

2022 Northwest VT TOD Grant Information Session

Chittenden County Regional Planning Commission

December 20, 2022



Northwest VT TOD Grant Agenda

1. Roles and responsibilities
2. Background
3. Scope of work review
4. Timeline
5. Questions?

Roles and Responsibilities

- FTA is the federal agency overseeing the grant. The grant will flow through GMT since they already have a relationship with FTA. GMT and CCRPC will have an agreement.
- CCRPC is the grant sub-recipient and responsible for making sure federal rules are followed and money flows as it should. CCRPC will hire a consultant project manager to carry out these roles with support from CCRPC staff.
- Project Manager – RFQ to go out in early 2023
- RPCs – expect to get under contract by summer 2023
- Municipalities – expect to get under contract by summer/fall 2023
- Consultants – timing will vary. Land Use consultant RFP will go out by summer 2023
- This is a 3-year (12 quarters) planning grant. The municipal TOD planning and bylaws should be completed before the end of year 2 (2025).

Northwest VT TOD Grant – Background

Questions:

1. How do we improve our downtowns and village centers?
2. How do we address our housing crisis?
3. How do improve our economy in a smart growth way?
4. How do we get better transit service?
5. How do we better financially support transit service?
6. What kind of governance structure should be considered to help achieve these outcomes?

Northwest VT TOD Grant – Scope of Work

Task 1: Project Management, RPC Sub-agreements, and Stakeholder Coordination. \$400,000. Summer 2023.

Task 2: Conduct real-estate market analyses for participating municipalities. \$250,000. Summer – Fall 2023.

Task 3: TOD Master planning and municipal bylaw updates. \$1,200,000. Summer 2023 - Summer 2025.

Task 4: Conduct ridership demand analyses and evaluate short- and long-term transit options. \$200,000. Fall 2025 – Spring 2026.

Task 5: Develop a Financial Plan and Governance Structure. \$200,000. Winter – Fall 2026.

Local match - \$0.

Northwest VT TOD Grant – Scope of Work

Task 1: Project Management, RPC Sub-agreements, and Stakeholder Coordination. \$400,000. Summer 2023

The CCRPC will provide ongoing project management, budget and schedule tracking, and team communication to ensure this project proceeds in an efficient manner and concludes successfully. In addition, this task will include the following:

- CCRPC will work with the other four RPCs – Northwest, Central Vermont, Rutland, and Addison – to define roles, responsibilities, and draft sub-agreements.
- Each participating RPC will engage with municipalities in their region to determine which will formally participate in the project and move forward with TOD planning and subsequent zoning changes (Task 3). Several municipalities already indicated they will be participating if the grant is awarded (see letters of support).
- CCRPC/Project Manager will refine the project scope of work and schedule and go out for an RFP to select a consultant team to work on the various elements of the project.
- Each participating RPC will review the draft work products of Tasks 2, 4, and 5 with their municipalities and other stakeholders.
- CCRPC will contract with the selected consultant and conduct an initial kickoff/orientation meeting and progress meetings with all participating entities.
- CCRPC will work collaboratively with other RPCs and the consultant to develop the committee structure for this project and the public participation plan including outreach to traditionally underserved populations.

Northwest VT TOD Grant – Scope of Work

Task 2: Conduct real-estate market analyses for participating municipalities.

\$250,000. Summer – Fall 2023

The selected consultant will conduct a real estate market analysis for each participating municipality in the five-county region. This task will also engage the State of Vermont, RPCs, regional development corporations, municipalities, and other stakeholders.

Deliverable: Market demand report for participating municipalities.

Northwest VT TOD Grant – Scope of Work

Task 3: TOD Master planning and municipal bylaw updates. \$1,200,000. Fall 2023 - Summer 2025.

The selected consultant, in close collaboration with the RPCs, municipalities, and other stakeholders, will develop a customized TOD master plan for each municipality and work with the appropriate municipal body to draft zoning updates for review and adoption. These master plans and zoning updates are necessary in order to support the development of dense, walkable and human-oriented communities. Integrating transit and land use policies through increased density will make transit more viable and accessible in these communities. Community engagement will also be conducted as part of this task with a special emphasis on traditionally underserved populations and communities that have not been included in the planning processes. Municipalities that may participate in this task include Rutland, Middlebury, Vergennes, Burlington, Milton, St. Albans, Winooski, Richmond, Waterbury, Montpelier, Barre, and Essex Junction.

Deliverables: Master plans and municipal zoning changes needed to implement Transit-Oriented Development in participating municipalities.

Northwest VT TOD Grant – Scope of Work

Task 3: TOD Master planning and municipal bylaw updates. \$1,200,000. Fall 2023 - Summer 2025.

Note – FTA is looking at us to see what we can accomplish in RURAL transit-oriented development planning.

TOD – Density – 5-20+ du/ac

Diversity – mix of uses – residential, retail, office

Design – walkability – can kids and seniors safely get around?

Northwest VT TOD Grant – Scope of Work

Task 4: Conduct ridership demand analyses and evaluate short- and long-term transit options. \$200,000. Q7-9, Fall 2025 – Spring 2026.

A comprehensive transit ridership forecast will be developed and the feasibility of new and improved bus and/or rail services will be evaluated. These analyses will take into account the increased land use density and projected new ridership from the TODs in the participating municipalities. Potential bus and/or commuter rail services will be identified, and the capital and operating costs estimated. During this task there will be extensive engagement with the transit providers, rail operators, state agencies, the municipalities, other stakeholders, and the public with an emphasis on underrepresented communities.

Deliverables: Report detailing forecasted ridership demand; determination of the best transit option in the short- and long-term (bus and/or rail); and estimated capital and operating costs of any new and/or improved services.

Northwest VT TOD Grant – Scope of Work

Task 5: Develop a Financial Plan and Governance Structure. \$200,000. Q10-12. Winter – Fall 2026.

One of the most important benefits of transit is its ability to serve as a focal point for future development, by attracting property investors and increasing property values (and taxes). As part of this planning process, we will examine innovative financing options including, but not limited to: land value capture, opportunity zone investment, government financing programs, and other types of real estate and venture capital funding. The objectives are 1) to identify financing vehicles for TOD and 2) to develop an economic model to assess the revenue generated by TODs/economic activity at transit hubs to see if there would be enough of income and/or increased property tax stream to support transit operating costs. The other part of this task is assessing the most efficient governance structure to manage the regional transit system connecting the participating communities.

Deliverables: Report detailing a proposed financing plan for TOD and an economic model for supporting transit operating costs. Report recommending a governance structure based on the financing and economic model.

Timeline

- December 20, 2022 @ 10 AM - Project informational session
- January 20, 2023 – Municipal applications due.
- May 2023 – Selected municipalities are notified.
- Early Summer 2023 – Agreements between CCRPC and each RPC and participating municipality are expected to be complete.
- Summer 2023 – Consultants selected.
- Summer/Fall 2023 – Municipalities, RPCs and consultant team begin work.
- 2025 – Plan and bylaw/development regulation work should be completed.
- 2026 – Transit analysis completed.

Questions? Discussion?

Initial webpage:

<https://www.ccrpcvt.org/our-work/transportation/2022-raise-grant/>

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