



West Side Neighborhood **Strategic Action Plan**



September 2020

Prepared By:





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Credits

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West Side Neighborhood
Strategic Action Plan
June 16, 2020



1 Introduction and Purpose

greyhounds

PARIS



PARIS INDEPENDENT SCHOOLS



ESSENTIAL
BY RECHRIAN VILLAGE

GREYHOUNDS
BASKETBALL

Introduction & Purpose





The purpose of the West Side Neighborhood Plan is to provide an articulated, shared vision to guide decision making. This initiative was developed to provide a special set of circumstances that require a more detailed planning strategy for neighbors to resolve a broad range of issues.

Neighborhood planning is an extension of the City of Paris' Comprehensive Plan, which identifies detailed goals and strategies for reaching the future land use and public infrastructure investments. Neighborhood planning for the West Side community is an essential phase towards meeting residents' needs for a more habitable and sustainable community.

PROCESS

The resulting planning process is designed to be comprehensive and leverage collaboration with community partners to achieve these results.

The Neighborhood Planning Process aims to:

-  Provide an important communication link between citizens and city government by engaging residents in local government planning and decision-making as it affects the development of their neighborhood.
-  Provide neighbors and the City with valuable information about the neighborhood's needs, priorities, and desired projects.
-  Outline projects and programs identified in the Plan that can be submitted to the City Council for inclusion in the Capital Improvement Plan and the City's budget process.
-  Act as an informative tool providing guidance to those deciding whether they want to live or invest in the neighborhood.

Sharing vital information to residents regarding the role of neighborhood residents, city responsibilities, and roles of the consultant provides clarification between improvements and neighborhood desires. Neighborhood planning spurs citizen involvement, the development of leadership amongst neighbors, an increase in knowledge about the neighborhood and about local decision-making processes and procedures.

HISTORY

The character of the West Side Neighborhood was defined by its residents and that continues today as this plan is prepared. The residents and the stories they have provided for the historical context of the community makes the West Side even more of a special and valued place in the hearts of everyone that interacted with the community. During the latter half of the 19th and early part of the 20th century on the west side of Paris Kentucky, a portion was designated as the "colored section." The high school, which was first housed in the basement of St. Paul on East Main, in the area known as "Cotton town" was relocated to a building erected on West 7th Street. The school became known as Western High School and became the focal point of the community. Their colors were blue and white, and their mascot was the tiger. Some educators of note included: the Kellis family, Professor E.B. Tolled, Charles Buckner, Minerva Bedford, M.F. Alexander, Martha Bishop, Lillie May Crooks, E.P. Thomas, Helen Turner, Betty Williams, Ola Del Jacobs, and Minnie Johnson Hitch Mebane.

Many sons, daughters, and grandchildren of formerly enslaved Africans sought homeownership in the area. The largest landowner in the area was Tom Crooks who not only owned the area where the federal housing was built on West Street, now known as Horton Drive, but also 10 acres at the bottom of Gano St. They also built houses of worship and were led by such great and learned pastors, such as Dr. Homer Nutter and Rev. I.I. Moore.



RUPP SPEAKS AT WESTERN HIGH SCHOOL – The late University of Kentucky Basketball coach and Hall of Famer Adolph Rupp, is shown as the main speaker at a meeting at Western High School in Paris. Coach Rupp was welcoming the team members of the Paris Western Tigers, winners of the 1953 National High School Basketball Tournament for Black Schools.



NATIONAL CHAMPS HONORED – The picture above shows the Paris Western High School in 1953 when they returned to Paris after winning the High School National Basketball Championship at Tennessee State University. The team players, shown from left in this photo, are Leon Hayden, William "Butch" Gaines, Lytle Davis, Jessie Downey, Wallace Downey, School Principal Mrs. M.E. Kellis and Coach William B. "Chief" Reed. Standing in the photo are William Conner, Randolph Moore, Ruel Tucker and William (Bill) Baker. The Scrapbook Editor appreciates help in identifying the team members. Western defeated Booker T. Washington High School from Montgomery, Alabama to claim the title.

Enterprising men and women established businesses and provided much needed services. Mr. Stanley Asbury ran the "honey-pot" wagon and provided indispensable service to customers with outhouses. Ms. Alice Anderson established the first nursing home for black residents. Noah Hurley owned a cab company and his brother joined forces with Mr. Martyn in his funeral home business. Mr. Jewett Hitch was not only a barber, but he also had a funeral home. Mr. Joe Will Webster was a well sought-after plasterer. Dawson Fields was a noted upholsterer. Charles "Big Daddy" Bishop operated an entertainment club named after himself. Several men had their own barbershops, of note was Pete and Stanhope Moore, and Clark Gay. Mr. Allie "Son" Carr owned the Hilltop restaurant, which was the first ice cream parlor in the community.

Some great musicians lived in the area. Mr. Maceo Bishop played the pipe organ at his home church, St. Paul for over 50 years without pay. His sons, Charles and Bruce went on to become musicians of note. The first African American hired to be a mail carrier, Warren Moaning, lived on the Westside.

Dawson Crooks, Sr., a player on the Paris "colored" baseball team was recruited to pitch in the Negro League. J.D. Tucker set a basketball dribble record that was only recently broken and played for the Harlem Globetrotters. "Snow" Fields was a noted groomsman.

Of another note is the chemist, J. C. Letton. He had over 17 patents and was a leading chemist at P&G after being recruited from KSU where he taught Chemistry after leaving the first black owned pharmaceutical company.

Neighborhood Planning Elements

This neighborhood planning process will promote design and urban planning solutions that will illustrate current and possible future physical land use and public infrastructure needs. The plan will be driven by a set of guiding principles that articulate the vision residents have set forth through a neighborhood driven planning and engagement process that was supported by local elected officials, and other committed stakeholders. The elements of the plan are validated through a planning and implementation process that identifies key strategies that are incorporated throughout the plan that reflects economic opportunities, accessibility, affordability, health and safety and placemaking efforts through an analysis of neighborhood data and conditions. These elements are:

5 KEY ELEMENTS OF PLANNING FOR DIVERSE COMMUNITIES



Economic Opportunity



Transportation & Access



Housing Affordability



Health & Safety



Placemaking











Guiding Principles

The West Side Neighborhood Action Plan Principles are modeled after the Urban Land Institute Building Healthy Places Initiative that recognizes the physical design of a community or neighborhood affects human behavior at all scales—buildings, neighborhoods, communities, and regions. The places in which we live, work, and play can affect both our mental and physical well-being. This plan recognizes that planning for a sustainable and healthy neighborhood is just as important as design, land use, social equity, and environmental justice. Therefore, this neighborhood action plan is designed around ten planning principles that reflect the qualities that we all want to see in our communities.

The West Side neighborhood-built environment offers both opportunities for and barriers to improving public safety, adequate infrastructure and increasing an active healthy neighborhood. The West Side plan supports healthy and sustainable efforts such as affordable housing, walkable communities, sidewalks, safe bike lanes, accessible recreation areas, all of which encourage residents to make safe informed choices and live healthy lives. Healthy and vibrant neighborhoods in turn create economic value by attracting both younger and older workers and appeal to a skilled workforce and innovative targeted businesses that may want to locate or remain in the neighborhood.

This plan sets out ten important guiding principles that can be used to guide a new approach to placemaking and neighborhood planning by establishing ten basic principles towards building a safe, resilient and healthy neighborhood that is integrated into the community as a whole of Paris and Bourbon County. . This resident driven neighborhood planning approach will help residents get involved, play a greater role to help improve their competitive advantages, and allow developers, investors, local governments, and citizens to prosper.

TEN GUIDING PRINCIPLES FOR BUILDING A VIBRANT AND RESILIENT WEST SIDE NEIGHBORHOOD

-  Put People First
-  Recognize the Economic Value
-  Empower Champions
-  Energize Shared Spaces
-  Make Safe Choices Easy
-  Ensure Equitable Access
-  Mix It Up
-  Embrace Unique Character
-  Promote Access to Healthy Food
-  Make It Active



Put People First

Individuals are more likely to be active in a community designed around their needs.

A healthy West Side neighborhood is one where necessities and community amenities are accessible by walking or biking. Access to space for physical activity, such as Chief Reed Park and other recreation facilities near the neighborhood, is associated with increased physical activity, as is proximity to parks and playgrounds.

INTEGRATE HEALTH INTO PLANNING

The efforts of this neighborhood plan provides the opportunity to make explicit the connection between West Side Neighborhood development and planning, to elevate the concerns, issues and priorities among planning considerations, and to lay the groundwork for a vibrant, healthy and sustainable community for generations to come. A broad spectrum of stakeholders has been engaged to create the vision for this neighborhood and identify priority issues.



Incorporating health into the neighborhood's public planning process lays the groundwork for a community for generations to come.

CONSIDER HEALTH IMPACTS

A health impact assessment is critical to the success of this plan and the residents who have invested heavily in their community in terms of time and financial commitment. It is also important to consider the health impacts this neighborhood plan will have on land use decisions such as, affordable housing and public investment projects. The development community, local government, or both in cooperation should consider health impacts of noise, flooding, air and water pollution, and other environmental justice actions. Just as doctors advise their patients on how they can stay healthy, and in many ways, this health impact can provide the same advice to the West Side Neighborhood. This guidance helps communities make informed choices about improving public health through community design.



Recognize the Economic Value

Vibrant and sustainable neighborhoods can create enhanced economic value for both the private and public sectors.

Recent demographic and lifestyle shifts show that consumers and residents of all ages increasingly want to live in, mixed-use, affordable neighborhoods and the West Side Neighborhood is no different. The COVID 19 and economic downturn has confirmed this trend: it has been found that places that best held their value were compact areas that offered mobility choices, local parks, and access to nearby retail and mobility. Banks and insurers, who were once hesitant to underwrite or make loans in these types of communities, are now increasingly aware of the value premium of these and the West Side neighborhoods. The preference shifts toward stable, safe, healthy places and walkable neighborhoods that represent an enormous opportunity for the stabilization and redevelopment. The West Side has a good mix of housing units, recreation, a solid street network and when combined with the availability of vacant land that can be assembled for infill commercial and retail development, makes it an ideal neighborhood for redevelopment. It is the goal of this plan to create a compact, walkable neighborhood that can provide economic benefits to developers through housing investments, enhanced marketability, and create an environment for more owner-occupied and affordable housing.



Empower Champions for the Neighborhood

Every movement needs its champions.

Community engagement is a powerful vehicle for bringing about changes that improve the quality of life of a neighborhood and its residents. The West Side shared vision of its neighborhood has taken root and is now being cultivated. Efforts are now being brought to where one can now see the benefits of the movement through the City of Paris acquisition of the vacant structure located on Atlas St., renovation of the vacant Oliver store, and the cleanup and removal of trash and debris that was identified in one of the neighborhood meetings. Passionate residents and respected leaders participating in this plan have brought credibility to the concept of building a vibrant and safe West Side neighborhood. This grassroots leadership has been critical to attract resources and energy and to secure “buy-in” throughout the community. Elected leadership has been critical in cultivating the message. Without this leadership, it would have been difficult to elevate and promote the concept of a safe and vibrant neighborhood that is worth saving and investing in. Several strategies can be used to cultivate investment into the shared vision of a prosperous, vibrant, and safe West Side:



COMMUNICATE THE BENEFITS.

Conveying the full scope of benefits—economic, social, and personal to all stakeholders is essential. Champions must ask themselves: How will each segment of the neighborhood benefit? Will these changes bring economic vitality; help our children; improve resilience, jobs, and revenue? Will they create an environment that attracts young and working families? Will they improve the choices of people with low or moderate incomes, persons with disabilities, or senior citizens?

ENCOURAGE GRASSROOTS ACTION.

The business case for a vibrant West Side is a powerful motivator for both private and public sector leadership and the policies they will adopt. However, a sustainable place requires a bottom-up approach. West Side and other community members must be identified and empowered to lead the effort, identify areas of need, set priorities, and take part in implementation. Leadership must come from the local community—business owners, police and safety, residents, school officials, workforce, economic development, arts and recreation, community organizers, and faith-based leaders—rather than just the government in order to build credibility. Grassroots champions must value collaboration, represent a diverse array of community interests, and be unafraid to take action and learn from it.

BROADEN THE BASE.

Cultivating a vision of neighborhood resilience and redevelopment requires early, frequent, and broad public participation. Champions must be careful not to isolate target audiences; rather, the language and message must appeal to a broad mix of ages, races, and incomes. Active living may be an opportunity to engage younger, less traditionally involved demographics who value a vibrant diverse neighborhood as a lifestyle choice. Creating a broad base of constituents is not easy. It often requires building trust between groups that may not have a history of working together.

BUILD A BRAND.

A revitalized West Side Neighborhood should be aspirational and, ultimately, a personal issue. Everyone cares about their personal well-being and that of their loved ones. Extending that personal concept of neighborhood wellness is a powerful branding opportunity.

FORGE UNLIKELY PARTNERSHIPS.

Historically neighborhoods and developers have had little reason to collaborate. As the connection between land use and a great West Side becomes well understood, partnerships that merge development and community interests should be formed. In the future, many more opportunities will no doubt arise for partnerships between the neighborhood and a variety of partnerships.





Energized Shared Spaces

Public gathering places have a direct, positive impact on neighborhoods.

Neighborhoods with few levels of social interaction, are correlated with declines in well-being and sustainability. The Western High School was mentioned quite often as a place where the neighborhood could connect and interact. A vibrant neighborhood is one that engages all its residents. Vibrant places can offer opportunities for people to socialize with their friends and family as well as engage with people they might not otherwise meet. A well-designed public and semi-public realm can foster this serendipitous social interaction, and good programming can draw people out of their homes and into their community. Chief Reed Park, churches, Paris High School, and other social gathering places can become an asset. A cautionary note is that public and social gathering places should be designed to be safe and encouraged, but yet not create unnecessary places for loitering, drugs or vandalism.

MAP COMMUNITY ASSETS

A scan conducted across the neighborhood can identify existing assets and gaps related to opportunities for physical activity and social engagement. This mapping process can document areas of need and help target and prioritize capital improvements and programs. For instance, a survey of vacant land in the neighborhood can identify sites for infill or temporary public space.

TAKE BACK THE STREET

The residential street should be regarded as a primary public space, not merely a conduit to meet travel needs. Communities should use the “living street” concept where appropriate. A living street is a street primarily designed for pedestrians and cyclists and a social space where people can meet, and children can play safely and legally. This does not mean that vehicles cannot use the street. It means that vehicular access is subordinated to pedestrian use. Living streets can reclaim public space for community and commercial activity. In some cases, they have been shown to increase storefront rents. For smaller or less urban communities, a temporary living street can be a solution, for example, closing select streets to traffic on Sunday afternoons. Best practices include the following:

- Wide sidewalks, whenever that becomes an option, accommodate both pedestrian and residential activity.
- Trees, planters, and public art slow cars and make streets more attractive for pedestrians.
- Gateway treatments, removal of striping, and pavement changes announce a low-speed environment.



RETHINK PUBLIC PLACES

Ample and flexible space of all sizes should be available for public gathering. Most parks should not be passive, single-use recreation areas. Some communities are creating pop-up parks to enliven underused public spaces. In Lexington, KY, they created a temporary pop up splash pad for the summer, in one of its neighborhoods that proved to be a big success. A pop-up park is a temporary use of vacant or underused space: a parking lot can become a farmer's market. Programming, often through a dedicated manager or parks department always helps keep the public spaces active and inviting in all seasons.

PROGRAM EARLY AND OFTEN

Improvements to the built environment can take years to bring to fruition and require substantial capital investment. Programming is often a quick and inexpensive solution that can produce instant results. Simple programming, such as street festivals, arts, and athletic events, can get people outside and into the community. Social engagement can be both spontaneous and planned, but in most cases, to sustain social interaction, spaces must be energized and programmed.

EXPLORE FAIL-FAST INITIATIVES

Because of the inexpensive nature of programming, Paris and Bourbon County should not be afraid to try new ideas and tactics, some of which may end in failure. Pilot projects or spontaneous interventions can serve as test cases at the local level.

ENCOURAGE PUBLIC/PRIVATE COOPERATION

Because community places involve a mix of public and private realms, cooperation between neighborhood property owners and local government is crucial. Public/private partnerships often are necessary to finance programs and recruit vendors for business opportunities. Existing regulations often need to be amended to allow temporary use permits or rezone land to permit mixed-use activities.

The business community, local foundations or nonprofit organizations can offer support to jump-start grassroots or pilot programming. Also, public school partnerships with local government and private organizations regarding curriculums, fresh-food production, and in-school consumption should be explored.



Make Safe Choices Easy

The West Side should make informed and engaged choices that are, safe, accessible, fun, and easy.

Prevailing land use practices often present real and perceived barriers to change. The planning and design efforts that are being undertaken in the West Side can create the hardware—cleaner, safer, and a variety of more housing options—to overcome the social, infrastructure and environmental issues the neighborhood faces. It is essential for the city, county and neighborhood to program —easy, fun, and inclusive opportunities that can be made available to all—can serve as the software to surmount the perceptions that keep people from changing their behavior. By providing a menu of neighborhood implementation choices that can be accessible to all, the West Side can lower the barriers to redevelopment for a vibrant and active community. When planning for the West Side, practitioners should ask themselves the following questions.

DO PEOPLE FEEL SAFE?

Poor street design with several dead-end streets, Patterson, Curtis, Fields, Lincoln, and Spaulding can deter, accessibility, mobility, and poor connectivity, while dimly lit and dirty streets can feel unsafe and uninviting to pedestrians. Key elements include the following:

- Sidewalks designed with appropriate width, lighting, shade, trees, buffers from moving vehicles
- Bikeways and bike crossings at intersections well marked for maximum visibility.

HOW ACCESSIBLE ARE THE TRANSPORTATION OPTIONS?

Can people walk to their destinations? Can they bike to them?



Ensure Equitable Access

Many segments of the neighborhood’s population would benefit from better access to services, amenities, and opportunities.

We should ensure that residents living in the neighborhood is accessible for a variety of ages, especially over the age of 65. From 2010 to 2030, the number of U.S. homeowners over 65 will increase 70 percent, and the number of renters of the same age will increase 100 percent. The current lack of housing addressing affordability and accessibility is needed for the growing numbers in the older population segments, represents a tremendous potential market for residential developers. Improving the location and design of affordable housing can also have very real benefits in terms of health costs and public expenditure. Residents who often feel unsafe in their neighborhoods may be less likely to walk or exercise, and those in substandard housing may be exposed to air quality and environmentally hazardous materials like asbestos or lead paint.

DESIGN FOR ALL AGES AND ABILITIES

Universal design principles can and should be used to ensure access for all while accommodating the market realities of the aging curve. Sixty to 70 percent of Americans say they want to age in place, either in their current home or in their neighborhood. But most homes and communities are not set up to house the older population. A healthy community is a sustainable community—one where a person who is 20, 40, 60, or even 80 can live without any loss in quality of life. The Planning Commission should consider design standards for an aging population in the neighborhood.



Mix It Up

A variety of land uses, building types, and public spaces can be used to improve physical and social activity.

The neighborhood should encourage mixed-use developments that physically or functionally integrates a combination of residential, commercial, cultural, or institutional uses. Urban Land Institute has concluded that mixed-use development makes people much more likely to become engaged in their communities because of the mix of uses, people and activities. A dense and fine grain mix of uses can support a variety of land use options that increase access to essential goods and services and reduce health and environmental costs. Although density is limited in the West Side given the limited amount of available land for development. Innovative infill strategies should be explored that can encourage developers and planners to plan for small commercial retail or the repurpose of vacant commercial buildings. Mixed-use development has dimensions beyond land use. Healthy places also mix incomes, generations, and housing type. This requires creative public/private partnerships: communities with a broad mix of housing and incomes, particularly financing incentives, or programs to attain economic feasibility.



INCENTIVIZE THE MIX

The City of Paris should consider incentives for the neighborhood. Tools to entice desired mixes and densities include floor/area ratio bonuses; affordable housing bonuses; density exclusions or tax abatements for preferred uses, such as a grocery stores or daycare centers; tax abatements; and impact based development fees, among others.

REMOVE REGULATORY BARRIERS

Outdated zoning ordinances and building codes can deter mixed-use development even if planning guidance recommends it. For example, many zoning codes do not allow accessory dwelling units, which increase density, offer more housing options, and encourage intergenerational and mixed income the regulatory framework to attract and encourage development.



Embrace Unique Character

Places that are different, unusual, or unique can be helpful in promoting physical activity.



In 2010, the Knight Foundation partnered with the Gallup organization to survey 43,000 residents of 26 U.S. cities to determine what attracts people to a place and keeps them there. The study found that the important factors that create emotional bonds between people and their communities were not jobs, but rather “physical beauty, opportunities for socializing, and a city’s openness to all people.” The Knight Foundation also found that communities with the highest levels of attachment to place also had the strongest economies. Cohesive communities also report higher levels of safety and security, community activity, and emotional health and well-being. Often, the unique features of the West Side Neighborhood are not as much physical but more of a historical and social sense of community that contributes to a deep sense of place with nostalgic memories of the people and history combined with ecological, architectural, historic, and geographic. Proximity to church, school and play spaces has a direct, positive effect on physical and mental health, as well as stress reduction.

Embracing the unique character of the West Side Neighborhood can economically differentiate the area or place in the market, supporting asset value and bestowing a competitive advantage. The concept of authenticity is a slippery one, and artificial attempts to create it are often rejected by consumers. The following are some successful strategies for crafting and enhancing the neighborhood’s unique identity.

REDISCOVER ASSETS

The neighborhood-driven process has been able to identify the key assets of the West Side, which include the history, churches, schools, historic homes, and local meeting places/stores. Special characteristics can be identified, celebrated, and expressed through programming, art, and design, thus creating a focal point upon which to build community identity.



Promote Access To Healthy Food

Because diet affects human health, access to healthy food should be a considered a part of any successful redevelopment efforts.

The planning process for the West Side Neighborhood produced comments from the residents expressing the need for a grocery store that is accessible and affordable. The neighborhood can be considered a food desert with no full-service store within a 15-20-minute walk. Considering what constitutes a healthy community, we have often failed to assign food the same prominence as safety, open space, or housing mix. When food does enter the conversation, it is often in a fragmented way where a restaurant should be located or how to attract a grocery store tenant, for example. The role of healthy food in the neighborhood, however, is much more comprehensive: it is a real estate amenity, community builder, and project differentiator. Building a healthy neighborhood starts with physical access to food. Recognizing that the West Side being in Bourbon County has some of the most productive agricultural lands in the region and should be capitalized upon, farm fresh foods should be made more accessible. The distance to the nearest supermarket or grocery store has been found by studies to predict healthier eating and lower risk of obesity and chronic disease. But access to healthy food goes beyond a brick-and-mortar problem. The neighborhood should strive to integrate the full spectrum of healthy food cultivation, retailing, and consumption into everyday life.

RETHINK THE GROCERY STORE

The assumption of most planners and developers—that trips to the grocery store are infrequent, driving is the only mode of travel, and the amount of goods purchased requires the use of a car—dominates the economics of grocery retailers. Supermarkets, it is thought, require large physical footprints and even larger market areas to support them. In 2007, the Food Marketing Institute noted that the median grocery store size was 47,500 square feet. A growing body of research, however, is showing that these assumptions may no longer be valid. A University of Washington study has discovered that more and more shoppers are traveling by foot or by bicycle and that shoppers are making more visits and buying fewer items on each visit. Other studies indicate that the retail model is “fracturing”—more consumers are shopping for groceries online or in nontraditional or fresh-format stores. Developers and planners should rethink the modern grocery store in light of changing consumer patterns

The grocery store can come to you: A mobile food market, for example a food cooperative uses a converted mobile truck in Cincinnati, Oh., to offer fresh food to underserved neighborhoods offering fresh food and vegetables often at prices more affordable.

A neighborhood farmers market and community gardens are other concepts that could be utilized to help promote healthy and affordable eating. Partnerships with the Paris Bourbon County Farmers Market, local farmers, community action agency and transportation entities to get residents to full-service stores are other options should be considered.



MAKE FOOD A DESTINATION

In other cities, historic markets have become destinations for food, both creating economic development opportunities and encouraging healthy eating. Food is a place-making tool for neighborhood and ethnic identity. The Logan Street Market in Louisville, and Findlay Market in Cincinnati attracts visitors both locally and regionally and can become a destination.

Agricultural parks, food belts, and preservation districts can promote a history of agriculture and take advantage of growing awareness and popularity of farm-to-table food returning the land to productivity and linking urban and rural areas. Black Soils in Lexington is an organization that is working to bring healthy and affordable foods to neighborhoods and could be a resource as the neighborhood addresses the food desert issue.



INCORPORATE ACCESS TO HEALTHY FOOD INTO LOCAL LAND USE AND ECONOMIC POLICY

The neighborhood should invest in vacant lands, just as they identify where to invest in development. Paris and Bourbon County can institute urban agricultural policies and allow vacant land to be used for community gardens. Community centers or churches can be retrofitted with enhanced kitchen facilities to enable community cooking or nutrition programs.



Make It Active

Planning and urban design can be employed to create an active community.

Because the West Side Neighborhood is so dependent on the automobile to access goods, services, employment, and recreation, the physical design of the neighborhood is very auto centric. The automobile has changed our environment more quickly than any other occurrence. Land use patterns and community design are based on mobility, accessibility and connectivity centered around automobiles, parking, and traffic. This principle of the plan reinforces the need for design as an important component to activate a community.

COLLOCATE ACTIVITIES

Recreational opportunities in Chief Reed Park should provide universal appeal. For instance, provide adult exercise equipment or walking tracks near children's playgrounds to offer an opportunity for parents and guardians to exercise while they are supervising their children. Senior center activities could be collocated with libraries and schools, taking advantage of older adults' experience and time to engage in educational opportunities for children. Access to safe neighborhood play spaces for children is associated with higher rates of physical activity and lower rates of time spent watching television and playing video games.



IMPLEMENT ACTIVE-LIVING GUIDELINES

Studies show that vehicle-pedestrian traffic accidents are more than twice as likely to occur in places without sidewalks, and more than 40 percent of pedestrian fatalities occur where no crosswalk is available. Design guidelines to address the need for neighborhood sidewalks for pedestrians can only enhance the ability of residents to walk safely and provide for greater interaction

DESIGN FOR FLEXIBILITY

To enhance the efficiency of land uses in the neighborhood design considerations should be maximized for resident engagement. It is evident that single use facilities such as school buildings, sports facilities, and playgrounds should be open to the public through scheduled programming and for appropriate informal use. This has been a cornerstone of the West Side planning initiative with meetings being held at the high school and the site of the farmers market. More utilization of these types of spaces for public use is a good design element and should be encouraged.


Goals for the West Side Neighborhood

At the center of the West Side Neighborhood Action Plan are six strategic goals for neighborhood revitalization that lay the foundation and framework for building a stronger neighborhood. The emphasis is on improving the quality of life for the residents of the community through housing, education, health care, mobility, economic security, and safety. These six goals address deep needs in the community and include organizational and operational elements that will lead to long-term changes in the way the City of Paris interacts with partners and delivers services to residents.



1
CREATE A COLLECTIVE IMPACT FRAMEWORK

This goal promotes and manages collaboration and planning coordination among neighborhood organizations, governmental agencies, nonprofit service providers, and philanthropic funding organizations to leverage resources and enhance effectiveness. In this way, all stakeholder organizations and partners committed to helping the neighborhood thrive may come together to create the foundation of the West Side's future.




2
ALLEVIATE POVERTY

This goal focuses on increasing earnings for low wage earners, targeting and expanding workforce training, prioritizing K-12 education opportunities for children, addressing homelessness, health programs to improve the quality of life of people living in the West Side Neighborhood.



3
FIGHT BLIGHT

This goal works to identify and target blighted properties more strategically and effectively to eliminate their negative impact on neighborhoods and return them to productive use.



4
ATTRACT AND CREATE A MIXED INCOME NEIGHBORHOOD

This goal focuses on identifying piloting programs that promote neighborhood assets, eliminating barriers to neighborhood revitalization and infill, and addressing neighborhood infrastructure needs.



5
EXPAND HOMEOWNERSHIP

This goal encourages a wider range of housing types to respond to emerging preferences, identifies incentives for infill development and home improvement in the West Side neighborhood, expands programs to reach a broader range of potential home buyers, and develops partnerships to increase the pool of eligible loan applicants.



6
ENHANCE RENTAL OPTIONS

This goal works to raise the quality of rental housing through better design standards and proactive and systematic code enforcement, expands affordable housing that aligns planning and investment.

2

Existing Conditions



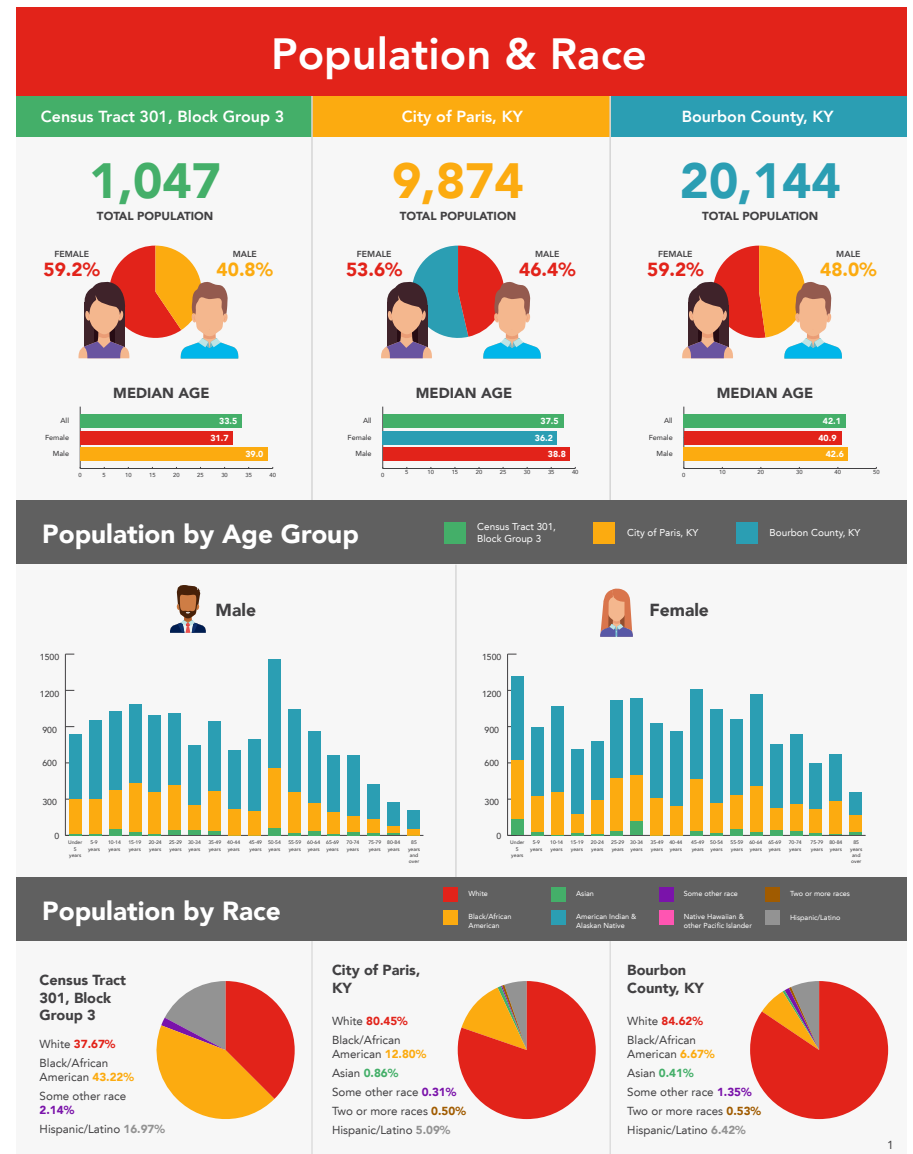
Existing Conditions

DEMOGRAPHICS & POPULATION TRENDS

There are 501 housing units and 1,047 people living in the West Side Neighborhood in the City of Paris, KY. This neighborhood contains 10.6% of the city's population and 11.4% of all housing units of the city. Overall, the neighborhood area has become more diverse in recent years than the other areas of Paris. The population trend of the neighborhood for the 4-year period between 2014 and 2018 includes an increase of overall population (+9.4%), racial and ethnic diversity, education, and household income.

The population by age group composition for this neighborhood is similar to the overall composition of Paris with the neighborhood having a population median age of 33.5 and the city's being 37.5. The number of children living in the neighborhood, 261, is about 24.9% of the residents and 272, or about 26.0%, of the residents are aged 60 and over. Both percentages are similar to the overall city average (24.2% for children and 21.7% for 60 and over) for these age groups.

The racial makeup of this neighborhood is primarily Black (52.1%), White (45.4%) and the remaining 2.5% divided among other races, and 20.4% having Hispanic or Latino origins. While the area's overall population has increased from 957 in 2014 to 1,047 residents in 2018, the largest changes to the racial makeup were the 120.93% increase in Whites (actual number +260), the 25.75% decrease in Blacks (actual number -189), and the 219.40% increase in Hispanics or Latinos (actual number +147). In addition, the number of foreign-born residents has increased by 381.48% (actual number +103) from 2014 to 2018. A summary of demographic and population trends from 2014 to 2018 for both West Side Neighborhood and the City of Paris is presented in the demographic characteristics table on the next page.



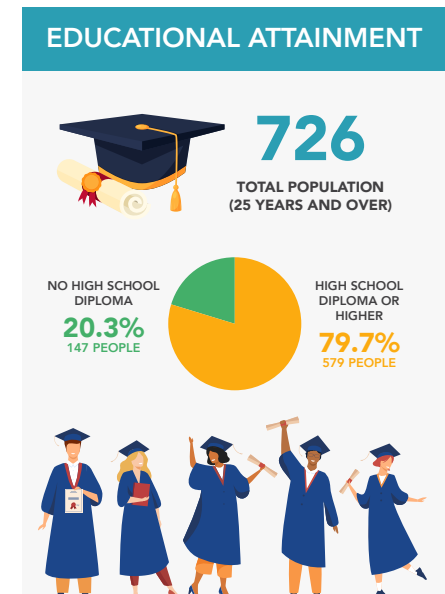
Demographic Characteristics	2014 Estimate	2018 Estimate	Percent Change from 2014-2018
TOTAL POPULATION			
West Side Neighborhood	957	1,047	9.40%
City of Paris	9,746	9,874	1.31%
POPULATION BY RACE			
West Side Neighborhood			
White	215	475	120.93%
Black/African American	734	545	-25.75%
Some other race	0	27	∞
Two or more races	8	0	-100.00%
Hispanic/Latino	67	214	219.40%
City of Paris			
White	8250	8369	1.44%
Black/African American	1,274	1,332	4.55%
American Indian & Alaskan Native	21	0	-100.00%
Asian	10	89	790.00%
Some other race	109	32	-70.64%
Two or more races	82	52	-36.59%
Hispanic/Latino	793	529	-33.29%
FOREIGN BORN			
West Side Neighborhood	27	130	381.48%
City of Paris	457	451	-1.31%
POPULATION (AGE 5+) THAT SPEAK A LANGUAGE OTHER THAN ENGLISH			
West Side Neighborhood	61 out of 895	178 out of 902	189.54%
	6.82%	19.73%	
City of Paris	600 out of 9148	530 out of 9094	-11.14%
	6.56%	5.83%	

EMPLOYMENT & EDUCATION

For the West Side Neighborhood, the occupation category that has the highest percentage of civilian employed population is in the service occupations (32.99%) with the least percentage in the sales and office occupations (9.60%). The highest and lowest percentage of civilian employment population differs for the City of Paris to where the highest percentage is the management, business, science, and arts occupations (28.21%) and the lowest percentage is the natural resources, construction, and maintenance occupations (10.62%). Overall, the employment rates for the neighborhood (62.78%) and the city (59.29%) are nearly similar.

With the median income of the residents of the West Side Neighborhood (\$33,333) being lower than the overall City of Paris (\$41,855), this coincides with the fact that the majority of the residents of the West Side Neighborhood work in non-office occupations versus office occupations.

Regardless of income and employment occupation, the percentage of the population who has at least a high school diploma been similar for both the neighborhood (79.75%) and the city (84.61%). Furthermore, it is worth mentioning that the median incomes have significantly increased for both the neighborhood (about \$19,800) and the city (about \$9,500). A summary of the employment and education trends from 2014 to 2018 for both West Side Neighborhood and the City of Paris is presented in the occupation characteristics table on the next page.



Occupation Characteristics	2014 Estimate	2018 Estimate	Percent Change from 2014-2018
POPULATION (AGE 25+) WITH AT LEAST A HIGH SCHOOL DIPLOMA OR HIGHER			
West Side Neighborhood	569 out of 647	579 out of 726	-9.32%
	87.94%	79.75%	
City of Paris	5216 out of 6347	5628 out of 6652	2.95%
	82.18%	84.61%	
TOTAL CIVILIAN EMPLOYED POPULATION (AGE 16+)			
West Side Neighborhood	358 out of 747	479 out of 763	30.99%
	47.93%	62.78%	
City of Paris	4091 out of 7554	4577 out of 7720	9.47%
	54.16%	59.29%	
OCCUPATION CATEGORY - WEST SIDE NEIGHBORHOOD			
Management, business, science, and arts occupations	32 out of 358	78 out of 479	82.18%
	8.94%	16.28%	
Service occupations	148 out of 358	158 out of 479	-20.21%
	41.34%	32.99%	
Sales and office occupations	33 out of 358	46 out of 479	4.18%
	9.22%	9.60%	
Natural resources, construction, and maintenance occupations	26 out of 358	88 out of 479	152.96%
	7.26%	18.37%	
Production, transportation, and material moving occupations	119 out of 358	109 out of 479	-31.54%
	33.24%	22.76%	

OCCUPATION CATEGORY - CITY OF PARIS			
Management, business, science, and arts occupations	1094 out of 4091	1291 out of 4577	5.48%
	26.74%	28.21%	
Service occupations	888 out of 4091	1115 out of 4577	12.23%
	21.71%	24.36%	
Sales and office occupations	911 out of 4091	986 out of 4577	-3.26%
	22.27%	21.54%	
Natural resources, construction, and maintenance occupations	393 out of 4091	486 out of 4577	10.53%
	9.61%	10.62%	
Production, transportation, and material moving occupations	805 out of 4091	699 out of 4577	-22.39%
	19.68%	15.27%	

TRANSPORTATION & INFRASTRUCTURE

For most neighborhoods, infrastructure elements typically include roads, sidewalks and bike lanes. For infrastructure elements, these typically include underground utility mains, (i.e. water, gas sanitary sewer, and stormwater), overhead utility lines (i.e. electric and telecommunications), and aspects of the built environment such as parks and greenspaces. While the West Side Neighborhood has some of the typical transportation and infrastructure elements, most of the challenges for both types of elements relate to their age, condition, and capacity issues.

The City is working to address sanitary sewers and stormwater issues through annual budgeting and capital processes. The City owns close to one million linear feet of storm drainage system. More than half of the system has exceeded its lifespan and much of it is beginning to fail, causing sinkholes in streets and in yards.

The neighborhood currently has issues with their underground utility mains, most notably with the water and sanitary sewer mains. The central part of the neighborhood, where Marshall, Williams, Hanson, and Gano Streets and Higgins, Thomas, and Lilleston Avenues are located, has some of the oldest water and sanitary sewer mains in the city with some of these mains being in poor condition. As for the water mains separately, their major issue is having insufficient water pressure going through them to where the fire protection services are negatively affected. As for the sanitary sewer mains, their major issue is that some of their laterals are very old and costly to fix or replace to where the repairs or replacements are not completed due to their costs being the property owners' responsibility.



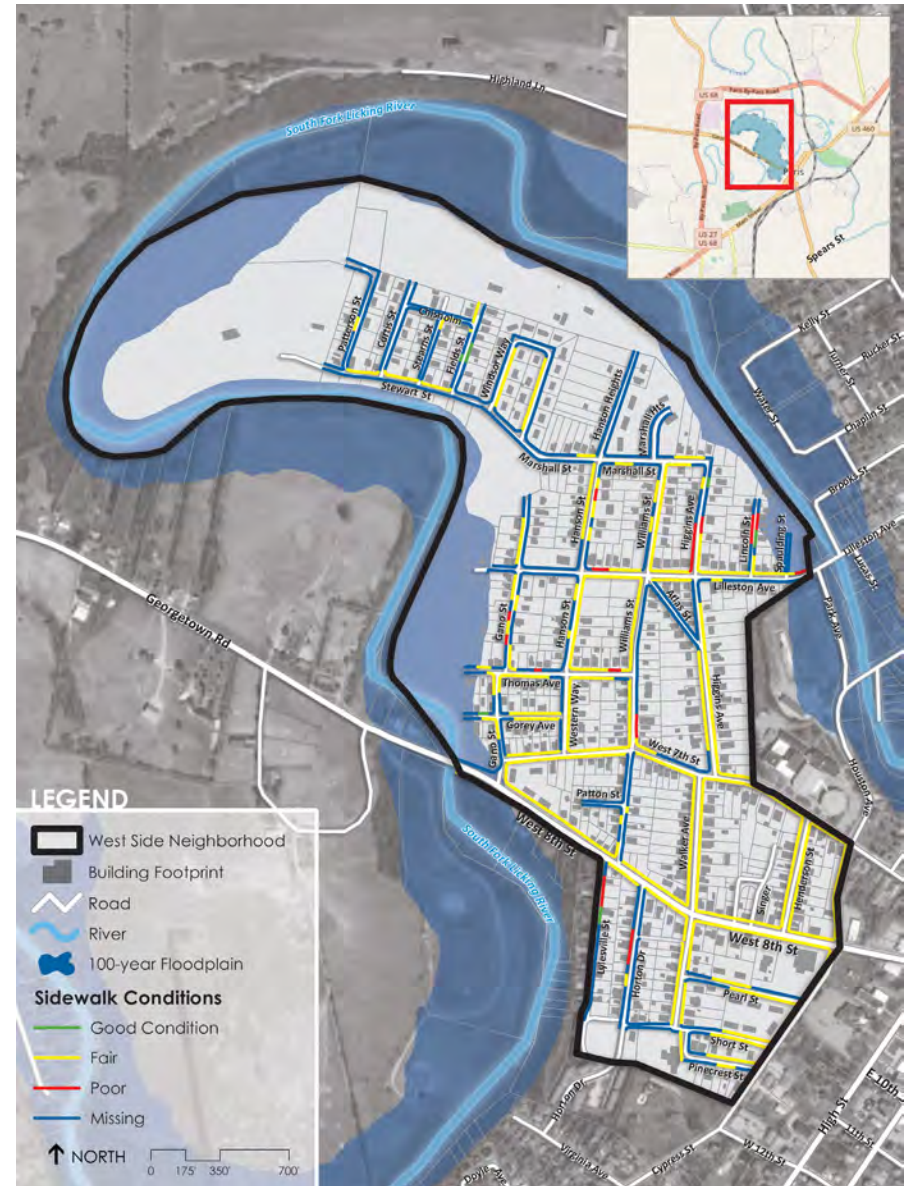
For smaller cities similar to the size of Paris, the transportation elements they usually include are roads and sidewalks. A notable transportation concern for in the area is the lack of sidewalks and/or curb & gutters on many residential streets, especially in the central part of the neighborhood. The property owners in Paris actually own and maintain the sidewalks and curb & gutters within their property lines, except along the streets that are within the state primary road system such as Eighth Street. In addition, due to the nature of the sidewalk and curb & gutter ownership, the neighborhood also has an incomplete sidewalk network with some of the existing sidewalks being in poor condition. Conversely, if sidewalks and curb & gutters are added along the streets that are lacking them, storm water management, pedestrian safety, and aesthetics will greatly improve for the neighborhood.

A notable transportation concern in the area is the lack of sidewalks on many residential streets, an incomplete sidewalk network on major arterial and connector streets, and the poor condition of many existing sidewalks on the local streets in the area. These current conditions make sidewalk and other infrastructure projects challenging. One of these existing conditions is that most of the street right-of-ways are between 14-26', which is considerably smaller than the standard right-of-way size. The smaller right-of-way, paired with housing built closer to the road and topography, make infrastructure projects challenging in the neighborhood, resulting in higher costs and longer project timelines.

Pedestrian infrastructure is especially important on routes to important pedestrian generators. Pedestrian generators, such as schools, parks, and commercial hubs (places of employment, service provider/offices, and places to shop) residents may want or need to walk to, should have bicycle and pedestrian connectivity.

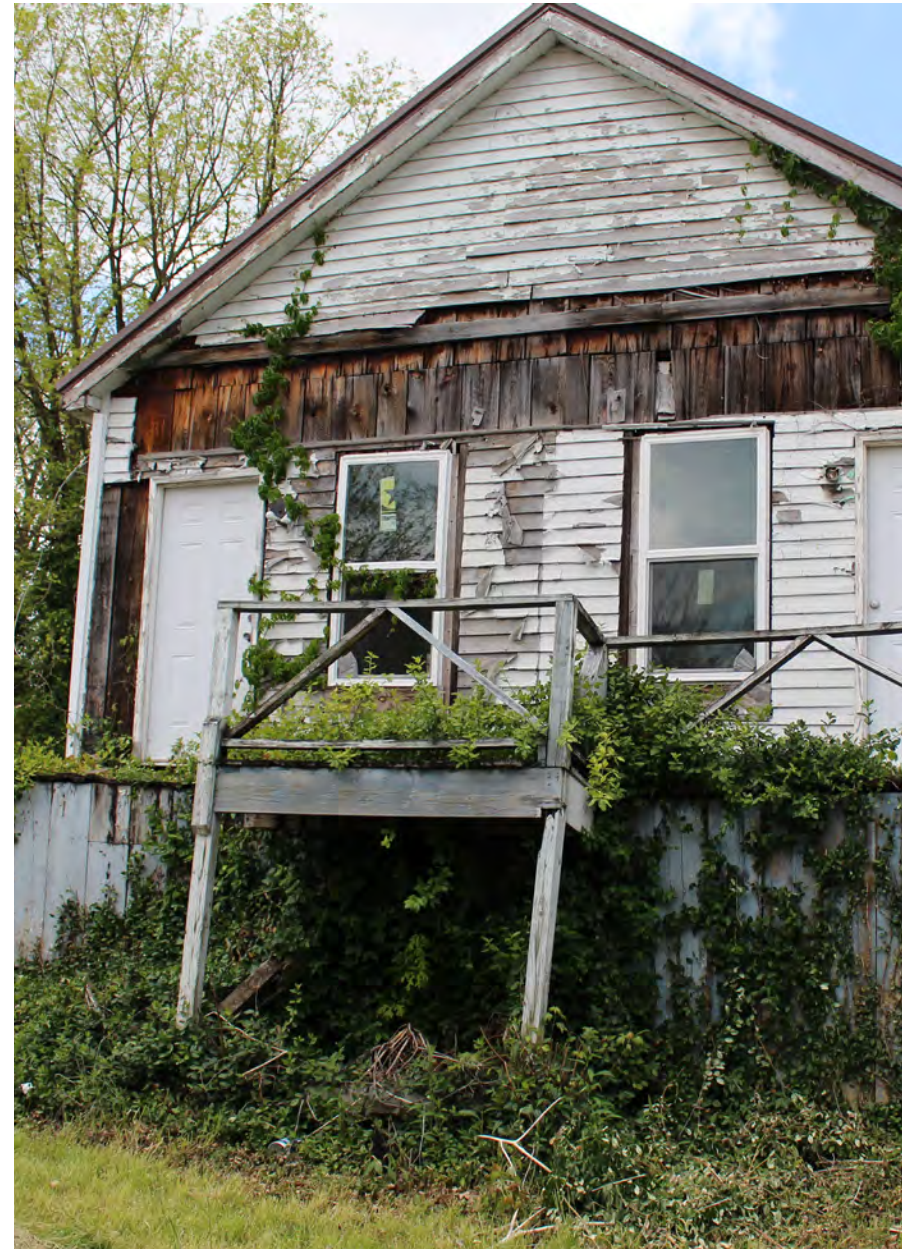
Being able to connect to neighborhood amenities, including churches, Chief Reed Park and other community assets, is a key priority for residents as well as being able to safely access amenities outside of the neighborhood boundaries regardless of physical ability. In order to achieve this goal, residents identified where existing infrastructure needs improvement and where additional, new infrastructure needs built.

Sidewalks Conditions Map



HOUSING

The housing analysis provides a profile of the local housing conditions and trends in the study area. Census tract data from the 2009 - 2013 American Community Survey (ACS) five-year estimates is used in the analysis to understand housing characteristics and the residents who live in the neighborhoods. There are 410 households in the neighborhood. Less than half of the residents live in single-family, detached housing 30.4% and 52.6% are renter occupied units. The majority of renter households consisted of 58 renter occupied households provided by the Paris Housing Authority and 56 privately owned renter households located in the Avonlea Townhouse development. The neighborhood is lacking a variety of housing types with densities consisting primarily of single-family style housing units. The neighborhood can be characterized as a low-density neighborhood with 97 vacant and underutilized properties, scattered throughout the community. The neighborhood has 501 housing units with 66% or 331 structures built in 1969 or earlier indicating that the neighborhood properties are aging, which may indicate that property maintenance and taxes may be an issue, with several of the housing units in need of some repairs. The median family household income is \$33,333. The home value is \$77,400, which is significantly lower than the Paris average at \$165,800. Household income is measured by income generated by persons living in the same household. This is significant because residents in this neighborhood are living on a lower than average income when compared to Paris.



The following map outlines all current housing and property conditions that challenge the West Side neighborhood, including occupied properties with code violations, vacant and blighted properties, and unmaintained vacant lots. Based on a field survey there were 9 vacant dilapidated structures and approximately 97 vacant residential parcels of land, as identified on the housing conditions map.

The plan identifies a strategy for vacant homes and occupied structure with exterior code violations in order to stabilize the neighborhood's housing market and improve quality of life for residents.

Blighted, Abandoned, and Dilapidated Properties



Core Strategies

The following are descriptions of the core strategies assigned to address vacant and occupied property with exterior code violations throughout the neighborhood. These strategies are necessary to bring the property into compliance or otherwise eliminate blight and disinvestment in the neighborhood.



CODE ENFORCEMENT: This strategy seeks to have the home repaired through code enforcement by the City of Paris. Inspectors can issue warnings, administrative penalties. This is especially critical for occupied structures with violations and key vacant structures that are of significance to the fabric of the neighborhood and should be salvaged rather than demolished, if economically feasible.



DEMOLISH VIA CITY OF PARIS: Properties that are vacant, severely deteriorated, are recommended in the plan for demolition by the City of Paris. These also include properties that must be urgently demolished because they are an immediate health and safety hazard and require urgent action to stabilize neighborhood conditions. There were 10-11 structures that appear as to be beyond repair.



REHABILITATION: This is a strategy that can be applied to properties that are in relatively good condition, but have some conditions which are hindering direct sale on the private market (e.g. tax delinquency). Many of these homes need some level of code enforcement. A collaborative effort by the City and West Side Neighborhood should be considered to target these properties so that they may be rehabilitated and re-occupied by residents of the neighborhood with the means to do so. Rehabilitated homes should be marketed to homeowners, in order to build a stronger ownership housing market activity in the neighborhood.

Neighborhood-wide Strategies

In order to strengthen the housing market and build a stronger community, several strategies have been identified to complement the targeted property strategies.



MARKET-BUILDING ACTIVITY: Gateway signage, a neighborhood website, and landscape improvements (such as the Chief Reed Park Lilly flowers project) can all help to build a strong neighborhood identity and market the neighborhood to potential residents.



ENCOURAGING HOMEOWNERSHIP: As properties are rehabilitated, they should be marketed to owner-occupants in order to strengthen the housing market of the neighborhood. Example Community Ventures Corporation.



COMMUNITY BUILDING: Resident-driven activities, in collaboration with Neighborhood Associations and local community-based organizations (Habitat), can strengthen community ties and beautify the neighborhood.



ENGAGING ANCHOR INSTITUTIONS: Several anchor institutions are located either within or adjacent to the West Side neighborhood, including the local banks or lending institutions, Hopewell Museum, and several faith-based churches. These institutions may be able to provide meeting locations, as well as sources of funding for community projects.



ECONOMIC DEVELOPMENT: The City should establish an incentive program targeted to assist new and existing businesses in the neighborhood. Community Ventures Corporation has an established incentive program that provides micro-enterprise loans to neighborhood entrepreneurs and potential candidates.

LAND USE & ZONING

The land use section includes an area-wide look at patterns of development that currently exists in the existing land use, zoning, infrastructure, and environmental considerations. These considerations are important because they will ultimately help the neighborhood evaluate its current development initiatives and then decide how to move forward based on a collective community vision.

The West Side neighborhood can best be characterized as a low-density residential community that is surrounded by the South Fork Liking River to the north, east and western boundaries, which creates, environmental, development and flooding issues and concerns. Based on PVA data analysis, the land use characteristics include a high percentage of residential land that consists of renter occupied housing 52.7% and 30.4% being owner occupied housing. The high percentage of renter occupied units can be attributed in part to the number of public assistance units provided by the Housing Authority of Paris primarily located along Pearl. Short and Pinecrest Streets in the southern part of the neighborhood, units on Marshall St. to the North. The PVA parcel data indicates, the neighborhood has a total of 583 parcels of land with approximately 17% or 100 parcels being vacant, there are 12 parcels that are assessed as being commercial uses primarily located on West 8th and Cypress Streets, and there were 17 parcels that were considered tax exempt belonging to the City of Paris, churches, US Government, Housing Authority of Paris, Paris Independent Schools, and Paris Bourbon County. There are 11 vacant dilapidated structures scattered throughout the neighborhood consisting of 9 residential structures, 1 commercial structure along W. 8th and Williams Street (that has some historic characteristics), and 1 structure along Atlas street that was recently purchased by the City of Paris.

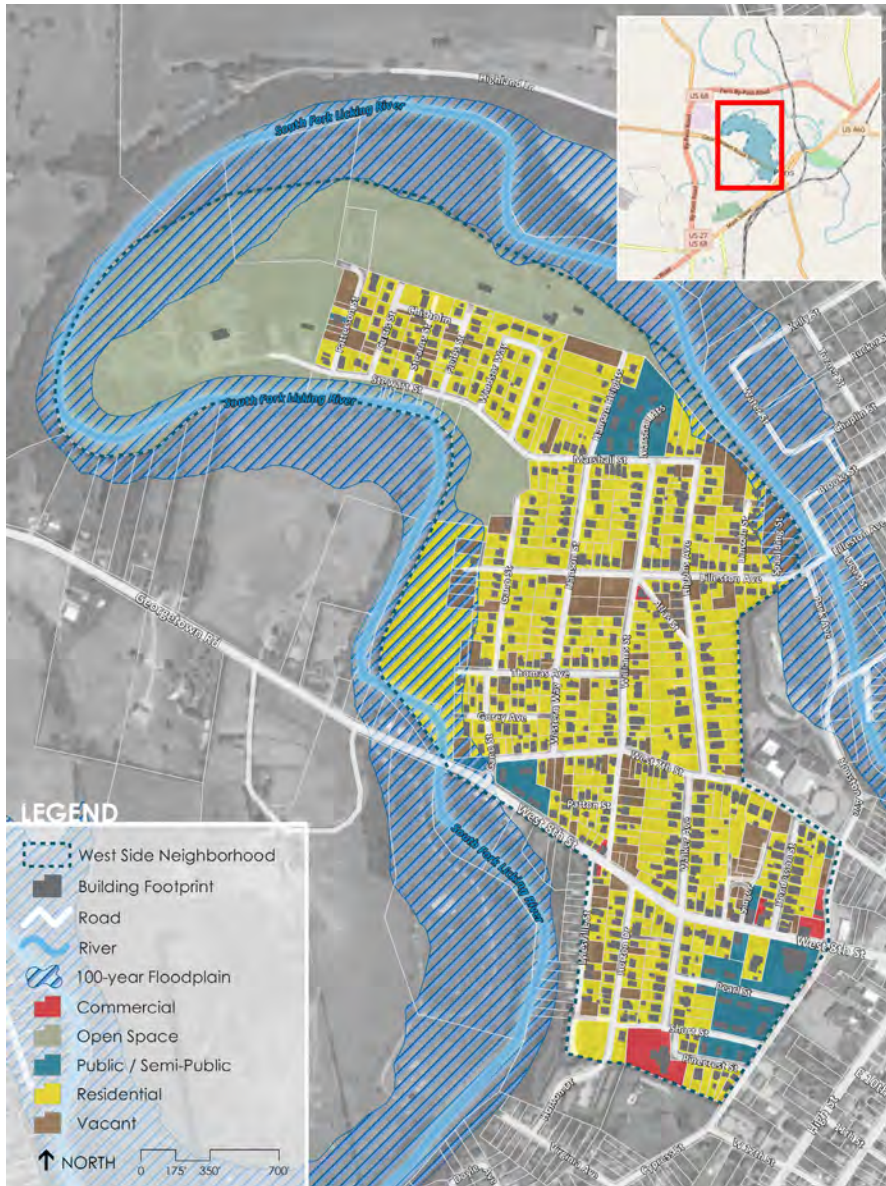
The neighborhood contains approximately 181 acres of land. These total acres are divided into 583 parcels with a breakdown of the land uses and parcels consisting of the following:

Land Use	Parcels
Residential	554
Vacant	97
Vacant Dilapidated	9
Public / Semi Public	17
Vacant Dilapidated	1
Commercial	12
Vacant	2 (Oliver, Jays)
Vacant Dilapidated	1 (Historic)

The most prevalent land use is the residential category with 83 acres or 46% that predominates the entire neighborhood. The commercial uses are located primarily along the edge of the community along W. 8th and Cypress Streets with very limited commercial uses within the neighborhood, one being the vacant Oliver's store located at the corner of 7th and Williams Streets. and Big Daddy's at the corner of 8th and Lylesville Streets. There is some limited warehousing use located along Cypress Street near 7th Street. There are no industrial uses located in the neighborhood. The major recreation use is the Chief Reed Park located at the end of Northwest end of Stewart Street before the access to the Paris Transfer Station. Other uses such as public housing, religious, and public /semi-public spaces are found throughout the neighborhood and not concentrated in any one area.

LAND USE		
Land Use	Acreage	% of Total
Residential	83	46
Open Space	73	40
Commercial	3	2
Public / Semi Public	7	4
Vacant	15	8
TOTAL	181	100

Land Use



ZONING

Land use and zoning policies are ultimately what determines what the built environment will look like within the neighborhood. By examining the current land uses and zoning as depicted in the neighborhood land use and zoning map, it becomes possible to identify several patterns and constraints within the neighborhood.

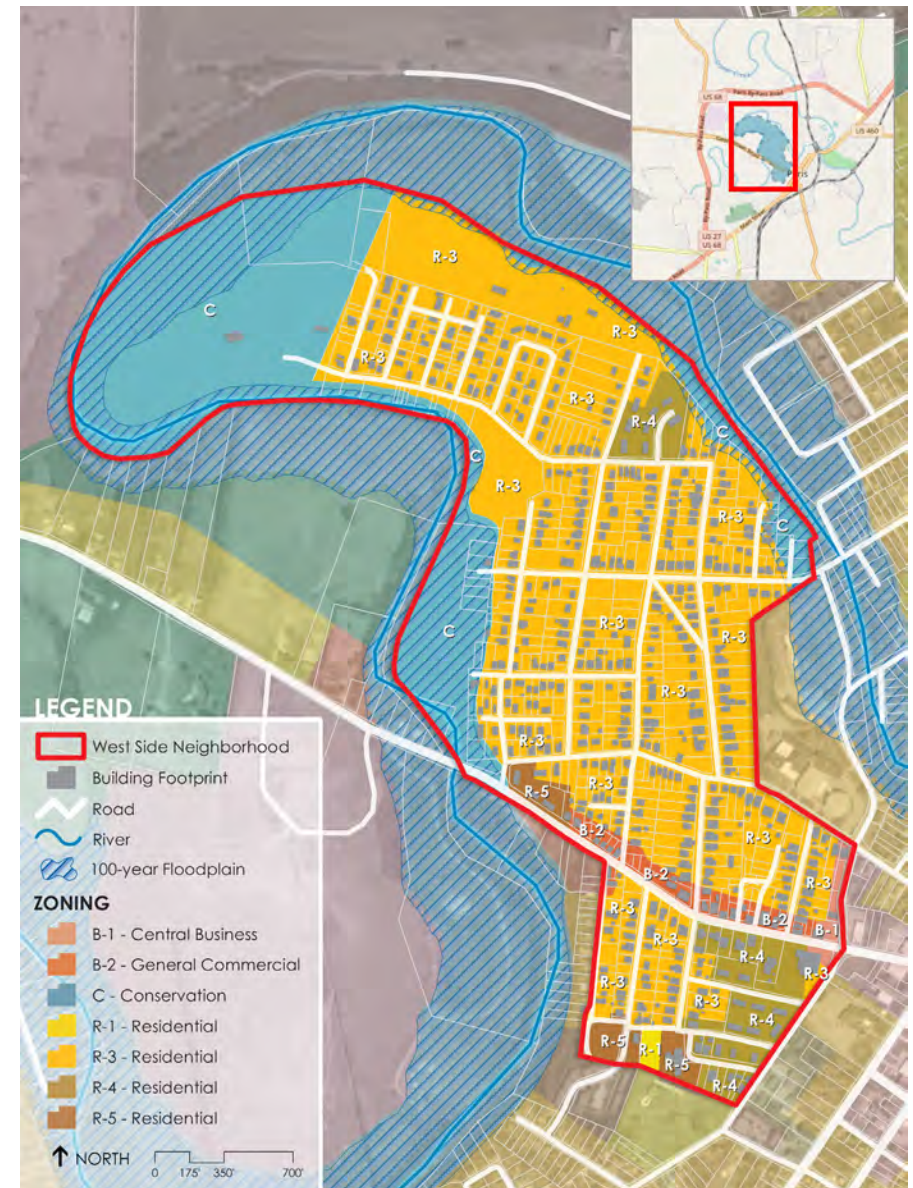
The West Side Neighborhood is currently zoned into six categories. These include, Business Zones, B-1, B-2 comprising 4.47 zoned acres or 2.4% and Residential Zones, R-3, R-4, R-5, comprising 96 acres or 54% and 80 acres or 44% that is zoned C which is open/farmland that has not been developed primarily because of its location near the South Fork Licking River and is subject to flooding issues. The Zoning classifications and acreages are as follows:

ZONING		
Zone	Acres	Total %
B-1	0.67	0.4
B-2	3.8	2
C	80	44
R-3	83	46
R-4	10	6
R-5	3	2
TOTAL	180.47	

The residential zones are located primarily throughout the central core of neighborhood with businesses and commercial zoning classifications located along the edges of the neighborhood along West 8th and Cypress Streets. The low-density zoning for the neighborhood is appropriate for the compatibility and uses that are currently being used with no adverse land uses having a negative impact. However, it should be noted that the Paris Transfer Station that is a public use, presents some conflicts with the community due to traffic and environmental concerns.

The neighborhood has limited accessibility by way of Horton, Cypress, 7th and 8th Streets which creates limited opportunities for enhancing the edges for development. In most occurrences the zones along the edges of the neighborhood can create barriers and interrupt neighborhood connectivity if not addressed properly. Accessibility and neighborhood connectivity can enhance and strengthen the community if redevelopment is to continue and expand. One strategy to improve connectivity and neighborhood enhancement would be implementation of an infill zoning and regulatory permitting exceptions strategy when infill and edge development opportunities presents itself for the neighborhood.

Zoning



3 Concept Plan



Concept Plan

The concept plan focuses on projects and strategies to enhance the existing neighborhood and to integrate new developments that will strengthen the physical social and economic fabric. The intent is to provide a development framework that guides both public infrastructure and private investment efforts to revitalize the area to a more livable and sustainable place. The plan capitalizes on opportunities such as vacant parcels, the existing park, and other amenities, and proposes a highly interconnected street layout as building blocks for creating a safe walkable pedestrian friendly environment. The plan's recommendations include meeting the demand for a walkable neighborhood that has access to jobs housing and transportation resources that are attainable and equitable to everyone.

With the focus on connectivity through infrastructure, it is important to recognize that linking physical development together also creates linkages in social capital. Social capital refers to social network and resources needed to form trust and develop relationships. Developments that are walkable and provide a mix of land uses are more likely to have a higher level of social capital, as neighbors are more likely to know each other. Recommendations in the plan also advocate for social equity and economic opportunity for both existing and future residents. Past efforts from infrastructure policies to housing have not been adequate to advance projects that equally serve the neighborhood, both in terms of accessibility and mobility.

The following plan recommendations serve to articulate a vision for the neighborhood to help shape its short- and long-term future.

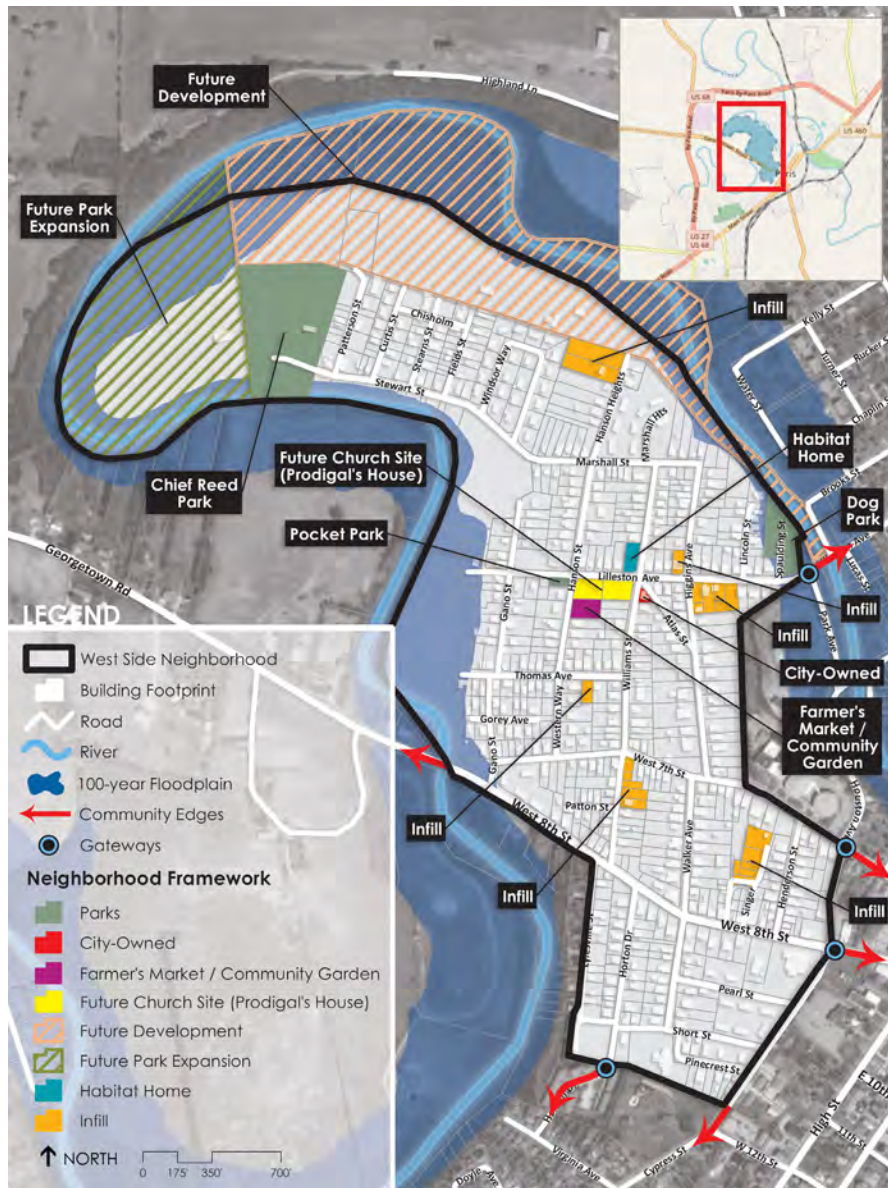
NEIGHBORHOOD CONNECTIVITY

Internal street connectivity within the neighborhood is significantly restricted due to numerous dead-end streets, like Gano, Hanson, Lincoln, Thomas, Gorey, and Lilleston. Disconnections are further compounded by recent market conditions, which have resulted in a fragmented development pattern. These dynamics within the built environment have created resident islands that are not connected to each other, further perpetuating social isolation and barriers redevelopment and economic opportunity.

The neighborhood lacks accessibility to available goods and services including healthy foods and other amenities. Many residents look directly outside of the neighborhood for services, which create issues of social equity and accessibility. Some residents are dependent on limited modes of transportation which create further mobility issues.

In looking at the needs of the community as part of the West Side Neighborhood Plan, connectivity is one of the foremost needs for enhancement of the neighborhood. Not just in terms of mobility and connectivity but also when evaluating safety. Additional opportunities for growth and stabilization are necessary for the enhancement of the neighborhood fabric.

Neighborhood Framework Map



INFRASTRUCTURE

The neighborhood has issues with underground utility mains, most notable with the water and sanitary sewer mains. The central part of the neighborhood, along Marshall, Williams, Hanson, and Gano Streets and Higgins, Thomas, and Lilleston Avenues have some of the oldest water and sanitary sewer mains in the city with some of these mains being in poor condition. As for the water mains separately, their major issue is having insufficient water pressure going through them to where the fire protection services are negatively affected.

The neighborhood is consisting of a system of sidewalks, curbs and gutters that are in disrepair or nonexistent in some areas. There is need for a comprehensive program for sidewalk, curbs, and gutters, to provide better access and mobility. The map provides a breakdown of those areas that are in the most need for sidewalk and curb and gutter replacement.

Water, wastewater, and stormwater infrastructure needs is a citywide issue as well as a West Side neighborhood concern and the City of Paris is undertaking a system wide study to address the needs of infrastructure. Once that study is completed, a better assessment can be made in order to properly accommodate future growth and redevelopment for the area.

HOUSING





The Westside neighborhood plan housing initiatives is designed to ensure that the neighborhood remains affordable and accessible to the full range of its residents and local businesses. This plan will focus on critical findings that indicate that it becomes more difficult for the community to strike a balance between strong demand for a safe neighborhood, while maintaining affordability and accessibility, without equitable development strategies and tools in place. We must ensure that strategies that are in place that prevent displacement of long-term residents and help protect their housing investments.

The need exists to encourage and assist in the development of programs for greater home ownership and opportunities within the neighborhood. Based on the 2010 US Census, there is a disproportionate high number of renter occupied units 32% compared to a 50% owner occupancy rate in the neighborhood with a 18% vacancy rate. When you compare the PVA data for the West Side, it tells a different story of the renter compared to ownership breakdown. The PVA data indicates that there are 30% owner occupied units compared to 53% renter occupied units. When this data is analyzed from both the census and the PVA, it recognizes that regardless of the source of information, the home ownership rate is far too low, when compared to the average homeownership rate in the United States at 65%. It is imperative that strategies are implemented to increase the home ownership within the neighborhood by providing programs that enhance the opportunity for home ownership.

The Paris Bourbon County housing market cannot solve this issue by itself. Left unaddressed, the neighborhood lacks the economic diversity to provide benefits to those who most need them and will fall short of its potential to become a viable and sustainable neighborhood. Both public and private interventions are needed.

It is within the context of this neighborhood plan to seek to capitalize on the opportunity created by this momentum towards developing a sustainable viable neighborhood, to address the housing needs to ensure that an economic and diverse neighborhood is developed that can provide housing for everyone.

The plan recommends the following housing strategies:

-  1 Preserve and prevent the loss of attainable housing due to issues of affordability, income, and tenure
-  2 Provide a good mix of housing that is attainable and will accommodate the needs of families and seniors.
 - a) Determine the feasibility of establishing a housing trust fund
 - b) Creation of a Community Land Trust
 - c) Utilization of local nonprofits, Habitat, Churches
 - d) Focus efforts on acquisition and rehabilitation of existing housing stock
 - e) Zoning & development incentives that can encourage new development
-  3 Create home ownership opportunities for low – and moderate-income households.
 - a) Utilization of Community Development Block Grant, Community Ventures, Federal Home Loan Bank and other funding sources and programs.
 - b) Housing rehabilitation assistance
 - c) Housing Education
-  4 Expand affordable and quality rental opportunities through and preservation of existing rental and development of new units.

Support and encourage greater code enforcement efforts to remove vacant and dilapidated housing and support infill development on those lots.

PARKS/ RECREATION

The neighborhood is comprised of one park Chief Reed Park, located in the northeastern quadrant of the neighborhood accessible only from Stewart Street. The Park is adequate in size and has adequate amenities that could be enhanced or updated. Parking is very limited and inadequate, with sidewalk accessibility along Stewart Street consisting of a very narrow approximately 2' wide sidewalk and no sidewalk from Patterson Street along Stewart to the park. Park goers have to walk along the very narrow road to access the park. The sidewalks are inadequate and too small to walk or ride a bicycle with accessibility and safety made even more difficult due to the traffic that is going to the City owned transfer station next to the park. Facilities in the park include:

- 1) Shelter
- 2) 2-Basketball courts
- 3) Playground equipment
- 4) Swings

A need exists for smaller lot or playground designed for small children that is centrally located within the neighborhood that would be more accessible and easily walkable for those residents living close by and could serve more of the children.

RECOMMENDATIONS:

- 1) Enhance and improve Chief Reed Park with additional amenities
- 2) Establishment of a small interior "tot lot" more centrally located in the neighborhood.
- 3) A long term recommendation would be the relocation of the transfer station to a more accessible location in the County. This site could then be planned for a larger city owned park with walking trails and ball fields and other amenities that could serve the county residents.

West Side Neighborhood Strategic Action Plan



Chief Reed Park - Concept Plan

West Side Neighborhood Strategic Action Plan

16 SEPT 2020
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CONSULTANTS

PUBLIC SAFETY

Neighborhood safety issues relating to crime and drugs was identified as a priority in the committee and neighborhood meetings, with greater coordination with the Paris Police Department being one of its primary recommendations. It was also discussed the need to build and redefine the relationship with the police. The potential outcomes of these efforts could possibly lead to the development and implementation of an effective community safety strategies that could lead to positive impacts on reducing neighborhood crime and enhancing the quality of life in the neighborhood. This can be accomplished by combining the efforts and resources of the police, local government, and community members.

Many of the recommendations presented in the plan work toward improving public safety. Although recommendations may not specifically address crime intervention, they do present reduction initiatives by addressing neighborhood conditions. Targeting investment and infrastructure improvements to expand access to education, employment, parks and recreation, and affordable, safe housing are prevention strategies and help reduce crime.

Through the public engagement process, issues related to public safety such as crime and the need for increased police presence in the neighborhood were a common concern. The Paris Police and other officials have been engaged in the planning process and have worked well with the residents in addressing crime and community policing concerns. The plan recommends that this relationship between the community and safety officials be formalized with the implementation of the following community policing strategies:

NEIGHBORHOOD WATCH PROGRAM

Establishment of a neighborhood watch program with residents having the availability to anonymously call in crimes or illegal activities that may be occurring in the neighborhood.

PHILOSOPHY AND ORGANIZATIONAL STRATEGY

Create a community policing philosophy that allows the police and the residents to work closely to get in creative ways to solve the problems of crime, illicit drugs, fear of crime, physical and social disorder (from graffiti to addiction), neighborhood decay, and the

overall quality of life in the community. The philosophy rests on the belief that people deserve input into the police process, in exchange for their participation and support. It also rests on the belief that solutions to today's community problems demand freeing both people and the police to explore creative, new ways to address neighborhood concerns beyond a narrow focus on individual crime incidents.

COMMITMENT TO COMMUNITY EMPOWERMENT

Create a community organizational strategy that demands that everyone in the police department, including both civilian and sworn personnel, investigate ways to translate the philosophy of power-sharing into practice. This demands making a subtle but sophisticated shift so that everyone in the department understands the need to focus on solving community problems in creative, and often ways, that can include challenging and enlightening people in the process of policing themselves. Within the community, citizens must share in the rights and responsibilities implicit in identifying, prioritizing, and solving problems, as full-fledged partners with the police.

DECENTRALIZED AND PERSONALIZED POLICING

Create and develop a new breed of line officer who acts as a direct link between the police and the people in the community. Police officers must be freed from the isolation of the patrol car and the demands of the police radio so that they can maintain daily, direct, face-to-face contact with the people they serve in a clearly defined beat area. Ultimately, all officers should practice the community policing approach.

IMMEDIATE AND LONG-TERM PROACTIVE PROBLEM SOLVING

Establish continuous, sustained contact with the law-abiding residents in the community, so that together they can explore creative new solutions to local concerns, with private citizens serving as supporters and as volunteers. As law enforcement officers respond to calls for service and make arrests, they also go beyond this narrow focus to develop and monitor broad-based, long-term initiatives that can involve all elements of the community in efforts to improve the quality of life. As the community's ombudsman, the community policing officer also acts as a link to other public and private agencies that can help in a given situation.

6 ETHICS, LEGALITY, RESPONSIBILITY AND TRUST

Develop a contract between the police and the citizens they serve, one that offers hope of overcoming widespread apathy while restraining any impulse of vigilantism. This new relationship, based on mutual trust and respect, also suggests that the police can serve as a catalyst, challenging residents to accept their share of responsibility for the overall quality of life in the community. Community policing means that citizens will be asked to handle more of their minor concerns themselves, but in exchange, this will free police to work with residents on developing immediate as well as long-term solutions for community concerns in ways that encourage mutual accountability and respect.

7 HELPING THOSE WITH SPECIAL NEEDS

Explore new ways to protect and enhance the lives of those who are most vulnerable juveniles, the elderly, minorities, the poor, the disabled, the homeless. It both assimilates and broadens the scope of previous outreach efforts such as crime prevention and police community relations.

8 GRASS-ROOTS CREATIVITY AND SUPPORT

Promote the judicious use of technology, but it also rests on the belief that nothing surpasses what dedicated human beings, talking, and working together, can achieve. It invests trust in those who are on the frontlines together on the street, relying on their combined judgment, wisdom, and experience to fashion creative new approaches to contemporary community concerns.

9 BUILDING FOR THE FUTURE

Provide decentralized, personalized police service to the community. Recognizing that the police cannot impose order on the community from the outside, but that residents must be encouraged to think of the police as a resource that they can use in helping to solve contemporary community concerns. It is not a tactic to be applied and then abandoned, but a new philosophy and organizational strategy that provides the flexibility to meet local needs and priorities as they change over time.

Reference: Trojanowicz, Robert & Bucqueroux, Bonnie (1990). Community Policing: A Contemporary Perspective. Cincinnati, OH: Anderson Publishing Co.





4

Implementation

IMPLEMENTATION

The West Side Neighborhood Plan is a guide for both public and private investment and future activities which will be implemented over a long period of time in response to public funding, government agencies, neighborhood leadership, business and property owners, and the development community. The recommendations reflect the efforts of residents, public officials and other committed individuals and organizations that participated in public meetings and the three project planning committees. Their recommendations include a range of ideas, with some being low-cost solutions with implementation right away, while others require more long-range timeframes and extensive funding.

Most implementation strategies will require collaboration among partners, and the plan encourages developing partnerships with government agencies, non-profits, residents, business owners, and other community members. Partnerships are important to the achievement of each of the goals and objectives outlined in the plan. The implementation activities will occur at different times, some may occur within the next year while others may take place in the next few years depending on budget cycles, public willingness and prioritization. By encouraging the development plan, the City of Paris and the Planning Commission will demonstrate the government's commitment to the implementation of the plan. However, every action item listed in this plan will require separate and specific implementation. Recognition of the plan does not, on its own, begin the implementation of any item. Nor does it legally obligate the city to implement any particular action item.

The Implementation schedule and action steps on the following pages provide guidance as to the type of implementation required as well as action from lead agencies.



CAPITAL PROJECT

There may be issues in the neighborhood that require major capital expenditures in public investment, such as sidewalk improvements, acquisition of vacant parcels or demolition of dilapidated structures. In these instances, the guidance provided by the plan will be critical to guarantee the project will proceed in a fashion that keeps in mind the overall long-term interests of the neighborhood. Capital improvement projects may be funded by a variety of sources



POLICY OR PROGRAMMATIC STRATEGIES





Re strategies may require policy of programs to be established. In some cases, it identifies resources that are already in effect or may require new initiatives.














NEIGHBORHOOD DRIVEN




These strategies will require neighborhood action with support from the city or other institutions comma organizations or other funding sources.








IMPLEMENTATION SCHEDULE





ACTION ITEMS	COMMITTEES	PARTNERS	POTENTIAL FUNDING SOURCES	TIMELINE	COSTS
COORDINATION and COLLABORATION					
<i>1.1 POLICY: Promote inter-agency collaboration, leveraging of resources, coordination, and services.</i>					
<p>ACTION STEPS</p> <p>1.1.1: The three Taskforce Committees: (Arts & Recreation, were created through this planning process to establish an organizational framework that will manage neighborhood planning strategies among diverse public and private agencies engaged in housing, transportation, education, work force training, and other neighborhood-based service providers. The three Taskforce can also serve as an implementation tool to assist in identifying funding mechanisms.</p>		City, County, P&Z	State, Local & Federal Government	Short Term	\$
<p>1.1.2: Establish and maintain a common agenda and shared work program among the Neighborhood Plan partner agencies. Support the shared work program with multiagency resources. Establish a shared monitoring program to measure outcomes.</p>		City, County, P&Z, Neighborhood	State, Local & Federal Government	Short Term	\$
<p>1.1.3: Identify and leverage existing and prospective resources available within a one to five-year timeframe for deployment towards achieving the strategic goals of the Neighborhood Action Plan. Begin with identifying City of Paris and Bourbon County resources and then expand to address multiagency and other resources.</p>		City, County, P&Z, Neighborhood, Police	State, Local & Federal Government	Long Term	\$\$
<p>1.1.4: Host an ongoing series of neighborhood meetings to foster dialogue on the Plan’s identified neighborhood issues.</p>		Neighborhood, City, P&Z, Police	City, P&Z	Short Term	\$






ACTION ITEMS	COMMITTEES	PARTNERS	POTENTIAL FUNDING SOURCES	TIMELINE	COSTS
1.2 POLICY: Facilitate a neighborhood structure to support neighborhood organizations					
ACTION STEPS 1.2.1: Establish a community-based network that encourages the residents to organize, build capacity and work together to have a more effective voice in advocating for their needs. Engage existing neighborhood associations and umbrella organizations in a grass-roots effort to build and establish this community-based structure.		Neighborhood NAACP	City	Short Term	\$
1.2.2: Identify and designate neighborhood champions as the basis for coordinating coalition building, capacity building, neighborhood-based planning, and service delivery.		City, P&Z	City	Short Term	\$
1.2.3: Advance the cause of recreation, art and culture in the neighborhood.		City, P&Z	National Endowment of Arts, Foundations	Short Term	\$
FIGHT BLIGHT					
2.1 POLICY: Establish a unified blight removal and improvement program					
ACTION STEPS 2.1.1: Create a Code Enforcement Board to coordinate and prioritize efforts across departments and agencies and to streamline accountability.		City, P&Z	City	Short Term	\$
2.1.2: Define blight objectively and incorporate into the City of Paris building code. Evaluate available legal tools to address blight and strengthen them as needed.		City, P&Z	City	Short Term	\$
2.1.3: Create a GIS database of blighted properties along with a methodology for maintaining and updating it across departments. Link the blighted properties database with the City of Paris and establish transparency to enable residents to track the City's progress on addressing blighted properties.		City, P&Z	City	Short Term	\$\$










ACTION ITEMS	COMMITTEES	PARTNERS	POTENTIAL FUNDING SOURCES	TIMELINE	COSTS
<p>2.1.4: Proactively and systematically bring blighted properties into code compliance in areas of concentrated blight. Strategically work with high impact landlords to produce early and visible results.</p>		City, P&Z	City, CDBG	Short Term	\$
<p>2.2 POLICY: Develop programs and partnerships to return blighted properties to productive use</p>					
<p>ACTION STEPS 2.2.1: Strategically target public investment for acquisition and improvement of properties in blighted areas to play a catalytic role in neighborhood revitalization through housing development, neighborhood green space and other public amenities.</p>		City, EDA Neighborhood	City, CDBG	Short Term	\$
<p>2.2.2: Create a pilot vacant property re-seeding program to proactively put vacant properties in blighted areas to interim use through initiatives such as community gardens and designated recreation spaces for residents.</p>		City, Neighborhood	City, CDBG	Short Term	\$
<p>2.3 POLICY: Dispose of city-owned properties more strategically and efficiently</p>					
<p>ACTION STEPS 2.3.1: Develop a comprehensive GIS database of all City-owned properties along with a methodology for maintaining and updating it across departments.</p>		City, P&Z	City	Long Term	\$\$
<p>2.3.2: Enable greater flexibility to acquire, sell and redevelop city-owned properties. Establish flexible procedures for selling parcels to abutting property owners or owners in the same block. Enable private nonprofits to acquire lots to support community development.</p>		City, P&Z Neighborhood	City, Community Ventures	Long Term	\$\$




ACTION ITEMS	COMMITTEES	PARTNERS	POTENTIAL FUNDING SOURCES	TIMELINE	COSTS
2.4 POLICY: Address endemic health issues in the neighborhood					
ACTION STEPS 2.4.1: Partner with health care and other agencies to establish effective ways to link code-related housing and environmental conditions and other chronic illnesses in areas of high incidence. Create partnerships to promote awareness about this link among residents and landlords.		Health Department	City	Short Term	\$\$
2.4.2: Create a menu of options for Healthy Foods initiatives through properly organized, maintained, and managed community gardens. Coordinate with the Farmers Market, mobile markets and other partners to make healthy food accessible and affordable.		Paris Farmers Market	City, Community Ventures, Foundations	Short Term	\$
ATTRACT AND CREATE A MIXED INCOME NEIGHBORHOOD					
3.1 POLICY: Promote the West Side Neighborhood and publicize neighborhood assets and programs					
ACTION STEPS 3.1.1: Create brand and marketing initiatives aimed at attracting a mix of incomes residents while highlighting the amenities of living in the West Side neighborhood.		Neighborhood, P&Z	City, Community Ventures, Foundations	Short Term	\$\$
3.1.2: Engage West Side residents in an ongoing process of building/ promoting/establishing neighborhood identity.		Neighborhood	City, Community Ventures, Local Businesses	Short Term	\$

ACTION ITEMS	COMMITTEES	PARTNERS	POTENTIAL FUNDING SOURCES	TIMELINE	COSTS
<p>3.2 POLICY: Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety</p>					
<p>ACTION STEPS 3.2.1: Pilot a Neighborhood Revitalization program to fund neighborhood improvements aimed at attracting new residents.</p>		City, P&Z, Police	CDBG, FHLBB, Local Lenders	Long Term	\$\$
<p>3.2.2: Work with utility companies to expand affordable high-speed internet and mobile phone coverage (broadband or fiber) across the neighborhood to end inequitable access and to ensure economic opportunity and competitiveness across the city.</p>		EDA, City	City, EDA, CDBG	Long Term	\$\$\$
<p>3.2.3: Identify and prioritize infrastructure and amenity enhancements to be funded in the next Capital Improvement Plan (CIP) in the West Side neighborhood, aimed at attracting and retaining the middle class.</p>		EDA, City	City, EDA, CDBG	Long Term	\$\$\$
<p>3.2.4: Create a landlord tenant ordinance to address the concerns of tenants residing in unsafe and unhealthy living conditions.</p>		City, P&Z	City	Long Term	\$\$
<p>3.2.5: Create recreational space and opportunities for all ages for “creative placemaking” for parks.</p>		City, P&Z	City, Foundations, NEA	Long Term	\$\$
<p>3.2.6: Review the building permit process to ensure that building permits are monitored for timely completion of housing renovations.</p>		City, P&Z	City	Short Term	\$
<p>3.2.7: Consider a planned rezoning of selected areas of the neighborhood from R-3 single family to a higher density use of R-4 to permit duplexes and higher density residential units.</p>		City, P&Z	City	Long Term	\$




ACTION ITEMS	COMMITTEES	PARTNERS	POTENTIAL FUNDING SOURCES	TIMELINE	COSTS
EXPAND HOMEOWNERSHIP					
<i>4.1 POLICY: Encourage a wider range of well designed and affordable housing types as a response to emerging homeownership preferences</i>					
ACTION STEPS 4.1.1: Audit the development process to identify and eliminate processing, permitting, platting or other barriers that make infill housing and emerging types of housing products for homeownership more difficult, uncertain, or costly.		City, P&Z	City	Short Term	\$
4.1.2: Hold an architectural design contest to develop new prototypes to expand infill and small-lot housing design options, with an emphasis on affordability.		City, P&Z	City, KHC, FHLBB	Short Term	\$\$
4.1.3: Conduct rezoning in target areas to remove barriers to more diverse and affordable single-family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.		City, P&Z	City, P&Z	Long Term	\$
4.1.4: Greater utilization of Habitat and Community Ventures Corporation as a community partner for affordable homeownership housing in the neighborhood.		Habitat, CVC, KHC	Habitat, CVC, KHC	Short Term	\$\$\$

ACTION ITEMS	COMMITTEES	PARTNERS	POTENTIAL FUNDING SOURCES	TIMELINE	COSTS
<p>5.1 POLICY: Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.</p>					
<p>ACTION STEPS 5.1.1: Create a Master Development Program in target areas of the West Side neighborhood for single family infill development to address infrastructure and other development impediments that are difficult to address on individual lots.</p>		City, P&Z	City	Short Term	\$\$\$
<p>5.1.2: Partner with local Homebuilders Associations and others to develop well designed affordable infill housing options within the West Side Neighborhood, using city-owned lots.</p>		Homebuilders, Habitat, CVC	Homebuilders, Habitat, CVC	Short Term	\$\$\$
<p>5.1.3: Establish a home improvement incentive program for the West Side neighborhood to provide a financial incentive to residents who make improvements to their homes.</p>		City, Local Lenders	Local Lenders (CRA)	Short Term	\$\$\$
<p>5.1.4: Develop public-private partnerships to explore alternative funding sources for low interest home improvement loans or grants to existing low to moderate income homeowners, particularly seniors, to help them maintain their homes</p>		City, P&Z, KHC	Local Lenders, KHC, FHLBB	Short Term	\$\$\$
<p>5.1.5: Create a property tax abatement program for existing low-income homeowners who want to stay in the West Side neighborhood, which provides protection against appreciating home values.</p>		City, County	City	Short Term	\$\$\$

ACTION ITEMS	COMMITTEES	PARTNERS	POTENTIAL FUNDING SOURCES	TIMELINE	COSTS
5.2 POLICY: Increase the number of eligible mortgage loan applicants.					
ACTION STEPS 5.2.1: Create and maintain a database of nonprofit partners providing homebuyer education training programs for low to moderate income households and first-time homebuyers.		City, EDA, P&Z	City	Short Term	\$
5.2.2: Partner with other agencies to host regular homebuyer education training events at various locations for low to moderate income, first-time, and middle-income homebuyers.		City, P&Z, NAACP	City	Short Term	\$
5.3 POLICY: Expand home ownership programs to reach a broader range of potential homebuyers.					
ACTION STEPS 5.3.1: Promote Mortgage Assistance Programs to include middle income homebuyers.		KHC, FHLBB, City, Local Lenders, CVC	KHC, FHLBB, CVC, Local Lenders	Long Term	\$\$\$
5.3.2: Work with lending partners to explore creating new mortgage products that benefit potential homebuyers		KHC, Local Lenders, City	KHC, FHLBB, Local Lenders	Long Term	\$\$
5.3.3: Work with lending partners to establish a funding source/ reserve to reduce the down payment gap for first-time homebuyers of low to moderate income.		Local Lenders, City	Local Lender, KHC, FHLBB	Short Term	\$\$\$
5.3.4: Develop public-private partnerships to explore financing for lease to buy programs.		Housing Authority, City	CDBG, CVC, Housing Authority	Long Term	\$\$\$
5.3.5: Develop public-private partnerships to explore a land trust to increase affordable homeownership options available to potential home buyers.	 	City, EDA, P&Z, LCLT, CVC	CDBG, KHC, FHLBB, CVC	Long Term	\$\$\$
5.3.6: Partner with local lenders and the Federal Home Loan Bank for Community Reinvestment Act initiatives for mortgage lending.		Local Lenders, P&Z, City	Local Lenders, FHLBB	Long Term	\$\$\$

ACTION ITEMS	COMMITTEES	PARTNERS	POTENTIAL FUNDING SOURCES	TIMELINE	COSTS
ENHANCE RENTAL HOUSING OPTIONS					
<i>6.1 POLICY: Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.</i>					
ACTION STEPS 6.1.1: Proactively engage high-impact landlords who own large numbers of single family and multi-family rental properties to address chronic code violations, substandard structural conditions, and unkept properties on a regular basis.		City, P&Z	City	Long Term	\$
6.1.2: Review and amend local ordinances to strengthen and expand Paris landlord tenant rental registration, inspection, and enforcement process.		City, P&Z	City	Long Term	\$
6.1.3: Strengthen regulatory standards and provide incentives for single family and multi-family developers to provide a range of housing unit sizes and include family-friendly amenities such as play areas or open/green space for active, healthy living.		City, P&Z, Local Developers/ Builders	City	Short Term	\$

NOTES:

-  A&R – Arts & Recreation
-  ED – Economic Development
-  HI&PS – Housing Infrastructure & Public Safety

- City – City of Paris
- County – Bourbon County
- EDA – Economic Development Authority

- P&Z – Paris Bourbon County Planning Commission
- CVC – Community Ventures Corporation
- KHC – Kentucky Housing Corporation

- FHLBB – Federal Home Loan Bank Board
- NEA – National Endowment for the Arts
- NAACP – National Association for the Advancement of Colored People

- Long Term – 3-5 Years
- Short Term – 1-3 Years
- \$ - Minimal Investment
- \$\$ - Moderate Investment
- \$\$\$ - Major Investment

