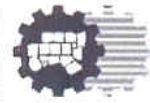




**REQUEST FOR PROPOSALS
TO NOMINATE PROJECTS
FOR NCTCOG 2009 SUSTAINABLE DEVELOPMENT PROGRAM FUNDS**

June 3, 2009

The purpose of this request for proposals is to nominate projects for North Central Texas Council of Governments' Sustainable Development Program Funding (Sustainable Development Funds). The City of Fort Worth (City) will nominate projects for Sustainable Development Funds based upon proposals received for specific projects. Interested parties should attend a pre-submittal conference on **Thursday, June 18** at 10:00 a.m. in the Pre-Council Chamber at City Hall to obtain information and have questions addressed by City staff. Potential applicants shall notify the City no later than 5:00 p.m. on **Friday, July 10** by completing a Declaration of Intent form. All proposals are due to the City's Purchasing Division by 1:30 p.m. on **Thursday, August 6**.



NCTCOG Sustainable Development Funding Program

The NCTCOG Sustainable Development Funding Program was created by its policy body, the Regional Transportation Council, to encourage public/private partnerships that positively address existing transportation system capacity, rail access, air quality concerns, and/or mixed land uses. By allocating transportation funds to land use projects promoting alternative transportation modes or reduced automobile use, NCTCOG and its regional partners are working to address mounting air quality, congestion and quality of life issues. The program is designed to foster growth and development in and around historic downtowns and Main Streets, infill areas, and passenger rail lines and stations.

2009 Call for Projects

To support this program, the Regional Transportation Council has designated \$41 million for sustainable infrastructure and planning projects throughout the region. In early 2009, NCTCOG announced the 2009 Sustainable Development Call for Projects. On April 1, NCTCOG released an online application for infrastructure and planning projects to be considered for funding through this program.

NCTCOG Project Requirements

Funding Amount Available

NCTCOG has allocated \$12.4 million out of the total \$41 million in Sustainable Development Funds to the western subregion, which includes Johnson, Parker, and Tarrant counties. Individual project proposals require a 20% local cash match. The maximum reimbursement amount for a Planning Project is \$300,000 with an additional \$75,000 (20%) local match required. The maximum amount for an Infrastructure Project is \$3 million with an additional \$750,000 (20%) local match required. Projects will not receive partial awards. Fort Worth projects will compete with other projects from the western subregion. The total of all projects submitted by the City may not exceed the \$12.4 million set aside for the western subregion.

Eligible Activities

Planning - Sustainable Development Funds may be used for planning projects that create the planning foundation or strategic assistance necessary for a development project that would be eligible and competitive for the Sustainable Development Call for Projects. Planning projects include market, housing, and economic analyses, transit station planning, transit oriented development (TOD) planning, and general planning (subdivision regulations, creation of new code/zoning regulations, master planning, updates to pedestrian and/or bicycle plans, etc.).

Infrastructure - Sustainable Development Funds may be used to construct transportation infrastructure within the public right-of-way that supports private vertical development. Examples include: expanding roadway capacity, intersection improvements, traffic signalization, transit amenities and access projects, sidewalks, shade trees, landscaping, bicyclist/pedestrian amenities, crosswalks, bicycle paths and trails, right of way or easements necessary for transportation facilities, retrofit projects that do not reduce capacity, and storm water costs. Some utility relocations related to the transportation facilities may be eligible. PS&E and other soft costs can each not exceed 10% of

the NCTCOG funded budget. Projects that reduce roadway capacity may be eligible if they do not increase traffic congestion.

Ineligible Activities

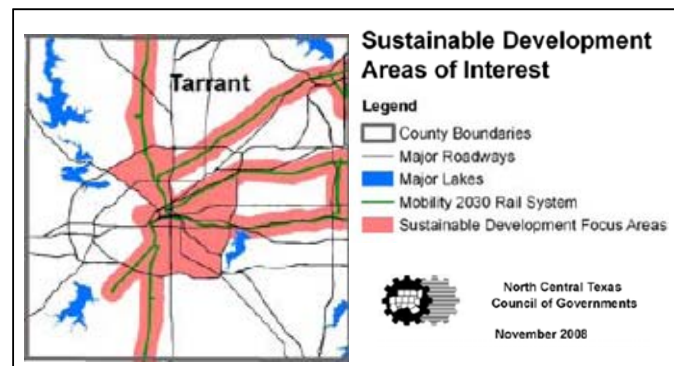
Items ineligible for reimbursement include, but are not limited to: roadway reconstruction, construction or rehabilitation of private buildings, artwork, fountains, installation and/or rehabilitation of water and sewer lines, burying utilities, parking garages, extensions to transit lines, earthwork necessary to raise proposed buildings out of the floodplain, and other items not directly related to mobility.

Funding Qualifications

The Sustainable Development Program will fund planning and infrastructure projects that support public/private developments within mixed-use zoning districts and that are located within designated focus areas (see map).

The NCTCOG Sustainable Development Program funds are available for use in the following designated focus areas:

- Rail Station – Within ½ mile of current or planned future station location
- Rail – Within ½ mile of Mobility 2030 Rail System
- Infill – 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 historic downtowns



Nominations for infrastructure project funds must support a private, mixed-use, vertical development project. Higher priority may be given to proposals for projects that support transit-oriented development (TOD) and are already located in mixed-use zoning districts. In addition, the City may give higher priority to project proposals within Fort Worth's designated urban villages, mixed-use growth centers, and TOD sites that fall within NCTCOG's focus areas.

NCTCOG is requiring that appropriate zoning for the development project be in place by October 2, 2009. Please note the City's **July 13** zoning application deadline for any project sites that must be rezoned to permit the proposed development project.

City of Fort Worth - Requirements and Process for Project Proposals

Because project applications must be sponsored and submitted by a city or county, the City of Fort Worth has issued this Request for Sustainable Development Proposals (RFP) to solicit projects from private developers for consideration by the Regional Transportation Council. Some Fort Worth projects which have previously received Sustainable Development awards include Museum Place, Trinity Bluff, West Berry Streetscape, Magnolia Village Pedestrian Enhancements, and the Evans & Rosedale Planning Project.

Application Procedure

Only cities or counties may nominate projects. Any potential private partner may submit a proposal to the City of Fort Worth and is strongly encouraged to provide the required 20% local cash match. If private funds are not available for the local match, the project sponsor must identify the available local public funding source. The rules, definitions, online application, evaluation criteria, and other information regarding NCTCOG's Sustainable Development Call for Projects can be found at <http://www.nctcog.org/trans/sustdev/landuse/funding/CFP09.asp>.

Applicants who wish to submit a proposal to the City of Fort Worth for consideration for nomination to the Sustainable Development Program must use NCTCOG's online application form. Applicants must obtain a User ID and password from City staff by submitting a Declaration of Intent prior to **5:00 p.m. on Friday, July 10**. Applicants will be assigned a City staff liaison who will work with the applicant to complete those sections of the application for which the City is providing information. The applicant and City liaison will use the common User ID and password to complete the application. Please do not upload items onto the NCTCOG online application. Please send them directly to your City staff liaison. With the exception of those items that are to be provided by NCTCOG staff, all applications must be completed by the **August 6** deadline. The online application can be found by clicking the online application link located at <http://www.nctcog.org/trans/sustdev/landuse/funding/CFP09.asp>.

The proposal deadline is **1:30 p.m. on Thursday, August 6** at the Purchasing Office located on the Lower Level of City Hall, 1000 Throckmorton. Applicants must submit five paper copies of the on-line application, a cover sheet, and CD. A template of the cover sheet accompanies this RFP. In addition, please submit a CD that includes all of the files to be uploaded and the online application. Do not submit the online application to NCTCOG. Do not upload files to the NCTCOG website. The City of Fort Worth will submit the online application for nominated projects.

Project Evaluation and Selection

Projects will be evaluated and ranked according to their contribution to future sustainability, job creation, multi-modal transportation connections, environmental and social justice, housing/workforce balance, and economic revitalization.

City staff and the City Plan Commission (CPC) Urban Village Committee will evaluate all proposals and present their findings to the full Commission on August 26. The CPC will forward recommendations to the City Council. The City Council may nominate projects for NCTCOG's Sustainable Development Program as early as September 8. City staff will submit any nominated proposals to NCTCOG for the Sustainable Development Funds by October 2. NCTCOG will review the nominations, select from competing projects, and draft recommendations by January 2010. The Regional Transportation Council will make their final selections and announce the awards by April 2010.

Selection Criteria

Project Proposals will be rated against the criteria listed on the following pages.

Criteria for Planning Projects	NCTCOG Points	City Points
Project falls within the following Focus Area(s) : <ul style="list-style-type: none"> <input type="checkbox"/> Rail Station, Existing (10 Points), Future (5 Points) <input type="checkbox"/> Passenger Rail Line, Existing (10 Points), Future (5 Points) <input type="checkbox"/> Infill <input type="checkbox"/> Main Street or Historic District 	Up to 10 Up to 10 Up to 5 Up to 5	Up to 10 Up to 10 Up to 5 Up to 5
Project (within a Focus Area) also falls within the following: <ul style="list-style-type: none"> <input type="checkbox"/> Urban Village <input type="checkbox"/> Qualifying Mixed-Use Growth Center <input type="checkbox"/> Transit-Oriented Development (within a Focus Area) 	N/A N/A N/A	Up to 5 Up to 5 <u>Up to 5</u> 15 Total
Degree of community support : Points awarded for in-kind or cash commitment to private or public improvements from community groups, and letters of support from: <ul style="list-style-type: none"> <input type="checkbox"/> Neighborhoods, <input type="checkbox"/> Area property owners, and <input type="checkbox"/> Businesses. Points may be awarded for the formation or enhancement of partnerships, coalitions and/or organizations to advocate for the development of the site/area.	N/A	Up to 10
Describe how the planning project will promote or plan for a multimodal transportation connection (bike, pedestrian, transit, and/or automobile) between the surrounding land uses?	Up to 10	Up to 10
Provide a 1 to 2 page statement discussing the planning project's purpose and overall benefit to the community in PDF format. 10 points The purpose statement should: <ul style="list-style-type: none"> <input type="checkbox"/> Detail the project's purpose <input type="checkbox"/> Explain the project's role in the community <input type="checkbox"/> Explain the project's impact on neighboring land uses 	Up to 10	Up to 10
Explain any resource protection or enhancement activities associated with the planning project including neighborhood empowerment zones, historic district, tax increment financing district, resource conservation areas.	Up to 5	Up to 5
Are any of the following public resources within a ¼ mile radius of the planning site? <ul style="list-style-type: none"> <input type="checkbox"/> Schools (2 Points) <input type="checkbox"/> Parks (2 Points) <input type="checkbox"/> Libraries (2 Points) <input type="checkbox"/> Police Stations (2 Points) <input type="checkbox"/> Other (2 Points) 	Up to 10	Up to 10
In which of the following North Central Texas Council of Governments' Communities of Concern is the project located? <ul style="list-style-type: none"> <input type="checkbox"/> Community of Highest Concern (10 Points) <input type="checkbox"/> Community of Moderate Concern (5 Points) <input type="checkbox"/> Community of Lowest Concern (0 Points) (Determined by NCTCOG staff)	Up to 10	Up to 10

Is the project site within 1 mile of any major employers ? 0-10 employers - 2 Points, 10 or more employers - 5 Points	Up to 5	Up to 5
Is the project area within ¼ mile of an existing or future transit stop(s) identified in Mobility 2030: The Metropolitan Transportation Plan for the Dallas-Fort Worth Area, 2009 Amendment or other regional mobility studies or documents?	Up to 5	Up to 5
Do the project goals support or connect to a mixed-use development per the definition provided in the 2009 Sustainable Development Call for Projects definition of a mixed use development?	Up to 5	Up to 5
Will the project area study or plan further community or Comprehensive Plan directives that ensure the preservation of historical, cultural, or archeological features?	Up to 5	Up to 5
Is the project located in an area that has been identified for redevelopment in the Comprehensive Plan and has been locally designated as an urban infill, urban redevelopment, or downtown revitalization area?	Up to 5	Up to 5
Is the project area the site of future redevelopment of a former Brownfield site?	Up to 5	Up to 5
Does the project's Scope of Work plan for or promote connection to the regional Veloweb or a city or county adopted bike and pedestrian access plan route?	Up to 5	Up to 5
Does the project's Scope of Work promote form-based coding ?	Up to 5	Up to 5
Does the project's Scope of Work promote Context-Sensitive Street Design ?	Up to 5	Up to 5
Does the project's Scope of Work promote affordable housing , workforce housing, and/or infill housing?	Up to 5	Up to 5
	Max. 125	Max. 150

NCTCOG requires at least 20% local match.

Criteria for Infrastructure Project	NCTCOG Points	City Points
Project falls within the following Focus Area(s) : <ul style="list-style-type: none"> <input type="checkbox"/> Rail Station, Existing (10 Points), Future (5 Points) <input type="checkbox"/> Passenger Rail Line, Existing (10 Points), Future (5 Points) <input type="checkbox"/> Infill <input type="checkbox"/> Main Street or Historic District 	Up to 10 Up to 10 Up to 5 Up to 5	Up to 10 Up to 10 Up to 5 Up to 5
Project falls within the following areas in addition to NCTCOG's Focus Areas: <ul style="list-style-type: none"> <input type="checkbox"/> Urban Village <input type="checkbox"/> Mixed-Use Growth Center <input type="checkbox"/> Transit-Oriented Development 	N/A N/A N/A	Up to 5 Up to 5 Up to 5
Degree of community support : Points awarded for in-kind or cash commitment to private or public improvements from community groups, and letters of support from: <ul style="list-style-type: none"> <input type="checkbox"/> Neighborhoods, <input type="checkbox"/> Area property owners, and <input type="checkbox"/> Businesses. Points may be awarded for the formation or enhancement of partnerships, coalitions and/or organizations to advocate for the development of the site/area.	N/A	Up to 5
Status of mixed-use zoning : Maximum points awarded if project site has been rezoned to mixed-use by the August 6 application deadline.	N/A	Up to 5*
Does the project support or connect to a mixed-use development per the definition provided in the 2009 Sustainable Development Call for Projects definition of a mixed use development?	Up to 10	Up to 10*
Will there be a pedestrian friendly block structure by 2013?	Up to 5	Up to 5
In which of the following categories does the project make a transportation connection ? <ul style="list-style-type: none"> <input type="checkbox"/> Pedestrian Connection (5 Points) <input type="checkbox"/> Transit Connection (5 Points) <input type="checkbox"/> Bicycle Connection (5 Points) <input type="checkbox"/> Auto Connection (0 Points) Points awarded for project that improves access, safety, circulation, and/or environment for each category.	Up to 15	Up to 15
Provide a 1 to 3 page statement discussing the project's purpose and overall benefit to the community in PDF format. 10 points The purpose statement should: <ul style="list-style-type: none"> <input type="checkbox"/> Detail the project's purpose <input type="checkbox"/> Explain the project's role in the community <input type="checkbox"/> Explain the project's impact on neighboring land uses 	Up to 10	Up to 10
Explain any resource protection or enhancement activities associated with the project including: <ul style="list-style-type: none"> <input type="checkbox"/> Neighborhood Empowerment Zones <input type="checkbox"/> Brownfield Sites <input type="checkbox"/> Resource Conservation Areas 	Up to 5	Up to 5

Are any of the following public resources within a ¼ mile radius of the project site? <input type="checkbox"/> Schools (5 Points) <input type="checkbox"/> Parks (5 Points) <input type="checkbox"/> Libraries (5 Points) <input type="checkbox"/> Police Stations (5 Points) <input type="checkbox"/> Other (5 Points)	Up to 25	Up to 25
Is the project site near any major employers ?	Up to 5	Up to 5
What is the estimated number of jobs the project will create? (1 point per 20 jobs created for a maximum of 5 points)	Up to 5	Up to 5
What percentage of the total housing units will be workforce housing ? (1 point per 20 housing units created for a maximum of 5 points)	Up to 5	Up to 5
How will the project further community or Comprehensive Plan directives that ensure the preservation of historical, cultural, or archeological features?	Up to 5	Up to 5
Is the project located in an area that has been identified for redevelopment in the Comprehensive Plan and has been locally designated as an urban infill, urban redevelopment, or downtown revitalization area?	Up to 5	Up to 5
In which of the following North Central Texas Council of Governments' Communities of Concern is the project located? <input type="checkbox"/> Community of Highest Concern (10 Points) <input type="checkbox"/> Community of Moderate Concern (5 Points) <input type="checkbox"/> Community of Lowest Concern (0 Points)	Up to 10	Up to 10
Which of the following land use categories are included in the development to which your project connects? <input type="checkbox"/> Residential units (Sq. Ft.) - (1 point per 20 residential units for a maximum of 5 points) <input type="checkbox"/> Office Space (Sq. Ft.) - (1 point per 500 square feet of office space for a maximum of 5 points) <input type="checkbox"/> Restaurant Space (Sq. Ft.) - (1 point per 500 square feet of restaurant space for a maximum of 5 points) <input type="checkbox"/> Retail Space (Sq. Ft.) - (1 point per 500 square feet of retail space for a maximum of 5 points) <input type="checkbox"/> Open Space (Sq. Ft.) - (1 point per ½ acre of open space for a maximum of 5 points)	Up to 25	Up to 25
Is the project located within ½ mile of a built-up commercial or industrial area?	Up to 5	Up to 5
Is the project the redevelopment or future redevelopment of a former Brownfield site?	Up to 5	Up to 5
Will the project connect to the regional Veloweb or a city or county adopted bike and pedestrian access planned route?	Up to 5	Up to 5
	Max. 175	Max. 200

* NCTCOG requires at least 20% local match and appropriate zoning for private development site.

Funding Rules and General Conditions

Sustainable Development Funds may be used for planning projects or infrastructure improvements that support new private development or redevelopment. Projects must be located within a designated urban village, certain mixed-use growth centers, or support transit-oriented development (TOD) at current or planned rail stations. Projects may include improvements which connect the village or project area to the surrounding neighborhood. In addition to the eligible and ineligible items listed below, applicants must be familiar with the *Funding Rules and General Conditions* established by NCTCOG for the Sustainable Development Program, which can be found by clicking the project rules link located at <http://www.nctcog.org/trans/sustdev/landuse/funding/CFP09.asp>.

Proposed Process

June 3	Staff issues Request For Proposals (RFP) to existing and potential urban village stakeholders, and to other interested parties.
June 18	Staff conducts pre-submittal conference .
July 10	City deadline to submit Declaration of Intent and receive online user ID and password assignment.
July 13	Zoning Change applications due. (Only for projects that do not have appropriate zoning in place.)
August 6	City deadline for completion of online application and submittal of five paper copies of the application, cover sheet and CD. <u>Do not submit the applications to NCTCOG!</u>
August 26	City Plan Commission (CPC) recommends nominations for funding by NCTCOG's Sustainable Development Program.
September 8	City Council nominates projects for NCTCOG's Sustainable Development Program .
October 2	NCTCOG deadline for project nominations.
January 25-26	NCTCOG Sustainable Development Program public meetings .
February 24	NCTCOG staff makes draft project recommendations .
April 13	Regional Transportation Council acts on final project recommendations.

All prospective applicants are strongly encouraged to attend the pre-submittal conference that will be held on **June 18** at 10:00 a.m. in the City Hall Pre-Council Chamber. The purpose of the conference is to provide applicants information on the City's requirements and expectations in nominating projects for the Sustainable Development Funds. In addition, prospective applicants should work with their City staff liaison to organize a meeting with NCTCOG during the application period.

The deadline for submitting five (5) complete copies of the online application and a CD including all uploaded items is **August 6, 1:30 p.m.** in the City's Purchasing Division. All copies of the completed online application **must** be received in the **Purchasing Division** by this date and time. Applications that are postmarked by August 6, but are not stamped by the Purchasing Division **will not** be accepted. Copies of the online application may be mailed or hand delivered to:

Purchasing Division
Attn: Scott Bellen – Sustainable Development Proposal
City Hall, Lower Level
1000 Throckmorton Street
Fort Worth, TX 76102

Questions regarding this Request for Proposals should be directed to Scott Bellen, Planning and Development Department, 817-392-6942 or scott.bellen@fortworthgov.org.