

STP/SNK Transit Projects

Project Name	Improved Access to NKU Mixed-Use Development
Applicant Name	Campbell County, c/o Matt Elberfeld
Applicant Title	County Administrator, Deputy Judge/Executive
Email	melberfeld@campbellcountyky.org
Address	1098 Monmouth Street P.O. Box 72340 Newport, KY 41072-0340
Contact Name	Matt Elberfeld
Phone	(859) 547-1805

Project Information	<p>The primary goal of the project is to utilize transportation investment to enhance multi-modal options and improve safe access to the Northern Kentucky University (NKU) US-27 Mixed-Use Development, an approximately \$75 million campus-edge public-private partnership (P3) resulting from a Request for Proposal issued by NKU in 2016. When complete, the Mixed-Use Development is anticipated to include over 250,000 SF of medical office space, hospitality, restaurants, retail, and residential uses as well as pedestrian paths, bike ways, a transit super stop, improved street grid, parking amenities and ample public gathering spaces.</p> <p>Project Location: The project is located at the front door to NKU's campus on KY SR 2238, also known as Louie B. Nunn Drive; and on US-27.</p> <p>Project Length: The 2 turn lanes are each 125', for a total of 250'.</p> <p>Project Scope: The project will consist of multiple access improvements which encourage transportation alternatives to the NKU Mixed-Use Development; including, Access improvements to public rights-of-way and accommodations for van pool and ride share Left-turn lane on Louie B. Nunn Drive to provide access to a new central Transit Bus Super Stop within the NKU Mixed-Use Development, Right-turn lane on US 27 to access a new entrance to the NKU Mixed-Use Development, New Transit Super Stop with bus and bike access to be located on a new road extension of Clara Drive, Upgrade of and reconstruction of old sidewalks to ADA standards, and New Pedestrian / Bicycle Path linking the NKU campus to the Mixed-Use Development.</p>
Upload Project Location Map	http://funding.oki.org/wp-content/uploads/ninja-forms/5/Area-Maps.pdf
design FY	2020
designrequestedfunds	54180

designlocalmatch	23220
Total Design Estimate	#{CALC:DESIGNTOTAL}
Design Local Match	{CALC:DESIGNPERCENT}%
PE-Row Services FY	
perequestedfunds	
pematch	
PE total Cost	\$0.00
PE Local Match	0%
Right-of-Way FY	2020
rowrequested	195573
row match	83817
Row Total Cost	\$279,390.00
Row Local Match %	30.00%
Utilities FY	
utilitiesrequested	
Utilities Local Match	

Utilities Total Cost	\$0.00
Utilities Match %	0%
Construction FY	2020
constructionrequested	611951
constructionmatch	262265
Construction Total Cost	874,216.00
Construction Match %	30.00%
Requested Funds Total All	\$861,704.00
All Requested Match	\$369,302.00
All Projects Total Estimate	\$1,231,006.00
Total Local Match % All	30.00%
Bike FY	2020
bikerequested	363836

bikematch	155930
Bike Total Estimate	519,766.00
Add KYTC "State Forces" oversight charge of 10% of design cost or minimum \$5000 to total design amount. Attach a certified cost estimate.	http://funding.oki.org/wp-content/uploads/ninja-forms/5/OKI-SNK-Grant-Application-Estimate-w-design-fees.pdf
An adopted ADA Transition Plan is in place for our jurisdiction.	yes
Date of Adoption, if applicable	June 2017
An adopted Title VI Plan is in place.	yes
Date of Adoption, if applicable Copy	June 2017
I understand that non-federal match is required as a condition of receiving federal funds and hereby pledge those funds for this project.	yes
I understand that as the applicant, I am responsible for providing funds for cost overruns. If additional federal funds are received our jurisdiction will provide non-federal funds as match.	yes
I understand that if we accept federal funds and cancel or delay the project that future applications to OKI may be subject to penalty as described in the application.	yes

I understand that as a condition of receiving federal funds, I hereby pledge to maintain the federal investment in a reasonable and prudent manner through its useful life.	yes
Name	Matt Elberfeld
Title	County Administrator, Deputy Judge/Executive
Organization	Campbell County
Date	June 1, 2018
What is the Type of Project	Fixed facility
What is the anticipated impact on ridership from this project?	Medium increase in ridership
Please Explain:	This transit stop would enhance service on TANK's #25, #16 and campus loop routes. It will provide for better access to higher education and medical care while enhancing other important connections in community. TANK believes that including all of these elements in the plan will greatly help encourage less reliance on automobiles and more utilization of alternative forms of transportation while positively impacting connectivity and quality of life for those who live, work, recreate and study in the community. Please see Letter of Support from TANK in attached supplementary material.
What is the project impact on safety and security?	Medium

<p>Please Explain:</p>	<p>NKU is a growing metropolitan university of more than 14,000 students served by more than 2,000 faculty and staff. An essential component to the application is a new bus transit stop to be which would create a passenger loading area out of the flow of traffic in this already highly congested area. The plan elements will greatly improve safety at the main entrance to the campus through alternative modes and safer connections.</p>
<p>What is the time to implementation after funding is granted?</p>	<p>0 to</p>
<p>What is the system impact of the project?</p>	<p>Impact on system & passengers</p>
<p>Please Explain:</p>	<p>The plan elements will improve the full multimodal campus system, including connections to the campus loop routes and enhance the passenger experience by fully integrating the plan into the bike and pedestrian access points. The enhanced connectivity and encourages less reliance on automobiles in an area that is facing significant auto impacts around campus already. Pedestrian connections, bike paths, transit service and better sidewalks all play an important role in creating a sustainable district and one which encourages alternative modes of transportation. For those shoppers, diners, residents and employees who do choose to drive to the site, this district seeks to embrace a "park once" philosophy whereby a single trip can satisfy multiple daily needs. Further, in adding a proposed transit loop to the development TANK services can be broadened for those in the community who need access to NKU, the nearby grocery store, the new 70K SF medical facility, the restaurants and service providers, or new residents in the district whose place of employment is elsewhere.</p>
<p>What is the condition of existing transit agency assets to be upgraded or replaced?</p>	<p>Poor</p>

<p>Please Explain:</p>	<p>Bike, Pedestrian and Transit connectivity of at the entrance to NKU is currently poor. Bus stops are on the primary roadways which are highly congested. Bike and pedestrian access requires the maneuvering of steep grades and a round-about. Current access points are below current ADA standards.</p>
<p>Will your project have any impact(s) on any of the following OKI identified Environmental Justice groups? Check all that apply.</p>	<p>elderly</p>
<p>Describe any direct or indirect permanent benefits of your project on the identified EJ groups?</p>	<p>Northern Kentucky University is committed to and accountable for advancing principles and practices of diversity, equity and inclusion into the core aspects of the university.</p> <p>NKU has 1,961 residence hall spaces with 14.6 percent of the undergraduate student population and 19.9 percent of the FULL-TIME undergraduate student population reside in the University Housing. Many of these students are transit dependent.</p> <p>Seventeen (17) percent of the undergraduate students and ten (10) percent of the faculty are of ethnic diversity. Over 55% of the student population and faculty is female. The populations comes from over 19 states and 29 countries. At Northern Kentucky University nontraditional students are a large part of the population with 44.5% of students are in the age 18 to 22 bracket, compared to the national average of 60%.</p> <p>The median household income of NKU is \$38K, reflecting a combined large student and elder fixed income population. Over 35% of the owner occupied housing stock is valued at under \$100K.</p> <p>Notable senior living surrounds the campus. We would also anticipate that the residents of the Highland Village, a new Housing and Urban Development community, will be significant users of the educational and medical amenities of the site. This complex located on a transit stop and within a mile of the site.</p>

<p>During the implementation phase, will the project have a temporary or permanent negative impact on any of the OKI identified EJ groups listed above? If yes, please describe the impact and how it will be mitigated:</p>	<p>During the implementation phase, the project will have no temporary or permanent negative impact on any of the OKI identified EJ groups.</p>
<p>Will the completed project have a negative impact on any of the OKI identified EJ groups? If yes, please describe the permanent negative impact(s) and how it will be mitigated:</p>	<p>The completed project have no negative impact on any of the OKI identified EJ Groups.</p>
<p>Please outline your communication plan with any of the OKI identified EJ groups related to the project. (i.e. public meetings, bilingual information, develop community liaisons):</p>	<p>The project has been developed through the intense collaboration of the NKU community along with Highland Heights and Campbell County. The College diversity program was used as the format for outreach to targeted audiences.</p>

<p>Employment, Employment Bonus and Investment Bonus: How does the project provide economic vitality in the project area?</p>	<p>The project provides economic vitality by helping to enable an estimated \$75+ million of public and private investment to flow into the Highland Heights area. By enhancing the development with new transit investment, multi-modal transportation options and better connectivity, the community's ease of access to new jobs, services and amenities is greatly impacted.</p> <p>The mixed-use development will add approximately 225 Full Time Equivalent jobs to the immediate area, summarized as follows:</p> <p>Medical Office: 110 FTE's representing \$10 million in annual wages and salaries Hotel: 25 FTE's representing \$1.2 million in annual wages and salaries Restaurants: 70 FTE's representing \$2.5 million in annual wages and salaries Retail: 15 FTE's representing \$500,000 in annual wages and salaries Residential: 5 FTE's representing \$200,000 in annual wages and salaries</p> <p>TOTAL: 225 FTE's representing \$14.4 million in annual wages and salaries</p> <p>In addition, an estimated \$12.5 million in sales tax will be collected from businesses within the Mixed-Use development, which represents additional revenue collected in support of Kentucky residents.</p>
<p>Air Quality/Energy: Will the project reduce Vehicle Miles Traveled (VMT), Vehicle Hours Traveled (VHT) or both?</p>	<p>vmt-reduced, vht-reduced, emissions-reductions-transit-or-diesel-retrofits</p>
<p>Please explain:</p>	<p>By providing multiple significant and attractive alternative modes of transportation such as transit, pedestrian and bike mobility to this new development, the overall sustainability, including positive air quality, is enhanced. The project is targeted to attain the standard of LEED certified.</p>

Does this project create new or enhance existing intermodal connections?	yes
If yes, please describe:	The project elements enhances poor, and also creates new and vibrant, multimodal connectivity for those who live, work, recreate and study in the community. This project links the campus directly with the community and provides valuable educational and much needed medical programs.
% replacement	5
% expansion	95
Please Explain	The substantial majority of the project is new development with key connections to existing streets, transit stops, walkways and bike corridors.
Please indicate all that apply	is-the-project-located-in-a-town-neighborhood-center-or-downtown-area, Is the project located in an area that is experiencing strong growth pressures and expected and/or planned to develop into a mixed use/multi modal center?, is-the-project-located-in-an-area-with-a-mix-of-uses-with-a-central-focus
Explain:	<p>The project is located adjacent to the city center of Highland Heights. The project is designed to connect the NKU campus with the City residents and businesses. The project is located in a center of a planned mixed use development serving the educational and medical needs of the community.</p> <p>The project is located along US 27 and at the main campus entrance to NKU. The project is located in an area that is experiencing strong growth with a planned mixed use development with a multimodal connection.</p>

<p>Will this project serve brownfield or greyfield properties, or areas where infrastructure is underutilized?</p>	<p>no</p>
<p>Explain:</p>	<p>This is a redevelopment site that has been underutilized since 2004. Full utilities with sufficient capacity exist at the site.</p>
<p>Are efforts to avoid, minimize or offset/compensate for environmental impacts planned as part of this project (e.g. wetlands, forests, streams, noise)?</p>	<p>yes</p>
<p>Explain:</p>	<p>The project has been designed to attain the standard of LEED certified. No known negative environmental conditions have been identified on the site. Improvement of the transit, bike and pedestrian connections will decrease the dependency on automobile traffic within the new development and to the community reflecting in less noise and improved air quality. This project recognizes that retaining and attracting residents, visitors, companies, workers and property owners (i.e. tax payers) is directly related to how well the City sustains community, environmental, and social wellbeing.</p>
<p>Are green infrastructure strategies planned as part of this project (e.g. contiguous corridors to reduce habitat fragmentation, innovative stormwater runoff techniques)?</p>	<p>yes</p>

<p>Explain:</p>	<p>The site has been designed to take advantage of the natural features including the integration of an existing pond into the detention facility enhanced into an attractive water feature. Water quality measures are being designed into the storm water system in collaboration with SD-1. Consistent with the NKU Campus, the plan exhibits a landscaped setting with a strong central, pedestrian orientation. Campus entrances make a statement with landscaping and attractive entryway signage. Buildings are connected with and oriented toward a cohesive pedestrian network. Architecture, landscaping and signage are coordinated to create cohesive, attractive brand image.</p>
<p>Does this project abut or directly impact any potentially sensitive environmental resources (as identified in state conservation plans, maps or inventories)?</p>	<p>no</p>
<p>Explain:</p>	<p>This project does not abut or directly impact any potentially sensitive environmental resources.</p>
<p>Comprehensive Plan (or other): Is the project consistent with the jurisdiction's comprehensive plan?</p>	<p>yes</p>
<p>Title of Plan:</p>	<p>City of Highland Heights Comprehensive Plan & NKU Master Plan</p>
<p>Date Adopted:</p>	<p>2012; 2009</p>
<p>Contact Person:</p>	<p>Greg Meyers, Mayor of Highland Heights; Mary Paula Schuh, NKU Director of Campus Planning</p>
<p>Page Number(s) where project is identified and/or referenced:</p>	<p>Please see supplementary material; Mayor Phone #:859-441-8575; Campus Planning Phone #: 859-572-5122</p>

<p>Planning Area: Please identify the planning area (location) in relation to the proposed transportation project.</p>	<p>This town center mixed use project is part of the local community and campus plans to promote enhanced economic activity and community vibrancy. The transit, pedestrian and bike systems are full integrated into the site to promote maximum usage.</p>
<p>Public Participation: Generally describe the public participation process for the plan (Include page references to specific examples, where applicable).</p>	<p>As with the City Comprehensive Plan and NKU Master Plan, the plan for this project were fully vetted in a highly collaborative forum that included stakeholders from the community, university, city, county and business community. Continued collaboration and consensus-building are key tenets of the implementation strategy. The project team has organized, and will continues to organize, public presentations to facilitate feedback that helps shape the project.</p>
<p>Core Contents: Generally describe the contents of the applicable plan related to the following elements: transportation, land use, economic development, public facilities, housing, natural resources, recreation, intergovernmental coordination and capital improvements. For example, are each of these elements included in the plan? Was appropriate inventory and analysis completed for these elements? Were goals objectives and policies set for these elements? If not, why not (e.g., resource limitations, characteristics of the jurisdictions)?</p>	<p>The City Comprehensive Plan focused on land use, transportation, and redevelopment elements. The Land Use Strategy included public and semipublic and private uses, parks, and open space / green space. In addition to roadway characteristics, the Transportation Strategy included aesthetics and safety, pedestrian circulation and transit.</p> <p>The plan include a complete inventory and analysis of each element. Goals and Objectives were established through a highly collaborative process which focused on building local advocacy.</p>

<p>Land Use/Transportation Relationship: Generally describe the relationship between land use and the proposed transportation project as set forth in the plan? For example, is new development in the area creating need for the project? Is new development planned for/expected that the project will serve? (Include page references to specific examples).</p>	<p>The framework established through the relationship of the land use and transportation plans enabled the County, City and Developer to enter into a true P3 partnership. A local TIF has been established which solidified this commitment to a balanced development which meets the land use and transportation needs.</p>
<p>Local Match: How much additional local match is being provided OVER the required match?</p>	<p>10</p>
<p>Project Delivery History: Has the applicant had any programmed projects miss their originally programmed date?</p>	<p>no</p>
<p>Specify projects: (see application instructions for negative points associated with this factor)</p>	
<p>Technology: Describe elements of your project that encourage the implementation of new technologies, automation, advance materials, etc, in transportation.</p>	<p>The overall project is integrated with NKU's College of Informatics (built upon the art, science, business, and technology of information) and the College of Health Professions. This project will focus on the collaboration of the medical field with the advanced information. Achieving connectivity with the community to enhance population health is critical to this shared stakeholder mission. This project will support these technologies to be developed.</p>
<p>Supplemental Information Provided by the Applicant Insert Links or supplemental information as appropriate (maximum 5 pages please)</p>	<p>http://funding.oki.org/wp-content/uploads/ninja-forms/5/OKI-Supplementary-Exhibits-6.1.2018.pdf</p>