

INSIDE THIS CHAPTER:

This chapter provides the implementation steps necessary in making the Simpsonville Village Center a reality. A timeline, implementation tables, and potential funding sources are provided.

The following can be found in this chapter

- Timeline
- Implementation Table
- Potential Programs and Funding Sources



Public Meeting #2

INTRODUCTION

Through the implementation plan, the vision and goals of the community are further defined with action steps (the measurable building blocks for the rest of the document). This chapter calls for commitments by numerous public and private sector entities. It is a strategic action plan intended to provide overall direction through various short-term, mid-term, and long-term action steps. The action steps seek to balance the priorities of the City by serving as the decision-making framework.

Because implementation requires a partnership approach involving various public, private and not-for-profit entities ranging from the local, regional, and state-wide level, it is important that the City Commission provide guidance to interested parties when bringing stakeholders to the table and in the ongoing execution of the action steps. If those charged with implementing the recommendations of this plan are diligent in identifying and removing barriers to success, the opportunity to realize their vision will be greatly enhanced.

Multiple programs and tools are also outlined in this chapter and provide an overview of funding programs and means of implementing the plan. While the City may already be utilizing some of these tools, it is important to connect them to the actions of this plan.

PLAN ACTION STEPS

While the vision, goals and objectives are the heart of a long range plan, equal focus must be placed on ensuring that the community's vision becomes reality. Part of the implementation process is having an action plan that details steps that should be taken, who is responsible for implementation of an action, and the timeline for completion. Potential funding sources are also suggested as a part of the action plan where applicable and sufficient information is available.

TYPE OF ACTION STEP

This plan addresses two types of action steps: capital improvements and local policies. Capital improvements, such as streetscape development, are often referred to as "bricks and mortar" and usually serve to increase the value of the adjacent properties and the City itself. Local policies deal with updating, or in some instances, creating local land use regulations to better control the types of uses adjacent to and within the public realm. Capital improvement action steps are shown with a C and shaded gray (such as Action Step C.1) and local policy action steps are shown with a P and shaded green (such as Action Step P.1).

Capitol Action Improvement Step (C)

Local Policy Action Step (P)

COMPLETION TIMELINE

While the start-up and completion timelines are identified for each action step on the following pages, it is important to realize various factors that can influence these timelines. First, with the reality of the current market, conditions are not in favor of new, private development. However, the City should be planning now in anticipation of the market becoming more active. Also, if funding becomes available, action steps can be started and / or completed prior to the specified timeframe.

The timeline to the right has been created to illustrate the start-up and duration of the action steps. Capital improvements projects proposed by this plan are indicated by a solid dot, while policies are indicated by a hollow dot. It is also important to modify this timeline based on current conditions and funding.

IMPLEMENTATION TABLES

Each action item is organized into a table format, and accompanied by a column for notes. This is because this document is intended to be a living, breathing document. Users are encouraged to mark-up, make notes and keep track of the progress of the various action steps.

Each action step addresses the following:

Task

Tasks are the part of the plan that detail what must be accomplished to achieve the greater vision. They are paired with an appropriate timeframe for completion. They are aggressive, but achievable.

Description

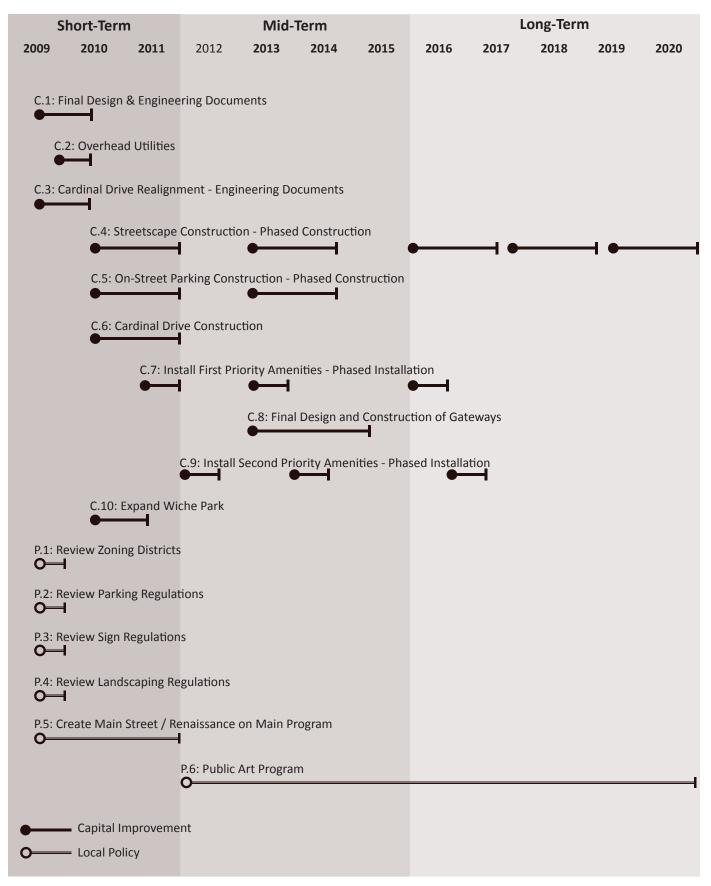
It is understood that the actual steps taken may differ from those prescribed by the table; the detailed description is intended to serve as the optimal order of implementation for successfully completing a given task.

Responsible party / parties

While the City Commission is ultimately responsible for the successful implementation of this plan, some tasks will be most successful if implemented by or in partnership with others. The responsible party / parties should always be a high-level champion who reinforces the purpose and intent of the plan, takes responsibility for implementing specific action items, and monitors the progress of the task.

Potential funding source / sources

While not inclusive in nature, a potential list of funding sources has been provided for each task as a starting point. Many funding sources will vary depending upon the year, quarter, month, as well as the number and type of entities involved.



Other resources

Other resources are likely to include: human capital (i.e. manpower, or labor) from volunteers; donated supplies, materials, or equipment; and coverage by the media.

Prerequisites

Due to the very nature of this strategic plan, nearly all of the tasks are interdependent. Therefore, a list of prerequisites is provided for each task to aid in the successful implementation of each of the recommended action items.

Start-up

Not all projects can begin at once. Rather, the start-up of a given task will occur in the short-, mid-, or long-term future. Short-time typically means between zero to two years (i.e. 2009 - 2011), mid-term between three to five years (i.e. 2012 - 2015), and long-term between six to ten years (i.e. 2016 - 2020). A task that is entirely dependent upon the successful completion of another task would fall outside of these start-up possibilities, in which case the conditions for start-up for these tasks are described in more detail on their respective tables.

Target completion timeline

The target completion timeline is intended to inform the reader about the anticipated amount of time to complete (from start to finish) a given task – baring any unforeseen conditions.

Re-occurrence

While some tasks are intended to be completed just once during the planning horizon, some of the tasks prescribed by this plan will be more successful and have a greater impact if they are repeated (i.e. maintained). Therefore, each task has been evaluated to include a recommendation about the frequency with which a task should be repeated.

Goals & Objectives

Because of the changing nature of communities, it is important to tie each task back to the applicable goals and objectives from which it originated. This will provide insight and justification for each task as others become involved in implementation and evaluation of the plan.

Notes

The notes are intended to be used by leaders of the community as they carry out these tasks. They may also include additional instruction or clarification triggered by one or more of the other variables addressed in the table.

Action Step Checklist:	Action Step C.1: Final Design, Engineering and Construction Documents for Streetscape.	
	– Description:	
	Contract with an urban design and engineering firm to develop the streetscape design and engineering documents.	fina
	 Services should include survey, design and construction docum cost estimating and preparation of bid documents. Survey shinclude all underground encroachments. 	ents 10ulo
	 All improvements along a state highway should involved throughout the entire process. All pertinent permits from KYTC sh be attained at the proper times in the design process. 	
	 All KYTC / City of Simpsonville maintenance issues (such as maintained sidewalks or lighting on KYTC right-of-way) shoul coordinated prior to starting engineering and construction docum 	d be
	Final streetscape design should include specifications for the follo items:	win
	 Paving design and materials; 	
	 Specification and location of street trees / landscaping plant 	ers;
	 Design of street banners or other graphics; 	
	 Specification and location of pedestrian and vehicular signage 	
	 Specifications for crosswalk designs and curb extension crosswalk locations; 	
	 Specification and location of street furniture (including ben trash receptacles and bike racks); 	ches
	 Opportunities for inclusion of sustainable design; 	
	 Design and location of street lighting and traffic control dev and 	/ices
	 Specifications for ADA compliance. 	
	Responsible Party(ies):	
	 City Commission 	
	 Triple S Planning Commission 	
	 Potential Funding Source(s): 	
	Transportation Enhancement (TE) Funds (20% local match require	d)
	General Fund	
	Other Resources:	
	Professional urban design and engineering consultant	
	Prerequisites:	
	 Adoption of Simpsonville Small Area Plan 	
	 Coordination of Overhead Utility with Kentucky Utilities (refer to A 	ctio
	Step C.2)	ction
	Start-up:	
	X_2009-20112012-20152016-2020Other:	
	Target Completion Timeline:	
	6 monthsX_1-2 years2-5 yearsOn-goi	ng
		.0
	 Goal #1: Provide Unified Infrastructure Expansion Goal #2: Promote Economic Development 	

Action Step C.2: I U.S. 60.	Reduce the Appea	rance of Overhea	d Utilities Along	Action Step Checklist
Description:				
Coordinate v utilities or re and obtrusiv	with Kentucky Utiliti elocating to the rea re.	es to look at the fe r of parcels to mak	asibility of burying e them less visible	
This is to be design.	done in conjunction	n with developing th	ne final streetscape	
Responsible Party(i	es):			
City Commis	sion			
 Urban design Step C.1) 	n and engineering co	onsultant during fina	l design (see Action	
Potential Funding S	ource(s):			
■ N/A				
)ther Resources:				
Kentucky Ut	ilities			
Prerequisites:				
None				
Start-up:				
_X_2009-2011	2012-2015	2016-2020	Other:	
Target Completion	Timeline:			
_X_6 months	1-2 years	2-5 years	On-going	
Related Goals:				
Goal #1: Pro	vide Unified Infrastr	ucture Expansion		

Action Step Checklist:		Final Engineering a of Cardinal Drive.	and Construction	Documents for
	Description:			
	Contract wit documents f	h an engineering for the roadway real	firm to develop the ignment.	e final engineering
	right-of-way	takings or easement	design and constructs, cost estimating and de all underground de all u	d preparation of bid
		uld also analyze the id a pedestrian cros	possibility of the inte sing.	ersection becoming
	Cardinal Driv	 ve) should involved I rmits from KYTC sho 	highway (intersect (YTC throughout the ould be attained at t	e entire process. All
	design (Actio	on Step C.1); if com	n with developing th opleted separately, t dered in the final str	the realignment of
	Responsible Party(i	es):		
	City Commis	sion		
	Potential Funding S	ource(s):		
	General Fund	d		
	Other Resources:			
	KYTC			
	Prerequisites:			
	■ N/A			
	Start-up:			
	_X_2009-2011	2012-2015	2016-2020	Other:
	Target Completion	Timeline:		
	6 months	_X_1-2 years	2-5 years	On-going
	Related Goals:			
		vide Unified Infrastr mote Economic Dev	•	

	Streetscape Const ghting, Permanent		s / Curb and	Action Step Checklist:
 Phase II (Phase III Phase IV 	P1) - Core District (sou P2)- Core District (no (P3)- Transitional Sub (P4)- Civic District; P5)- Transitional Dist	rth side of U.S. 60); ourban District;		
Description:				
Constructio	n can be completed i me available, phase s			
	ction on state roadwa /TC should be involve adways.			
constructio	ving bids for const n services to implen ng and permanent la	nent the sidewalks	contract for the / curb and gutter,	
	efficiencies and redu as the on-street park			
Assure pro owners wit	per advance notice hin a adjacent to the	ners and business		
Provide "o commercia	pen during constru- l and industrial areas	point signage for tion zone(s).		
Responsible Party	(ies):			
City Commi	ssion			
КҮТС				
Potential Funding	Source(s):			
Transportat	ion Enhancement (TI	E) Funds (20% local r	natch required)	
General Fui	nd			
Other Resources:				<u> </u>
	t organization (see A business owner notif		ssist with property	
Prerequisites:				
Coordinatio	on with KYTC			
Completion	of streetscape desig	n and engineering d	ocuments.	
Selection of	f successful construct	ion bid.		
Start-up:				
_P1_2009-2011	_P2_2012-2015	_P3-5_2016-2020	Other:	
Target Completion	Timeline:			<u> </u>
6 months	_X_1-2 years (per phase)	2-5 years	_X_On-going	
Related Goals:	<u> </u>			
Goal #1: Pro	ovide Unified Infrastr	ucture Expansion		
	omote Economic Dev			

Action Step Checklist:	Action Step C.5: On-Street Parallel Parking Construction
	 Phase I (P1) - Core District (south side of U.S. 60);
	Phase II (P2)- Core District (north side of U.S. 60);
	Description:
	 Construction can be completed in up to two phases based on funding; funds become available, phase start dates can be accelerated.
	 KYTC will coordinate the construction of on-street parking along U.S 60; the City should have regular communication about the status of this project.
	To increase efficiencies and reduce overall costs, this can be done at th same time as the streetscape construction (Action Step C.4).
	Assure proper advance notice of all property owners and busines owners within a adjacent to the construction zone(s).
	Provide "open during construction" and access point signage for commercial and industrial areas within the construction zone(s).
	Responsible Party(ies):
	KYTC
	City Commission
	Potential Funding Source(s):
	KYTC
	General Fund
	Other Resources:
	 Main Street organization (see Action Step P.5) can assist with proper owner and business owner notification.
	Prerequisites:
	Coordination between KYTC and the City.
	 Completion of streetscape design and coordination with engineerin documents.
	Start-up:
	_P1_2009-2011 _P2_2012-20152016-2020Other:
	Target Completion Timeline:
	6 monthsX_1-2 years (per2-5 yearsOn-going
	Related Goals:
	 Goal #1: Provide Unified Infrastructure Expansion Goal #2: Promote Economic Development

Action Step C.6:	Construction of Ca	ardinal Drive Reali	gnment	Action Ste
Description:				
in advance;	tion on state roadw KYTC should be invo c or involve any state	lved in the entire co]
	ring bids for const services for realign		, contract for the	
	er advance notice in a adjacent to the			
should be d streetscape	efficiencies and re lone at the same ti construction (Action (Action Step C.5).	me as the coordina	ting phases of the	
Responsible Party(ies):			
City Commis	sion			
Potential Funding	Source(s):			
General Fun	d			
Other Resources:				
KYTC				
Prerequisites:				
Coordination	n with KYTC.			
Completion	of roadway realignm	nent engineering do	cuments.]
 Purchase of 	property for right-of	f-way takings or eas	ements.	
Start-up:				
_X_2009-2011	2012-2015	2016-2020	Other:	
Target Completion	Timeline:			
6 months	_X_1-2 years	2-5 years	On-going]
Related Goals:				
Goal #1: Pro	vide Unified Infrastr	ucture Expansion]

Action Step Checklist:

nase II nase III struction inds be not pre- ending struction udes the trash re- e Party Comment n Stree unding isportation	P2)- Core District (i (P3)- Transitional S on can be complete come available, pl cede streetscape co on funding, this can n. e installation of ber eceptacles in locati (ies): ission t Organization (see Source(s): tion Enhancement	d in up to five phases hase start dates can bonstruction. In be done in conjunction inches, accent landscap ons specified in the str Action Step P.5)	on with streetscape
struction inds be not pre- ending struction udes the trash re e Party Comm n Stree unding asportation	come available, pl cede streetscape co on funding, this can n. e installation of ber eceptacles in locati (ies): ission t Organization (see Source(s): tion Enhancement	hase start dates can bonstruction. In be done in conjunction inches, accent landscap ons specified in the str Action Step P.5)	on with streetscape
inds be not pre- ending structio udes th trash ri- e Party Comm n Stree unding asportat	come available, pl cede streetscape co on funding, this can n. e installation of ber eceptacles in locati (ies): ission t Organization (see Source(s): tion Enhancement	hase start dates can bonstruction. In be done in conjunction inches, accent landscap ons specified in the str Action Step P.5)	on with streetscape
structio udes the trash re e Party Comm n Stree unding asportation n Stree	n. e installation of ber eceptacles in locati (ies): ission t Organization (see Source(s): tion Enhancement	Action Step P.5)	ing, street banners
trash ro e Party Comm n Stree unding asportat	eceptacles in locati (ies): ission t Organization (see Source(s): tion Enhancement	ons specified in the str Action Step P.5)	
Comm n Stree unding sportat	ission t Organization (see Source(s): tion Enhancement		
n Stree unding Isportat n Stree	t Organization (see Source(s): tion Enhancement		
unding Isportat n Stree	Source(s): tion Enhancement		
isportat n Stree	tion Enhancement	(TE) Funda (200) la salu	
n Stree		(TE) Euroda (2004 la cal r	
	t / Renaissance on	(TE) Funds (20% local r	natch required)
		Main Funds (see Actio	n Step P.5)
eral Fu	nd		
ources:			
es:			
structic ı).	on of streetscape a	nd on-street parking	(or in conjunction
-2011	_P2_2012-2015	_P3_2016-2020	Other:
pletior	n Timeline:		
:hs (per e)	1-2 years	2-5 years	On-going
als:			
	ovide Unified Infra	structure Expansion	
l #1: Pr	omote Economic D	evelopment	opment
l #2: Pr		Accessibility and Devel	
l #2: Pr		Accessibility and Devel	
l #2: Pr		Accessibility and Devel	
			 I #2: Promote Economic Development I #3: Provide Community Accessibility and Development

	3: Complete Final De f Gateways to Desig tions.		Action S	tep Checklist:	
Description:					
Design ar in this pla	nd install gateway impr n.	ovements at the lo	cations designated		
Must be d	coordinated with the st	reetscape design.			
Responsible Part	ty(ies):				
City Com	mission				
Main Stre	et Organization (see A	ction Step P.5)			
Potential Fundin	g Source(s):				
Main Stre	et / Renaissance on M	ain Funds (see Actio	on Step P.5)		
General F	und				
Other Resources	:				
Profession	nal urban design and e	ngineering consulta	nt		
Prerequisites:					
Coordinat of-way	ion with KYTC if gatew	ay construction is v	vithin U.S. 60 right-		
Start-up:					
2009-2011	_X_2012-2015	2016-2020	Other:		
Target Completion	on Timeline:				
6 months	_X_1-2 years	2-5 years	On-going		
Related Goals:					
	Provide Unified Infrastr				
	Promote Economic Dev Provide Community Acc	•	lopment		

Action Step Checklist:	Action Step C.9: In Pedestrian Signag			
	 Phase II (P2) - Core District (so 2)- Core District (no 3)- Transitional Sub	uth side of U.S. 60); rth side of U.S. 60); ourban District;	
	Description:			
	if funds becc		n up to three phases se start dates can l struction.	
	Depending or construction.		e done in conjunctio	on with streetscape
			strian signage, bike the streetscape desi	
	Responsible Party(ie	es):		
	City Commiss	sion		
	Main Street C	Organization (see A	ction Step P.5)	
	Potential Funding So	ource(s):		
	Transportatio	on Enhancement (T	E) Funds (20% local	match required)
	Main Street /	Renaissance on M	ain Funds (see Actio	n Step P.5)
	General Fund	l		
	Other Resources:			
	■ N/A			
	Prerequisites:			
	Construction with)	of streetscape and	d on-street parking	(or in conjunctio
	Start-up:			
	_P1_2009-2011	_P2_2012-2015	_P3_2016-2020	Other:
	Target Completion T	imeline:		_
	X_6 months (per phase)	1-2 years	2-5 years	On-going
	Related Goals:			
	Goal #2: Pron	ride Unified Infrastr note Economic Dev ride Community Ac	-	lopment

Action Step C.10 Civic District.	Expand the curre	rk within the	Action Step Checklist	
Description:				
Acquire add events or features		lic open space and	for use with public	
Responsible Party(ies):			
City Commission	sion			
Potential Funding S	Source(s):			
may be use	d to acquire land fo	und (LWCF), General r recreational devel ilities or the reno	opment, construct	
Other Resources:				
Private deve	loper(s)			
rerequisites:				
None				
tart-up:				
_X_2009-2011	2012-2015	2016-2020	Other:	
Target Completion	Timeline:			
6 months	_X_1-2 years	2-5 years	On-going	
Related Goals:				
	mote Programming	Activition		

Action Step Checklist:	accuracy betwee	Review and refine n the zoning regul f the public right-o	ations and this pl	an including
	Description:			
	affect the d	barriers that exist w evelopment of a Vil ivities (such as cafes	lage Center includii	ulations that would ng the inclusion of
		dopt local policy (in twill permit the imple		
	Responsible Party(ies):		
	Triple S Plan	ning Commission		
	City Commis	sion		
	Potential Funding S	Source(s):		
	General Fun done interna	d (City Commission ally by staff.	/ Triple S Planning	Commission) if not
	Other Resources:			
	Planning cor	nsultant (if not done	internally)	
	Prerequisites:			
	 Adoption of 	the Small Area Plan		
	Start-up:			
	_X_2009-2011	2012-2015	2016-2020	Other:
	Target Completion	Timeline:		
	_X_6 months	1-2 years	2-5 years	On-going
	Related Goals:			
	Goal #2: ProGoal #3: Pro	vide Unified Infrastr mote Economic Dev vide Community Acc mote Programming	elopment cessibility and Devel	opment

Small	Area Plan	Review and refine districts that focus (ibility of shared pa	on landscaped re			
Descri						
	Identify any unique or different needs for parking within the Village Center. This would include the requirement for parking located a the rear of buildings and any change (increase or decrease) in the number of spaces required. Additionally, shared parking lots should be considered.					
	Create and a Village Cent	adopt local parking p er.	olicy that reflects th	ne needs within the		
Respo	nsible Party(ies):				
	Triple S Plan	ning Commission				
•	City Commission					
	Potential Funding Source(s): General Fund (City Commission / Triple S Planning Commission) if no					
_	done interna					
Other	Resources:					
	Planning cor	nsultant (if not done	internally)			
Prerec	uisites:					
	Adoption of	the Small Area Plan				
Start-u	•					
	009-2011	2012-2015	2016-2020	Other:		
	Completion	I		1		
	6 months	1-2 years	2-5 years	On-going		
Relate	d Goals:					
		vide Unified Infrastr				
		mote Economic Dev		1		
	Goal #3: Pro	vide Community Acc	cessibility and Deve	iopment		

Action Step P.3: R Area Plan districts		sign regulations w	vithin the Small
 Description:			
 Identify any Center. This we this district.	unique or different would include defini	needs for signage ng allowed sign typ	within the Village es and sizes within
 Create and ad Village Cente	dopt local signage p er.	olicy that reflects th	e needs within the
 Responsible Party(ie	es):		
 Triple S Plann	ning Commission		
 City Commiss	sion		
Potential Funding So	ource(s):		
 General Fund done interna	d (City Commission Ily by staff.	/ Triple S Planning (Commission) if not
Other Resources:			
 Planning con	sultant (if not done	internally)	
 Prerequisites:			
 Adoption of t	the Small Area Plan		
 Start-up:			
 X_2009-2011	2012-2015	2016-2020	Other:
Target Completion 1	Timeline:		
X_6 months	1-2 years	2-5 years	On-going
 Related Goals:			
 Goal #1: Prov	vide Unified Infrastru	ucture Expansion	
	mote Economic Dev		
Goal #3: Prov	vide Community Acc	essibility and Devel	opment

Action Step P.4: Review and refine landscaping regulations within he Small Area Plan districts.				
Description:				
Center.	ntify any unique or different needs for landscaping within the Village iter. This would include the requirement for landscaping within king areas, plazas or any other semi-public space.			
 Create and adopt local landscaping policy that reflects the needs within the Village Center. 				
Responsible P	arty(ies):			
Triple S	Planning Commission			
City Co	nmission			
Potential Fund	ling Source(s):			
	l Fund (City Commission ternally by staff.	/ Triple S Planning	Commission) if not	
Other Resource	es:			
Plannir	g consultant (if not done	internally)		
Prerequisites:				
Adoption	on of the Small Area Plan			
Start-up:				
_X_2009-20	112012-2015	2016-2020	Other:	
Target Comple	tion Timeline:			
_X_6 montl	is1-2 years	2-5 years	On-going	
Related Goals				
	: Provide Unified Infrastr : Promote Economic Dev			

Action Step Checklist:	Action Step P.5: Create a Main Street / Renaissance on Main program that focuses on the Main Street Four-Point Approach of organization, economic restructuring, design and promotion.
	Description:
	 In order to receive a Certified Main Street / Renaissance on Main Statu from the Commonwealth of Kentucky a community must apply and gethrough a two year designation process. The steps, requirements and applications are outlined at http://heritage.ky.gov. Once certified, the certification is issued annually. Specific funds are available for certified programs. Renaissance on Main grant funds can be used for capita projects that contribute to community and downtown revitalization projects, such as streetscape design and façade activities.
	 This program would encourage local-owned businesses to locate in the Village Center, program for beautification and upkeep, and encourage local festivals and farmers markets.
	To initiate a local Kentucky Main Street program, an application must be postmarked no later than June 30, 2009.
	Creation of the program should also include a marketing program tha encourages economic development and further brands the identity o the Village Center.
	Responsible Party(ies):
	City Commission
	Potential Funding Source(s):
	General Fund at start-up
	Other Resources:
	Kentucky Main Street Program / Kentucky Heritage Council
	2009 Kentucky Main Street / Renaissance on Main Guidelines
	National Main Street Center, State Historic Preservation Officer (SHPO)
	Prerequisites:
	Adoption of the Small Area Plan
	Start-up:
	_X_2009-20112012-20152016-2020Other:
	Target Completion Timeline:
	6 months1-2 yearsX_2-5 yearsX_On-going (to maintain)
	Related Goals:
	 Goal #1: Provide Unified Infrastructure Expansion Goal #2: Promote Economic Development Goal #3: Provide Community Accessibility and Development Goal #4: Promote Programming Activities
	L

Program.				
Description:				
Create an Arts Committee of interested citizens and local artists to oversee and direct the Public Art Program.				
 Identify appropriate locations to integrate public art into the public realm. 				
Incorporate adequate space for public art, at designated locations, during the streetscape design and engineering.				
 Coordinate the unveiling of new art installation at a community event or festival. 				
Responsible Party(ies):				
City Commission				
Arts Committee				
Potential Funding Source(s):				
Private donor(s)				
Local businesses				
Other Resources:				
Art councils of similar or surrounding communities				
Prerequisites:				
Adoption of the Small Area Plan				
Start-up:				
2009-2011X_2012-20152016-2020Other:				
Target Completion Timeline:				
6 months1-2 years2-5 yearsX_On-goin	ng			
Related Goals:				
Goal #2: Promote Economic Development				
Goal #4: Promote Programming Activities				

IMPLEMENTATION PROGRAMS, TOOLS AND FUNDING OPPORTUNITIES

ZONING

Zoning is one of the primary implementation tools for the Small Area Plan. It is the means of legislatively determining the location, quality, and quantity of new development. The zoning regulations are legally enforceable. Simpsonville's current zoning regulations allow for uses that are not consistent with this plan. The zoning regulations should be updated following the adoption of the Small Area Plan to ensure contiguity between the two documents and to encourage the implementation of the plan.

CAPITAL IMPROVEMENT PLANNING

Capital Improvement Plans (CIP) are a system of documenting the capital investments that a city plans on making over the next five years. These plans identify projects, timelines, estimated costs, and funding sources and are linked to the budget process. They are a means of planning ahead for capital improvements and ensuring implementation of specific projects by connecting them more closely to the budget process. Simpsonville's CIP would include funding needed for this project in addition to any other capitol improvements the City is planning to undertake.

TAX ABATEMENT

Tax abatement is a phase-in of property taxes that is designed to encourage development in areas that would not otherwise develop. Tax abatement is one of the tools widely used by municipal governments to attract new businesses to the community, or to encourage investment in new equipment or facilities that will improve the company and the community's economy. Communities may develop procedures for abatement application and policies on the amount and length of the abatement that will be approved and procedures to ensure compliance with the terms of the statement of benefits.

TAX INCREMENT FINANCE (TIF)

Tax increment finance is a tool for municipalities and counties to designate targeted areas for redevelopment or economic development through a local redevelopment commission. Those redevelopment or economic development areas can then be designated as allocation areas which trigger the TIF tool. When TIF is triggered, the property taxes generated from new construction in the area are set aside and reinvested in the area to promote development, rather than going to the normal taxing units (governments, schools, etc.). The taxing units do not lose revenue, they simply do not receive revenue from the additional assessed valuation that would not have occurred "but for" the reinvestment in the area through the TIF proceeds.

KENTUCKY RENAISSANCE / MAIN STREET

Through the Kentucky Heritage Council, the Kentucky Main Street Program strives to bring economic vitality to Kentucky's downtowns and assist communities with revitalization efforts. The program is based on the four-point approach of the National Main Street Center which is a division of the National Trust for Historic Preservation. The four points or components of the program are organization, promotion, design and economic restructuring. Various funds are available to certified Renaissance on Main Cities for projects such as real estate acquisition, facade improvements, new facility construction or streetscape improvements. Becoming a certified Renaissance on Main community is approximately a two year process. More information is available at the Office of State Grants, http://dlg.ky.gov/grants/stategrants/ RenonMain.htm, or the Kentucky Heritage Council's website, http://heritage.ky.gov/mainstreet/.

<u>COMMUNITY DEVELOPMENT BLOCK GRANT</u> (CDBG) PROGRAM

The CDBG program is available to city and county governments for a variety of projects. Entitlement communities are ineligible. The CDBG program areas and descriptions are listed below.

Community Projects

Funds may be used to address human service needs such as senior centers, crisis centers and facilities that provide services to low and moderate income persons. Funds may also be used to revitalize downtown areas within a designated Renaissance on Main Street district.

Economic Development

Funds may be used to create or retain jobs, and provide for the training and human services that allow for professional advancement of lowincome persons.

Public Facilities

Funds may be used for infrastructure needs that primarily develop Kentucky's water and wastewater systems.

LAND AND WATER CONSERVATION FUND (LWCF)

LWCF funds may be used to acquire land for recreational development, construct new outdoor recreational facilities or the renovation of existing facilities.

TRANSPORTATION ENHANCEMENTS (TE)

TE are transportation-related activities that are designed to strengthen the cultural, aesthetic, historic, and environmental aspects of our transportation infrastructure. Federal funding is available to government agencies to provide support for transportation and community improvement projects; see http://www.tea21.ky.gov/te/tehome.htm for more information.

