





*"Progressive Community with Hometown Spirit"*



## IMPLEMENTATION

### 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

Capitol Action Improvement Step (C)

Local Policy Action Step (P)

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).

### 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*

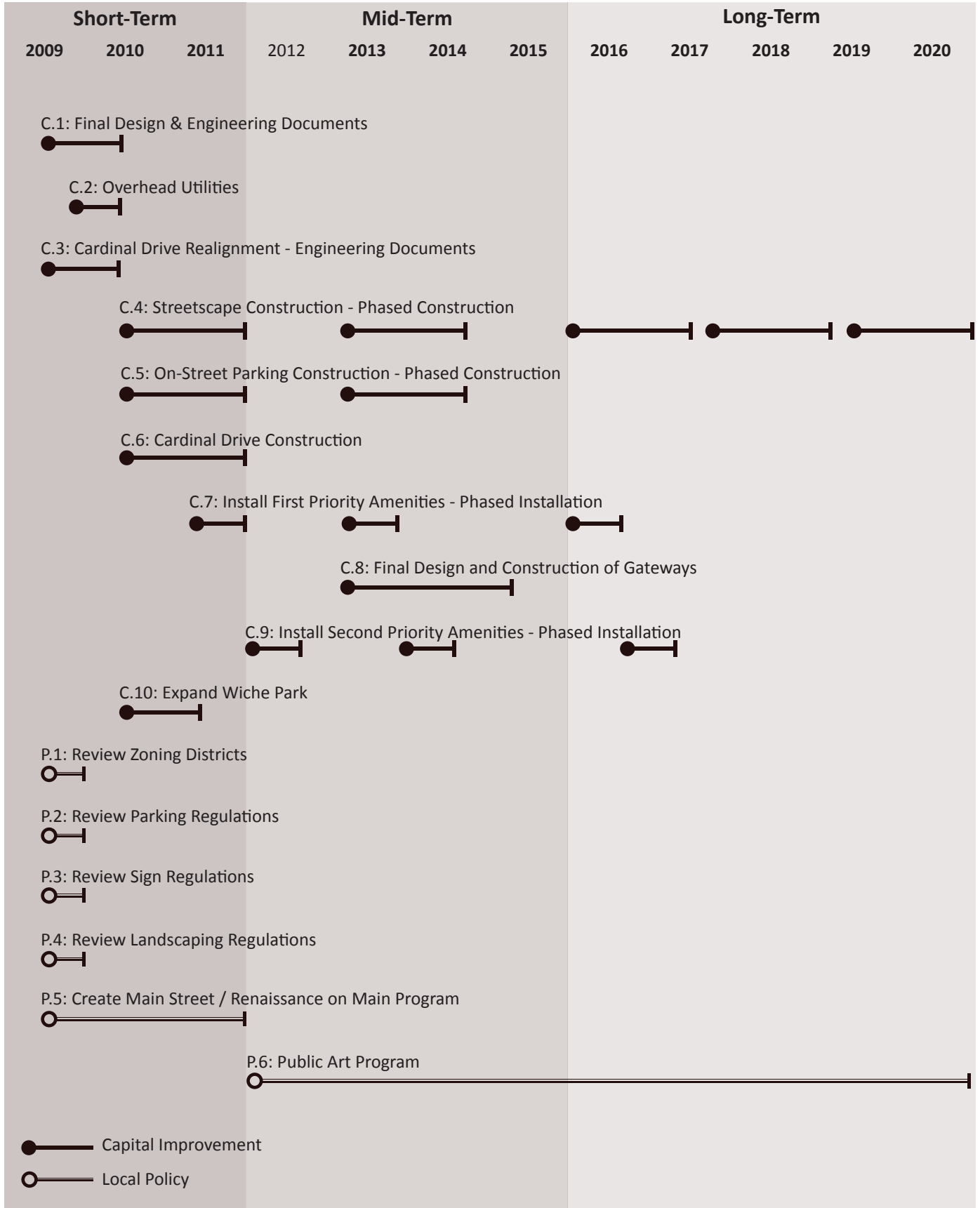
It is understood that the actual steps taken may differ from those prescribed by the table; the detailed description is intended to serve as the optimal order of implementation for successfully completing a given task.

#### *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.





































## 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 capital 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/>.

### COMMUNITY DEVELOPMENT BLOCK GRANT (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 low-income 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.



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