

PADUCAH, KY



Culture Clash: Addressing Conventional Urban Challenges Through Unconventional Partnerships

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www.paducaharts.com

www.paducahky.gov

www.fountainave.com

www.riverfrontpaducah.com

PADUCAH, KY

How It All Started

LOWERTOWN
ARTS DISTRICT



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LOWERTOWN
ARTS DISTRICT

Existing Conditions



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LOWERTOWN
ARTS DISTRICT

Existing Conditions





- ❑ Persons In Poverty – 51%
- ❑ Minority Population – 14%
- ❑ Less than High School Diploma – 50%
- ❑ Unemployed Persons – 17%
- ❑ Per Capita Income - \$8,072
- ❑ Renter Occupancy Rate – Over 70%
- ❑ 23.4% Considered dilapidated



Project Partners

- The Artist Relocation Program is a City run project that is housed in the Planning Department.
- Urban Renewal & Community Development Agency (URCDA) oversees property acquisition and development.
- Paducah Bank
- The Artists



Lowertown Revitalization Plan Major Components

- Complete structure inventory
- Public input and buy-in
- City wide support from other departments
- Multi-use zoning
- Targeted Code Enforcement
- Design Review / Historic Preservation

Artist Relocation Program

Major Components



- City Backed & Run Program
- Home Ownership for Artists
- Paducah Bank Incentives
- Strong Codes & Code Enforcement
- Available Housing Stock
- Marketing
- Project Champion & Key Personnel



Paducah Bank Partnership

- Paducah Bank - Makes 100% long-term fixed rate loans for acquisition and rehab of a existing structure or building of a new structure. Many of the loans were well in excess of appraised value as high as 400%.
- Paducah Bank provided \$370,000 in construction financing for three storefront buildings for artist studio, gallery, and loft space.

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Paducah Bank Partnership

LOWERTOWN
ARTS DISTRICT





Artist Relocation Program

City Partnership

- The City spent up to \$2,500 per artist to partially cover the costs of professional services.
- In the beginning the City has paid a 1% fee (of the total loan amount) to buy down the interest rate. This has varied from \$700 to as much as \$2,500 depending on the loan.
- Lots for new construction.
- Given property to artists.
- Enterprise zone – all materials for rehab or new construction are tax exempt. (State program now expired)
- There are no federal grant funds involved. The artists have received no other funds expended specifically on their behalf.

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Property Give-away

Urban Renewal Partnership

- Acquired 66 Lowertown Buildings & Lots
- Spent \$657,000 for acquisition
- Received From Sales \$139,000
- Only 2 Properties Left

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LOWERTOWN
ARTS DISTRICT

Advertising & Marketing

ARTISTS
WANTED



VAN GOGH, VINNIE
270575196
CCRACKEN COUNTY KY

**PADUCAH ARTIST
RELOCATION PROGRAM**

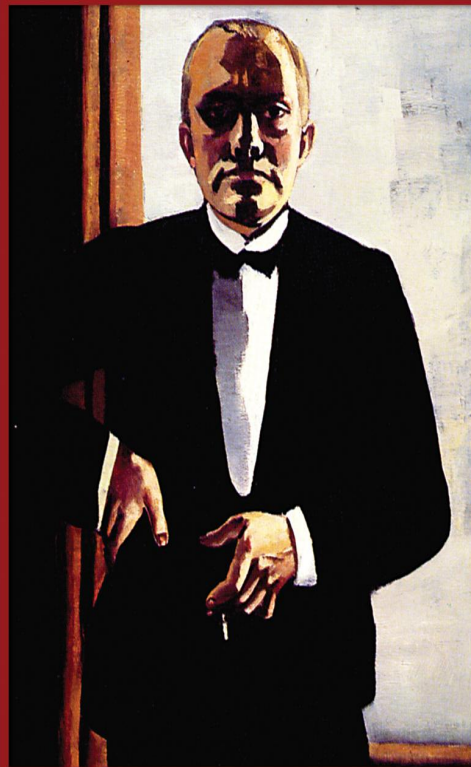
www.paducaharts.com

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Advertising & Marketing

LOWERTOWN
ARTS DISTRICT

SUCKS



Max Beckmann's
TOP 5
Cultural
Destinations

1. Paris
2. Paducah
3. New York
4. Chicago
5. Frau Blüecher's
Artist Retreat,
Munich

Yeah, Paris is OK, but their BBQ's ~~awful~~.

Opportunities for Artists,
Galleries, & Restaurants.

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ARTIST RELOCATION PROGRAM

www.paducaharts.com • 270-444-8690



Arts Impact in Paducah

- Study conducted in 2008 – Arts & Economic Prosperity III
 - ❑ \$39.9 million dollar industry in the region
 - ❑ Supports 819 full-time equivalent jobs
 - ❑ Generates \$3.6 million in local & state revenues
 - ❑ Art organizations spend \$10.9 million dollars which leverages an additional \$27.8 million in spending by art customers
 - ❑ Paducah's individual artists account for an additional \$1.1 million dollars



Arts Impact in Paducah

- Study conducted in 2008 – Arts & Economic Prosperity III
 - ❑ By demonstrating that investing in the arts and culture yields economic benefits, the study lays to rest the common misconception that communities support the arts and culture at the expense of local economic development. In fact, communities that support the arts and culture not only enhance their quality of life, they also invest in their economic well being.

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LOWERTOWN
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Before & After



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Etc. Coffee



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Paducah Art School

