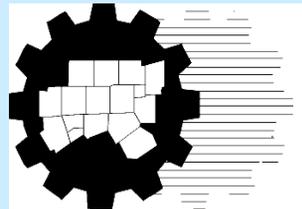


Best Southwest Transportation Committee

2009 Sustainable Development Call for Projects

Patrick Mandapaka

June 18, 2009



**North Central Texas Council of Governments
Transportation Department**

North Central Texas Council of Governments (NCTCOG)

Transportation Department

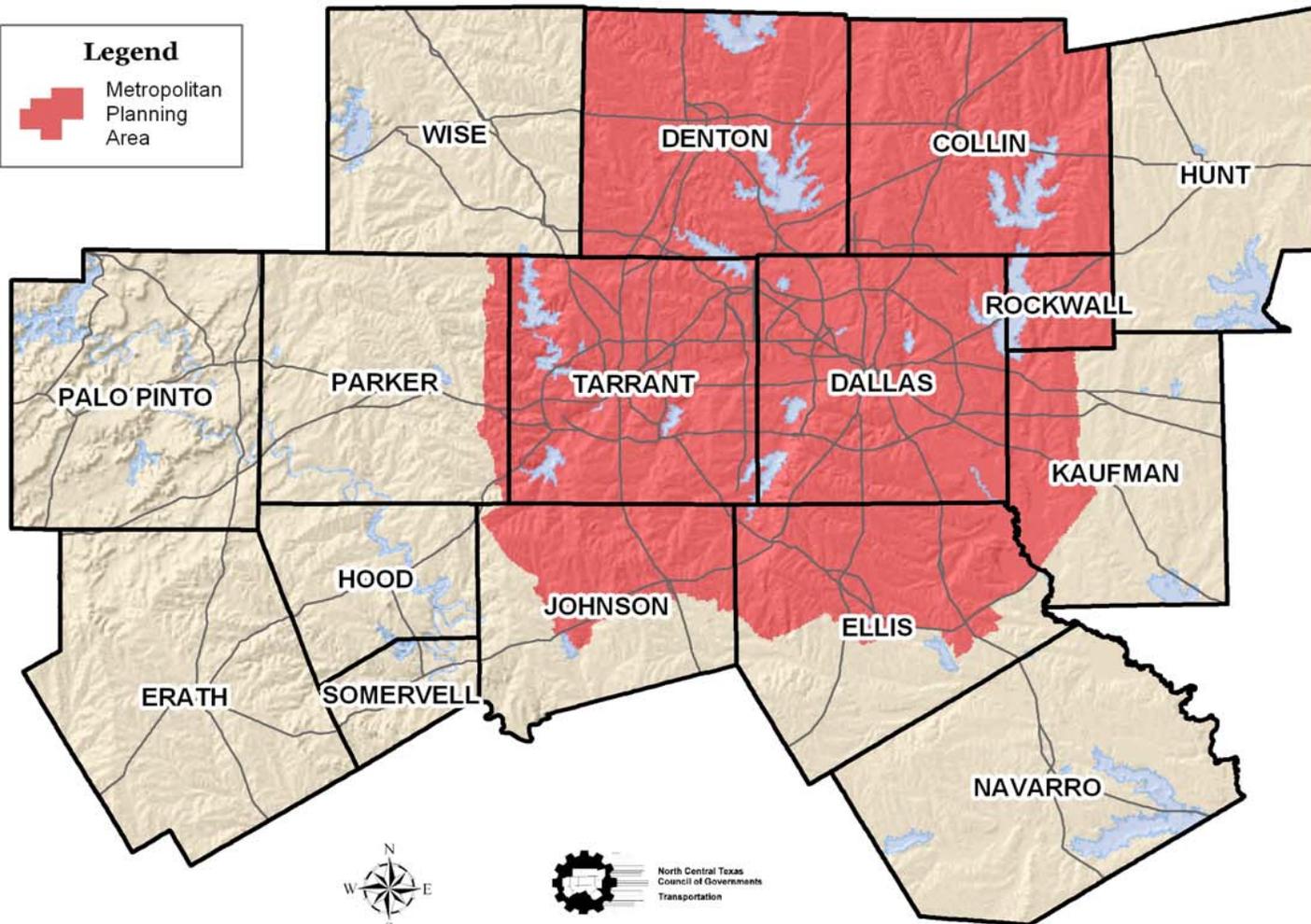
NCTCOG was designated to serve as the Metropolitan Planning Organization (MPO) for the Dallas-Fort Worth (DFW) Metropolitan Area in 1974.

The Regional Transportation Council (RTC), comprised primarily of local elected officials, is the independent regional transportation policy body associated with NCTCOG.

As the MPO and as a nonattainment area, NCTCOG and the RTC are responsible for the planning and implementation of transportation programs and projects aimed at reducing congestion and improving mobility and air quality.

The RTC adopts both a fiscally-constrained long-range plan and a needs-based long-range plan.

Metropolitan Planning Area Within the NCTCOG Region



Sustainable Development Initiatives



Bicycle and Pedestrian Coordination



General Sustainable Development



**Demographics/
Alternative Scenarios**



Transit Oriented Development/Brownfields

Sustainable Development Initiative

Recent NCTCOG Actions

- Regional Transportation Council (RTC) adopts region-wide Sustainable Development Policy
- NCTCOG Executive Board begins the Center of Development Excellence Initiative
- RTC awarded \$40.8M to the Sustainable Development Program in 2001
- RTC awarded \$40M of the RTC Local Funds to the 2005-06 Sustainable Development Call for Projects
- RTR funds of \$40M total for Sustainable Development Program in 2009



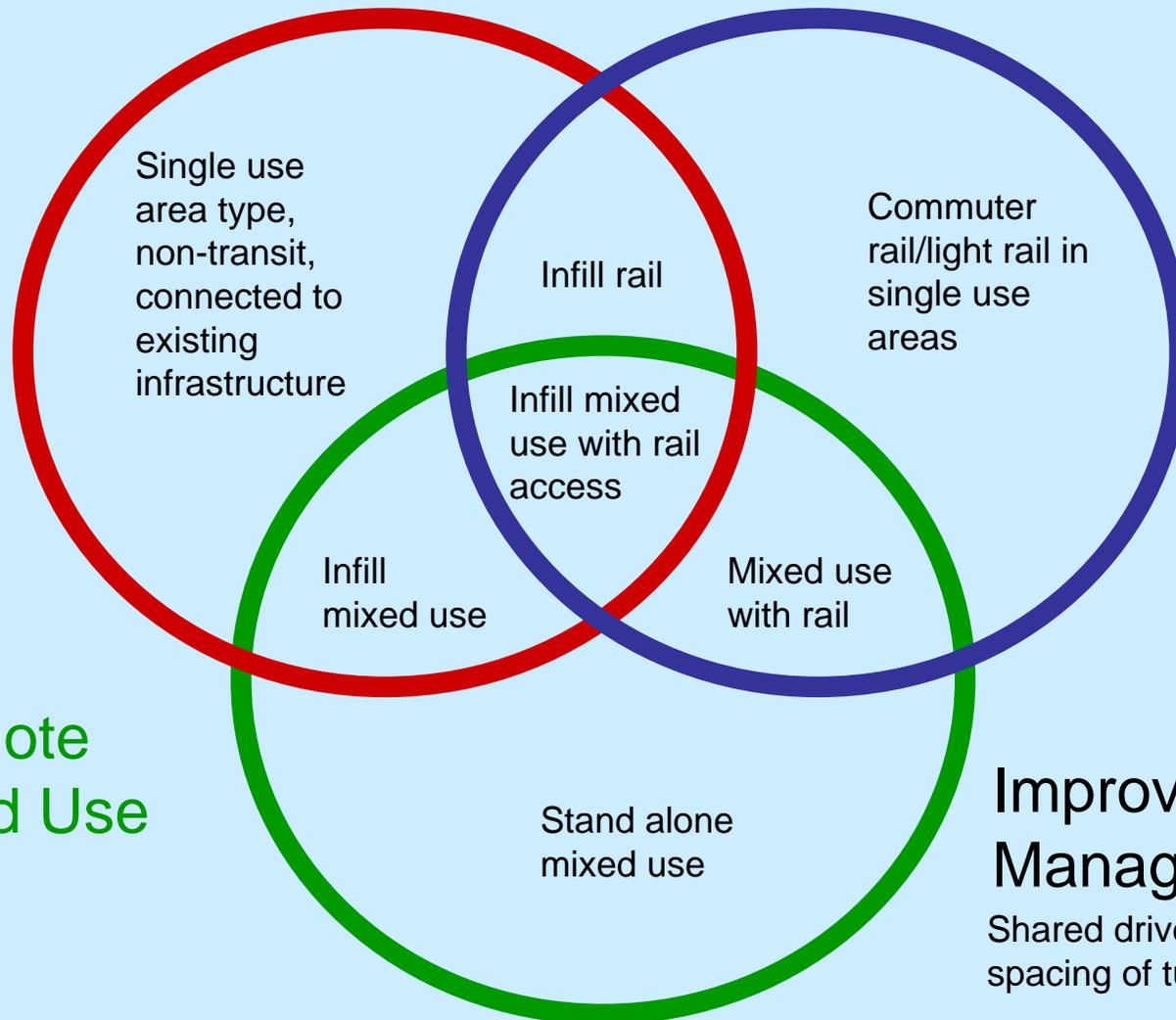
The Regional Transportation Council's Sustainable Development Policy

Utilize Existing System Capacity

Improve Rail Mobility

Promote Mixed Use

Improve Access Management



Shared drives/parking, spacing of turns/signals

Funding Program Goals

- Respond to local initiatives for Town Centers, Mixed Use Growth Centers, Transit Oriented Developments, Infill/Brownfield Developments, and Pedestrian Oriented Projects.
- Complement rail investments with coordinated investments in park-and-ride, bicycle, and pedestrian facilities.
- Reduce the growth in vehicle miles traveled per person.
- Promote economic development throughout the region through public/private partnerships.



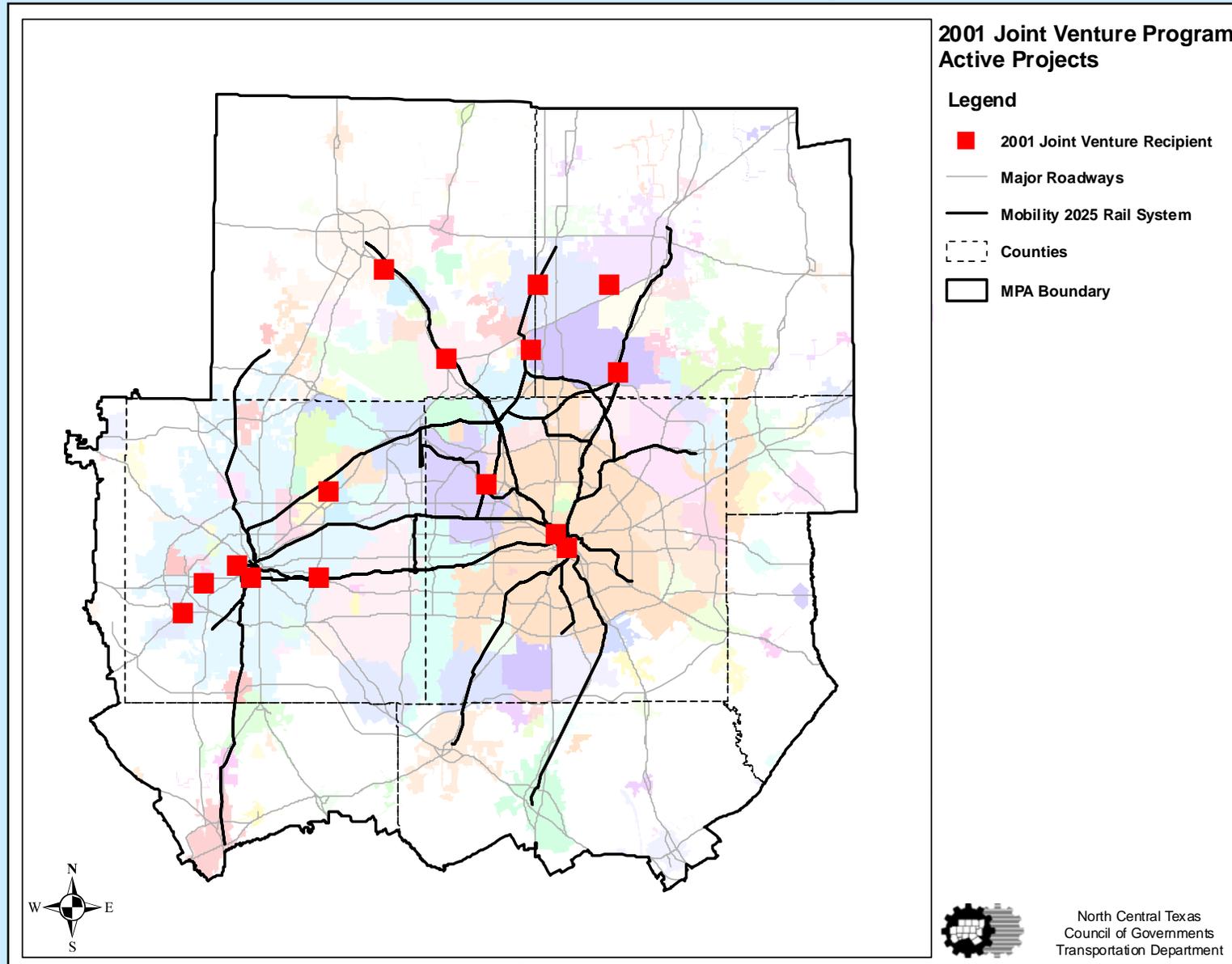
Sustainable Development Initiatives

2001 and 2005-06 Sustainable Development Projects



2001 Sustainable Development Program

Distribution of Projects



2001 Sustainable Development Program

\$40.8 Million in Federal Funds (CMAQ and STP-MM)

Project Status

19 Infrastructure Projects

5 – Cancelled

9 – Underway

5 – Completed

2 Planning/Outreach Projects

Regional Rail Corridor Study – Completed

Center of Development Excellence – Completed

NCTCOG Sustainable Development Projects, 2001

Mockingbird Station (Dallas)



Private Investment: \$150 million

Public Investment: \$2.4 million
CMAQ Funds for Katy Trail improvements

Rail Investment: about \$50 million for station construction

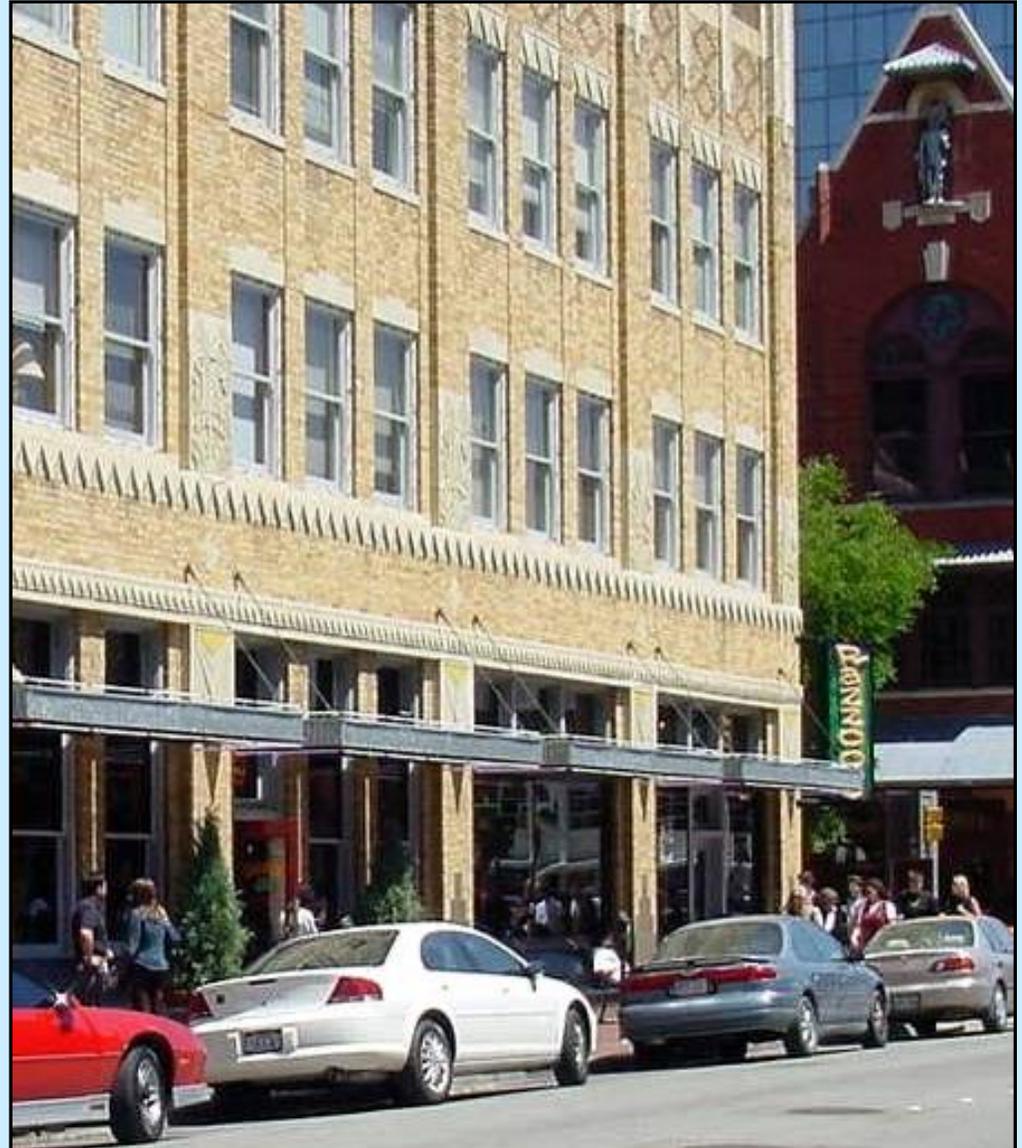
Mockingbird Station has created an urban environment that offers living, shopping, and dining directly accessible by DART light rail.



Sustainable Development Initiatives

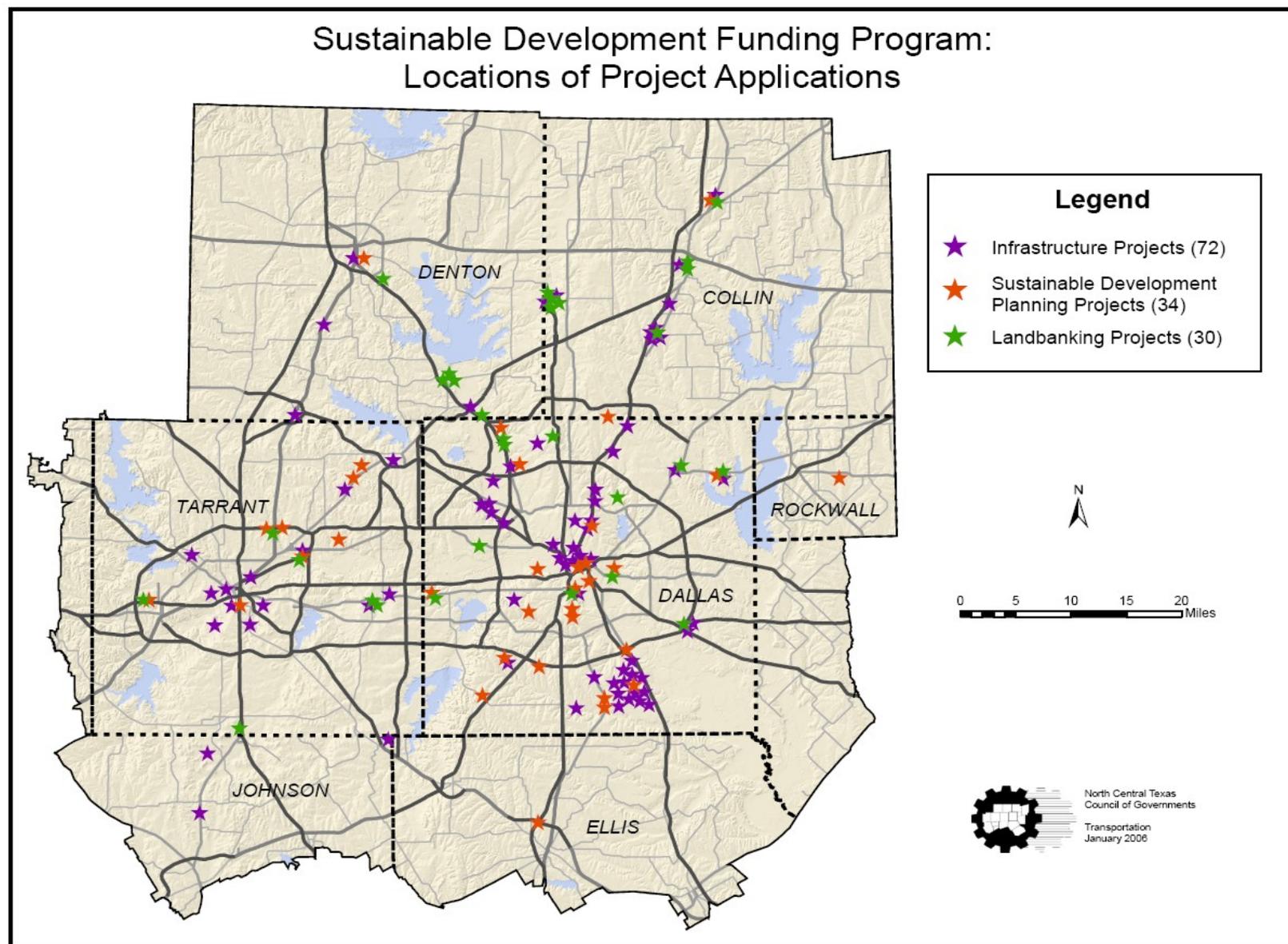
2005 Sustainable Development Call For Projects

The Regional Transportation Council Approved \$40.61 million to promote development types that reduce the overall demand for transportation infrastructure and improve air quality in 2005.



2005 Sustainable Development Call for Projects

Distribution of Project Submittals



2005 Sustainable Development Call for Projects

Distribution of Applications Received

Project Type	Number of Projects Submitted	RTC Local Funds Requested
Transportation Infrastructure	72	\$217,316,596
Landbanking	30	\$65,067,998
Planning	34	\$6,250,625
Total	136	\$288,635,219
Funds Available	Dallas TxDOT District	\$28,020,000
Funds Available	Fort Worth TxDOT District	\$12,590,000
Total		\$40,610,000
Shortfall		(\$248,025,219)

2005 Sustainable Development Call for Projects

Summary of Funded Projects

Approved by RTC on April 13, 2006

Project Type	Number of Projects Funded	RTC Local Funds Approved
Transportation Infrastructure	28	\$34,155,375
Landbanking	4	\$3,500,000
Planning	8	\$954,625
Total	40	\$38,610,000
TOD Implementation Group		
TOD Implementation Group	52	\$1,000,000

2005 Sustainable Development Call for Projects

\$40 Million in Local Funds

Project Status

28 Infrastructure Projects

- 22 – ILA in Place/Projects in Progress**
- 2 – NTP Pending**
- 4 – Cancelled**

10 Planning/Outreach Projects

- 5 – Local Planning Projects (In Progress)**
- 3 – Local Planning Projects (Pending RFP)**
- TOD Implementation (In Progress)**
- Center of Development Excellence (In Progress)**

4 Land Banking Projects

- 3 – ILA in Place**
- 1 – Cancelled**

NCTCOG Sustainable Development Projects, 2005

West Berry/ Grand Marc Streetscape Project

Project Description

Streetscape enhancements adjacent to the Grandmarc development project, located in the heart of the Berry/University Urban Village and Texas Christian University.

Location: West Berry Street, between University and Waits Avenue

Acres: 2.9 (Grandmarc)

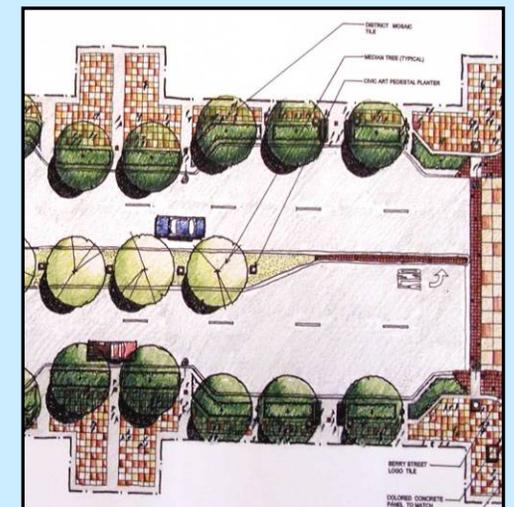
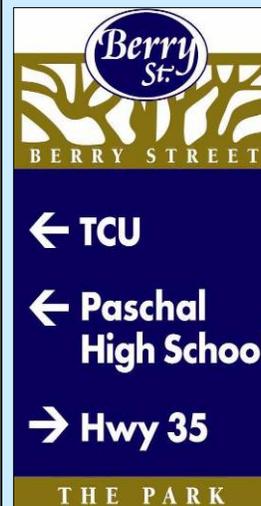
Project Uses: Ground Floor Retail; Residential

Housing Units: 212

Number of Jobs: 1,300 (including construction)

Impacts on congestion and air quality:

- Provides needed student housing
- Decreases campus commutes, VMT
- Streetscape enhancements encourage pedestrian activity, safety, comfort, and connectivity



NCTCOG Sustainable Development Projects, 2005

Grapevine Fairfield on Main Street Project

The project is a pedestrian friendly complex of three buildings, two of which accommodate ground level commercial/retail with residential units above. The buildings are surrounded by public sidewalks and form an outdoor plaza between them. The plaza will have bench seating, potential outdoor dining patios for adjacent restaurants and landscaping and trees. Streetscape and walkway improvements are included along Main Street extending from the development site north to Franklin Street in the Main Street Historic District.

- Located in Downtown Grapevine on the southeast corner of Dallas Road and Main Street
- 5.5 acre parcel
- Mixed Use development
- 251 residential units
- 62 area jobs provided
- Close access to future regional rail service



Main Street Perspective



Dallas Road Perspective

2009 Sustainable Development Call for Projects

Rules and General Conditions

How to Apply

- On-line applications available April 2, 2009.
- Deadline for submission: **Friday, October 2, 2009, at 5 p.m.**
 - Electronic/on-line applications and attachments
 - Two paper copies of a completed and signed application with all the required attachments to be submitted and in-hand
- Post marked applications not received by the deadline are considered late and will not be reviewed.
- Incomplete applications will not be reviewed and supplemental information will not be accepted after the deadline.



Eligible Applicants

- **Infrastructure**

- **Primary Sponsor: Local Government with Land Use Authority (required)**
 - **County (unincorporated areas)**
- **Secondary Sponsor: For-profit developers (required)**
- **Additional Sponsors: Other local governments, counties, non-profits, colleges and universities, transit authorities, special districts, not-for-profit home builders, independent school districts, housing authorities, TIRZ, and PID's (optional)**

- **Planning**

- **Primary Sponsor: Local Governments, County, Special District, or a Transit Agency (required)**
- **Secondary Sponsors: Open (optional)**



Funding



- **Infrastructure**

- \$40 Million RTR funds (or other federal funds) (80% of program funds)
 - \$12.4 M in the Western subregion
 - \$27.6M in the Eastern subregion
 - (The entire request of a local government cannot exceed the subregional amount.)
- Maximum award per project - \$3M
- 20% local match required
- Total project costs \$3,750,000
- Partial project funding not allowed

- **Planning**

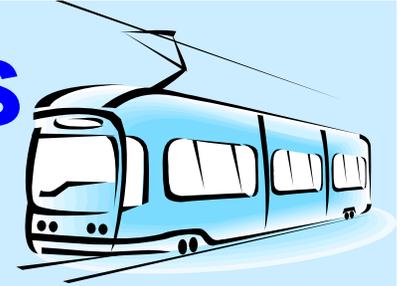
- \$1M RTC local funds (80% of program funds)
- Maximum award per project - \$300K
- 20% local match required
- Total project costs \$375K

Funding continued...

- **All funding may be handled on a reimbursement basis and expenditures made prior to signing an agreement on a project may not be eligible for reimbursement.**
- **Cost overruns will not be the responsibility of the Regional Transportation Council (RTC). Local partners will be responsible for any and all cost overruns.**
- **The RTC will approve all final projects and funding levels.**
- **The RTC reserves the right to remove funding from a project that is no longer supported by local partners.**
- **The RTC reserves the right to remove funding from a project for which the local sponsor is unable or unwilling to sign an agreement to implement the project or cannot provide the required 20% local match.**
- **All funds that are unexpended or removed from a project return to the regional Sustainable Development Program for future funding initiatives.**

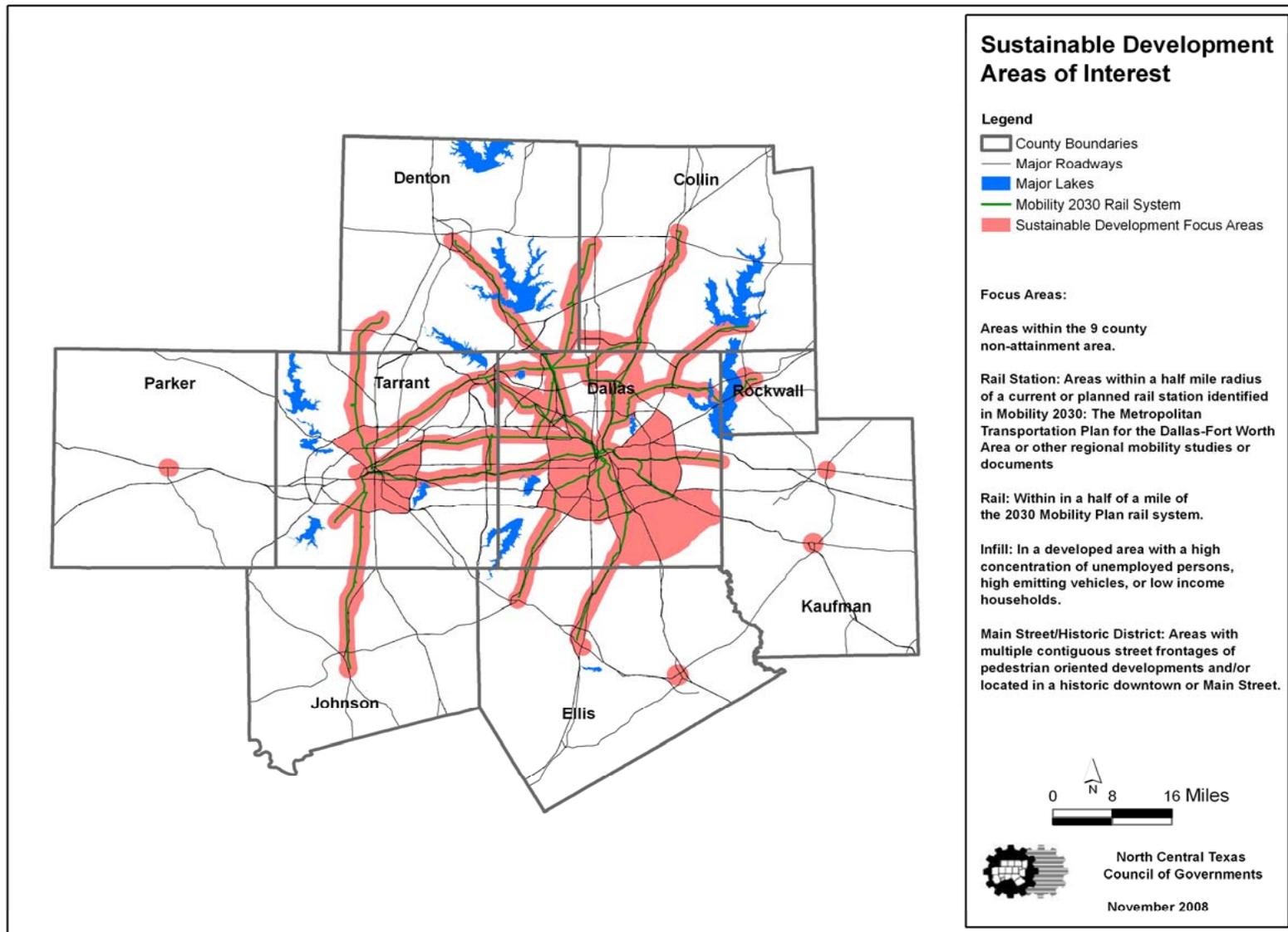


General Conditions



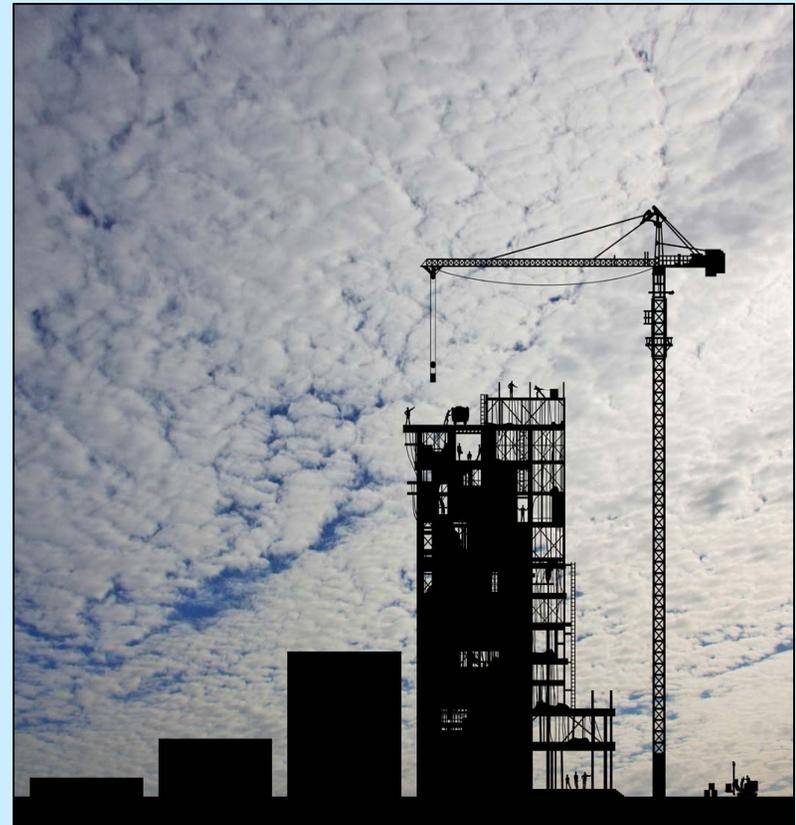
- Funds can only be applied in the NCTCOG nine county non-attainment area.
- Projects must fall within at least one of the Areas of Interest for the 2009 Sustainable Development Call for Projects.
 - Rail Station – Areas within a half mile radius of a current or planned rail station identified in Mobility 2030: The Metropolitan Transportation Plan for the Dallas-Fort Worth Area, 2009 Amendments or other regional mobility studies or documents.
 - Passenger Rail – Areas within a half mile radius of a current or planned passenger rail line identified in Mobility 2030: The Metropolitan Transportation Plan for the Dallas-Fort Worth Area, 2009 Amendments or other regional mobility studies or documents.
 - Infill – In a central city developed area with a high concentration of unemployed persons, high emitting vehicles, or low income households.
 - Main Street/Historic District – Areas with multiple contiguous street frontages of pedestrian oriented developments and/or located in a historic downtown or Main Street.

Areas of Interest Map



General Conditions continued...

- **The primary public sector sponsor must provide, to NCTCOG, a resolution of its governing body, endorsing receipt of the award, and confirming any secondary or additional partnerships within 90 days of RTC action to select the project.**
- **Local sponsors will have one year after RTC project selection and award to enter into an agreement.**
- **Projects must begin construction by March 2013.**



Infrastructure Rules



Definition

- Infrastructure Project – An infrastructure project is a construction project that provides public infrastructure in the public right-of-way and can be used to support private vertical development. Examples include pedestrian amenities, landscaping, intersection improvements, lighting, street construction, traffic signalization, etc.



General Conditions



- **Funds can be used for public infrastructure in the public right-of-way of a mixed use development.**
- **Must have a letter of support from the City Manager or County Administrator expressing the agency's support for the project. (example on SD website)**
- **Must have a letter of support from the active secondary private sector sponsor working on the development in the project area.**
- **Additional sponsors should also provide a letter of support.**

Eligible Items

- Expanding roadway capacity
- Intersection improvements
- Traffic signalization
- Transit amenities & access projects
- Sidewalks
- Shade trees – landscaping
- Bicycle/pedestrian amenities – paths and trails
- Crosswalks
- ROW or easements needed for transportation/infrastructure purposes
- Retrofit projects that do not reduce capacity*
- Storm water
- Some utility relocation
- PS&E – Plans Specifications & Engineering for infrastructure components (not to exceed 10%)
- Other soft costs (not to exceed 10%)



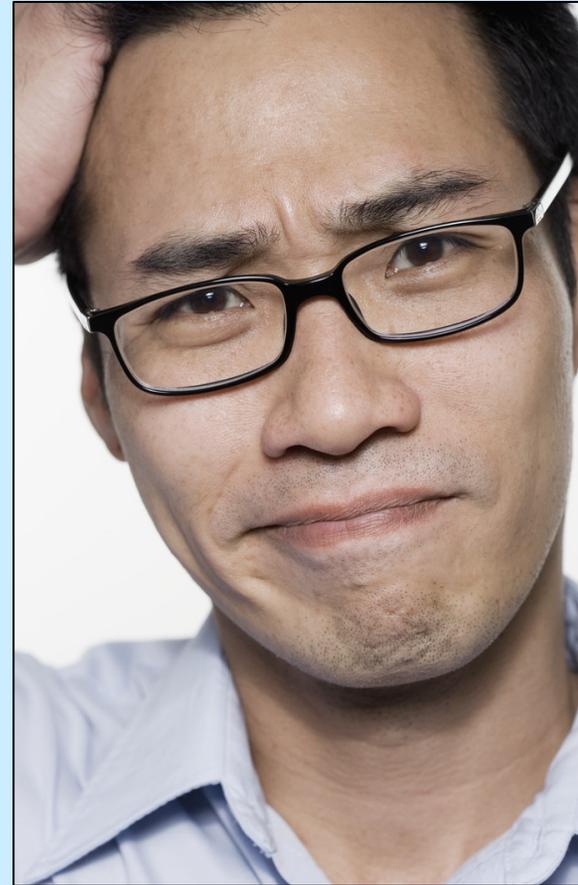
Ineligible Items

- Roadway reconstruction
- Construction or rehabilitation of private buildings
- Artwork
- Fountains
- Installation and/or rehabilitation of water & sewer lines
- Retrofit projects that reduce capacity
- Burying utilities
- Parking garages
- Extensions to transit lines
- Earthwork necessary to raise proposed buildings out of the floodplain
- Other items not directly related to mobility



Reconstruction vs. Retrofit

- **Roadway Reconstruction** – Roadway reconstruction is the rebuilding of a new pavement structure, which usually involves complete removal and replacement of the existing pavement structure, including new and/or recycled materials (Texas Department of Transportation)
- **Retrofit** – The addition of new technology and/or features to an existing roadway that were not available or required at the time of construction. Retrofit projects that reduce roadway capacity are not eligible. Examples of eligible retrofit projects include, but are not limited to: lane reconfiguration, the addition of right and left turn lanes, and raised cross walks.



General Conditions

- **Contract implementation of RTR funds is to be determined.**
- **All projects must provide a demonstrable air quality benefit.**
- **The correct zoning must be in place at the project site when the application is submitted.**
- **All site parcels must be acquired prior to RTC final selection of projects (or under option to buy).**
- **All on-system projects must follow Texas Department of Transportation procedures.**
- **Projects funded with federal funds may be subject to Texas Department of Transportation engineering and contingency fees.**



Planning Rules



Definition



- Planning Project – Planning projects include market, housing, and economic analyses, transit station planning, Transit Oriented Development (TOD) Planning, General Planning (subdivision regulations, creation of new code/zoning regulations, master planning, updates to pedestrian and/or bicycle plans, etc.), and others.

General Conditions

- Projects will require an Interlocal Cooperative Agreement between NCTCOG and the project sponsor.
- Planning projects and consultant contracts will be managed by NCTCOG.
- Cities prepare the scope for the Request for Proposal (RFP) and participate in consultant selection and project management.



Meetings and Important Dates

- Stakeholder meeting at NCTCOG offices - January 26
- Application workshop at NCTCOG offices - March 16
- Two regional application workshops - March 25 and 26
- Application release – April 2
- Deadline for applications - October 2, 2009, 5 p.m.



2009 Sustainable Development CFP Schedule

December 8-9, 2008	Public Meeting
January 26, 2009	Stakeholder Meeting - Feedback on SDCFP
February 27, 2009	STTC Action Item
March 5, 2009	RTC Action Item
March 16, 2009	Workshop to Review Application and Rules
March 25 and 26, 2009	Eastern and Western Sub district Workshops
April 2, 2009	Release On-line Application
October 2, 2009	Application Deadline
October - December 2009	Review of Applications
January 2010	Public Meetings
January 2010	STTC Information Item
February 2010	RTC Information Item
February 2010	STTC Approval
March 2010	RTC Approval
March - April 2010	Award of Funds - Begin Contracting

Questions & Comments?



2009 Sustainable Development Call for Projects

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www.nctcog.org/trans/sustdev/landuse/funding/CFP09.asp

Sustainable Development Initiatives

Brownfield Revolving Loan Fund (RLF)

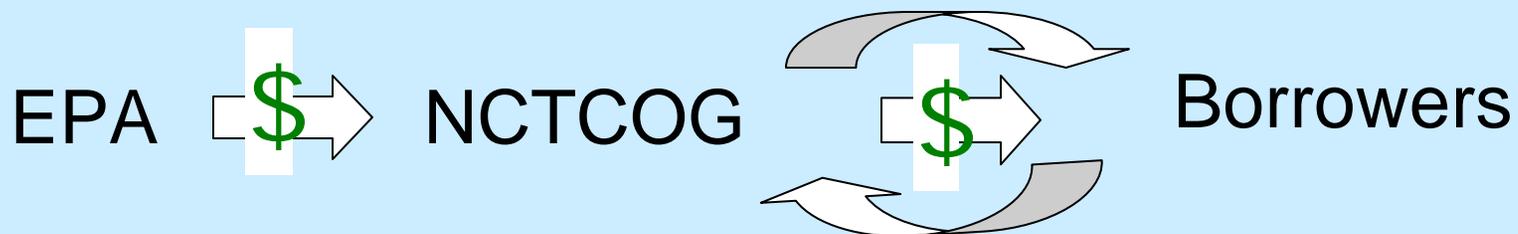
A Brownfield is defined as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”



Source: Environmental Protection Agency

Brownfields Revolving Loan Fund

- NCTCOG received \$3 million grant from the EPA for cleanup activities at brownfields.
- Cleanup activities can include for example: asbestos, petroleum, other hazardous materials or contamination.
- NCTCOG loans the money to eligible borrowers.



- Local governments are eligible borrowers and can partner with private sector
- Subgrants may be eligible on select projects

Brownfields Revolving Loan Fund

- **Loan Conditions: zero interest, no fees, repayment starting in 2012 at the earliest**
- **20% Match Required: cash, in-kind, donated time/fees**
- ***Local governments may be able to receive a portion of cleanup funds in the form of a grant.***
- **Ideal for cleanup of sites for future use tied to transit (rail/bus) or other mixed use development**
- **Deadline to submit an application June 26, 2009**

Application and more details can be found at
www.nctcog.org/brownfields