

CREATING VIBRANT COMMUNITIES

KYTC TRANSPORTATION DEVELOPMENT PLANNING ASSISTANCE PROGRAM



What is this Program?

- Aims to help communities proactively plan for land use, transportation, and future development options for a targeted small area.
- The goal is to create a transformative and unique destination for the community!
- Communities will create a plan that will outline the vision, conceptual development plan, and actionable next steps.
- Local officials, staff, developers, and the public will work directly with KYTC's team of consultants to create this plan.



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.



Best practices

- Mixture of land uses
- Compact building design
- Range of housing choices
- Walkable neighborhoods and places
- Distinctive, attractive, sense of place
- Preserve open space & environmentally sensitive areas
- Direct development toward existing communities
- Variety of transportation choices that make connections
- Public stakeholder collaboration



What not to submit

- Standalone shopping centers
- Standalone residential subdivisions
- Industrial park
- Single land-use development
- Isolated properties not adjacent to other development
- Auto-centric development
- Projects with major environmental impacts
- Projects with large public opposition





Legend

- Project Area
- Parcel Numbers
- Parcel Lines

0 0.125 0.25 0.5
Miles

NORTH

Who is Eligible?

- Applicant must be a Local Public Agency (LPA)
 - The LPA must have a population of less than 200,000 population (according to the 2020 Census)
 - There must be a defined area or site with development potential
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- Your community DOES need to play an active role in attracting development to the site
 - You do NOT need detailed plans, a developer, or control of the property
 - You do NOT need a local match!



Evaluation Criteria

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



Evaluation Criteria

(70%: Ability to Meet Outcomes)

Outcome 1:

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



Evaluation Criteria

(70%: Ability to Meet Outcomes)

Outcome 2:

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



Evaluation Criteria

(70%: Ability to Meet Outcomes)

Outcome 3:

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)



Evaluation Criteria

(10%: 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



Evaluation Criteria

(20%: 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



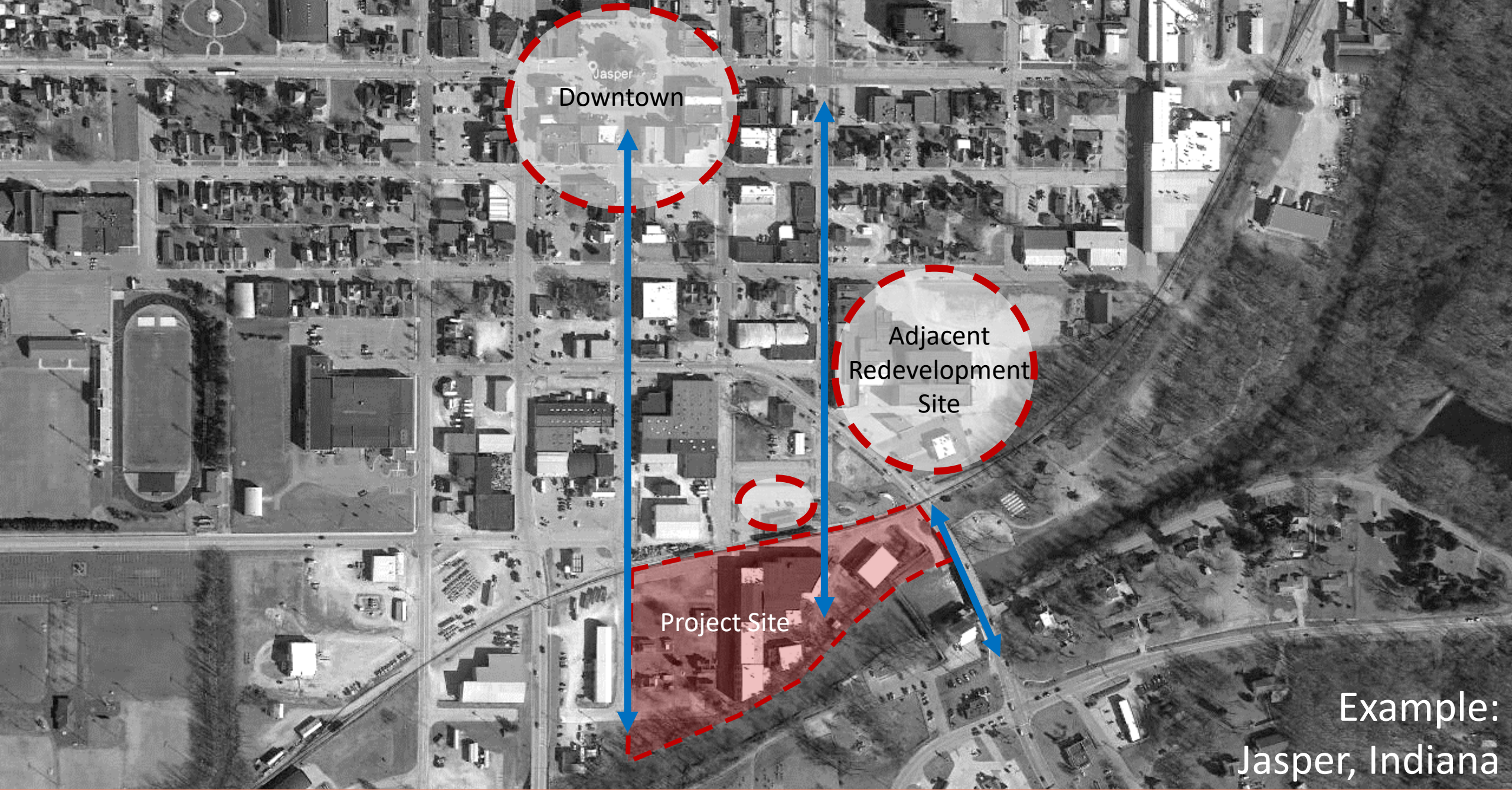


Jasper
Downtown

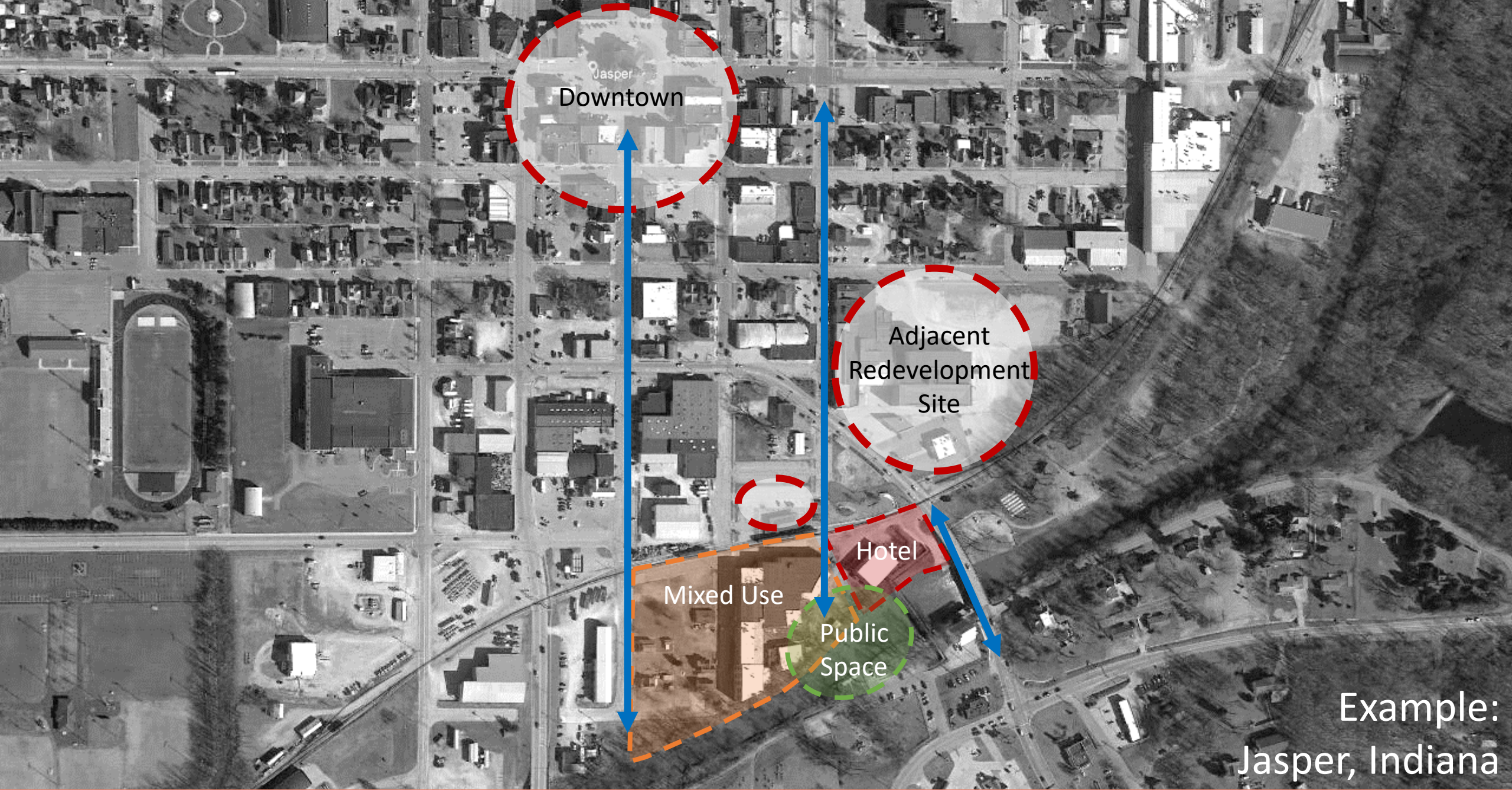
Adjacent
Redevelopment
Site

Project Site

Example:
Jasper, Indiana



Example:
Jasper, Indiana



Example:
Jasper, Indiana

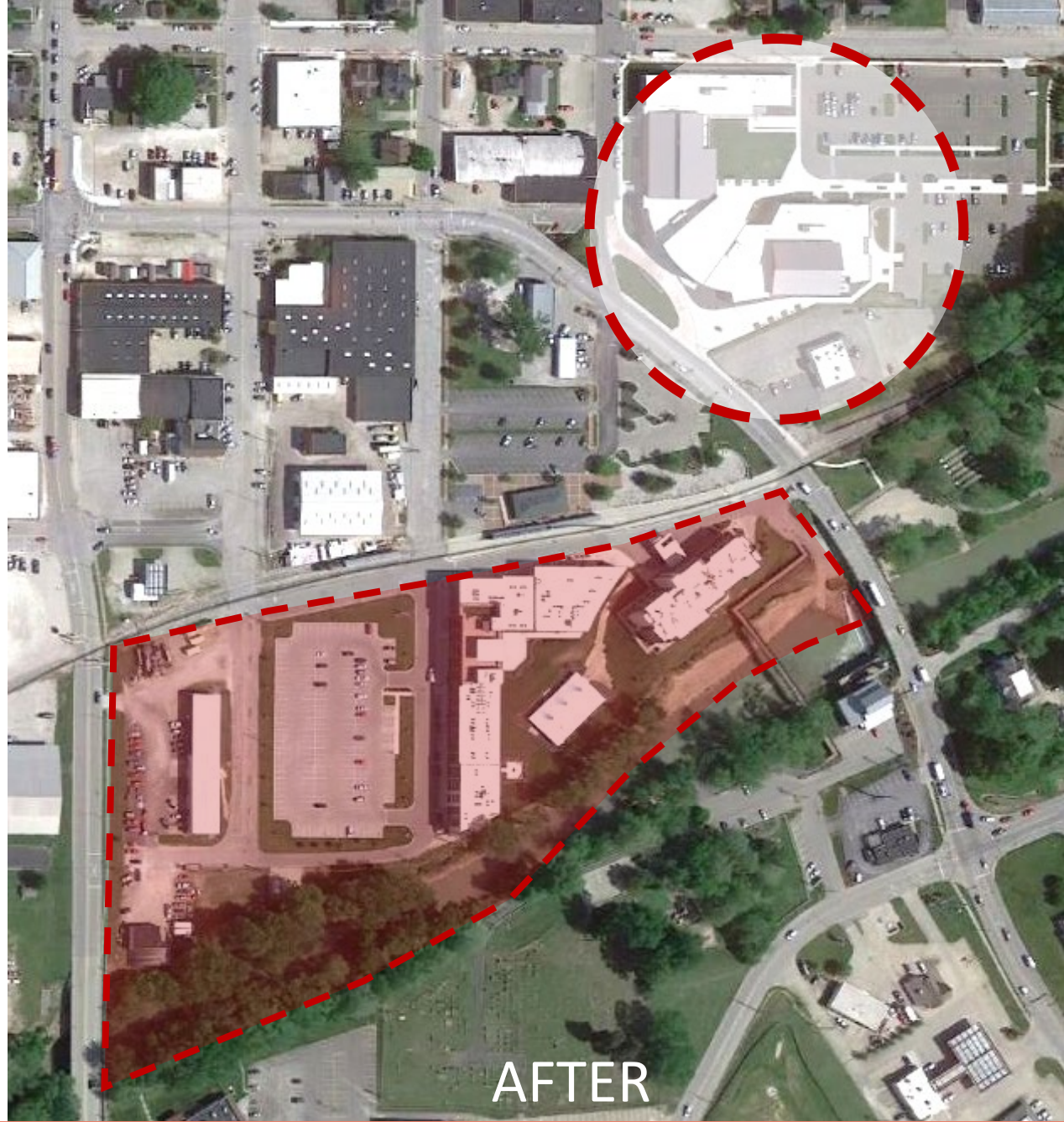
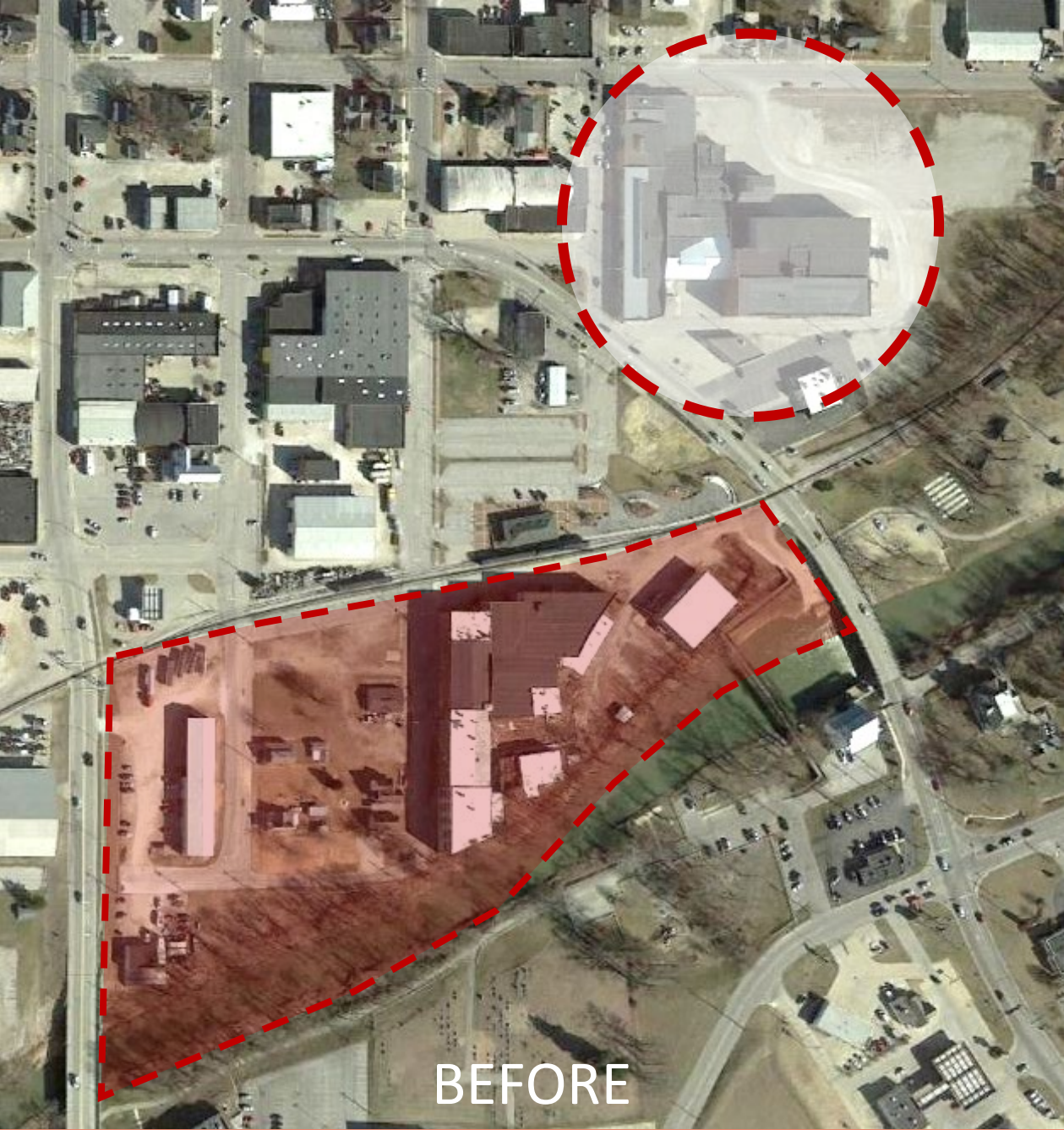














Example:
Jasper, Indiana









How Do I Apply?

- Project website: transportation.ky.gov/Planning
 - Online application
 - FAQ and Project Overview
- Applications due December 11
- Questions: Brent.Sweger@ky.gov

