

# OVERVIEW OF 2019 LCA-TOD PROGRAM

## Purpose of Livable Communities Transit-Oriented Development (LCA-TOD) Grants

The LCA Transit Oriented Development grants are an extension of the LCDA grant program.

Transit Oriented Development, or TOD, refers to moderate- to higher-density development located within easy walking distance of a major transit stop, that typically include a mix of uses such as housing, jobs, and retail choices.

TOD projects are expected to diversify uses and provide a higher concentration of amenities in a compact built environment in transit station areas contributing to high-quality, pedestrian-oriented streets and public spaces encouraging the use of transit service.

Through a focus on TOD, the Council aims to integrate transportation, jobs and housing, leverage private investment, advance equity, and increase transit ridership.



## Types of TOD Grants

1. **LCDA-TOD Development** – these grants are intended for applicants that are ready to begin a development or redevelopment project and the land and/or infrastructure necessary to support it. This grant category includes site acquisition and site preparation.
2. **LCDA-TOD Pre-development**– these grants are intended for applicants that are defining their TOD project through such activities as design workshops, development of site plans, financial analyses, market studies, project-specific stormwater management plans, and soil testing in support of an identified Future Development Project.
3. **LCDA-TOD Zoning Implementation** – these grants are intended for applicants that have plans for transit stops or station areas and need to develop zoning or other local controls, such as form-based codes to implement those plans. No development project is required for applications for this category of funding.

## LCA-TOD-Eligible Areas

TOD grants are intended to catalyze transit-oriented development along transit corridors throughout the metropolitan area. See program guide for specific information on location eligibility.



# OVERVIEW OF 2019 LCA-TOD GRANTS

## 2019 Funding Available

- **LCDA-TOD: \$5 million** including up to \$500,000 for Pre-Development and Zoning projects

## 2019 Award & Application Limits

Program	Award Limits
TOD Predevelopment and Zoning	\$100,000 per city, per category, per round
TOD Development	\$2,000,000 per city

## Eligible Uses

TOD Development	TOD Predevelopment, Zoning
Site acquisition, geotechnical work, demo (non-contaminated), grading and soil correction, placemaking space and associated engagement, limited renewable energy installations	Site plan alternatives, design workshops, market studies, impact analyses, soil testing (not environmental testing), pro-forma development in support of a future development project, TOD zoning

## 2019 TOD Calendar

February - April	May-July	August - October	November - January
<p><b>Feb 5, 26:</b> LCA Design Workshop 1</p> <p><b>February:</b> Fund Distribution Plan adopted by Council</p> <p><b>March:</b> Notice of Funding Availability (NOFA) Released</p> <p><b>April/May:</b> LCA Design Workshop 2</p>	<p><b>May 1:</b> Round 1 TOD Pre-Development Applications Due</p> <p><b>June:</b> Round 1 Pre-Development Funding Recommendations Presented to Council</p> <p><b>June 1:</b> TOD Development Project Concept Plans (PCPs) Due</p> <p><b>July 12-14:</b> PCP Meetings</p> <p><b>July 11:</b> TOD Development Applications Due</p>	<p><b>August:</b> Step 1 Review-TOD Development</p> <p><b>September:</b> Step 2 Review-Livable Communities Advisory Committee (LCAC)</p> <p><b>October:</b> LCAC Recommendations Presented to CDC</p> <p><b>November:</b> TOD Development - CDC Recommendations to Council</p>	<p><b>November 1:</b> Round 2 Pre-Development Applications Due</p> <p><b>December:</b> Round 2 Pre-development Funding Recommendations Presented to Council</p>