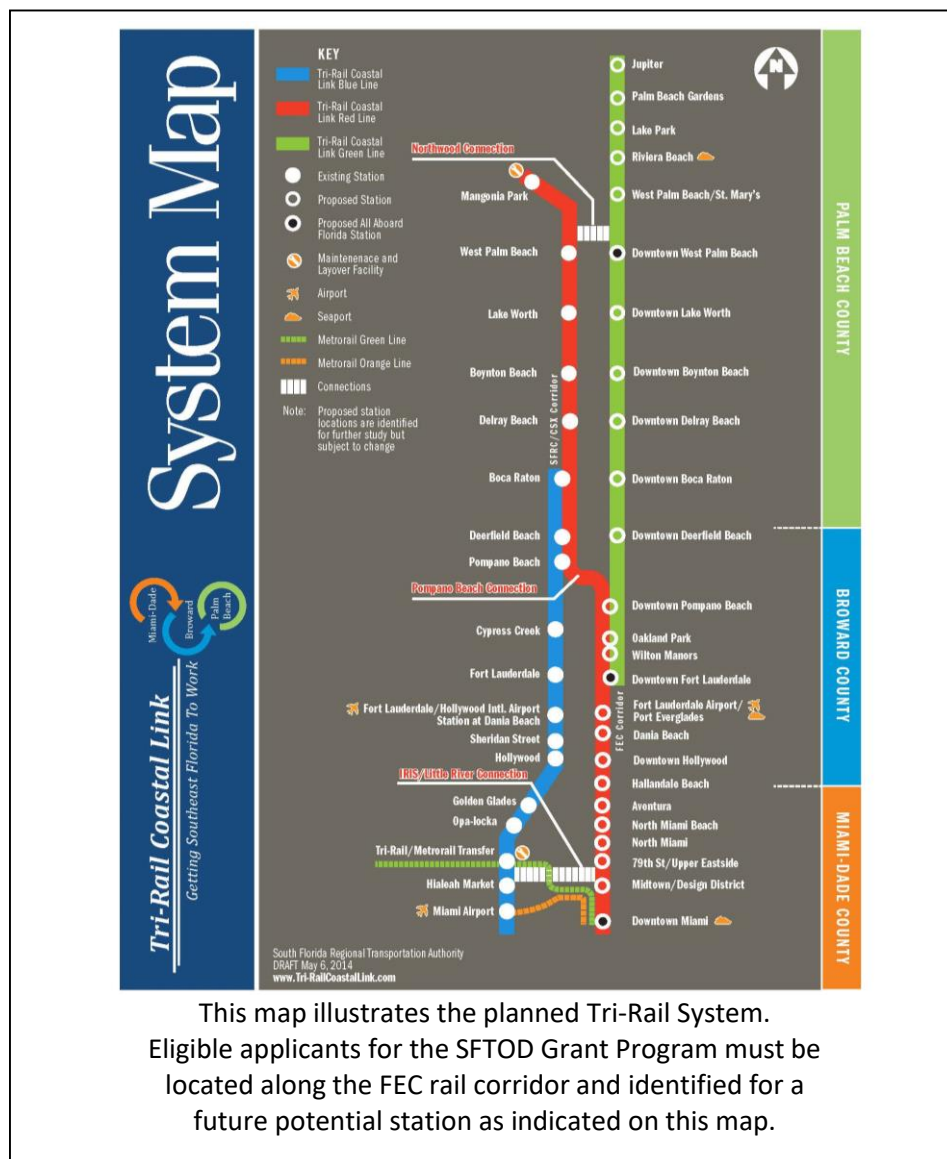
Local communities may have additional applicable plans and reports to reference during the planning process.

PROGRAM GOAL

The goal of all station area planning work is to create TRCL station areas with a sustainable mix of land uses, improved access and mobility for all users, expanded economic development opportunities, and a regulatory framework ready to implement TOD.

ELIGIBLE APPLICANTS:

Local Governments (e.g., cities, towns, villages, counties), Community Redevelopment Agencies, or groups of two or more eligible applicants (e.g., a local government and a community redevelopment agency) with potential TRCL stations as identified on the TRCL Corridor Map.



ELIGIBLE TRCL STATION AREA PROJECTS:

- Station Area Master Plans: Master plans are used to guide and manage development and redevelopment within a station area or along a transit corridor, integrating the transit facilities and mobility improvements into municipal or county land use plans. Developed through a public planning process, these plans would include an evaluation of existing, planned, and potential development activity surrounding a potential TRCL station; market feasibility and economic analysis; multi-modal transportation improvements (e.g., transit, roadway, bicycle, pedestrian, other); land use patterns; infill development and redevelopment; urban design; streetscape and beautification improvements; public open spaces; and recommended implementation mechanisms. These plans are realistic, based on current and future market conditions, community preferences, and feedback from the development sector. If your community has an existing station area master plan, but it is more than five years old and does not reflect current market conditions, the SFTOD grant can be an appropriate funding mechanism to help your community update the plan, focusing on updating the market assessment, development program, and implementation strategies.
- Local Land Development Regulations & Zoning Codes: Clearly-defined land control regulations provide predictability and minimize uncertainty for residents and developers. They can also reduce the need for variances and special use approvals while establishing community standards for design, form, scale, and character. Additionally, transit-supportive standards can minimize administrative confusion by outlining all regulations, requirements, and guidelines in a manner that can be globally understood. Potential outcomes could include a streamlined development review process and mechanisms to make investing in the community more attractive to potential developers and other investors with clearly defined land control regulations. Parking standards can also be produced through regulatory work. For communities that have existing station area master plans for potential TRCL stations, the SFTOD grant can provide funding assistance for the development and adoption of one of the following TOD-supportive regulatory documents:
 - Station Area TOD Land Development Regulations/Zoning Codes
 - Station Area TOD Overlay Zoning Regulations
- Station Area Comprehensive Plan Amendments: As required by state statutes, comprehensive plans establish a long-term vision for a community and provide a policy framework intended to help the community achieve that vision and community goals. Well-defined comprehensive plans also provide predictability for residents, property owners, and developers while minimizing uncertainty. Comprehensive plans allow communities to evaluate and anticipate development impacts by addressing land use, transportation, housing, economic development, infrastructure,

stormwater, environmental conditions, and historic preservation. Other considerations within comprehensive plan amendments could include stormwater management, sea level rise, green infrastructure, reduced carbon footprints, and design guidelines to improve health, and walkability. For communities that have existing station area master plans for potential TRCL stations, the SFTOD grant can provide funding assistance for development and adoption of TOD-supportive Comprehensive Plan amendments.

AVAILABLE FUNDING

A total of \$860,000 is available through the SFTOD program to fund eligible station area planning activities. A maximum of \$205,000 may be awarded to an individual recipient for a station area planning activity.

MATCHING REQUIREMENTS

A local cash match of not less than 20% of the total grant funds requested shall be provided from a non-Federal source. Additionally, applicants should indicate if the funds requested will help leverage other funding to provide a larger economic and development impact. These can include, but are not limited to, investments or financial commitments made by private, municipal, state, federal, or non-governmental organizations.

OPTIONAL INFORMATION SESSIONS

To help inform potential applicants about the SFTOD grant program, three optional information sessions have been scheduled, one each in Miami-Dade, Broward, and Palm Beach counties. Each information session will include the same information, and potential applicants may attend any or all sessions. Attendance at an information session is optional for applicants.

OPTIONAL INFORMATION SESSIONS	
DATE/TIME	LOCATION
February 21, 2017 Tuesday, 2 PM	West Palm Beach City Hall Flagler Gallery (1 st Floor) 401 Clematis Street West Palm Beach, FL 33401
February 23, 2017 Thursday, 10 AM	South Florida Regional Planning Council SFRPC Conference Room 3440 Hollywood Boulevard, Suite 140 Hollywood, FL 33021
February 23, 2017 Thursday, 2 PM	Public Utilities Building 2 nd Floor Conference Room 17050 NE 19 th Avenue North Miami Beach, FL 33162

APPLICATION DEADLINE

All application materials must be transmitted by Friday, March 10, 2017 at 5 PM to:

Treasure Coast Regional Planning Council
421 SW Flagler Avenue
Stuart, FL 34994

APPLICATION PROCESS TIMELINE

DATE	ACTION	
February 6, 2017	Request for Applications Released	
Week of February 22, 2017	Optional Information Sessions for Interested Applicants:	
	February 21, 2017 2 PM	West Palm Beach City Hall Flagler Gallery (1 st Floor) 401 Clematis Street West Palm Beach, FL 33401
	February 23, 2017 10 AM	South Florida Regional Planning Council SFRPC Conference Room Venture Corporate Center 3440 Hollywood Blvd, #140 Hollywood, FL 33021
	February 23, 2017 2 PM	North Miami Beach City Hall 2 nd Floor Conference Room 17050 NE 19 th Avenue North Miami Beach, FL 33162
March 10, 2017 5 PM	Applications due via email to: admin@tcrpc.org	
Week of March 13, 2017	Application review; applicants contacted for additional information if needed	
Week of March 20, 2017	Project Selection Committee Review/Ranking of Applications All Applicants Notified	
March 31, 2017 5 PM	Selected Applicants Provide Documentation of Matching Funding Commitment	
April 21, 2017	TCRPC Board Review of Recommended Projects Funding Allocations Successful Applicants Notified	
May 2017 – June 2018	Project Implementation	

APPLICATION REQUIREMENTS

A completed application shall include the following:

- ☐ Letter of Support from Local Government authorizing application submittal and indicating cash match commitment
- ☐ Completed SFTOD Application Form
- ☐ Project Location Map
- ☐ Project Description Narrative addressing Scoring Criteria (maximum of five (5) pages)

All application materials shall be transmitted electronically in a PDF format to admin@tcrpc.org.

SFTOD SCORING CRITERIA

CRITERIA	MAXIMUM POINTS AWARDED
<u>Location:</u> Within a half mile of a potential TRCL Station	n/a
<u>Eligible Applicants:</u> Local Governments, Community Redevelopment Agencies, or groups of two or more eligible applicants, with potential TRCL stations.	n/a
<u>Eligible Projects:</u> The goal of the planning assistance is to create station areas with a sustainable mix of land uses, improved access and mobility for all users, expanded economic development opportunities, and a regulatory framework ready to implement TOD. Work that leads to TOD implementation will be prioritized. Based on local needs, planning work to create likely future TOD opportunities may include but not be limited to the following: • Station Area Master Plans • Station Area TOD Land Development Regulations or Zoning Codes • Station Area TOD Overlay Zoning Regulations • Station Area Comprehensive Plan Amendments	n/a
<u>Project Description Narrative (maximum 5 pages):</u> The applicant should describe how the proposed project meets one or more of the SFTOD project goals as described below:	n/a
<u>Sustainable Land Use Mix:</u> More competitive applications will include justification of need or documentation of the community's experience planning for or implementing mixed-use land use, zoning, districts, or development	20 points
<u>Improved Access and Mobility for All Users:</u> Applications should include justification of need or documentation of the transit, bicycle, pedestrian, and vehicular planning and improvements within station area and immediate vicinity	20 points
<u>Expanded Economic Development Opportunities:</u> Applications should include descriptions of existing economic conditions in station area, development trends, and land ownership patterns, and pending development projects within the station area	20 points
<u>Leverages Other Funding:</u> A local match of non-Federal funds will enhance rating for this category by demonstrating the applicant's vested interest in the success of the project. A cash match of not less than 20% shall be required.	20 points
<u>Development Readiness:</u> The applicant should provide a realistic project schedule or timeline that includes, but is not limited to, the amount of time needed to implement the proposed planning work.	10 points
<u>Demonstrated Local Support:</u> The applicant will provide a letter or resolution authorizing the designated officer of the applicable unit of government to apply for the grant.	10 points

SFTOD APPLICATION FORM

Name of Project:	
Jurisdiction & County:	
Closest Planned TCRL Station:	
Name of Applicant(s):	
Mailing Address:	
Email Address:	
Phone Number:	
Type of Project (check one):	☐ Station Area Master Plan ☐ Station Area TOD Land Development Regulations or Zoning Code ☐ Station Area TOD Overlay Zoning Regulations ☐ Station Area Comprehensive Plan Amendments
Required Attachments	☐ Location Map ☐ Project Description Narrative (maximum of five pages) that explains how project addresses the following three criteria: ○ Sustainable Land Use Mix ○ Improved Access and Mobility for All Users ○ Expanded Economic Development Opportunities ☐ Statement on Agency Letterhead (1) authorizing application to be submitted, and (2) committing to a funding match of not less than 20% from a non-federal source ☐ Project Implementation Schedule (maximum of one page)