

CREATING VIBRANT COMMUNITIES

KYTC Transportation Development Planning Assistance Program

Program Overview

This program aims to proactively help communities plan for land use, transportation, and future development options for a targeted area containing one or multiple properties. The goal is for a community to create a strong vision for its future and then take the reins to make it a reality!

Through the program, a community will create a plan that will outline the vision, conceptual development plan, and actionable next steps necessary to create a transformative and unique destination for the community. After the plan is created, it should serve as a roadmap to actively attract and convey the community's vision to potential development partners.

KYTC has a team of consultants that will be working directly with each community to create their unique plan. After choosing an appropriate location in which to focus, a city or county may apply to receive assistance.

Program Goals

This program is intended to leverage and coordinate transportation with land use and economic development initiatives in a way that builds better and more vibrant communities.

Evaluation Criteria

Proposed projects will be evaluated by how the potential site development intends to meet the program outcomes, the readiness of the site for development, and the readiness of the local community to support implementation. The full criteria can be found on the next page.

- **70%** Ability to meet program outcomes
- **10%** Project Readiness
- **20%** Community Readiness



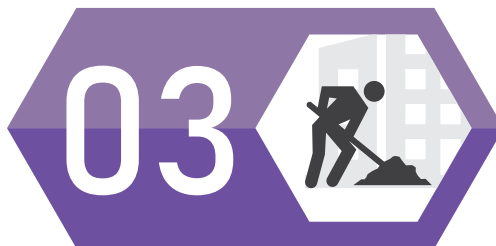
GOAL 1

Create a place that serves as a destination for the community



GOAL 2

Safely Connect the Community



GOAL 3

Spur Economic Development

CREATING VIBRANT COMMUNITIES

KYTC Transportation Development Planning Assistance Program

Application Scoring

Applicants are not expected to have a vetted plan or concrete ideas - that's what this program will help with! The application should give an indication of ideas and concepts that have been discussed, and local support for developing and advancing a new vision for the targeted area. Applicants will need to address the following five questions.

Project Readiness

How ready is the site to begin the visioning process for development?

Examples of showing this could include a proposal that demonstrates:

- Willingness that property owners within the study area are open to development occurring
- Previous interest by private investors for development
- Existing regulations (such as zoning) that are in place or could reasonably be adopted that would be needed for development to occur
- Site size could be reasonably developed based on the size of the community
- Existing site features (such as slope) support development potential
- Existing utility connections and capacities support development

Community Readiness

How ready is the community to begin the visioning process for development?

Examples of showing this could include a proposal that demonstrates:

- The ability of local officials to play an active role in implementation, such as the ability to evaluate redevelopment incentives, adopt local regulations, actively market the site, coordinate necessary utilities, etc.
- Previous planning efforts that discussed this site or area
- Public support for the project or openness for development to occur
- Relationship to any other local, regional, or state initiatives or projects that this would support
- LPA plan to engage the public, partners, and property owners throughout the planning process
- A plan for engagement of the public, local officials, and stakeholders during the planning phase and implementation

Intended Outcomes

Does the community intend to create a place that will serve as a unique destination within the community?

Examples of showing this could include a proposal that prioritizes or wants:

- A site layout that focuses on the pedestrian to create a sense of place (not just another "average" development such as a strip mall or subdivision)
- Integrate multiple types of compatible land uses within the site, including residential
- A transition in use, scale, and massing to adjacent parcels and uses that does not create significant land use conflicts
- Quality design of the buildings (form and architecture) and a street design that is not only focused on cars
- A development that incorporates public or semi-public spaces where people can gather and interact
- A development that protects environmental features and community points of interest

Does the community intend to provide or require better connections to adjacent sites and the larger community?

Examples of showing this could include a proposal that prioritizes or wants:

- Better site access that does not create vehicular congestion or safety issues
- A pedestrian and bicycle network that allows people to walk to different areas safely and easily within the site
- Connections for users of all modes of travel to existing roads, trails, and sidewalks on adjacent sites as well as the larger existing transportation network Equitable access for everyone within the community through a site location that is walkable to other places within the community or connected to some form of public transportation
- Previous interest by private investors for development

Does the community feel development of this site will encourage or bolster economic development activities?

Examples of showing this could include a proposal that demonstrates:

- Leveraging private dollars based on public incentives offered
- Creating momentum for additional sites to develop
- Developing sites that are abandoned, underutilized, or not the best and highest use of the property
- Prioritizing redevelopment of existing sites versus undeveloped land
- Increasing or improving the tax base
- Stabilizing or improving the value of adjacent properties or neighborhoods
- Attracting uses that appear realistic given the local economic market and ability to implement local regulations (such as zoning)