



# City-County Joint Comprehensive Plan

## Advisory Group Meeting 1

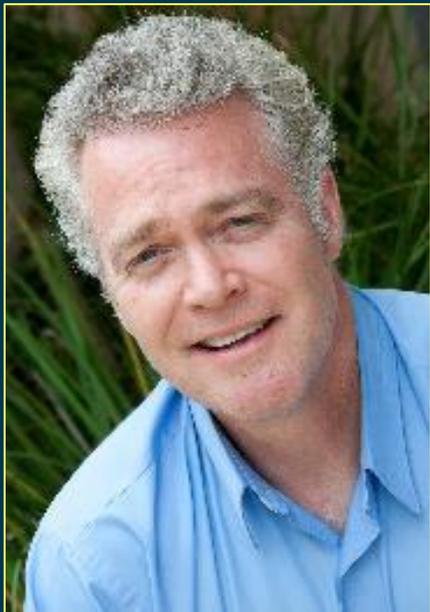
June 21, 2023



**GARY MITCHELL, FAICP**  
**President and Project Manager**



**STEVE SIZEMORE,**  
**PhD, AICP**  
**Senior Associate**



**GREG FLISRAM, CEcD**  
**Principal Associate**



**KENDIG KEAST**  
COLLABORATIVE

# NICHE PLANNING FIRM FOR 40+ YEARS



Envision Help us see the future of Littleton!

**ADOPTED**  
**Envision Report**  
December 18, 2018

**Envision  
LITTLETON**  
Our Community. Our Future.  
**2040**

**COMPREHENSIVE PLAN  
BELLEVILLE  
ILLINOIS  
200 YEARS  
1814-2014**

Street Corridor  
Walkable Character  
Senior Housing  
near central  
high school  
Light rail  
...  
4136  
3000 Ave  
314 Ave

**IMAGINE BELLEVILLE**

**ADOPTED  
FEB 16, 2014**

**Centennial**  
Land Development Code

**ADOPTED  
APRIL 19, 2010**



ADOPTED FEBRUARY 14, 2011  
**Master Plan Update**  
**downtown**

**BAY CITY**  
 NORTH DOWNTOWN PLAN

**MATAGORDA COUNTY'S  
 NEXT HOUSING  
 DESTINATION**

**Redevelopment Opportunities in North Downtown**  
**LOCATION**  
 40-acre, 12-block site to the north of Downtown Bay City, Texas  
**PRIVATE INVESTMENTS**  
 Housing (e.g., apartments, townhomes, patio homes, traditional single-family), vertical mixed-use, commercial, and flex-space  
**PUBLIC INVESTMENTS**  
 Building demolition, site clearing, land assembly and re-location, updated infrastructure, streetscape, creek enhancements, parks, plazas, sidewalks, and trails  
**FUNDING MECHANISMS**  
 General obligation debt, TRZ, grants, corporate sponsorships, public-private partnerships, and private investment

**Housing**  
**Resilience**

**CHURCH  
 POINT**  
**COMPREHENSIVE  
 LONG-RANGE  
 RESILIENCY PLAN**

LJC Paine, LLC  
 Planning, Engineering, Landscape Architecture  
 August 2018  
 Town of Church Point, Louisiana

**GREENPRINT**  
 FOR TOMORROW FREMONT, NEBRASKA

**PARKS AND RECREATION MASTER PLAN**

CITY OF  
**FREMONT**  
 NEBRASKA PATHFINDERS  
ADOPTED MAY 29, 2012

**Downtowns**

**Waterfronts**

**Parks, Trails and Recreation**

**Port Lavaca**  
 WATERFRONT IMPLEMENTATION PLAN  
MAY 2012

**Port Lavaca**  
 WATERFRONT MASTER PLAN

**Marina**  
 • Increase number of slips  
 • Increase length of existing slips  
 • Increase depth of existing slips  
 • Increase number of slips with electric service  
 • Increase number of slips with water service  
 • Increase number of slips with sewer service  
 • Increase number of slips with stormwater service  
 • Increase number of slips with trash service  
 • Increase number of slips with fire service  
 • Increase number of slips with security service  
 • Increase number of slips with other services

**Waterfront Trail**  
 • Increase length of existing trail  
 • Increase width of existing trail  
 • Increase number of existing trail segments  
 • Increase number of existing trail segments with electric service  
 • Increase number of existing trail segments with water service  
 • Increase number of existing trail segments with sewer service  
 • Increase number of existing trail segments with stormwater service  
 • Increase number of existing trail segments with trash service  
 • Increase number of existing trail segments with fire service  
 • Increase number of existing trail segments with security service  
 • Increase number of existing trail segments with other services

**Corridors**

**42<sup>nd</sup>**  
 SOUTH FRANKLIN STREET  
**SOUTH GATEWAY  
 CORRIDOR PLAN**  
 MICHIGAN CITY, INDIANA

**Districts**

**CLAREMORE 2040**  
 SPECIAL DISTRICTS PLAN

Downtown District  
 Historic Route 66 District  
 West Bend | University District  
 Will Rogers Corridor District

Adopted June 3, 2019

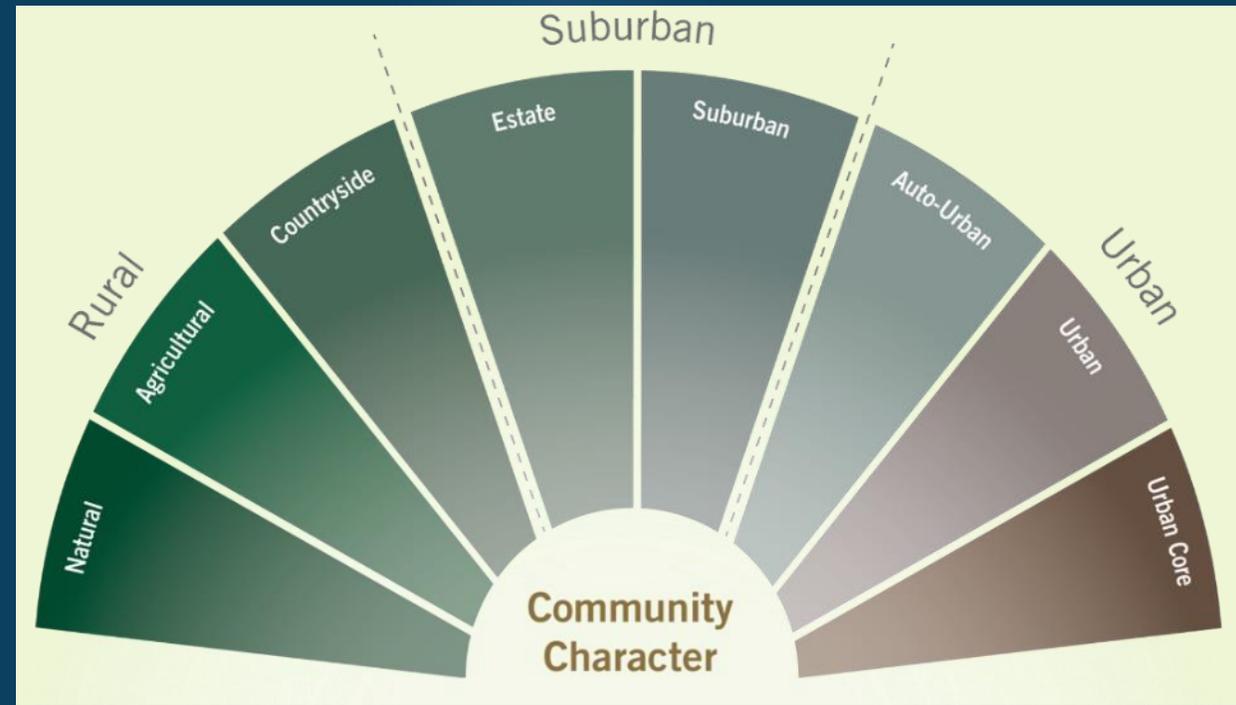
# COMMUNITY CHARACTER

PRINCIPLES for DESIGN  
and PLANNING



Lane H. Kendig with Bret C. Keast

## SYSTEMATIC APPROACH TO CHARACTER



PLANS  
+  
DEVELOPMENT  
CODES



Rural  
Character



Suburban  
Character



Urban  
Character

# OBJECTIVES



**Process and Timeline**



**Context for Plan**



**Initial Priorities**

# AGENDA

## Advisory Group for Joint Comprehensive Plan

Wednesday, June 21, 2023 | 4:00 PM

Paducah Area Chamber of Commerce (300 S. 3<sup>rd</sup> Street) – Paducah Bank Meeting Room

1. **Welcome and Introductions** 4:00
  
2. **Background Presentation** 4:10
  - Project process and timeline
  - Advisory Group role
  
3. **Issues on the Table – Today and Tomorrow** 4:25
  - Highlights from initial input to date
  - Demographic and economic context
  - Discussion of trends influencing the area
  
4. **Paducah and McCracken County's Physical Framework** 4:45
  - Key elements that shape the City and County
  - Sketch map exercise and discussion
  
5. **Vision and Goals** 5:15
  - Group input and discussion
  - Goals in current City and County comprehensive plans
  
6. **Recap and Next Steps** 5:45
  - Future meetings (Thursdays at 4:00 PM):
    - August 24 (Paducah-McCracken Today phase)
    - November 16 (start of Paducah-McCracken Tomorrow phase)
    - December 14
    - February 1
    - February 22

# Agenda Tonight



**Process and Timeline**



**Context for Plan**



**Initial Priorities**



**Activities**

# WHY PLAN?

Consider your destiny ...



what can you influence?

2: Change the equation

1: Step back from the day-to-day

Signal your intentions

3: Take control

Set your own priorities

Identify strategic actions ...



for desired outcomes



Prepare for change

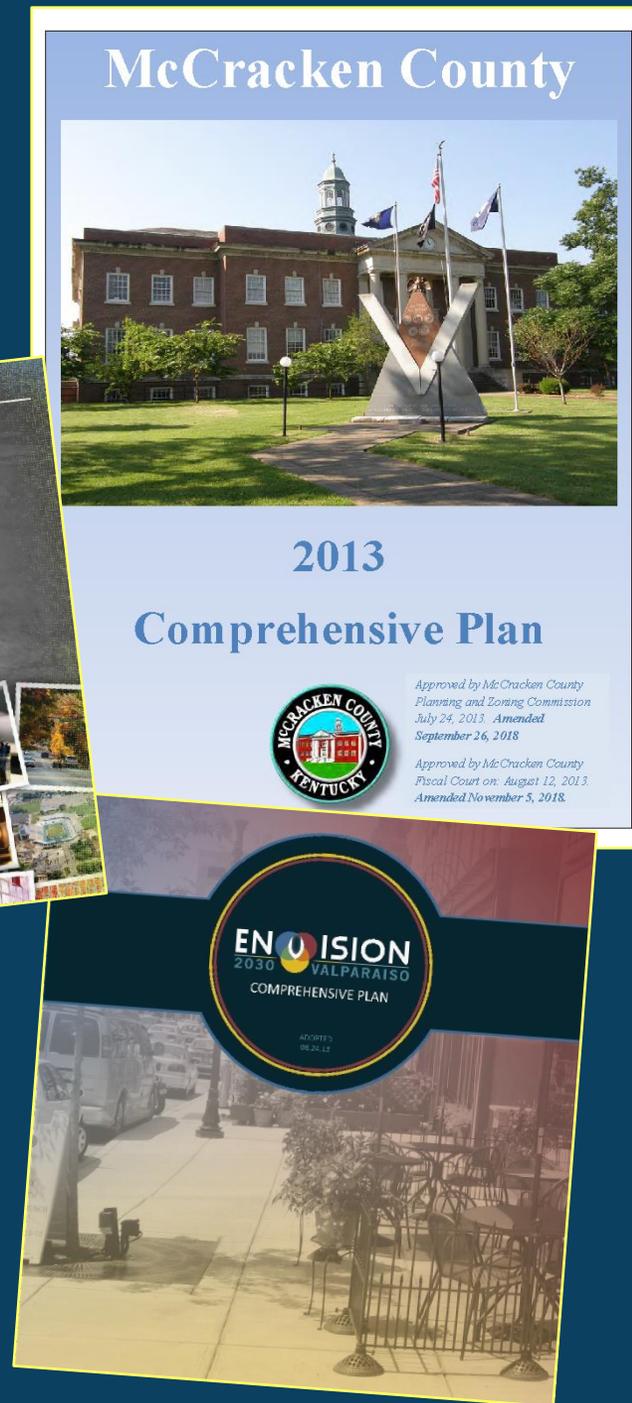
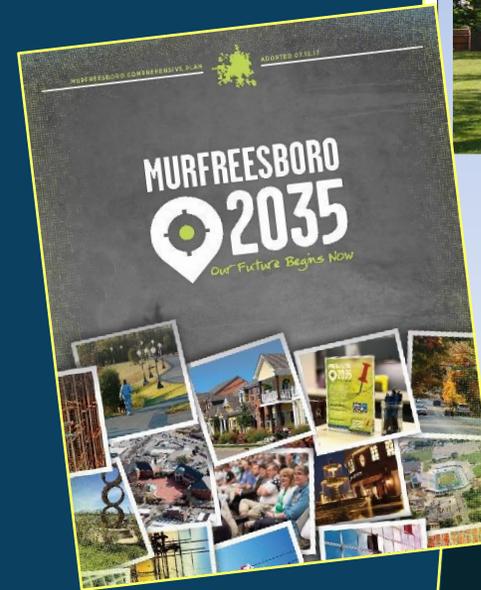
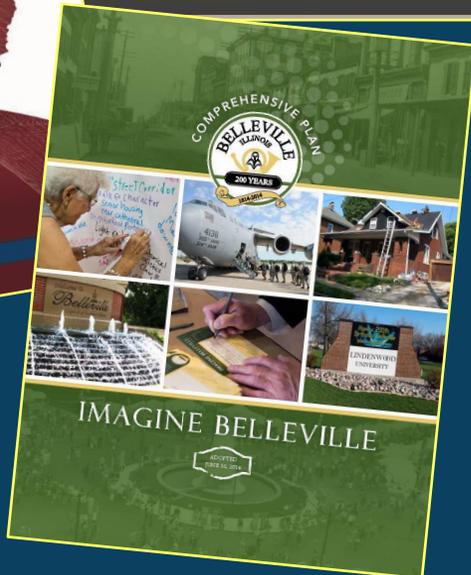
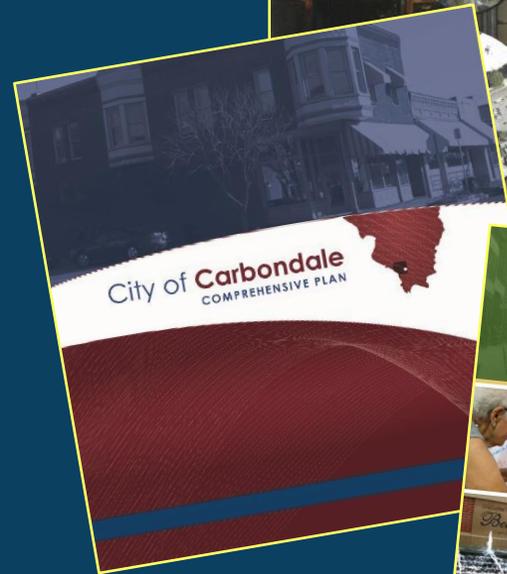
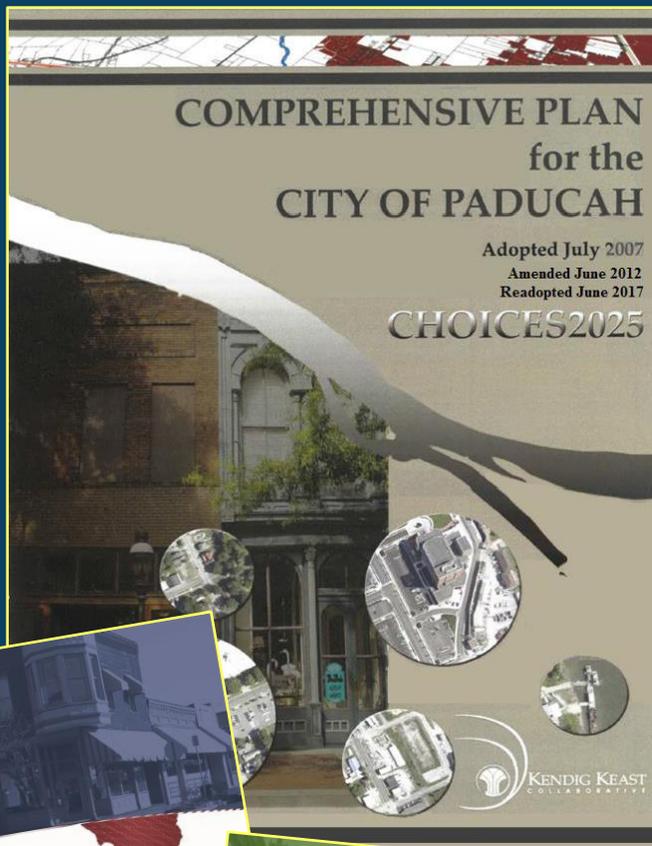
4: Let it be known

Boost assets, reduce liabilities

Make a PLAN ▶ Work the PLAN ▶ Refine the PLAN

# WHAT?

- 10-20 year outlook for city/county
- Considers physical aspects of area at once
- Sets action priorities
- Basis for more detailed plans





# **WHY?** Plan Helps Establish Priorities for:

- ▶ **Annual budgeting**
- ▶ **Capital improvements and land acquisitions**
- ▶ **New and amended ordinances**
- ▶ **Department work plans and resources to carry them out**
- ▶ **More specific planning and studies to clarify strategies, costs**
- ▶ **Pursuit of external grant funding to leverage local dollars**
- ▶ **Initiatives pursued with other public and private partners**

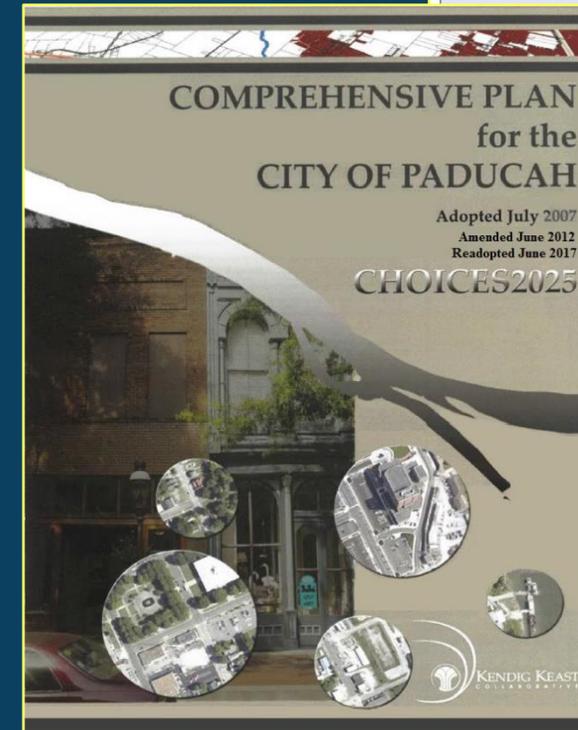
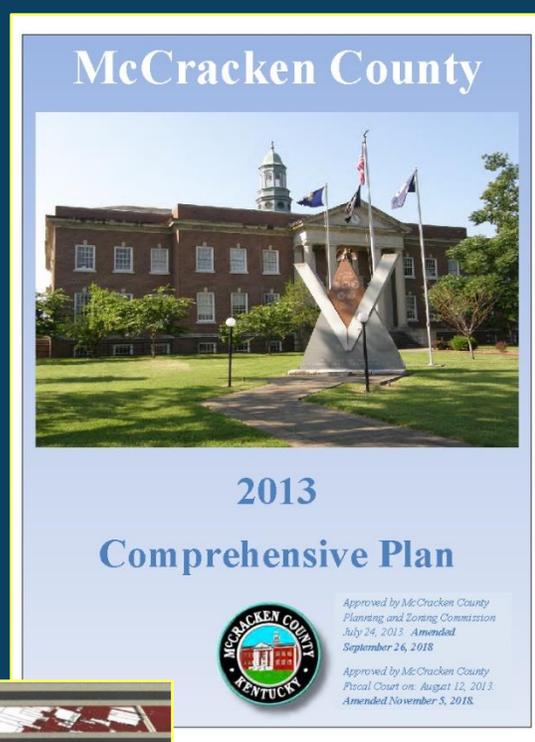


# WHEN?

- 10-year updates, 5-year refresh
- Changes in context, data, population, leadership
- Snapshot of area at a point in time

Adopted  
Aug 2013

Amended 2018



Adopted  
July 2007,  
June 2017

Amended 2012

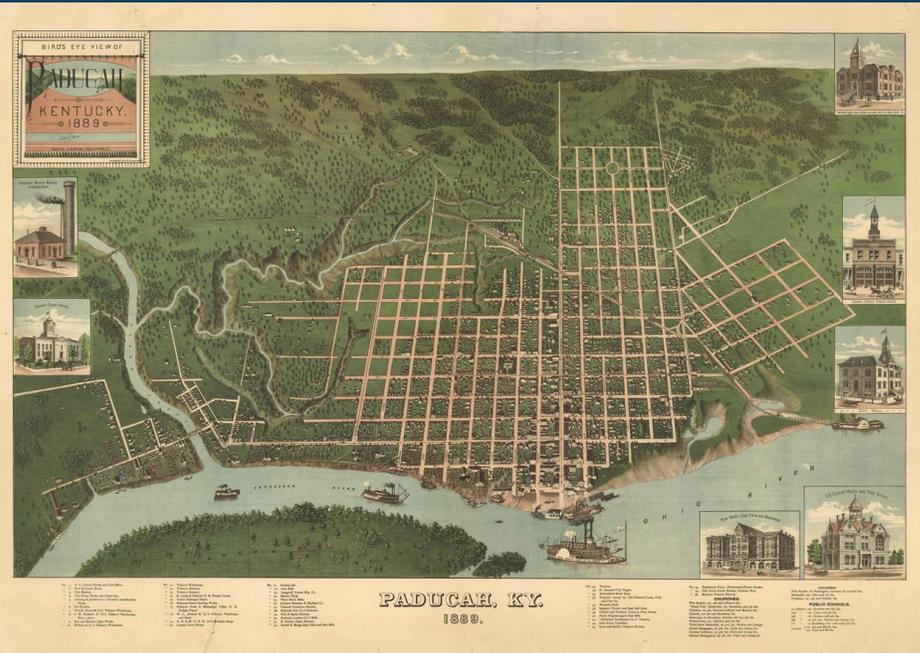
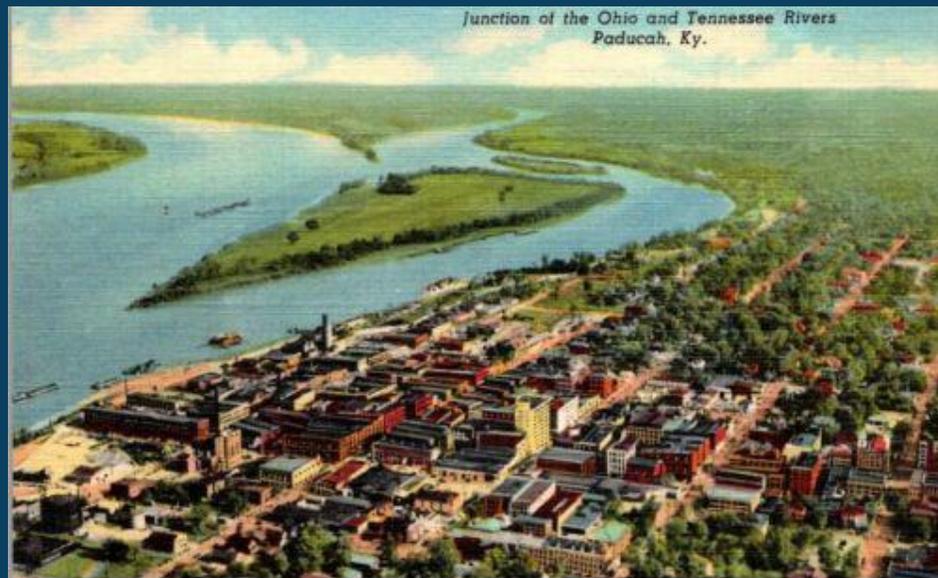


IMAGE: World Maps Online



# 5 PHASES TOWARD UPDATED COMPREHENSIVE PLAN

**FREEDPORT**  
Strategic Community Plan  
**EXISTING CITY REPORT**

DRAFT February 23, 2018



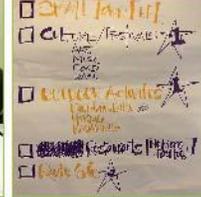
**Direction and Outline**  
Claremore Comprehensive Plan

The purpose of this briefing paper is to frame the discussion for a second joint workshop with City Council, Planning Commission, and Comprehensive Plan Advisory Committee members (in July 8, 2018). We are at the point of transitioning from background study and conversations about Claremore as it is today – the Existing City – to what it can and will be in the decades ahead – the Future City. This paper highlights: (1) leadership and community input; (2) related information and key assumptions for the Future City phase, especially with regard to Claremore's population outlook; and (3) a working outline of the Comprehensive Plan document to guide the planning and development process through the rest of 2018.

**Leadership and Community Input**

Community and leadership engagement activities during the existing City phase include:

- Initial joint workshop with City Council and Planning Commission (February 2018)
- Roundtable discussion with representatives of City departments (February)
- Informal listening sessions with four- to-15-person groups from the community (February and April)
- Town hall meeting on Claremore's future (April)
- Initial meeting with a Comprehensive Plan Advisory Committee (April)
- Ongoing use of a community survey.



DRAFT July 2, 2018

**FREEDPORT**  
Strategic Community Plan  
**THE FUTURE CITY REPORT**

DRAFT September 8, 2018



**PLAN IMPLEMENTATION METHODS**

**FIVE WAYS OF MOVING TOWARD ACTION**

- 🔑 Capital Investments
- 📅 Programs and Initiatives
- 🔧 Regulations and Standards
- 🤝 Partnerships and Coordination
- 🔍 Targeted Planning / Studies



1 Paducah-McCracken Today

2 Plan Direction & Outline

3 Paducah-McCracken Tomorrow

4 Plan Implementation



5 Finalize and Adopt

# Advisory Group Role

- Boost leadership and stakeholder engagement
- Confirm community issues, needs and priorities
- Act as a sounding board for ideas
- Is the emerging Master Plan on target for Northville Township?
- Forward final proposed plan to Planning Commission for approval



# PHASES and TIMELINE



April -  
June

## Early Engagement

- WORKSHOP 1: Issues and Needs
- Listening Sessions
- Forum on the Future

## Paducah-McCracken Today and Plan Direction

- Community survey
- **Advisory Group Meetings 1-2**
- Paducah-McCracken Today Report
- Plan Direction and Outline Paper
- **WORKSHOP 2: Plan Direction**

July -  
Oct

## Paducah-McCracken Tomorrow

- **Advisory Group Meetings 3-6**
- Drafts of updated plan content

Nov -  
Feb

## Plan Implementation

- Action Agenda portion of plan
- Public Open House
- **WORKSHOP 3: Overall Draft Plan**
- Joint hearings and adoption

March -  
May  
2024

# PLAN CONTEXT



Ways to spur – and manage  
– more growth



Agricultural  
conservation



Neighborhood  
redevelopment



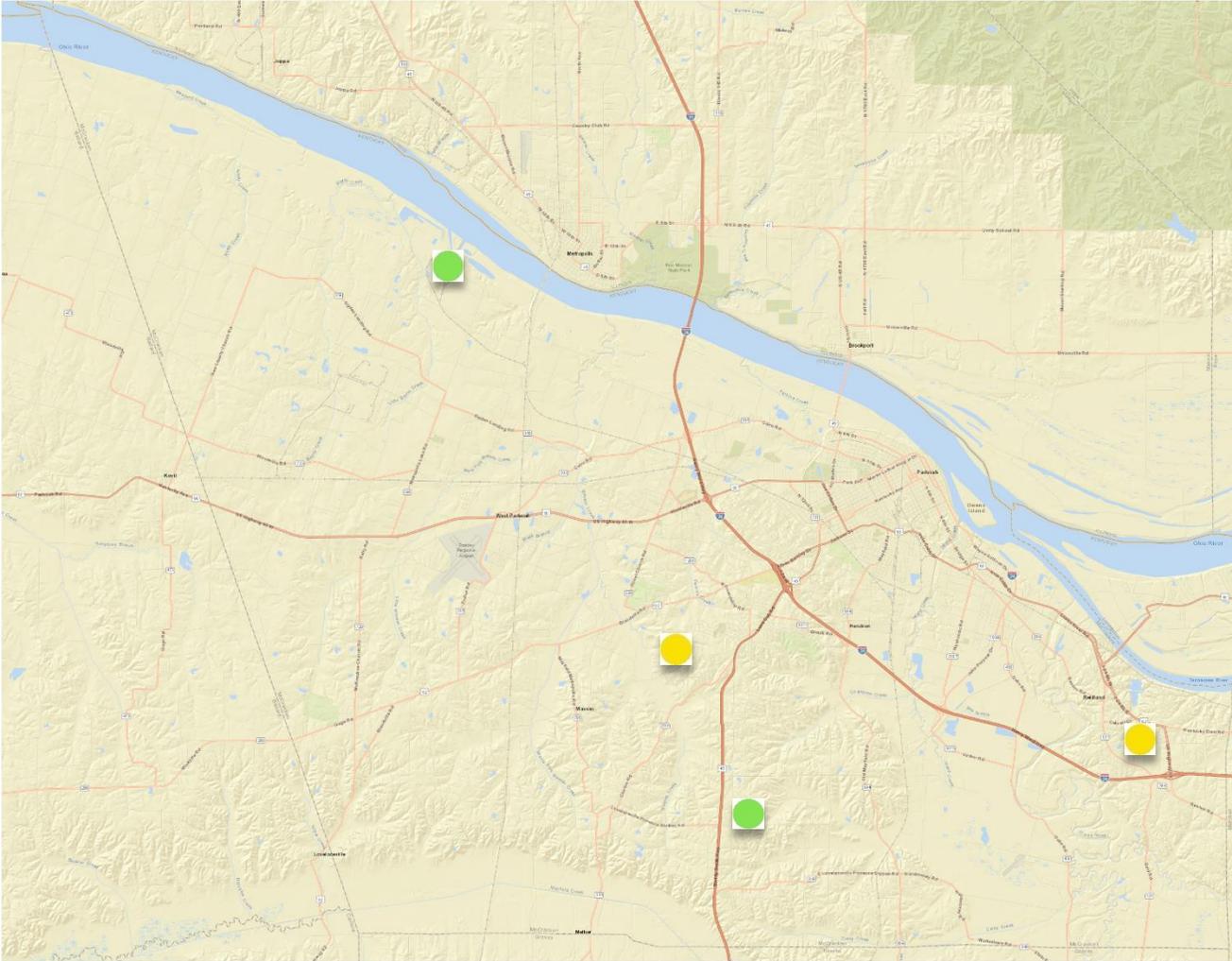
Energy  
future



Mobility  
options



# Where You Live / Work - McCracken County



## Where You Live / Work Map



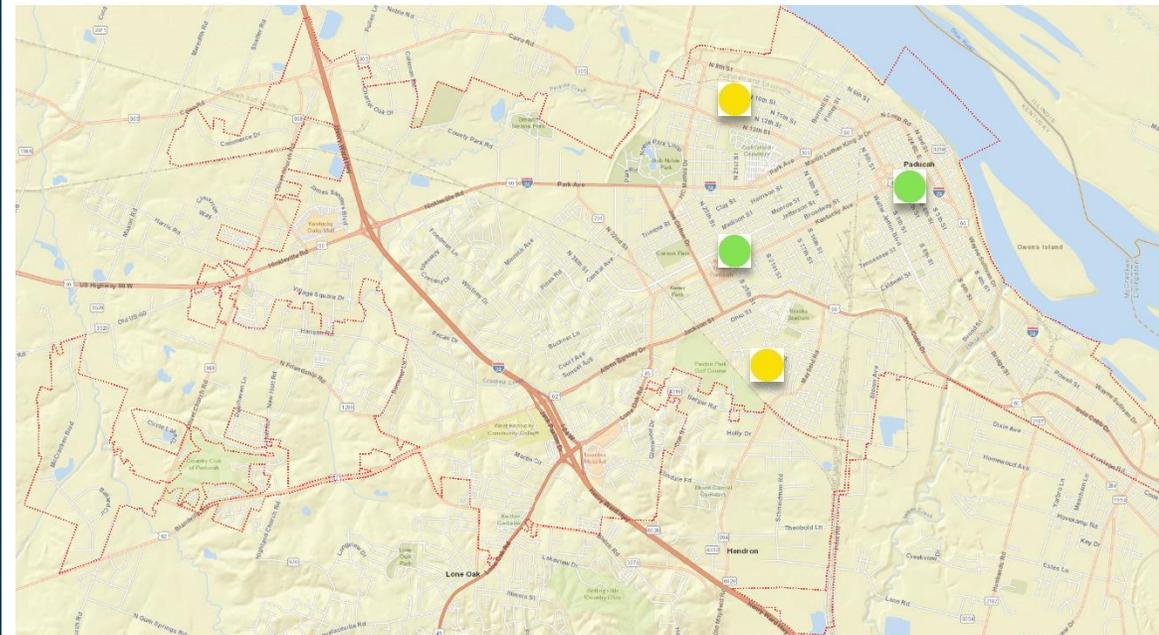
Please place a dot on the map ...

**● where you live**  
and another dot ...

**● where you work,**  
*if in Paducah or McCracken County.*

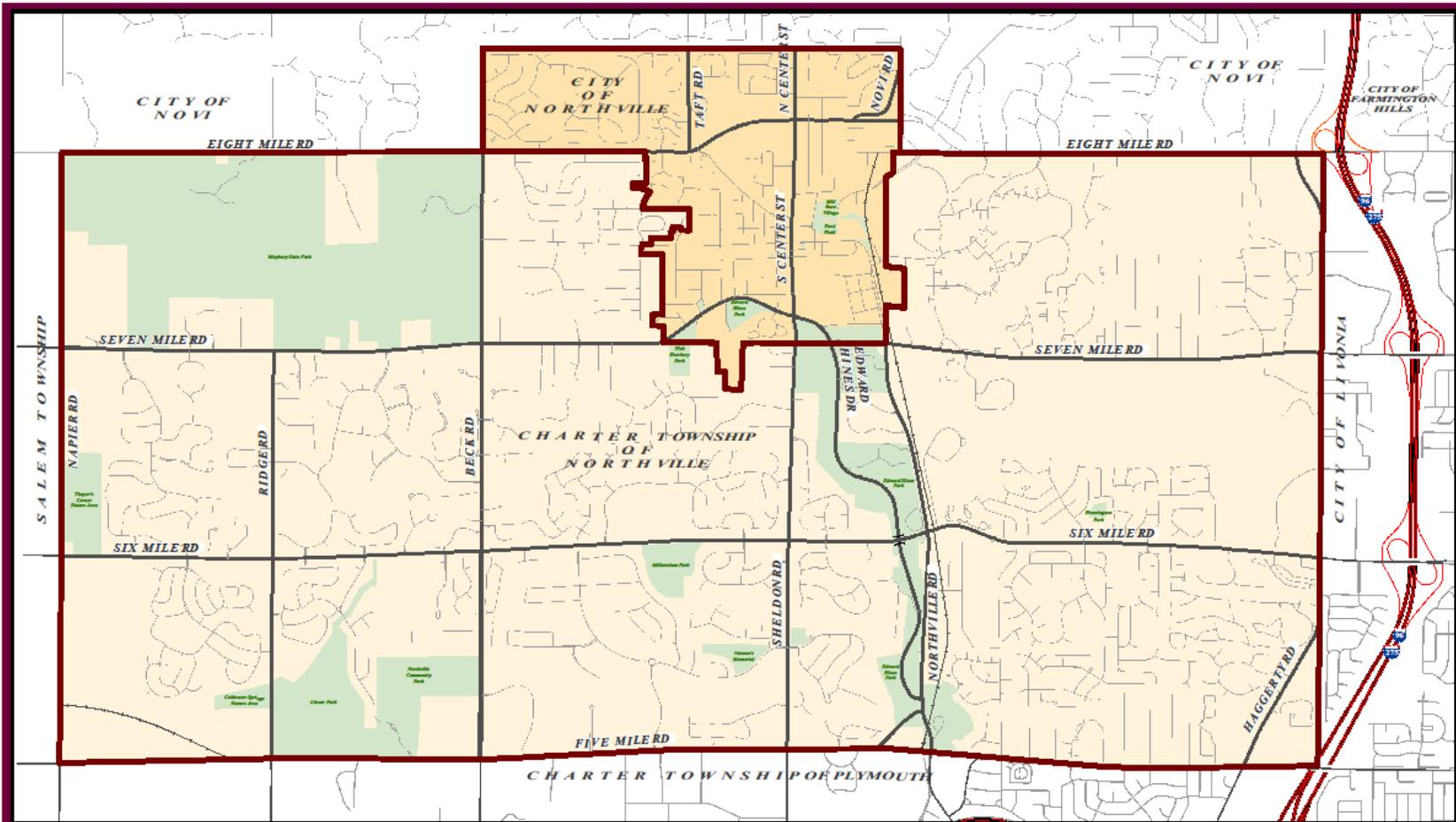
If the location is off the map,  
place the dot at the edge of the map.

## Where You Live / Work - Paducah



Paducah-McCracken County

# Physical Form of Northville Township



- **Five Elements**
  - Paths
  - Nodes
  - Districts
  - Edges
  - Landmarks



**NORTHVILLE COMMUNITY BOUNDARY**

- Township/City Limits
- Northville Township
- City of Northville



Kevin Lynch:

THE  
IMAGE  
OF  
THE  
CITY



# Paths

- Routes by which residents and visitors reach destinations and/or move across and through a community
- Paths are an important part of a community's "skeleton"
- Examples:
  - Major roads
  - Railroads
  - Trails
  - Paddling creeks/rivers

Kevin Lynch:

THE  
IMAGE  
OF  
THE  
CITY



# Nodes

- Significant destinations or activity centers that attract people and generate outbound trips
- Examples:
  - Employment centers
  - Retail centers
  - Parks
  - Community facilities
  - Schools/colleges



Kevin Lynch:

# THE IMAGE OF THE CITY

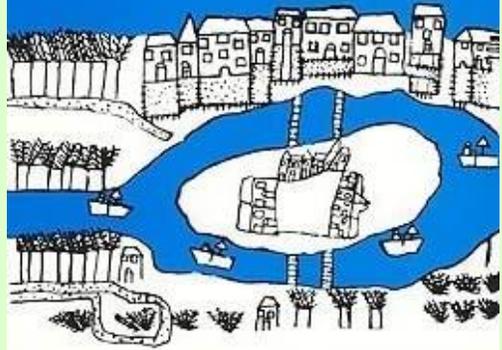


## *Districts*

- **Identifiable areas within a community set apart by a distinct character**
- **People sense they are entering/leaving a district as they move along a path**
- **Nodes and/or landmarks are often focal points within a district**
- **Examples:**
  - Neighborhoods
  - Downtowns
  - Business/industrial parks
  - Vibrant roadway corridors

Kevin Lynch:

## THE IMAGE OF THE CITY



# Edges

- A distinct physical break point within or at the perimeter of a community
- Edges are sometimes barriers that disrupt community cohesion
- Incompatible “edge conditions” are a key focus of community planning and zoning
- **Examples:**
  - Waterways
  - Highways
  - Railroads
  - Major topography changes

Kevin Lynch:

THE  
IMAGE  
OF  
THE  
CITY



# *Landmarks*

- Visual features that draw the eye and help orient residents and visitors
- A community may become known for one or a few key landmarks
- Some are landmarks because they are unique, others because of their size and visibility – and some for both reasons

# ***“Vision-y” Words***

From Forum on Northville Township’s Future  
Monday, September 19, 2022

**In 2040 Paducah and McCracken County**  
**will be a place that is ...**





# County Goals in 2018 Plan



## General Land Development

- 1 Achieve the best match of types of land use and street systems.
- 2 Encourage growth that most efficiently utilizes the existing and planned utility systems.
- 3 Maximize the public input into all types of land development through the McCracken County Planning and Zoning Commission.
- 4 Allow the character, location and extent of McCracken County growth to be determined by its citizenry through the McCracken County Planning and Zoning Commission.
- 5 Provide sufficient land to meet the projected needs of each primary land use (agricultural, commercial, industrial, public, recreational and residential).



## Commercial Development

- 1 Provide adequate commercial service areas located for safe and easy access to the residential areas of the County.



## Residential Development

- 1 Create high quality living environments for all residents of McCracken County.
- 2 Residential developments should assure safe and sanitary housing, facilities and protection, free from nuisances and hazards.
- 3 Provide adequate housing to meet the needs of the low-income and senior citizens within McCracken County.
- 4 Provide adequate, decent, safe, and sanitary housing for all economic and social levels.



## Transportation

- 1 Provide an efficient highway and rail transportation system.
- 2 Provide the best possible major and minor street systems.
- 3 Provide for efficient aviation needs of McCracken County.

# County Goals in 2018 Plan



## Industrial Development



- 1 Provide adequate employment opportunities in order to maintain the economic vitality of Paducah and McCracken County.
- 2 Encourage the expansion of industrial development.
- 3 Make more industrial land available.
- 4 Provide a positive environment for light and heavy industry, small business and small offices.



## Historic Preservation



- 1 Preserve the historic characteristics of McCracken County.



## Aesthetics



- 1 Maintain and improve the visual character of McCracken County.



## Natural Resources



- 1 Protect the County's environmental quality.
- 2 Protect and preserve the natural resource of McCracken County.
- 3 Minimize the impact of flooding.
- 4 Identify and protect environmentally sensitive areas.



## Community Facilities



- 1 Increase the overall quality of life for residents of McCracken County by providing adequate community facilities to serve the growing population.
- 2 Provide an adequate amount and variety of recreational opportunities to satisfy the full range needs of the population.
- 3 Provide basic recreation and open space facilities and programs which are conveniently located and accessible to the population.
- 4 Provide for an adequate amount of well-located cultural facilities to serve the basic needs of the population.

**Paducah-McCracken County**

# City Goals in 2017 Plan



## Area-wide Snapshot (Growth)

1 Increase the rate of population growth above those of projections and trends analysis. The County, by the most optimistic projections, would grow only about 10 percent over the next 20 years, with the State projecting almost no growth.



## Economic Development

1 Link economic development initiatives and quality-of-life initiatives together.

2 Encourage a balance between commercial and residential property development that will also balance the cost of services with applicable funding sources.

3 Build on existing City-County agreements to advance government efficiency.



## Growth Management

1 Manage growth to reduce the cost of supporting new development with costly infrastructure and services.



## Land Use

1 Provide for adequate land to support more than 30 years of residential development. Ensure a wide range of community character types that provide attractive residential opportunities for a full range of life styles and incomes.

2 Upgrade the quality and character of new residential areas.

3 Upgrade the condition of deteriorating neighborhoods to improve the condition of housing and create a condition where residents invest in their homes and neighborhoods.

4 Provide land near I-24 for commercial, business park, and industrial uses to increase the work force.

5 Improve the waterfront and continue to enhance downtown to make it more of a regional, national commercial, tourism and arts attraction and to offer more retail for City residents.

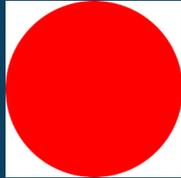
6 Upgrade the character of nonresidential areas to promote the unique character that sets the area apart from other towns.

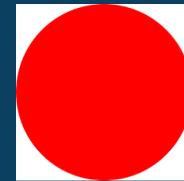
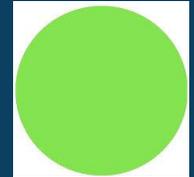
7 Provide a sound inter-modal transportation network for Paducah and McCracken County.

# ***Next Steps***

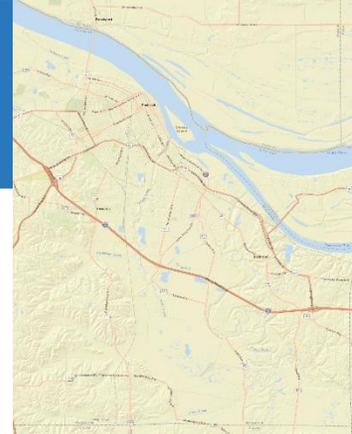
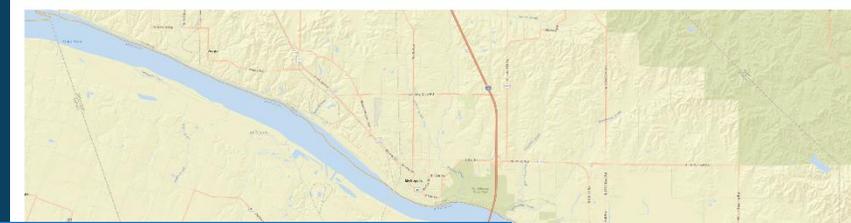
- **Mid October:**
  - **Draft Northville Township Today Report**
  - **Draft Plan Direction and Outline paper**
- **Monday, October 24, 5:00 PM:**  
**Virtual Joint Workshop 2**
- **Wednesday, November 30, 6:00 PM:**  
**Steering Committee Meeting 2**
- **Wednesday, February 1, 6:00 PM:**  
**Steering Committee Meeting 3**



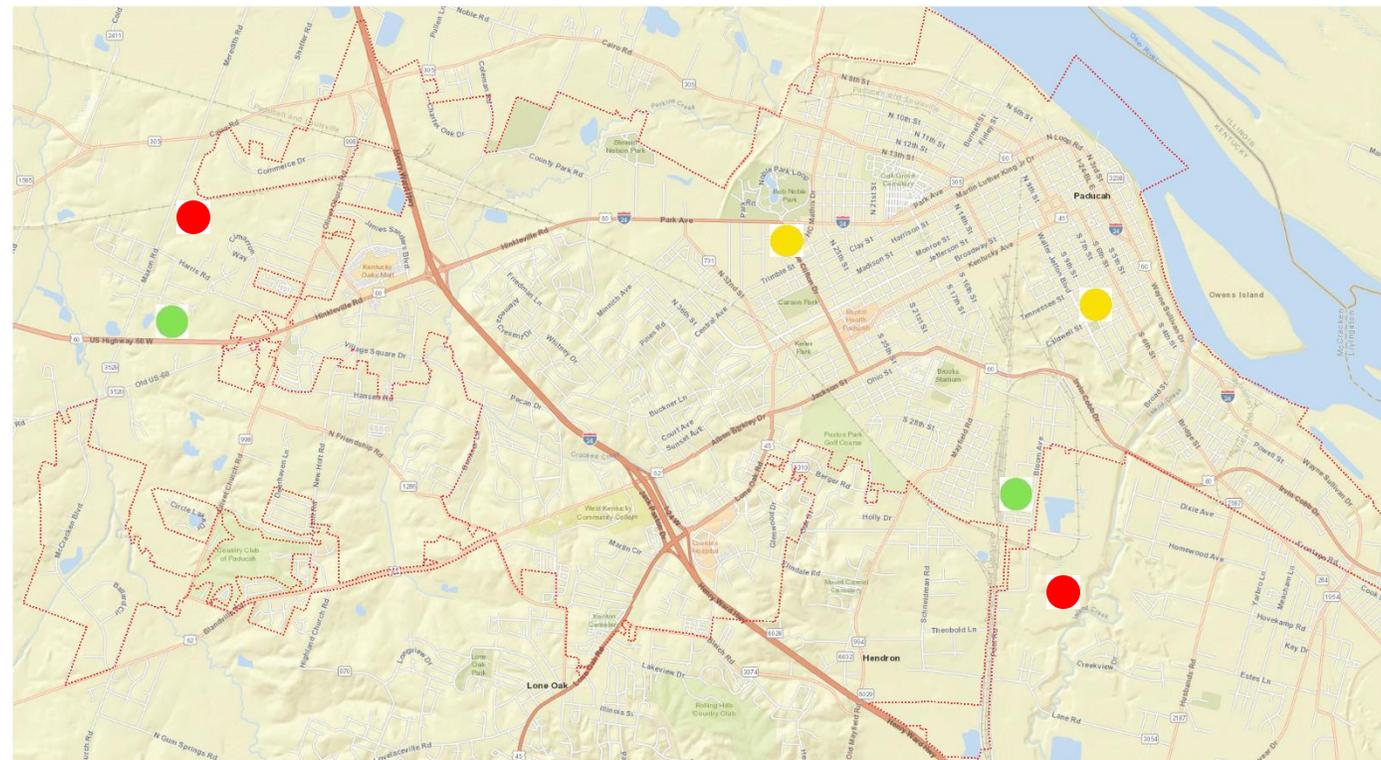




# Where to Grow - or Not?

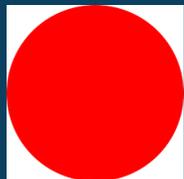
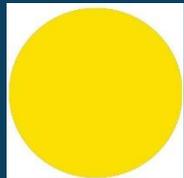
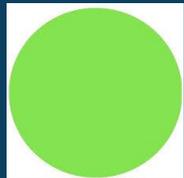


# Where to Grow - or Not?



Paducah-McCracken County

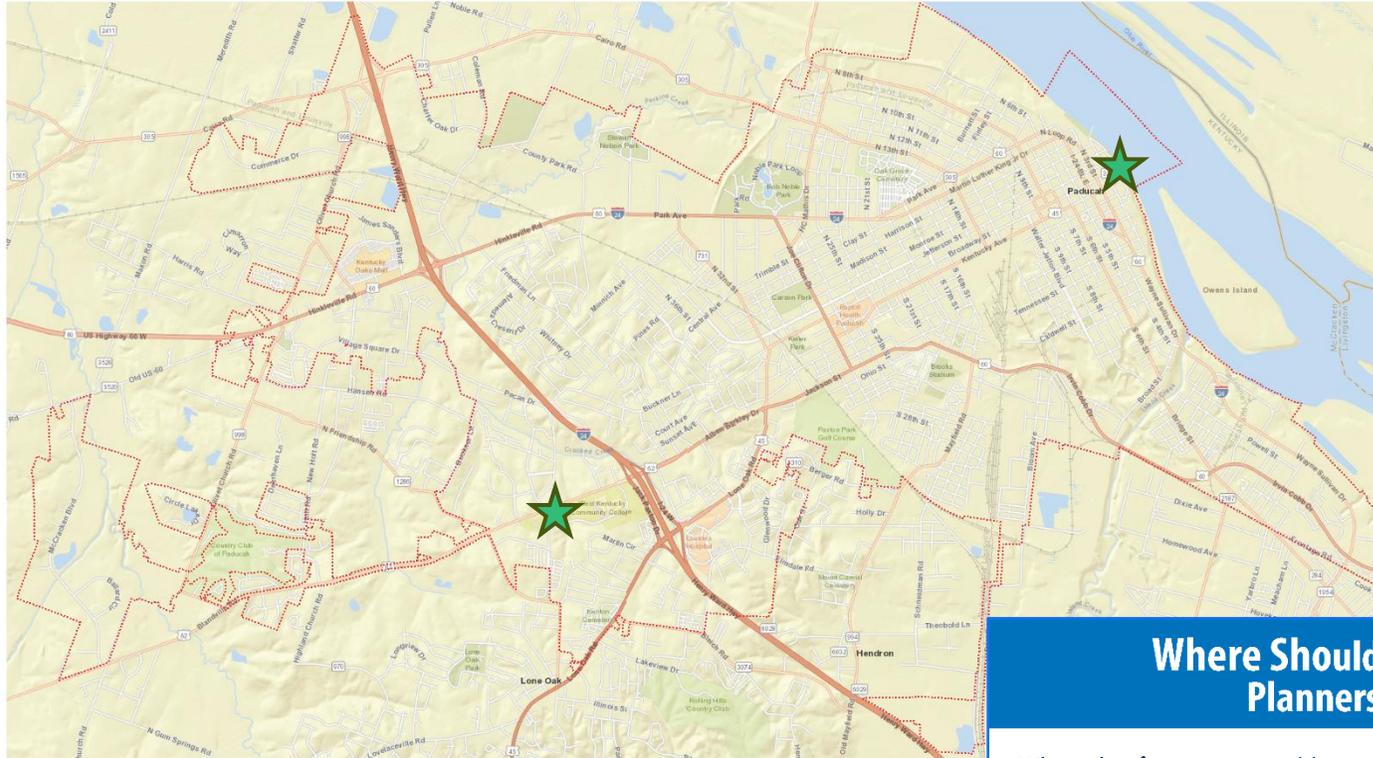
Paducah-McCracken County



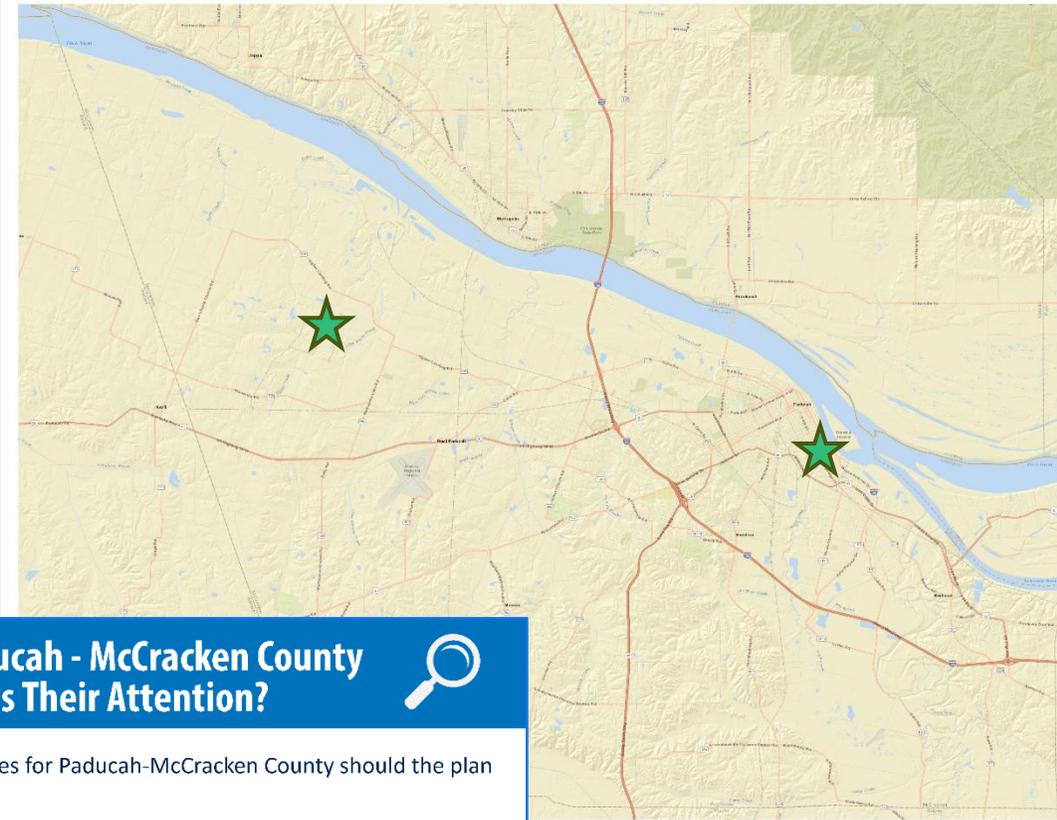
# Where Should Paducah - McCracken Planners Focus Their Attention?



# Where Should Paducah - McCracken Planners Focus Their Attention?



Paducah



## Where Should Paducah - McCracken County Planners Focus Their Attention?



What other future opportunities or challenges for Paducah-McCracken County should the plan address, in areas such as:

- Land use and development/redevelopment
- Housing and neighborhoods
- Transportation
- Public infrastructure, facilities and services
- Parks and other community amenities
- Economic investment and revitalization
- Community appearance
- Natural, historic and cultural resources

**Please do the following:**

1. Place a **star sticker** on the Paducah-McCracken County maps in any location where you wish to point out a future opportunity or challenge for the area.
2. On the comment pages, reference that particular location and write your comment.
3. You can also write general comments on this topic, without a specific location.



**Paducah-McCracken County**

# Plan Focus Areas

**Growth Capacity** ▶



◀ **Land Use & (Re)Development**

**Transportation** ▶



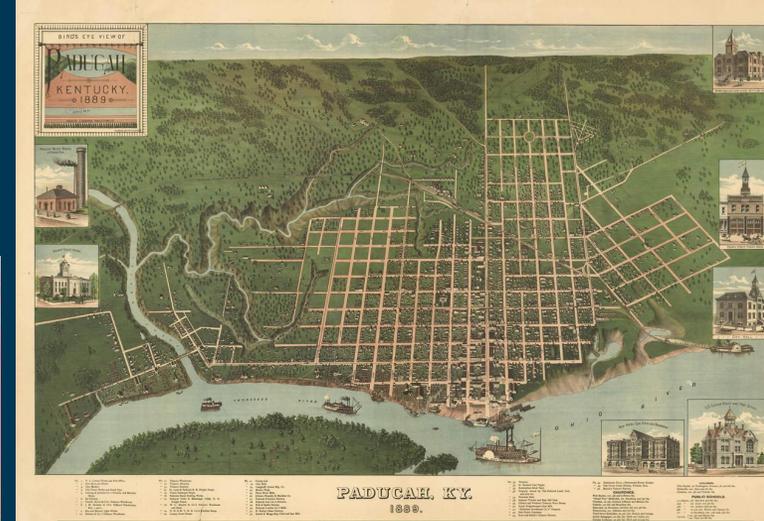
◀ **Economic  
Development**

**Recreation & Amenities** ▶



# LOOKING BACK

- ▶ Notable recent accomplishments?
- ▶ Still on the agenda?



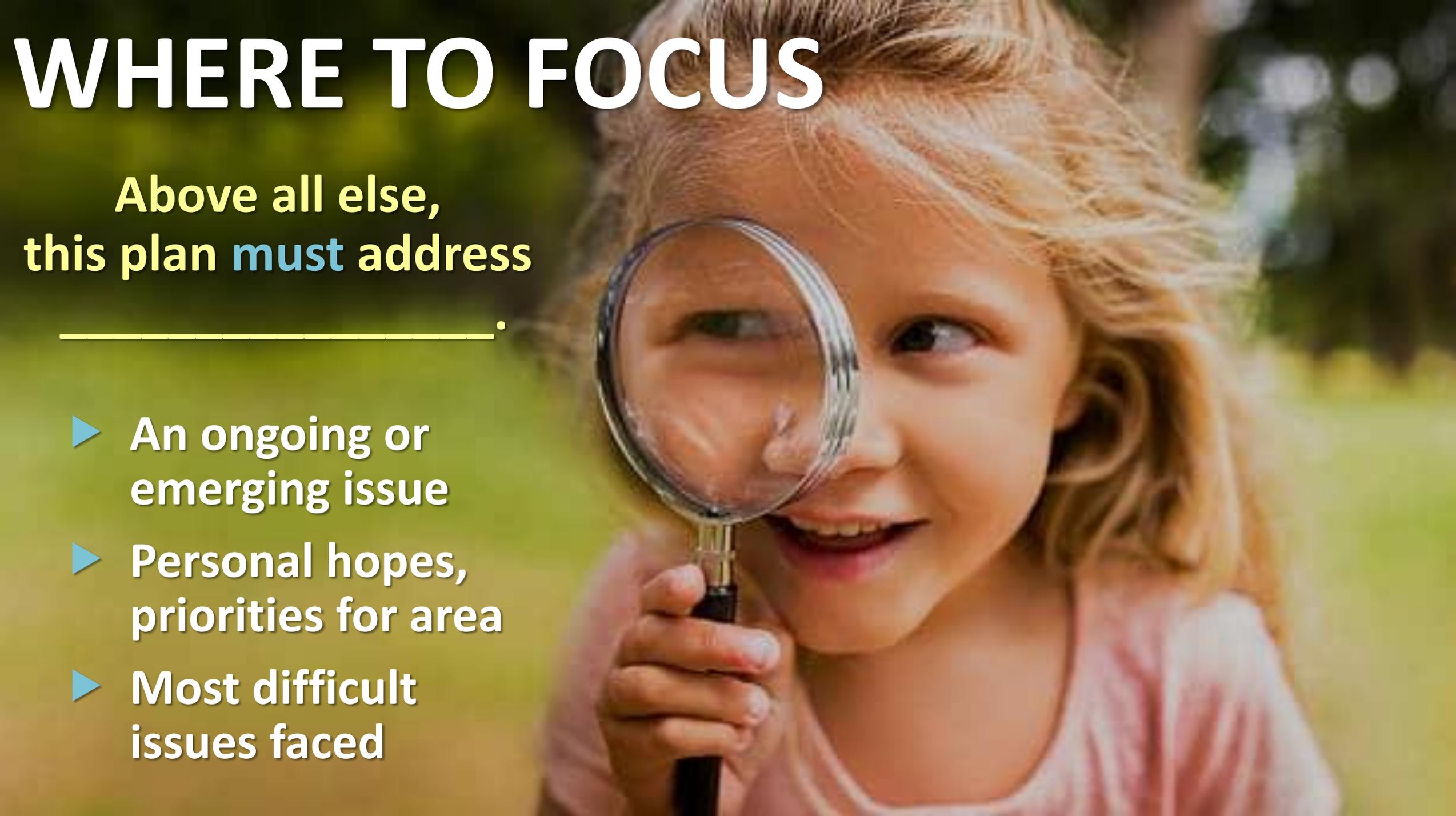
BROADWAY, WEST FROM 3RD STREET.



# INPUT ACTIVITIES TONIGHT



# WHERE TO FOCUS



**Above all else,  
this plan must address**

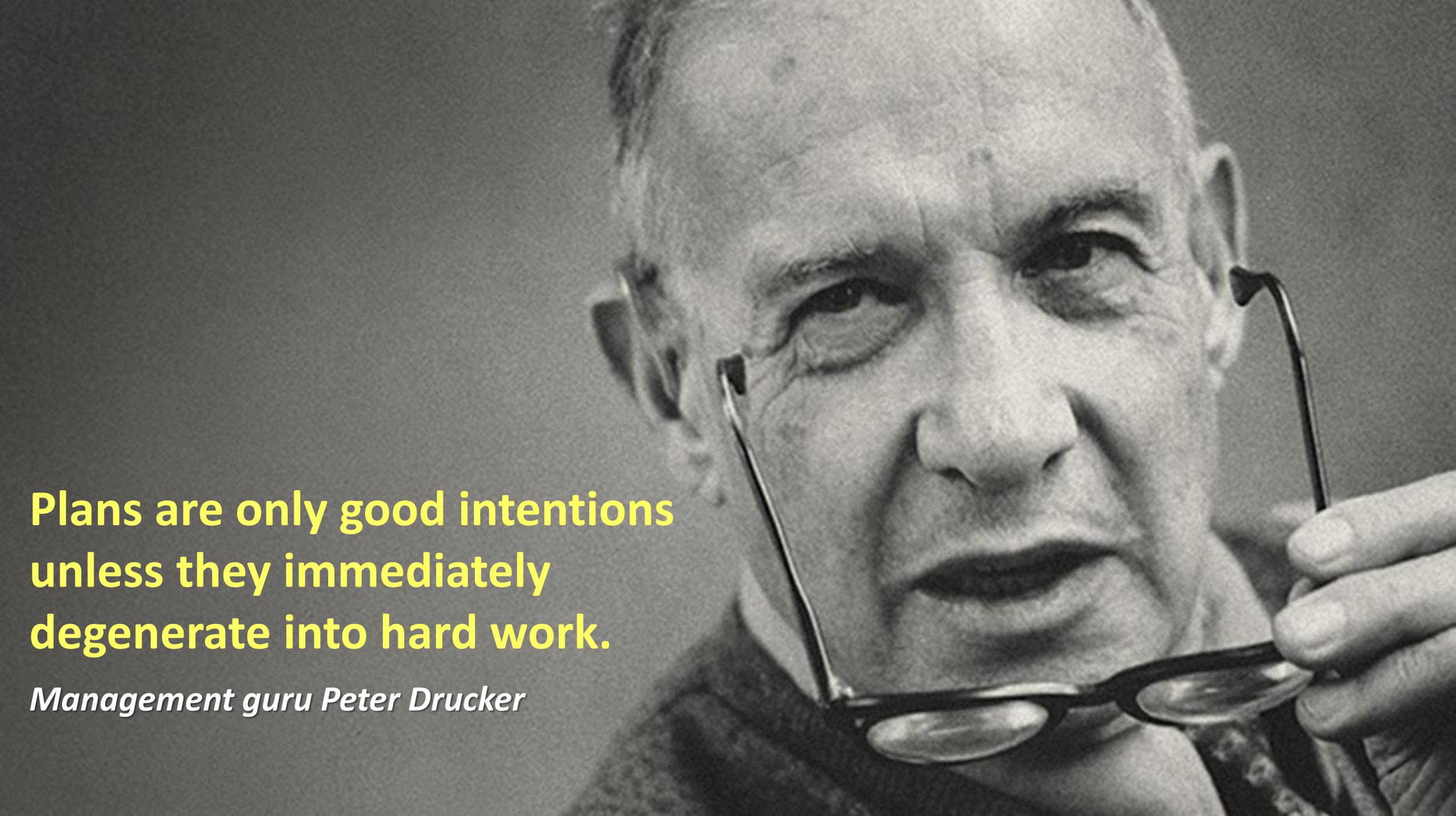
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- ▶ **An ongoing or emerging issue**
- ▶ **Personal hopes, priorities for area**
- ▶ **Most difficult issues faced**

A close-up photograph of a young child with light skin and dark hair, wearing a blue shirt. The child's mouth is open as if blowing out candles. In the foreground, several lit birthday candles with yellow and orange flames are visible. The background is a soft, out-of-focus green.

**A goal  
without a plan  
is just a wish.**

*Author Antoine de Saint-Exupéry*

A black and white close-up portrait of Peter Drucker. He is looking slightly to the right of the camera with a thoughtful expression. He is holding a pair of dark-rimmed glasses in his right hand, with the frames resting near his chin. The background is a plain, light-colored wall.

**Plans are only good intentions  
unless they immediately  
degenerate into hard work.**

*Management guru Peter Drucker*

It's ultimately about ...

