

# City-County Joint Comprehensive Plan

## Joint Workshop 1: ISSUES & NEEDS

April 27, 2023



PHOTO: Lexington Herald Leader



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



**KENDIG KEAST**  
C O L L A B O R A T I V E



**Steve Sizemore, PhD, AICP**  
**Senior Associate**

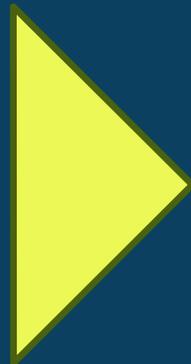
# NICHE PLANNING FIRM FOR 40+ YEARS



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  
1818-2018

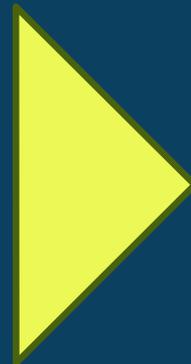
Street Corridor  
Walkable Character  
Senior Housing  
New Addressal  
Neighborhood Partners  
Light Rail  
Community  
Optics  
Chair R

4136  
3000 Alton  
2nd Ave

Belleville  
LINDENWOOD  
UNIVERSITY

IMAGINE BELLEVILLE

ADOPTED  
APRIL 16, 2014



Centennial  
Land Development Code

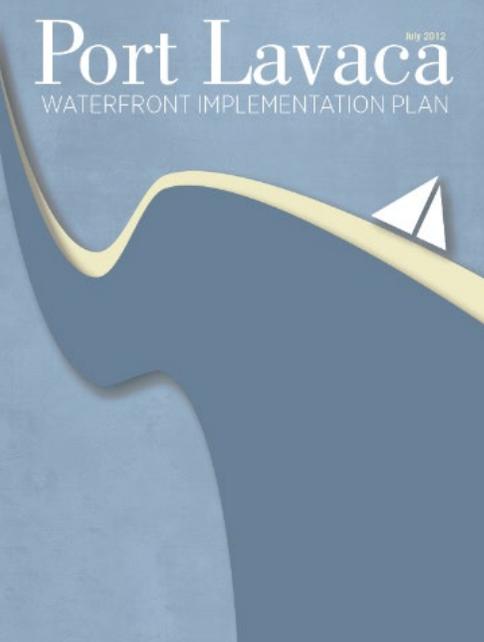
Adopted April 19, 2010



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

## Downtowns

## Waterfronts



## 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

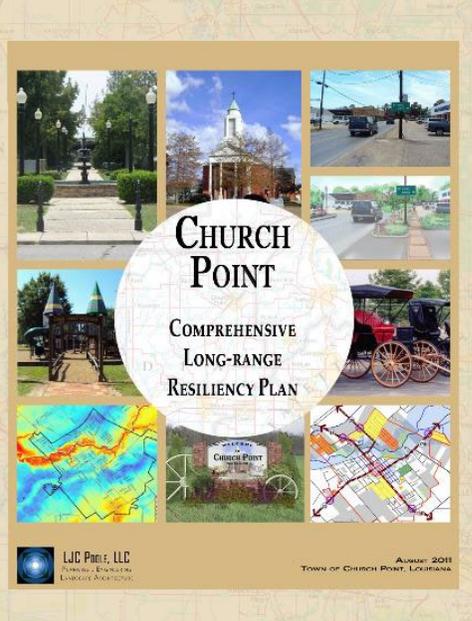
**PUBLIC INVESTMENTS**  
Building demolition, site clearing, land assembly and relocation, updated infrastructure, streetscape, creek enhancements, parks, plazas, sidewalks, and trails

**FUNDING MECHANISMS**  
General obligation debt, 199Z, grants, corporate sponsorships, public-private partnerships, and private investment

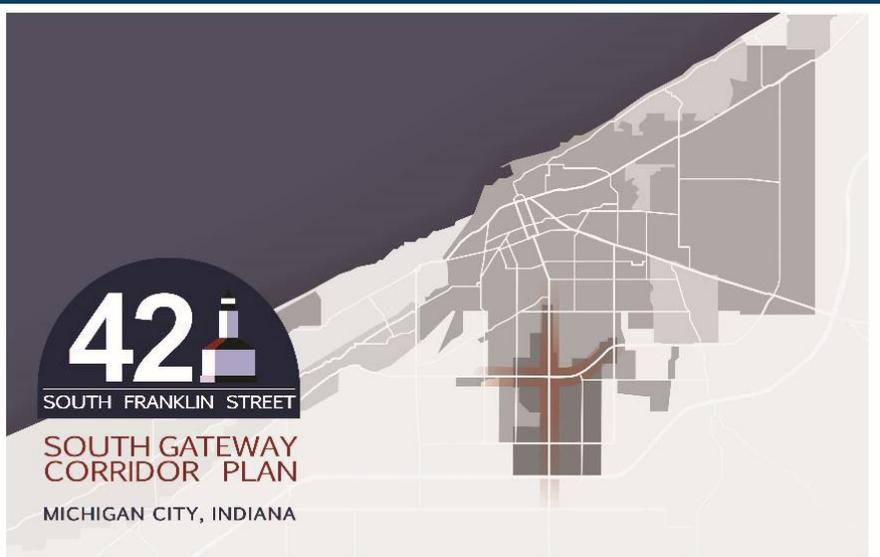


## Housing

## Resilience

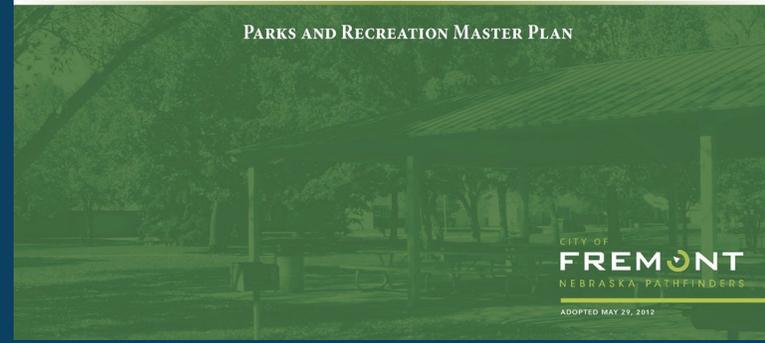


## Corridors



## GREENPRINT FOR TOMORROW FREMONT, NEBRASKA

### PARKS AND RECREATION MASTER PLAN



## Parks, Trails and Recreation

## Districts

## CLAREMORE 2040 SPECIAL DISTRICTS PLAN

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

Adopted June 3, 2019



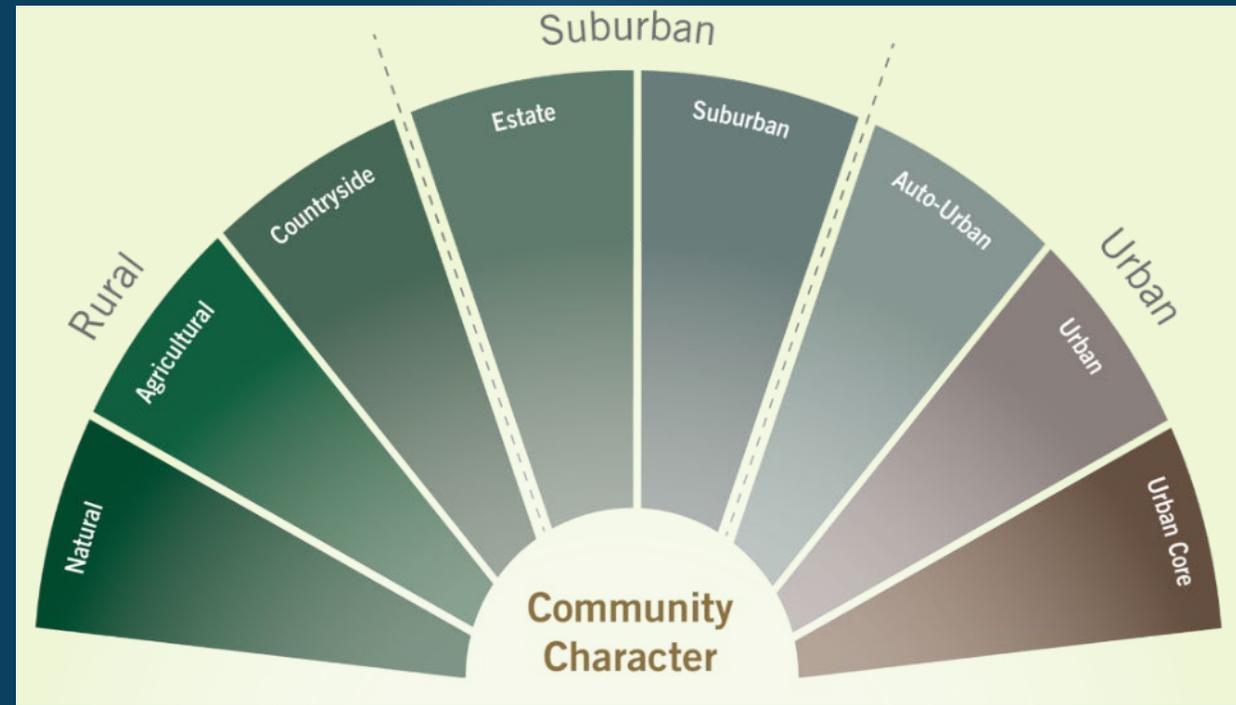
# COMMUNITY CHARACTER

PRINCIPLES for DESIGN  
and PLANNING

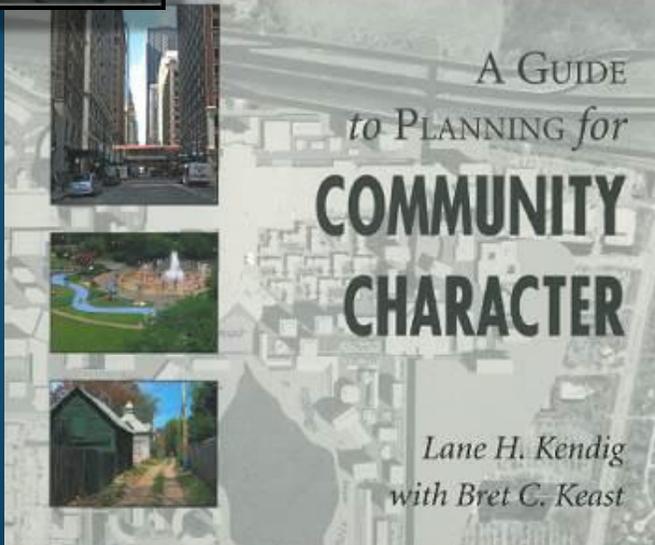


Lane H. Kendig with Bret C. Keast

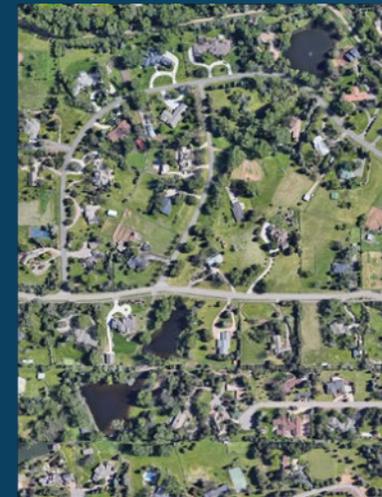
## SYSTEMATIC APPROACH TO CHARACTER



PLANS  
+  
DEVELOPMENT  
CODES



Rural  
Character



Suburban  
Character



Urban  
Character

# OBJECTIVES



**Process and Timeline**



**Context for Plan**



**Initial Priorities**

# 5 PHASES TOWARD UPDATED COMPREHENSIVE PLAN

**FREEDPORT**  
Strategic Community Plan

**EXISTING CITY REPORT**

DRAFT February 23, 2018



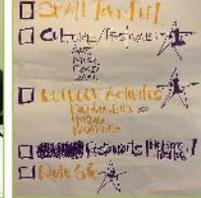
## Direction and Outline Claremore Comprehensive Plan

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 committee reports 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)
- Online survey 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

# PHASES and TIMELINE



April -  
June

## Early Engagement

- **WORKSHOP 1: Issues and Needs**
- Listening Sessions
- Forum on Area's Future
- Community survey

July -  
Oct

## Paducah-McCracken Today and Plan Direction

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

Nov -  
Feb

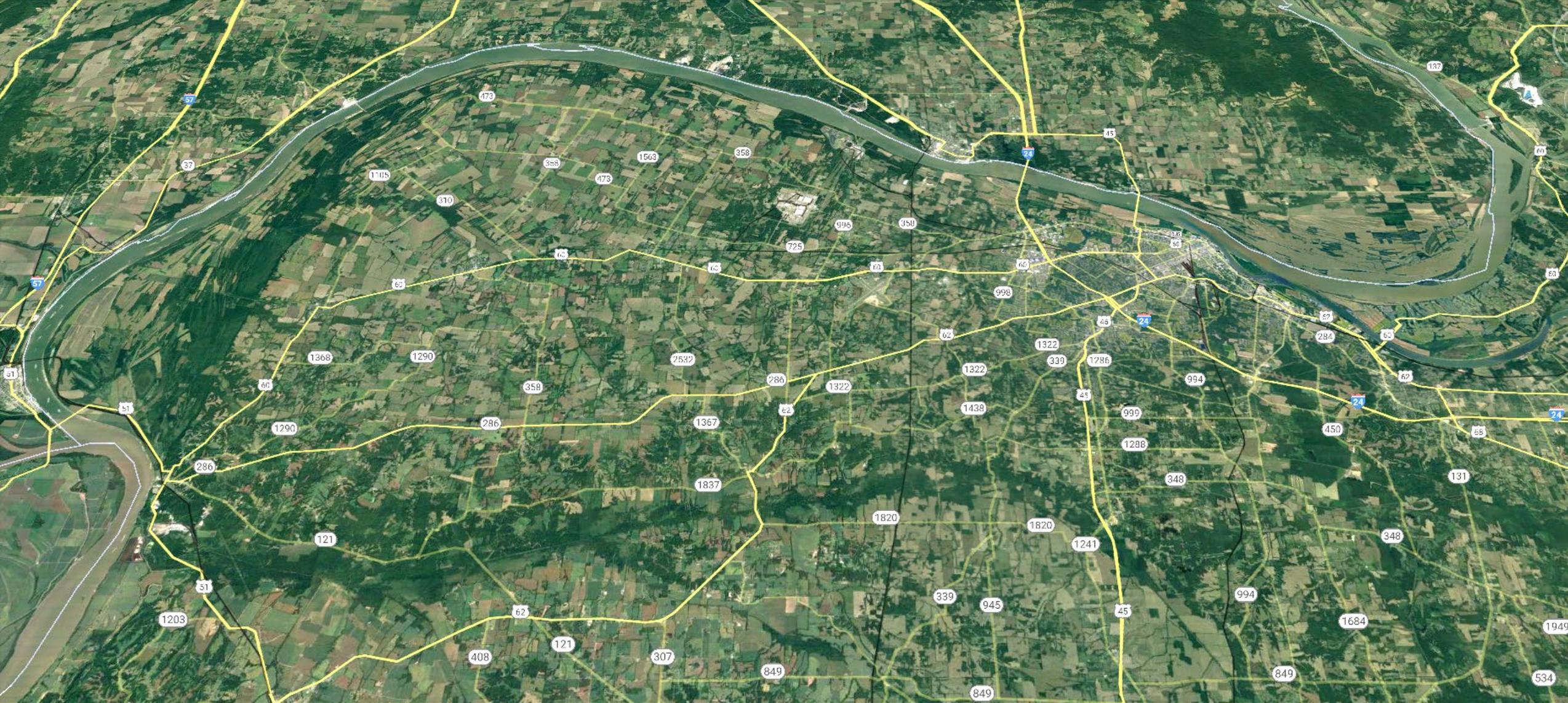
## Paducah-McCracken Tomorrow

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

March -  
May  
2024

## Plan Implementation

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



# The **BIG** Picture

# WHY PLAN?

Step back from day-to-day

▶ Be PREPARED for change

Consider your destiny

▶ What can you INFLUENCE?

Change the equation

▶ Boost ASSETS, reduce LIABILITIES

Take control

▶ Set your own PRIORITIES

Identify strategic ACTIONS

▶ For desired OUTCOMES

Let it be known

▶ Signal your INTENTIONS

▶ Make a PLAN ... work the PLAN ... refine the PLAN

# Plan Focus Areas

**Growth Capacity** ▶



◀ **Land Use & (Re)Development**

**Transportation** ▶



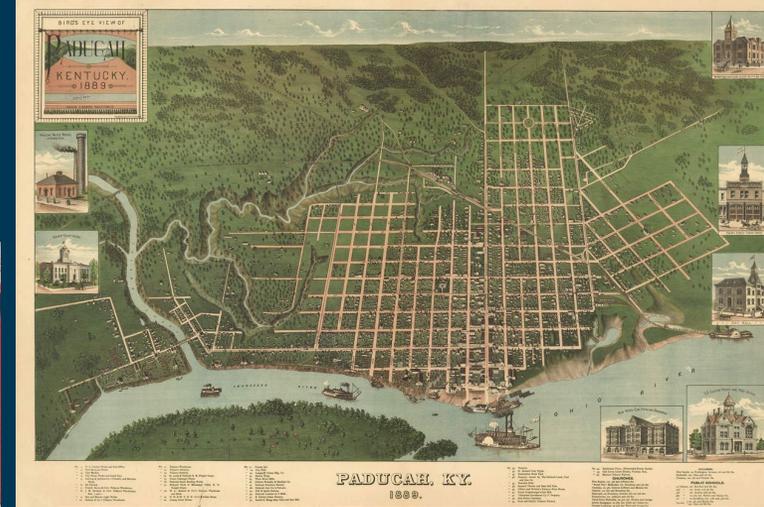
◀ **Economic Development**

**Recreation & Amenities** ▶



# LOOKING BACK

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



# PLAN CONTEXT



Ways to spur – and manage  
– more growth



Agricultural  
conservation



Neighborhood  
redevelopment



Energy  
future



Mobility  
options



# Population Infusion



City

37%

County

39.5%

% of population  
not born in Kentucky

SOURCE: U.S. Census Bureau 2017-2021 5-Year Estimates

# *Residential Dynamics*



**City**

**63%**

**County**

**57.2%**

**% of housing units where  
“householder” moved in since 2010**

# Challenges of older housing stock



City

88.2%

County

83.6%

% of housing units  
built before 2000

37.7%  
other than  
SF detached

23.3%  
other than  
SF detached

SOURCE: U.S. Census Bureau 2017-2021 5-Year Estimates

# Extent of working-age population



City

62.2

County

75.5

Age Dependency Ratio

= <18 and 65+ residents ÷ age 18-64



SOURCE: U.S. Census Bureau 2017-2021 5-Year Estimates

# Connected Community



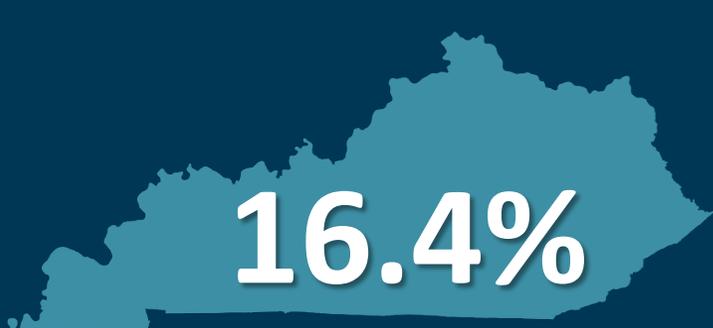
City

County

16.1%

12.6%

% of households without  
broadband Internet subscription

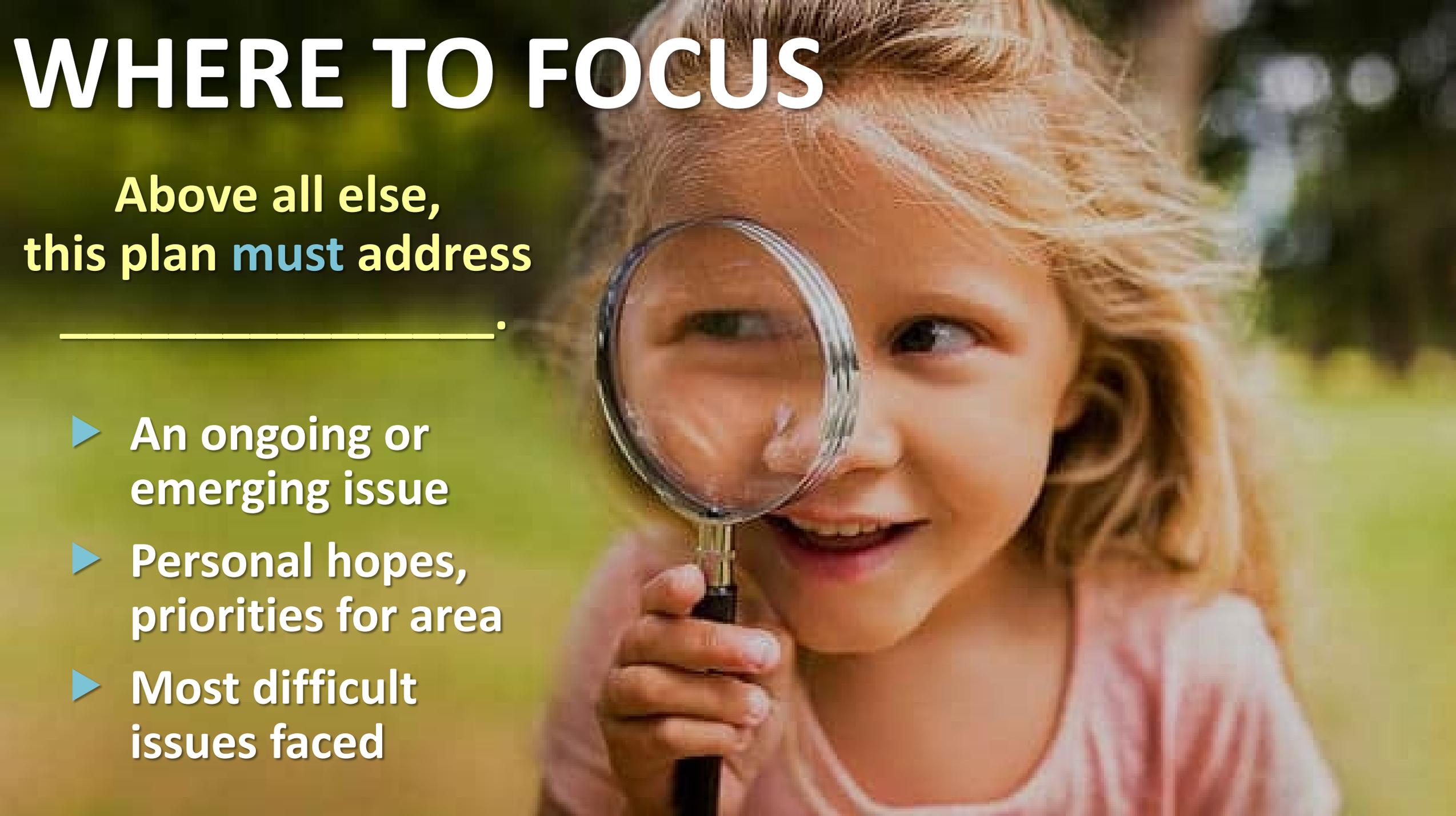


SOURCE: U.S. Census Bureau 2017-2021 5-Year Estimates

# LOOKING AHEAD



# WHERE TO FOCUS



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

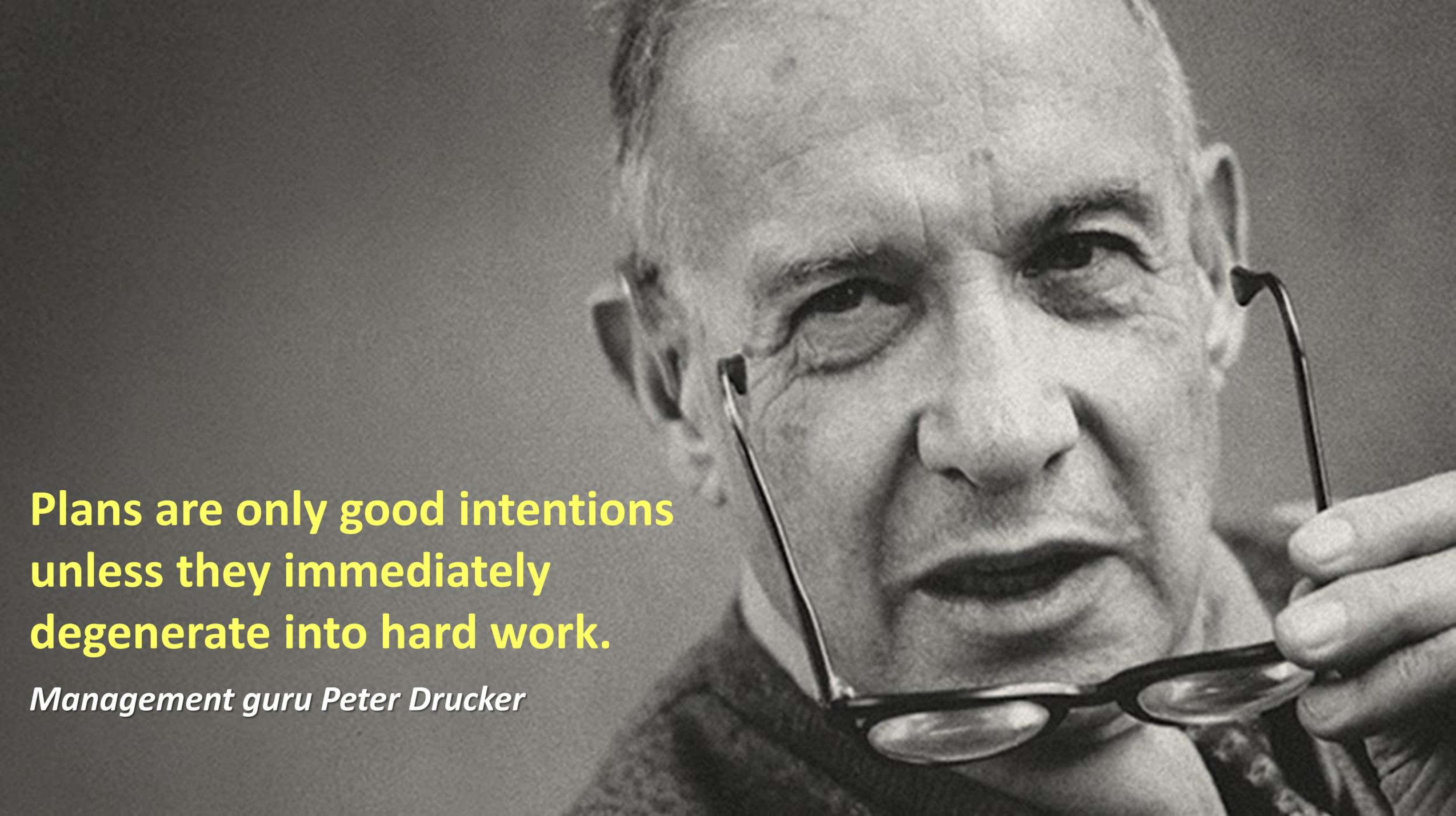
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- ▶ An ongoing or emerging issue
- ▶ Personal hopes, priorities for area
- ▶ Most difficult issues faced

A close-up photograph of a young child with a focused expression, blowing out several lit birthday candles. The child's face is the central focus, with their eyes looking slightly down at the candles. The background is a soft, out-of-focus green. The lighting is warm, highlighting the child's features and the flames of the candles.

**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*