

## Pilot Program for Transit Oriented Development (TOD) Planning Grant Summary

**Grantor:** Federal Transit Administration

<https://www.transit.dot.gov/funding/applying/notices-funding/pilot-program-transit-oriented-development-tod-planning>

**City of Milwaukee Award:** \$750,000

**Award Announcement:** Fall 2016

**Grant Period:** Two years from award

- A Transit Oriented Development (TOD) planning grant will be used to carry out comprehensive TOD planning, focusing on the proposed King Drive/Bronzeville and Walker's Point corridors within the proposed extensions of the Milwaukee Streetcar system.
- The City of Milwaukee would partner with the King Drive Business Improvement District and Harbor District Inc. to evaluate how to best leverage TOD to advance existing economic development efforts to revitalize these corridors that are directly to the north and south of Downtown. Better connecting these traditionally underserved neighborhoods to the 81,000 jobs in Downtown will increase Streetcar ridership and provide ladders of opportunity for Near Northside and Near Southside residents.
- TOD Planning work would be coordinated with the City of Milwaukee's Complete Streets and Bicycle and Pedestrian initiatives to facilitate multimodal connectivity and accessibility and increase non-motorized access to transit hubs. Additionally, the planning work would analyze whether infrastructure improvements, including streetscaping, wayfinding, and parking management solutions, are needed to maximize the benefits of TOD.
- Developing TOD Overlay zoning that is tailored to local neighborhoods and that drives significant investment in mixed-use development along the extension corridors will be a priority. Project partners will mobilize the businesses and other stakeholders along the corridors to ensure that there is substantial resident and private sector participation in the planning process to achieve community goals.
- While the planning project is geographically focused on the proposed King Drive and Walker's Point Streetcar extension routes, some of the main deliverables of the planning study (namely a framework to foster transit oriented development through our zoning code) can also be used to help guide development along all of the City's major transit corridors, whether Streetcar, BRT, existing express bus routes, etc.
- The TOD Planning project will result in a number of critical deliverables that build on past City of Milwaukee Area Plans to support development along the extensions, including:
  - Meaningful public engagement to educate stakeholders on the benefits of TOD and seek their input on appropriate densities, desirable land uses,

- infrastructure needs, and removing barriers to transit ridership.
- An assessment of the City's zoning code to ensure it supports higher-density mixed-use TOD development in the corridors, including development of text for TOD overlay zoning districts.
  - Development plans and policies for key sites along the corridors to determine market potential, desired density and intensity of development, and create conceptual massings of buildings.
  - A connectivity plan that makes recommendations for streetscape improvements, wayfinding and gateway signage opportunities, bicycle and pedestrian connections, and other infrastructure improvements needed to increase ridership, connect the streetcar stations to the surrounding neighborhoods and break down barriers to equitable access.
  - A housing market analysis including housing development strategies, with a focus on providing new affordable options within TOD, preserving existing affordable housing, and protecting the historic properties along the corridors.
  - Recommendations on locally viable innovative financing strategies that may be used to support TOD.