

Criteria for Publication of Shovel-Ready Industrial and Research & Technology Park Site Maps

Objective: To showcase industrial and research and technology park sites in the Commonwealth of Kentucky that are readily available “Shovel-Ready Sites” for the location of business and industry.

Note: If a site upon review does not meet the following criteria it will **not** be considered a shovel-ready site, but may be published to the web as a [secondary site](#) and made available for business location and expansion projects.

Required for publication: (see checklist)

- ◆ **Remediated Sites:** If there are unresolved environmental issues, the site CANNOT be marketed until a No Further Action letter or its equivalent from the Energy and Environment Cabinet (EEC) is provided or remediation efforts have been completed documented and meet EEC standards.
- ◆ **Size:** A new site must have at least 15 contiguous, buildable acres that are free of known environmental and development impediments, including but not limited to slopes greater than 5%, contaminants, wetlands, flood plain, protected species and cultural resources. Sites less than 15 acres that have historically been marketed by the Cabinet will continue to be marketed as long as the site continues to meet the other criteria. If environmental audits or geo-technical reports are available, copies of all applicable studies must be provided. Digital Adobe PDF is preferred. Phase 1 Environmental audits including a preliminary assessment or reconnaissance of the site for wetlands and jurisdictional streams; Geo-Technical reports and archeological reports are encouraged prior to land purchase.
- ◆ **Treated Water:** Size/Location: at least 6” line within 2,500 feet of site.
System Capacity: at least 50,000 gpd daily excess capacity.

Communities with water line extension or tap-on sanctions that affect whether an industry can be served within the site will not be published unless an Agreed Order with the Division of Water is in place and the community is in compliance with it or exceptions to the sanctions are allowed.

Exception: If treated water is farther than 2,500 ft away from the site, the site can still be published if a formal cost estimate and line extension plan with a construction timetable of 180 days or less is furnished from the water utility to meet minimum level of service. If site is larger than 1,500 acres, a construction timetable of 360 days or less. If a plan is available to the site, it will be specifically noted on the site map.
- ◆ **Sanitary Sewer:** Size/Location: at least 4” force main or 8” gravity within 2,500 feet of site
System Capacity: at least 50,000 gpd daily excess capacity.

Communities with sewer line extension or tap-on sanctions will not be published, unless an Agreed Order with the Division of Water is in place and the community is in compliance with it or exceptions to the sanctions are allowed.

Exception: If sanitary sewer is farther away from the site than 2,500 ft, the site can still be published if a formal cost estimate and line extension plan with a construction timetable of 180 days or less is furnished from the sewer utility to meet minimum level of service. If site is larger than 1,500 acres, a construction timetable of 360 days or less. If a plan is available to the site, it will be specifically noted on the site map.
- ◆ **General Road Access:** Must have access to the site either by road or through easement.
- ◆ **Electricity:** Need service provider or providers.
- ◆ **Zoning:** Sites in communities with zoning must be in a principal permitted use zone for industrial, mixed-use or other businesses. A zoning district, description, and zoning map is required before a site can be evaluated and marketed. If the site is located in a community that doesn’t have zoning, but is located in an area conducive to an industrial or other business use suitable for the type of sites marketed by the Cabinet, it may still be marketed. Protective covenants are highly encouraged in areas with no zoning.
- ◆ **Flood:** At least 15 contiguous, buildable acres must be outside of the 100 year flood plain.

- ◆ **Property Control/Ownership:** The local economic developer representing the community must obtain control of the site through option, purchase or letter of agreement. In addition, if the property is not zoned (in communities without zoning), the owner(s) must agree in writing that the site is for sale for industrial purposes. It is assumed the property can be obtained free and clear of encumbrances.
- ◆ **Listing:** If the property is privately owned, the local economic developer representing the community must agree to have the site published by the Kentucky Cabinet for Economic Development subject to a site evaluation by the Site Evaluation Branch.
- ◆ **Price per Acre:** A price per acre, range of price per acre, or leasing price is required to publish a site.

Desirable - but not required for publication:

- ◆ **Natural Gas:** Not necessary to publish a site if the community does not have gas. However, if a community does have natural gas, it should be at least a 2" line within 2,500 feet from the site.
- ◆ **Rail:** Not necessary to publish a site
Rail Possible: Rail Company has agreed in writing that the site may be served by rail. Cabinet staff will verify rail status with rail company. Actual rail service determination must be verified with rail company at time of project consideration.
- ◆ **Trucking Highway Access:** Not necessary to publish a site. If site is more than five highway miles from a federal/state trucking highway as defined by the Federal DOT Surface Transportation Act, this will be specifically noted on the site map.
- ◆ **Telecommunications:** Access to an existing T-1 or better voice and data service is highly encouraged.
- ◆ **Protective Covenants:** In communities without zoning, protective covenants are highly encouraged.

Site Type Definitions

Industrial Sites – Sites currently suitable for manufacturing, warehousing or distribution operations. Determination of whether or not a site will be marketed by the Cabinet as an industrial site will be decided on a case-by-case basis by Cabinet staff.

Research and Technology Park Sites – Sites currently suitable for research & development, biotech, life sciences, agricultural sciences or high-technology operations. Site must be a master-planned property designed **primarily** for research and development facilities, high-technology and science-based companies, with related support services. Determination of whether or not a research or technology park will be marketed by the Cabinet as a research or technology park will be decided on a case-by-case basis by Cabinet staff.

If you have a site you believe meets the above criteria, please contact Russell Casey at russell.casey@ky.gov or 502-564-7140.

Site Information Checklist

Site ID: _____ County: _____ Reference City/Community: _____

Local economic developer/private site representative is to provide the data in the locally provided column. The NOTES/data column should indicate the information provided. Use additional sheets or maps where needed. If a category does not apply to your site, enter N/A in the NOTES/data column. Return checklist and materials to the Kentucky Cabinet for Economic Development when complete.

	Items to be collected prior to publishing a site map	Locally provided	Notes/data
	Site plat or site boundary map	■	
	Site master plan (if available)	■	
	Site photographs recent ground (if available)		
	Site photographs recent aerial (if available)		
	Site brochure/flyers (if available)		
	Existing industry and locations near site		
	Current community comprehensive plan and land use plan map	■	
	Phase 1 Environmental audit (if available, copy must be provided) Digital Adobe PDF is preferred	■	
	Geo-Technical report (if available, copy must be provided) Digital Adobe PDF is preferred	■	
	Archeological report (if available, copy must be provided) Digital Adobe PDF is preferred	■	
	Mining maps and reports (strip & deep) (if available, copy must be provided) Digital Adobe PDF is preferred	■	
	Site has at least 15 contiguous acres with 5% slope or less (map required)	■	
	Known environmental contaminants on site	■	
	Known wetland areas on site		
	Known protected species on site (where data is available)	■	
	Known cultural resources on site	■	
	100-year flood plain areas on site	■	
	Current zoning ordinance district and zoning map of site (zoning map of site required)	■	
	Protective covenants (if available, copy must be provided) Digital Adobe PDF is preferred	■	
	Rail company(s) serving the site	■	
	Rail spur cost estimates (if applicable) (if available)		
	Access road plans & cost estimate (if required to publish)	■	
	Water company(s) serving the site	■	
	Existing water line location and size (map required) serving the site	■	
	Water tank size and location serving the site (if near the site)	■	
	Water line extension plan and construction timetable (if required to publish)	■	
	Sanitary sewer company(s) serving the site	■	
	Existing sanitary sewer line location and size (map required) serving the site	■	
	Name of sewer plant serving the site	■	
	Sewer lift station location serving the site (if near the site)	■	
	Sewer line extension plan and construction timetable (if required to publish)	■	
	Natural gas company(s) serving the site	■	
	Natural gas extension plan and construction timetable	■	
	Gas lines and size (map required) serving the site	■	
	Electricity provider(s) serving the site	■	
	Transmission line size (KV) location and easement width if line is on site	■	
	Substation size (MVA) and location serving the site (If near the site)	■	
	Existing broadband telecommunications providers serving the site	■	
	Price per acre (can be a range or lease price) Must be provided	■	
	Proof of site control Must be provided	■	

