



Mainstreaming Green Infrastructure
Developers' Green Infrastructure Grants Program
Request for Proposals

Application Guidelines

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A key feature of New Jersey Future's [Mainstreaming Green Infrastructure](#) program is the advancement of private sector projects that illustrate the powerful benefits of green stormwater infrastructure. New Jersey Future will identify and support at least two private sector development or redevelopment projects in the Highlands or Kirkwood-Cohansey Aquifer regions that make exemplary use of green stormwater infrastructure.

The purpose of the Developers' Green Infrastructure Grants Program is to provide design, feasibility, legal or other consulting assistance to private sector development or redevelopment projects to help them become exemplars of green infrastructure and water quality improvement. The initiative is an opportunity for applicants to take projects that are in the design stage and make them better (in terms of water quality, flood mitigation, cost savings, property value, curb appeal, public safety, public health, etc.) by adding or enhancing green infrastructure features. New Jersey Future is looking for projects that demonstrate innovative, effective and replicable use of green infrastructure designed to manage a substantial volume of stormwater.

Financial Support

- Each selected project will receive design, finance and/or legal consulting services valued at up to \$25,000 to help develop, present and implement detailed plans that demonstrate innovation and design excellence, as well as technical, financial and regulatory feasibility.
- The specific services or work products that technical assistance funds may be used for will be agreed upon by the applicant and New Jersey Future. Examples include, but are not limited to, detailed engineering plans prepared by an engineer or design team agreeable to NJF and the applicant; renderings and/or functional diagrams to help the applicant present a persuasive case to a municipal planning board and the public; feasibility study to evaluate short- and long-term costs and benefits of specific green infrastructure practices on a given site; legal or financing advice or services to help overcome permitting obstacles or other barriers.
- Selected projects will receive media exposure and other positive publicity through New Jersey Future's website, social media, Future Facts electronic newsletter and a press release circulated to local and regional media.

Eligible Applicants and Projects

- Developers, corporations, private non-profit organizations, or other private-sector entities
- Projects can be conceptual or in design, provided the opportunity exists to add or enhance stormwater management with green infrastructure practices.
- Projects must be located within one of the William Penn Foundation's Delaware River Initiative [Areas](#): the [Highlands](#) of northwest New Jersey or the [Kirkwood Cohansey Aquifer](#) area of southern New Jersey.

Submission Requirements

The application (an online process, with uploaded documents) must include:

- A letter signed by the chief executive officer or appropriate executive that provides a brief overview of the applicant's goals for participating in the program, basic project goals and the name of a senior technical expert or project manager to serve as the lead point of contact.
- A project description (one page) including:
 - A description of the site and its intended use
 - Basic project goals
 - Estimated time frame to complete the project and land use and other regulatory approvals that will be necessary to move forward
 - Overall project cost estimates.
- A map identifying the location of the project within its municipality.
- Proof that the property is owned or controlled by the application sponsor.
- At least one concept plan or preliminary site plan for the project.
- Names and firms of the planner and design professionals associated with the project.
- Estimated stormwater engineering calculations, if available.

Additional letters or written expressions of support (e.g., resolutions) from local community groups, local or regional nonprofits, municipal boards, commissions or committees, etc. will strengthen the application.

Timeframe

New Jersey Future will accept project proposals at any time up to November 19, 2018. We encourage potential applicants to contact New Jersey Future staff, so that we may answer any questions and help facilitate the application process.

Selection Criteria

- **Impact on water:** Strong evidence that the project could have a quantifiable beneficial impact on water quality and runoff volume.
- **Feasibility:** Assurance that the project is on target to be permitted within 14 months or sooner and, if possible, under construction within two years or sooner, including:
 - Proven capability or track record of completed projects
 - Zoning or redevelopment area in place that allows the proposed land use. Preference will be given to projects that lie in a growth area designated by a municipal or regional master plan.
 - Letter(s) of support
- **Innovation:** Creative, innovative design for the management of stormwater using green infrastructure practices, or the potential for such design. The use of co-benefit techniques such as water re-use is a plus.
- **Replicability:** The project should provide a model that can be successfully built elsewhere in New Jersey.
- **Scale:** Substantial scale – the project is ambitious and manages stormwater from a sizeable area.

- **Triple-bottom-line benefits:** The project advances environmental, social and economic objectives. Projects should contribute to the quality of the built environment in a visible way. Locations in compact, walkable settings, or that contribute significantly to walkability and other smart growth objectives, are preferred.

Agreement

New Jersey Future anticipates entering into a simple agreement with the sponsor of each selected project.

New Jersey Future will provide design, finance and/or legal consulting services valued at up to \$25,000 to develop detailed plans that demonstrate innovation and design excellence, as well as technical, financial and regulatory feasibility.

The project sponsor will commit to making every effort to meet the following timeframe:

- Fully-engineered site plan within six months of receiving technical assistance funding
- Site plan approvals and permits within 14 months of receiving technical assistance funding
- Construction started before July 2020.

Additional expectations:

- The project sponsor will allow New Jersey Future to share a project description and illustrations (whether a rendering, site design or other) with the public.
- Project sponsor should anticipate adopting an Operations and Maintenance Plan for all green infrastructure features.
- Project sponsors may need to deed-restrict areas underlying green infrastructure features.

How to Apply

To apply, complete the online [application form](#). Applications will be accepted through Monday, November 19, 2018. Questions? See [FAQs](#) or email [Kandyce Perry](mailto:Kandyce.Perry@njfuture.org) at kperry@njfuture.org

About New Jersey Future

Founded in 1987, New Jersey Future is a nonprofit, nonpartisan organization that promotes sensible growth, redevelopment and infrastructure investments to foster vibrant cities and towns, protect natural lands and waterways, enhance transportation choices, provide access to safe, affordable and aging-friendly neighborhoods and fuel a strong economy. The organization does this through original research, innovative policy development, coalition-building, advocacy, and hands-on technical assistance.

About Mainstreaming Green Infrastructure

New Jersey Future's Mainstreaming Green Infrastructure program seeks to make green infrastructure the first choice for stormwater management in New Jersey. We do this in four ways: working with towns, working with developers and design professionals, accelerating demonstration projects, and working with state agencies to facilitate, require and incentivize the use of green stormwater infrastructure.