



# City-County Joint Comprehensive Plan

## Forum on the Future of Paducah and McCracken County

June 20, 2023



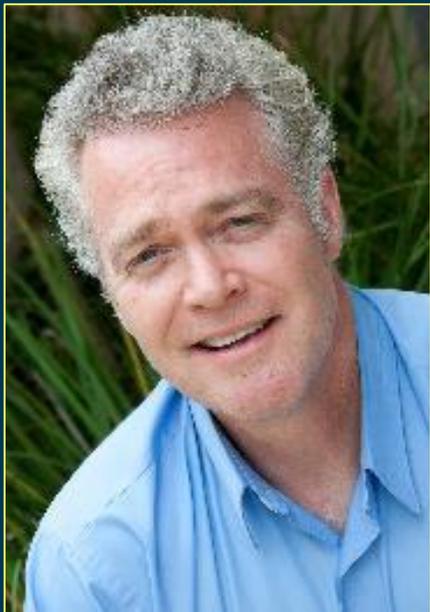
PHOTO: Lexington Herald Leader



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



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



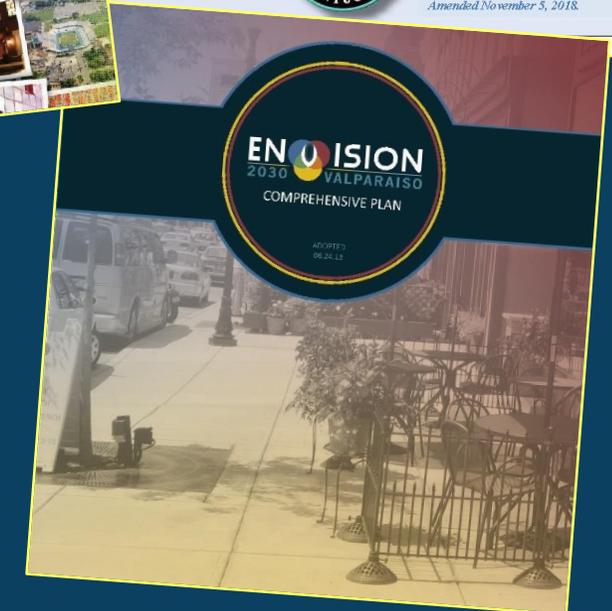
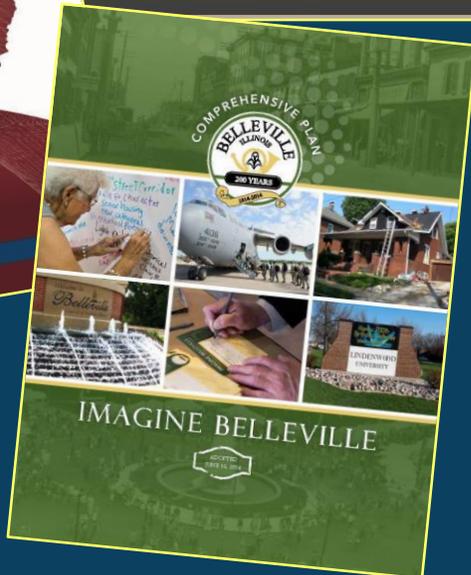
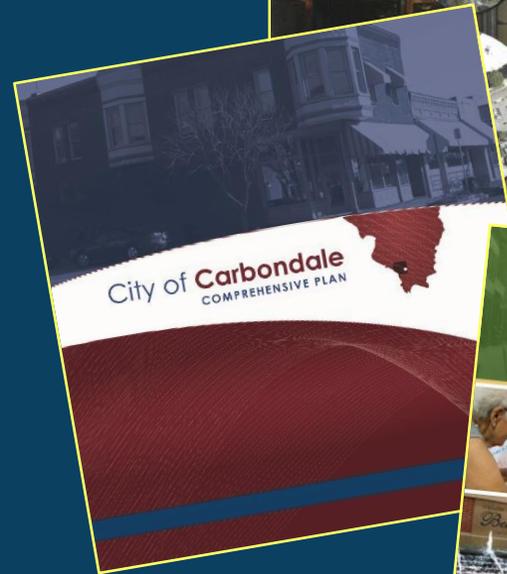
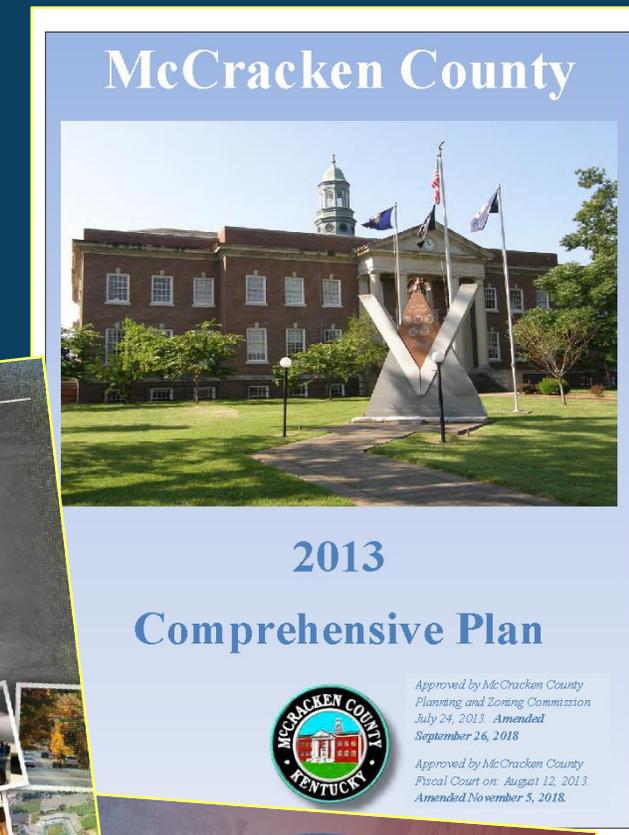
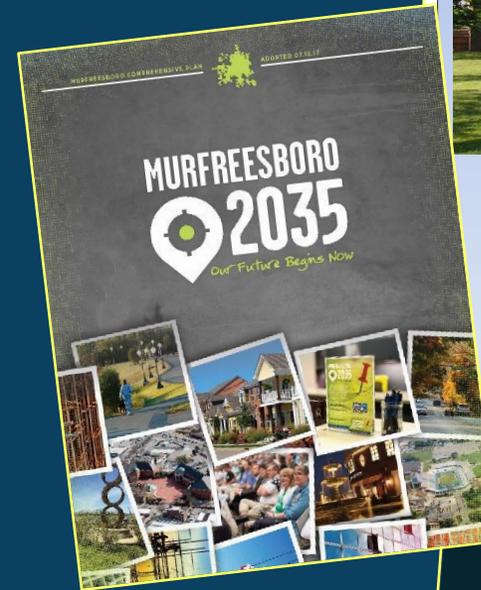
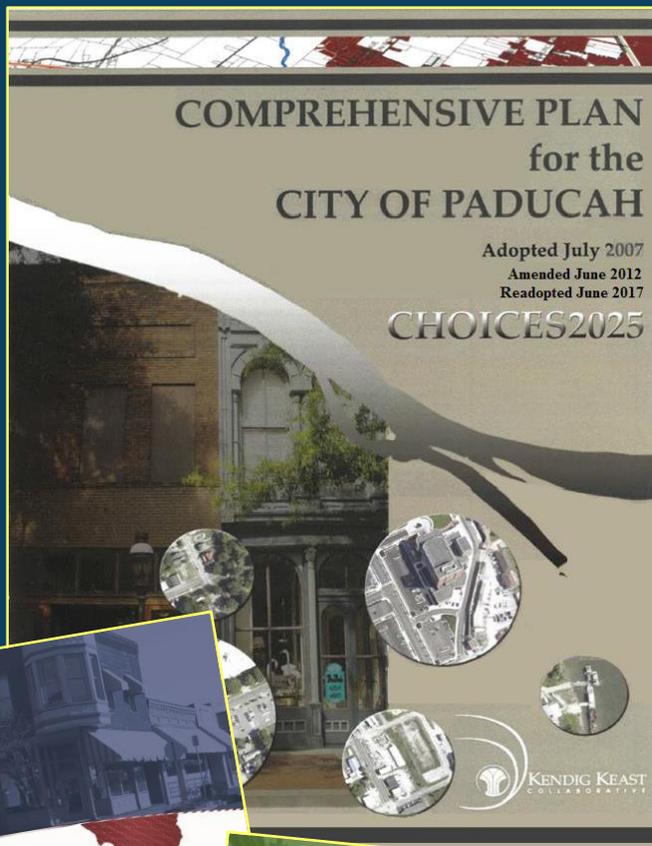
**GREG FLISRAM, CEcD**  
**Principal Associate**

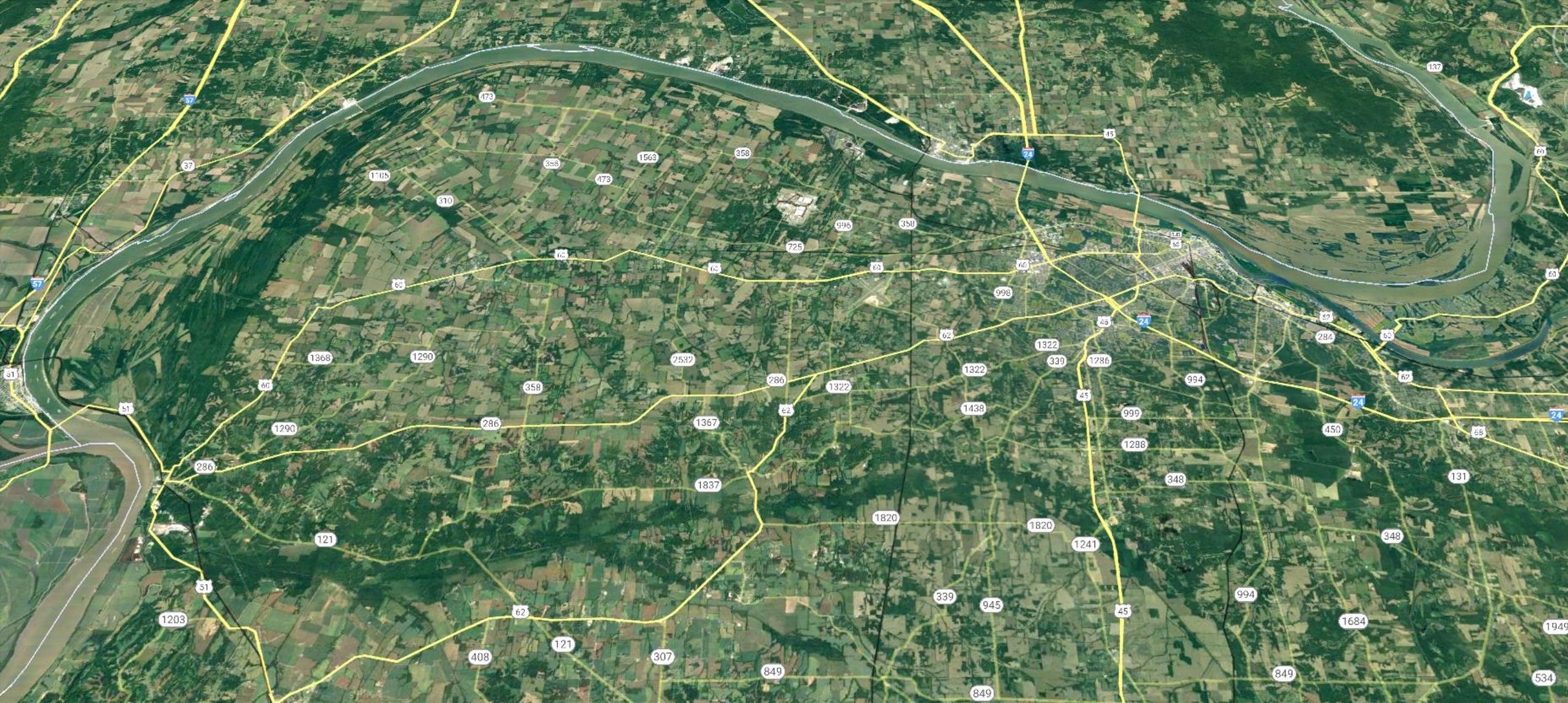


**KENDIG KEAST**  
COLLABORATIVE

# WHAT?

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





# The **BIG** Picture

# **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**

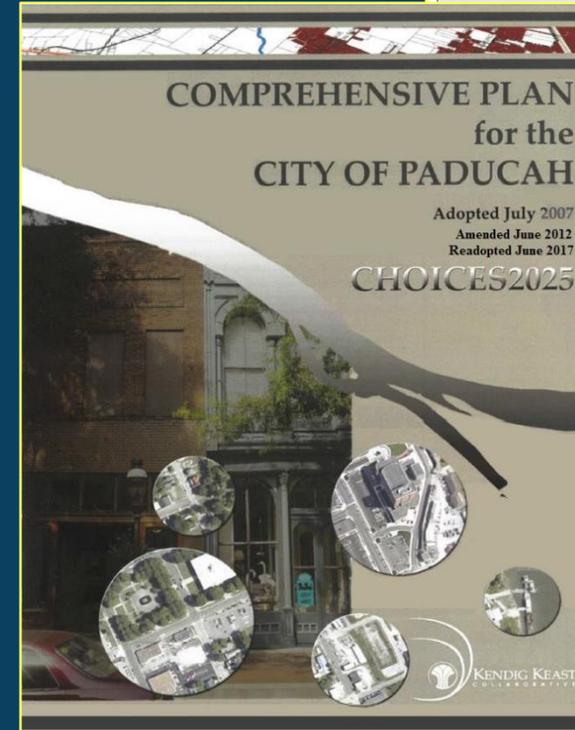
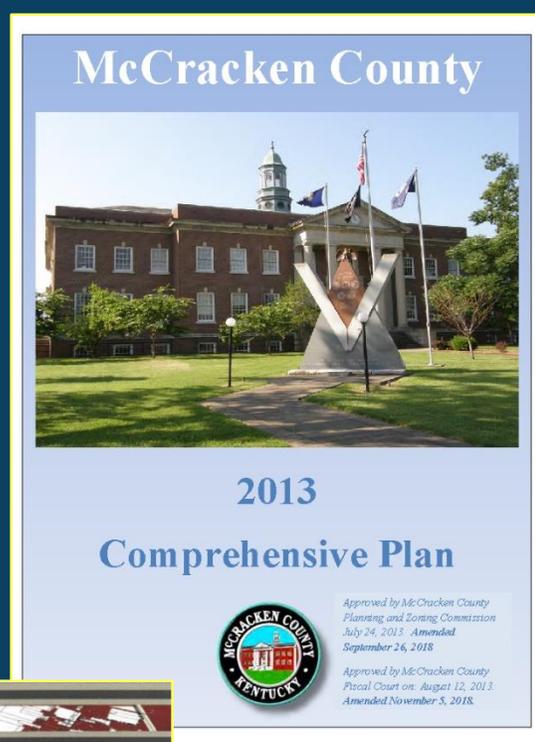


# WHEN?

- 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

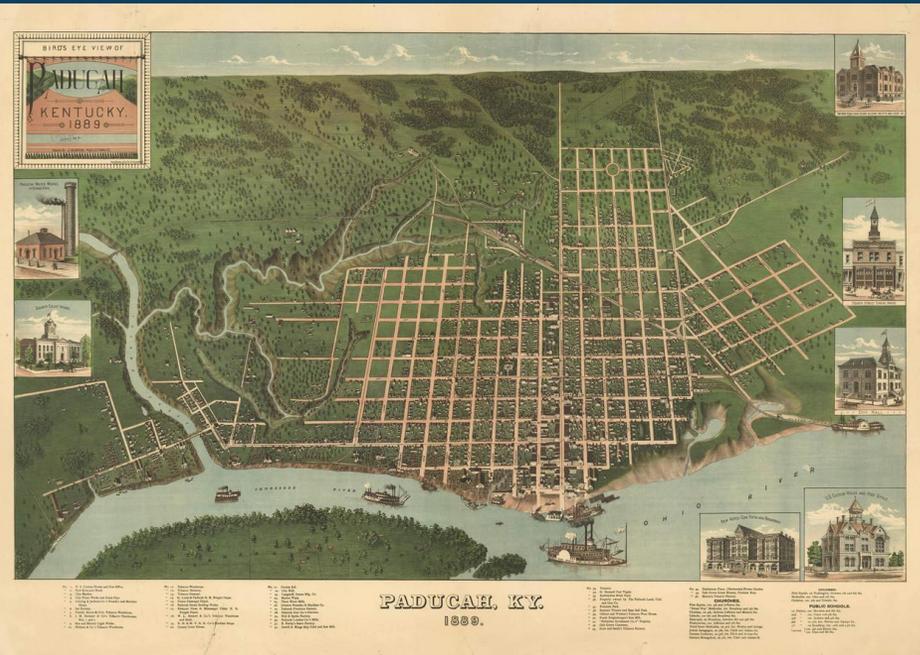


IMAGE: World Maps Online



# 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



# 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**

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

# 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

# HOW? Input Beyond Tonight



City Website

## Community Invited to City-County Comprehensive Plan Public Forum

Home » News » Community Invited to City-County Comprehensive Plan Public Forum  
 Date of Release: June 15, 2023

The future of Paducah and McCracken County will be in the spotlight during the Forum on the Future on Tuesday, June 20 at the Paducah-McCracken County Convention & Expo Center located at 415 Park Street in downtown Paducah. The public forum will be open-house style from 5 to 7 p.m. A presentation will occur at 5:30 p.m. The slides will be available to view online after the event.

This public forum is an opportunity to provide early input and visit informally with City and County representatives and their community planning consultant, Kendig Keast Collaborative, as they update the area's long-range plans. Through this process over the next year, the City and County intend to merge their separate comprehensive plans into a single joint plan to guide area development, redevelopment, and enhancement efforts over the next 10 to 20 years. Comprehensive Plan topics include future land use, zoning regulations, transportation, economic development, housing, and parks.

Paducah Planning Director Nic Hutchison, who is working with McCracken County on this project, said, "Currently, each government agency has its own comprehensive plan which is required by the State to be updated every five years. A joint City/County plan will guide the physical and economic development of the area, preserve the City and County's local character, and enhance the quality of life for residents and visitors." The community will have additional opportunities in the future to provide input including an online survey.

In February, the City of Paducah and McCracken County approved a 20-year interlocal cooperation agreement to establish a City/County Comprehensive Plan. Learn more about community planning consultant, by visiting Kendig Keast Collaborative.

### Forum on the Future

Share your thoughts about the future of Paducah and McCracken County as we develop a City-County Comprehensive Plan.

**Tuesday, June 20**  
 Open House 5:00-7:00 pm  
 Slide Presentation @ 5:30 pm  
 Paducah-McCracken County Convention & Expo Center  
 415 Park Street

City Calendar

**COMMUNITY INVITED TO CITY-COUNTY COMPREHENSIVE PLAN PUBLIC FORUM**

[Learn more](#)

### CALENDAR

JUNE 2023

Mon	Tue	Wed	Thu	Fri	Sat	Sun
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25

### NEWS

- June 15, 2023** 2023 Juneteenth Holiday - City of...
- June 15, 2023** Community Invited to City-County...
- June 13, 2023** City Commission Meeting Highlights...
- June 12, 2023** Paducah Water Announces Start of...



News Coverage



Word of Mouth

- Careers
- Contact Us
- Current Projects
- Services A-Z
- Sign Up for City Emails



Social Media

# INPUT ACTIVITIES TONIGHT



# Where You Live / Work - McCracken County



## Where You Live / Work Map

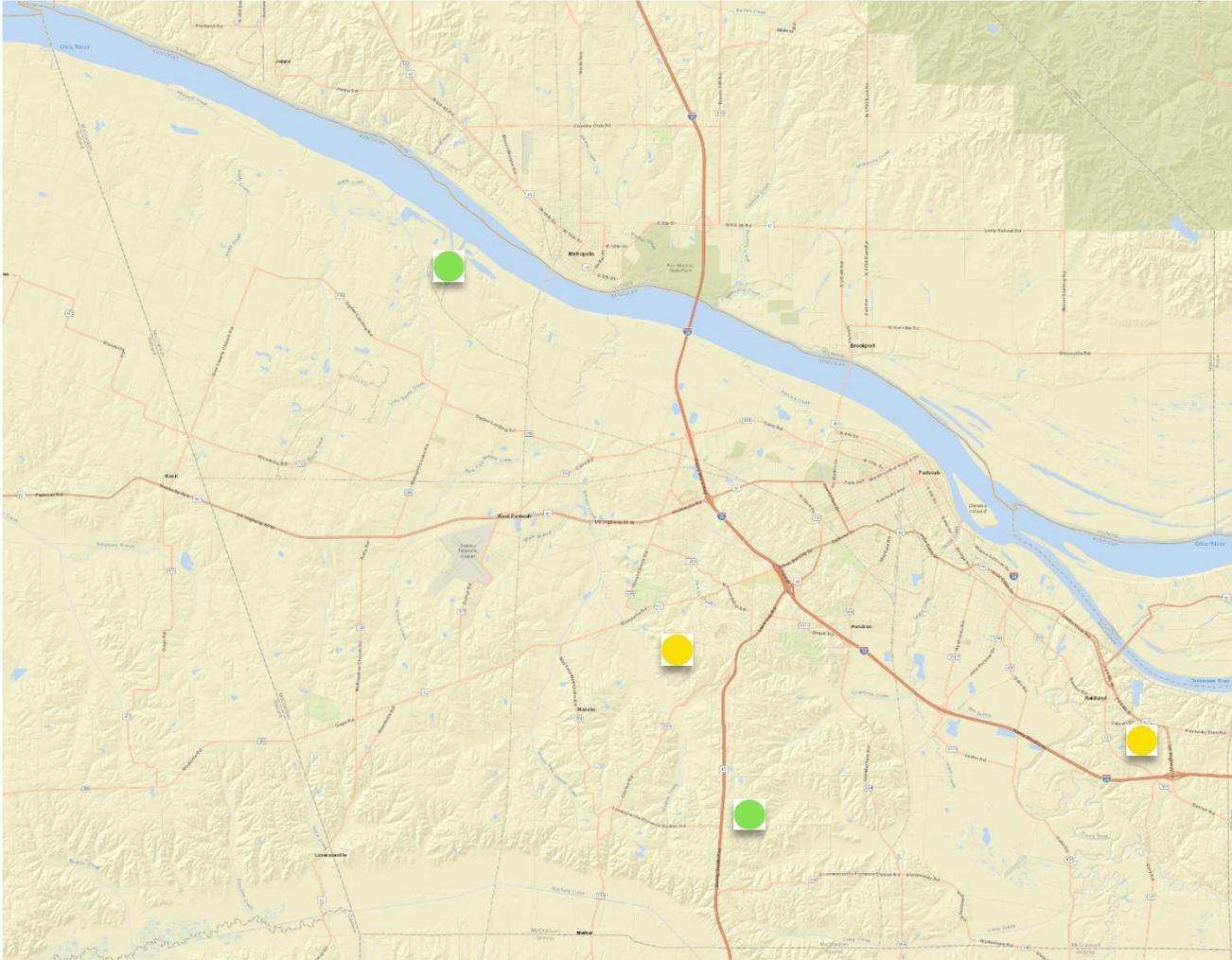


Please place a dot on the map ...

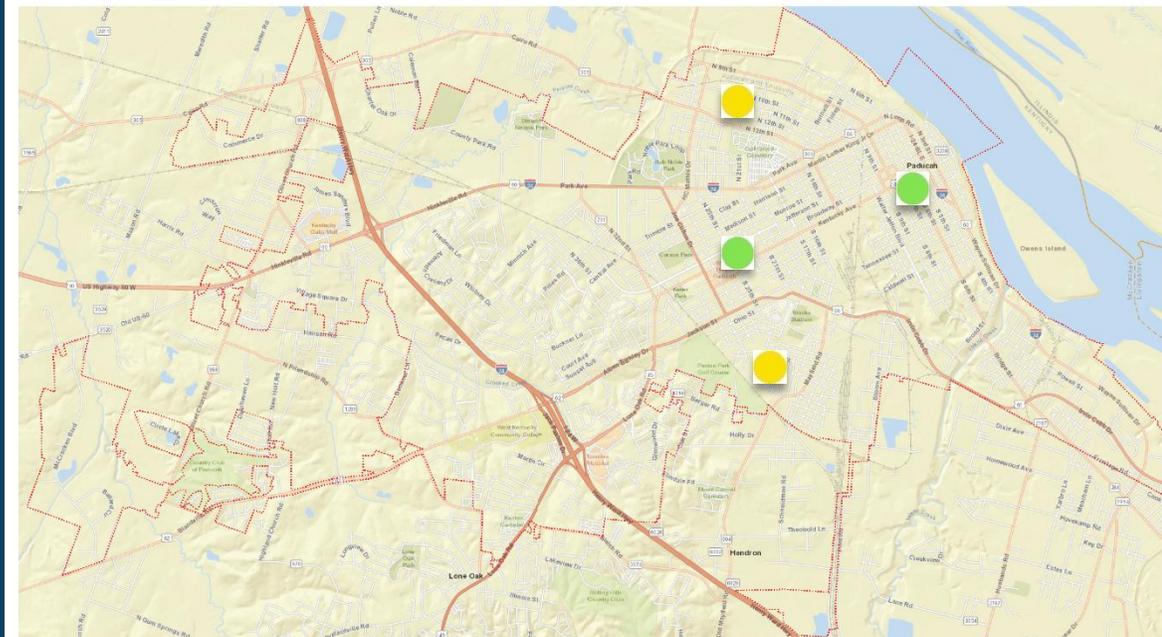
**● where you live**  
and another dot ...

**● 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

# I ❤️ Paducah / McCracken County Because...

Reasons Why Paducah / McCracken County is a Great Place to Live or Work...

*Land Between the Lakes*

*Great downtown*

*Location  
near  
bigger  
cities*



Paducah-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. ●

## 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. ●

## Historic Preservation



- 1 Preserve the historic characteristics of McCracken County. ●

## Aesthetics



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

## 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

# Current City / County Goals



As we revisit the goals in Paducah and McCracken County's current Comprehensive Plans within today's context, please do the following:

1. Place a **green sticker dot** next to Goals you view favorably, or a **red sticker dot** next to Goals you view unfavorably.
2. Write any related comments on a Post-It note to place on the poster near that Goal. Additional comments can be added to the larger comment sheets.

# 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



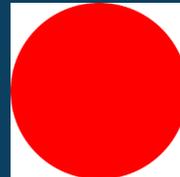
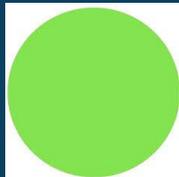
- 1 Manage growth to reduce the cost of supporting new development with costly infrastructure and services. ●

## 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. ●

## Paducah-McCracken County



# Issues / Needs Heard So Far

# Issues / Needs Heard So Far



This poster has a list of major issues already heard since project work started in April.

Please do the following:

1. Place a **green sticker dot** next to items you agree are an important issue or need in Paducah-McCracken County, or a **red sticker dot** next to any items you consider not important or disagree with.
2. On the comment pages, write any associated comments.
3. Also add **other community issues and needs in Paducah - McCracken County** that should be considered during this Comprehensive Plan update process.

## Focus on infrastructure

"NIMBY"-ism (Not in My Backyard opposition)

### Better quality of life in inner city

### Better broadband

More to do for families, kids, young adults

Housing for first-time buyers, "downsizers"

### Annex more territory into City

### Build on tourism success

Build on energy sector legacy and new sources

Emphasize inclusiveness and acceptance of diversity

### Revitalize more historic buildings

Embrace the river (more green space, activities)

### Why haven't we grown more?

How much do we want to grow? Land taken up by solar farms

### More locations for new/growing businesses

### Enhance area's workforce

Take advantage of highway, river, airport assets

### Remain the "hub city" for region

Next big project for area like Lower Town Arts District was

### Build up tax base for public services

### Well-managed growth

Sustain cultural reputation, artist population

### More medical

### Protect neighborhood integrity

### Focus on people

More mobility options outside city core

More neighborhood amenities (parks, shopping)

### Resilience for hazards (climate, seismic)

### Diversify economy

Better-quality "affordable" housing, rentals

### Needs of disabled persons

Parking management downtown (for visitors, residents)

### Bring more manufacturing

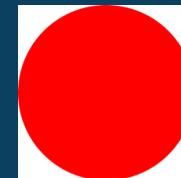
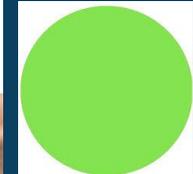
### Too many short-term rentals

Connect convention center area to downtown

### Attract more, new industries

Retain/draw younger population (professional jobs, housing)

# Paducah-McCracken County



# Where to Grow - or Not?



# Where to Grow - or Not?



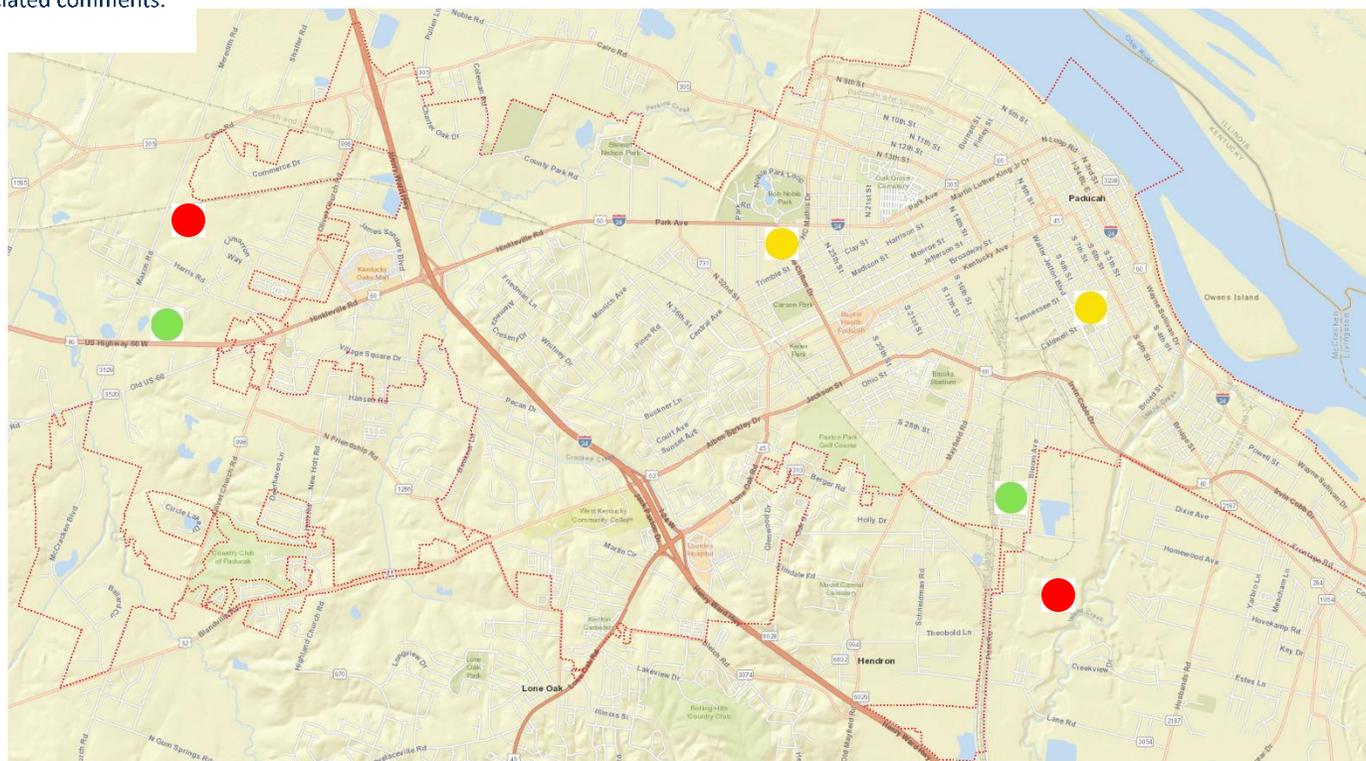
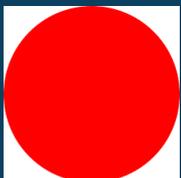
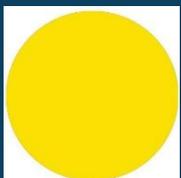
Efforts to spur more growth and economic investment in Paducah and McCracken County are a focus of the Comprehensive Plan update, along with growth management.

## Please do the following:

1. On the map of the city or the map of the entire county, place a **green sticker dot** at locations where you can see adding more housing and residential population, or more commercial or industrial development.
2. Place a **yellow sticker dot** on existing neighborhoods or commercial areas in need of revitalization, and where infill development could occur on vacant sites in previously developed areas.
3. Place a **red sticker dot** in areas where you prefer that growth not be encouraged, such as to protect agriculture, preserve environmental resources and open space, keep residential development away from industry, or for other reasons.

On the comment pages, reference that particular location and write any associated comments.

# Where to Grow - or Not?



Paducah-McCracken County

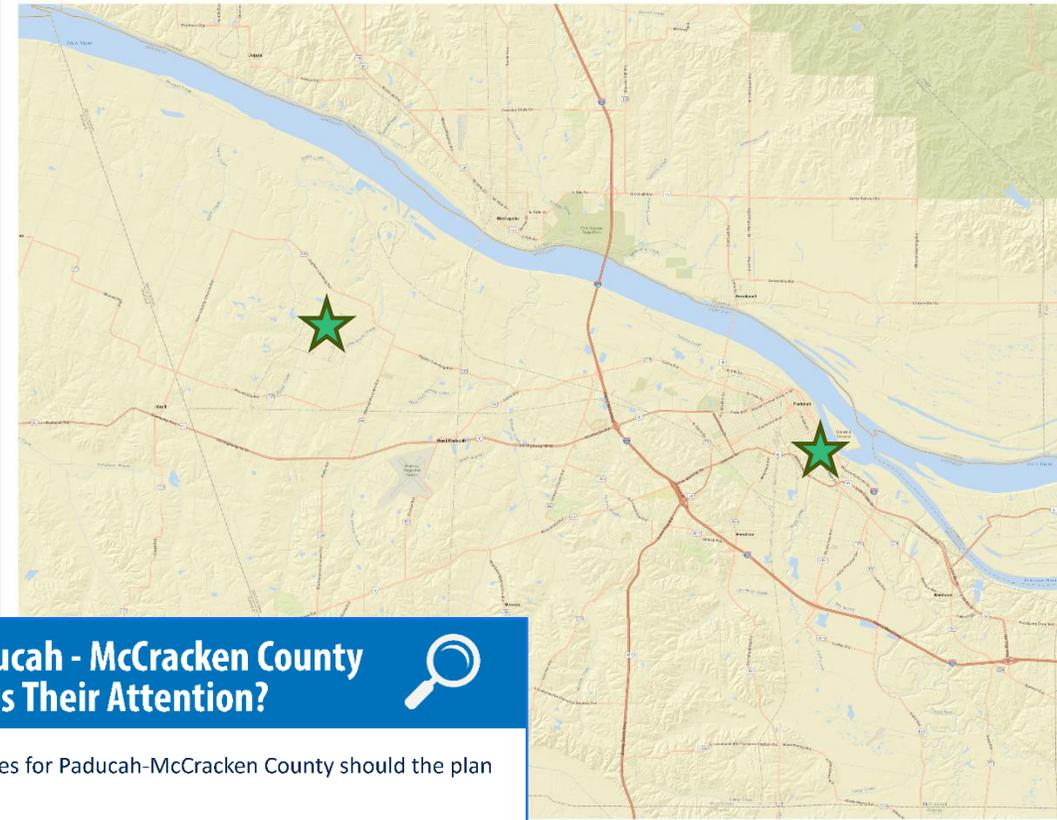
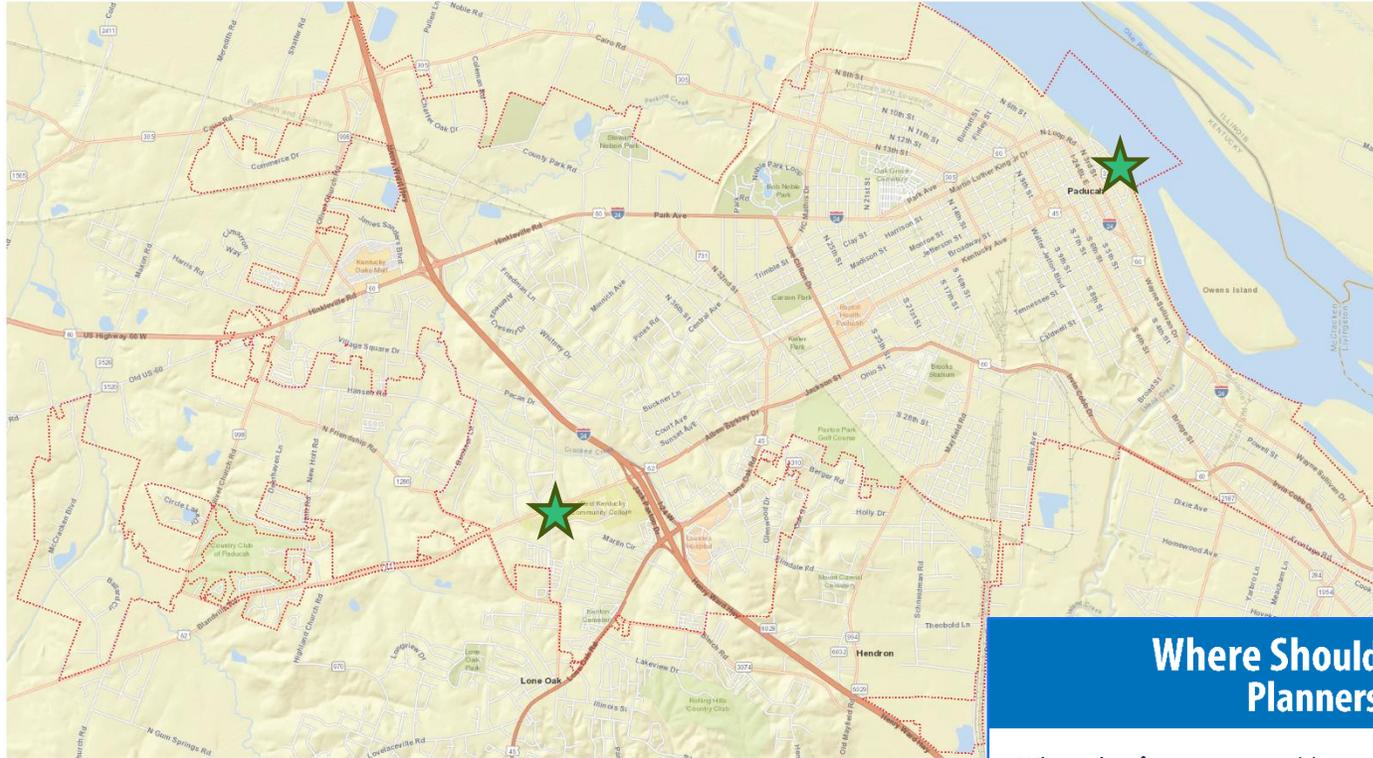


Paducah-McCracken County

# Where Should Paducah - McCracken Planners Focus Their Attention?



# Where Should Paducah - McCracken Planners Focus Their Attention?



## 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:

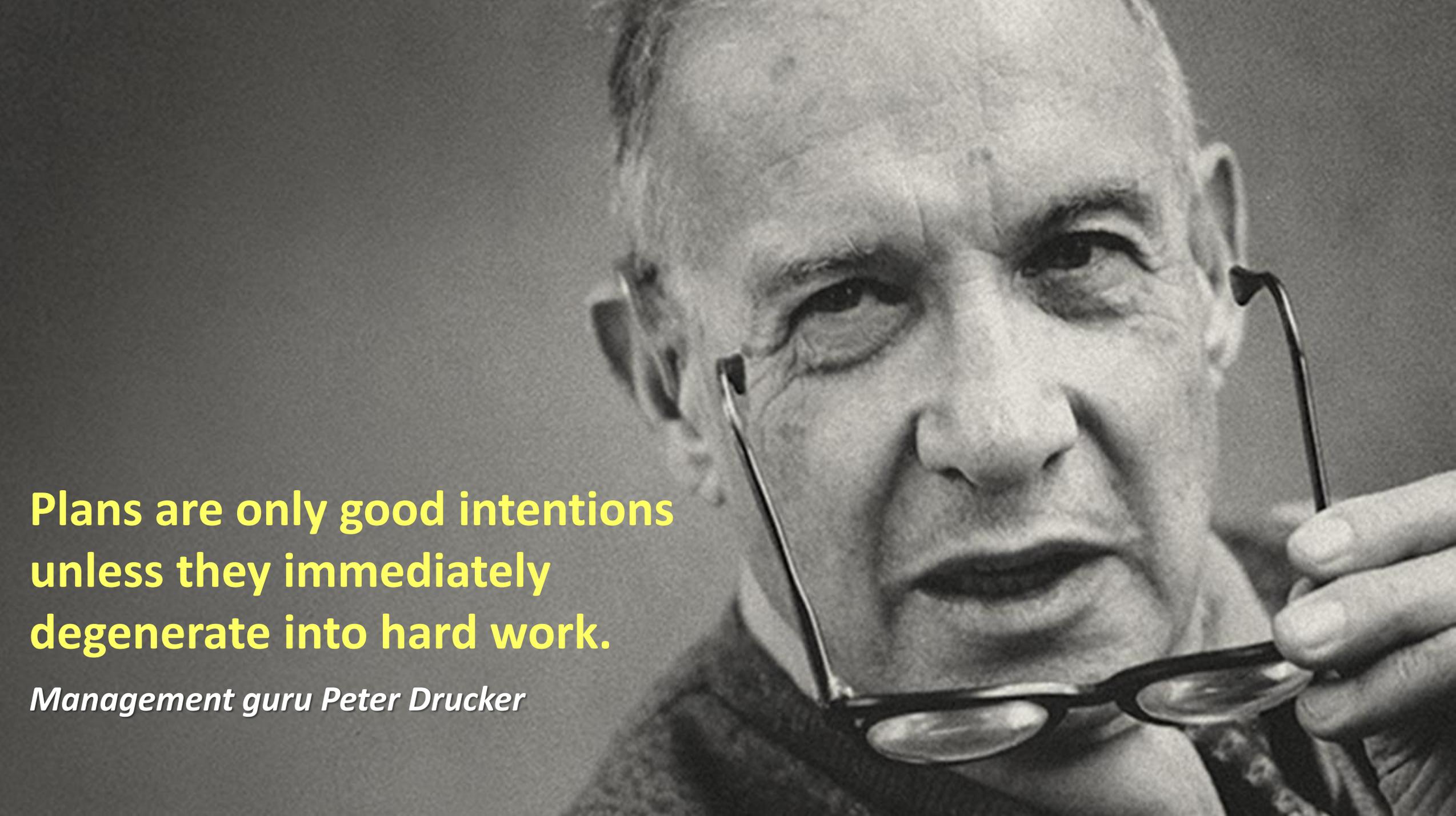
1. Place a **star sticker** on the Paducah-McCracken County maps in any location where you wish to point out a future opportunity or challenge for the area.
2. On the comment pages, reference that particular location and write your comment.
3. You can also write general comments on this topic, without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



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 of various colors (pink, white, green, blue) are visible, with their flames glowing. 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 ...

