

PARKWAY Place

COMMUNITY ACTION PLAN

JULY 2026

Glossary of Partners

LMHA	Louisville Metro Housing Authority
AMPED	Adventurous Minds Produce Extraordinary Dreams
CONA	Community of Opportunity Park Hill-Algonquin Neighborhood Association
FSS Call Center	Family Self-Sufficiency Call Center
HPI	Housing Partnership Inc.
HUD	U.S. Department of Housing & Urban Development
JCPS	Jefferson County Public Schools
JCTC	Jefferson Community & Technical College
KIPDA	Kentuckiana Regional Planning & Development Agency
KYTC	Kentucky Transportation Cabinet
LG&E	Louisville Gas & Electric
LMG	Louisville Metro Government
LMPD	Louisville Metro Police Department
LUL	Louisville Urban League
LVA	Louisville Visual Art
MSD	Metropolitan Sewer District
OVP	Office of Violence Prevention
PAL	LMPD Police Activities League
TARC	Transit Authority of River City
UofL	University of Louisville

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Acknowledgments

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Leslie Woods – Louisville Habitat for Humanity

Executive Summary

Purpose of the Plan

In 2024, Louisville Metro Housing Authority (LMHA) solicited proposals from planning coordinators to develop a comprehensive plan for Parkway Place, the Authority's last remaining large public housing family site. The Plan will serve as a roadmap for its potential redevelopment into a mixed-income, mixed-use community.

The Parkway Place Community Action Plan is intended to serve as the guiding document for the revitalization of public housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families. The Plan emerged from over a year of engagement with Parkway Place residents, partners, and community members.

Implementation of the Plan will bring significant improvements to the Parkway Place site, replacing existing units with new housing options while connecting neighborhood residents to new opportunities and existing programs. It will also help catalyze investments, remove barriers to employment, expand access to recreation and outdoor spaces, and promote quality education for residents within and around Parkway Place.

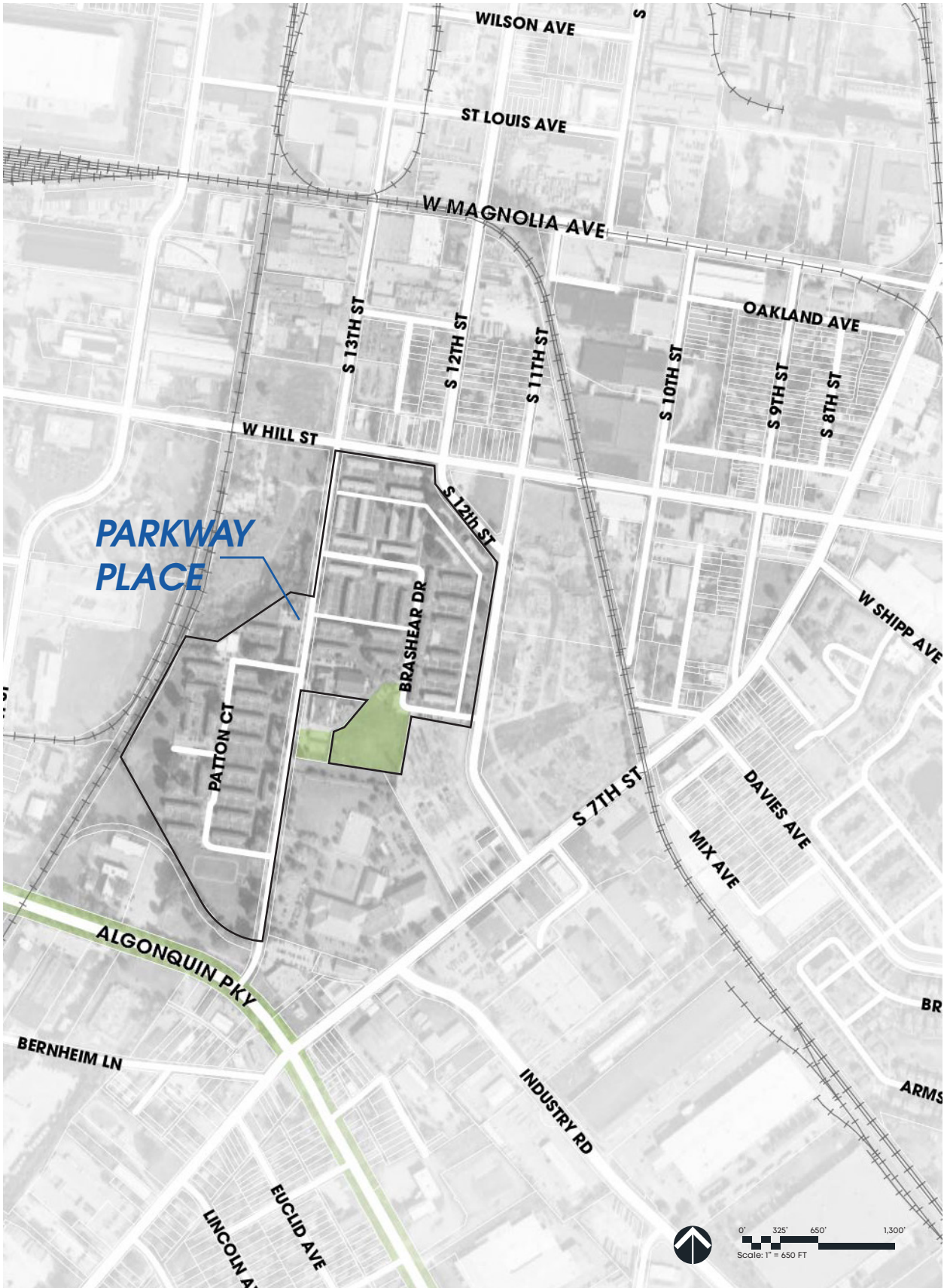
Neighborhood Context

Originally established as an industrial hub amidst farmland (once known as the "Cabbage Patch"), Park Hill is an area of Louisville bounded by CSX railroad tracks to the east, Hill Street to the south, 26th Street to the west, and Virginia Avenue and Oak Street to the north. The Algonquin neighborhood is bordered by Hill Street to the north, Cypress Street to the west, CSX railroad tracks to the east, and Bernheim Lane and Algonquin Parkway to the south.

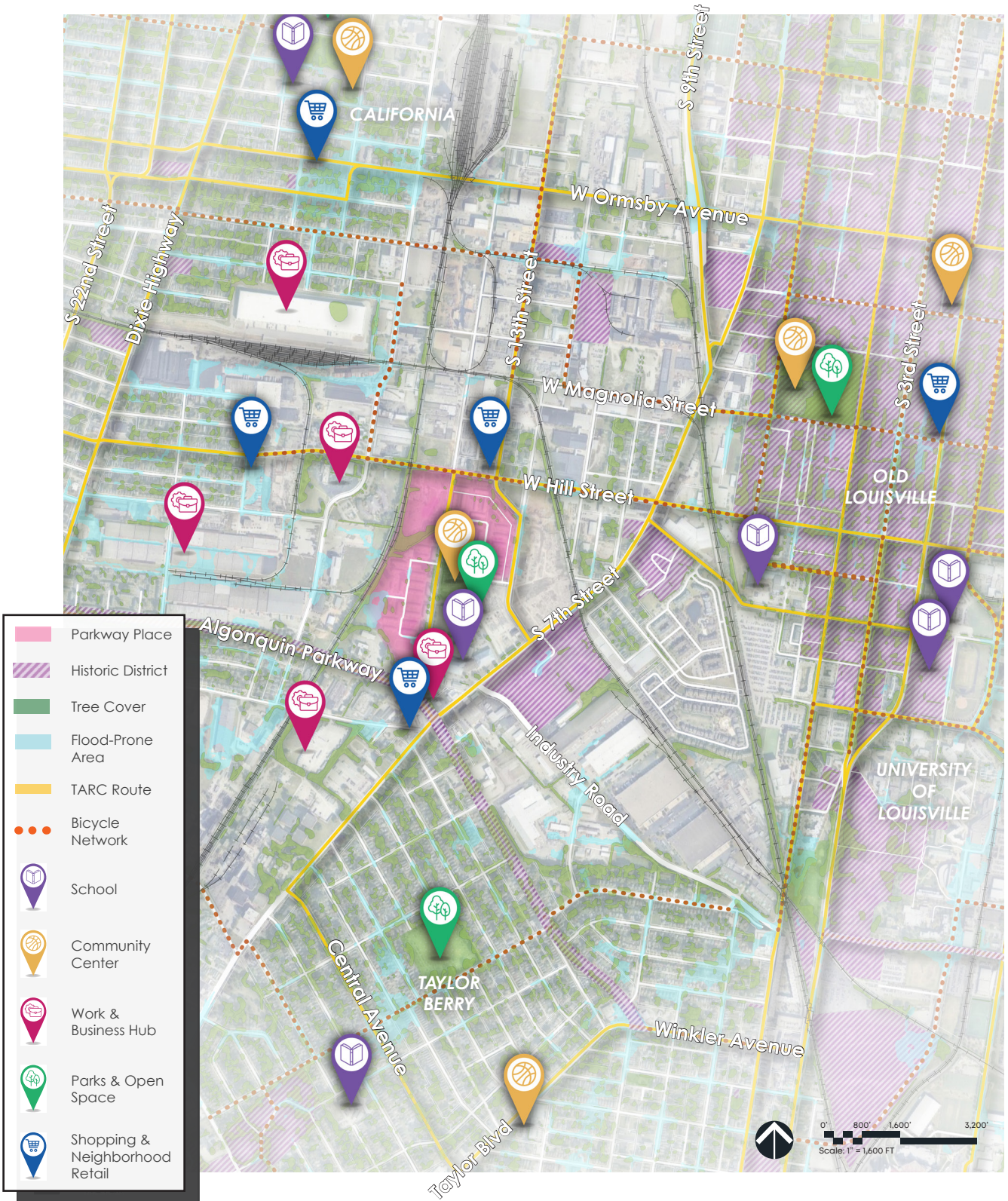
Parkway Place lies on the periphery of many defining physical and social features of the greater Park Hill - Algonquin neighborhoods. Situated out of view from major vehicular corridors, the Parkway Place site is physically and visually disconnected from its immediate surroundings.

Planning Process

Residents are the most important part of the planning process. At the onset of the planning process a variety of engagement methods were planned to ensure meaningful engagement with residents and stakeholders. Community engagement was led by the Coordinating Committee, Project Team, Working Groups and community partners. Grassroots door-to-door outreach, translation and interpretation services, and giveaways were key in bringing community members and residents to the table to discuss their needs and vision for the future of the neighborhood.



Assets & Constraints



Strengths

- Sense of community
- Proximity to friends and family
- Proximity to University of Louisville (UofL) and Downtown
- Nearly 75% of residents have a high school diploma/GED or more education
- Active neighborhood association and resident organizations
- Growing focus from Louisville Metro Government (LMG) to invest in Park Hill area programs, particularly through Office of Violence Prevention (OVP)
- Transit Authority of River City (TARC) line with stops within Parkway Place
- Appetite for redevelopment and LMHA's experience with new mixed-income housing

Weaknesses

- Safety concerns, drugs, and gun violence
- Navigation through Parkway Place is confusing
- Site location along rail lines and Louisville Gas & Electric (LG&E) substation
- Lack of shopping, retail, and entertainment nearby
- Very few groceries west of Interstate 65
- Vacancies throughout larger neighborhood

Opportunities

- Space for a new park or playground on site
- Active programming by other organizations already occurring on site, which could benefit from dedicated spaces or further partnerships
- Increased manufacturing investment in the Park Hill area
- Focused real estate and community development to the north, around Beecher Terrace and Russell neighborhood
- Large site and a demand for new mixed-income residential development on site
- Existing LMG programs for home repairs
- New Metropolitan Sewer District (MSD) headquarters on Hill Street may support some new daytime food and beverage or other neighborhood-serving businesses
- Strong interest among residents in career, educational, and personal financial development

Threats

- Decrease in services in recent years - for example, the Kroger Mobile Market no longer visits the neighborhood
- Infrequent and potential reductions in transit service limits access in and out of the neighborhood
- Crime

Plan Framework

These core pillars of Neighborhood, People, and Housing create a framework for the Parkway Place Community Action Plan.

Neighborhood

Improved connectivity, safety, recreation, and beauty to support living, working, and playing in harmony.

Goal 1 Make on-site public outdoor spaces green, welcoming, and easy to access.

Goal 2 Transform Parkhill Community Center into a recreation and resource hub for all ages.

Goal 3 Make Parkway Place a place people want to visit.

Goal 4 Uphold shared community standards in Parkway Place..

Goal 5 Create a high-quality, safe, and connected community.

Goal 6 Improve access within, into, and through the neighborhood for all modes of transportation.

Goal 7 Strengthen surrounding neighborhood homes through rehabilitation and infill development.



People

Opportunities for active resident engagement, connection to services, and preparation for success for all ages and walks of life.

Goal 8 Strengthen recreation, educational, and environmental programming.

Goal 9 Celebrate the people and stories of Parkway Place.

Goal 10 Connect residents with opportunities to build their careers.

Goal 11 Connect the community to entrepreneurial opportunities and resources.

Housing

Vibrant and diverse mixed-income living where residents have the flexibility to make choices that best support their families.

Goal 16 Build new mixed-income, mixed-density housing in the community.

Goal 17 Maintain stability and minimize displacement of residents during the redevelopment.

Goal 18 Construct accessible and sustainable housing with modern amenities.



Goal 12 Kids come to school ready to learn.

Goal 13 Ensure students move through each level of school with success.

Goal 14 Expand access to out-of-school time programming that supports in-school learning.

Goal 15 Connect parents with resources.



The Plan for Parkway Place

A Flexible Approach

Drawing on resident input, conversations with Louisville-area developers experienced in affordable and mixed-income housing, resident survey results, Coordinating and Working Group discussions, and multiple iterations of site planning, the Plan for Parkway Place envisions a welcoming neighborhood that offers housing choices for people of all ages, abilities, household sizes, and lifestyles.

The Plan includes a variety of housing types, ranging from four-story apartment buildings that offer low-maintenance living for individuals and smaller households to attached townhomes with additional bedrooms and private yards designed to accommodate families. While the proposed unit mix includes homes with “4+ bedrooms,” the Plan is intentionally flexible, allowing for even larger units if needed to meet the needs of larger families.

Throughout the Plan, clusters of outdoor amenities are designed to encourage recreation, gathering, and connection. Proposed features include exercise equipment and play fields at the proposed Exercise Park, the addition of a splash pad at the 12th Street Pocket Park, a plaza adjacent to a new, relocated Community Center, tree-lined streets, and pocket parks distributed throughout the site. The goal is for every resident to have convenient access to high-quality outdoor spaces and for shaded walking routes to connect homes, parks, and community destinations across the neighborhood.

Redeveloping Parkway Place will be a multi-year effort implemented in several phases. Additional information about the proposed redevelopment phases and implementation strategy can be found in **Chapter 4: Implementation**.

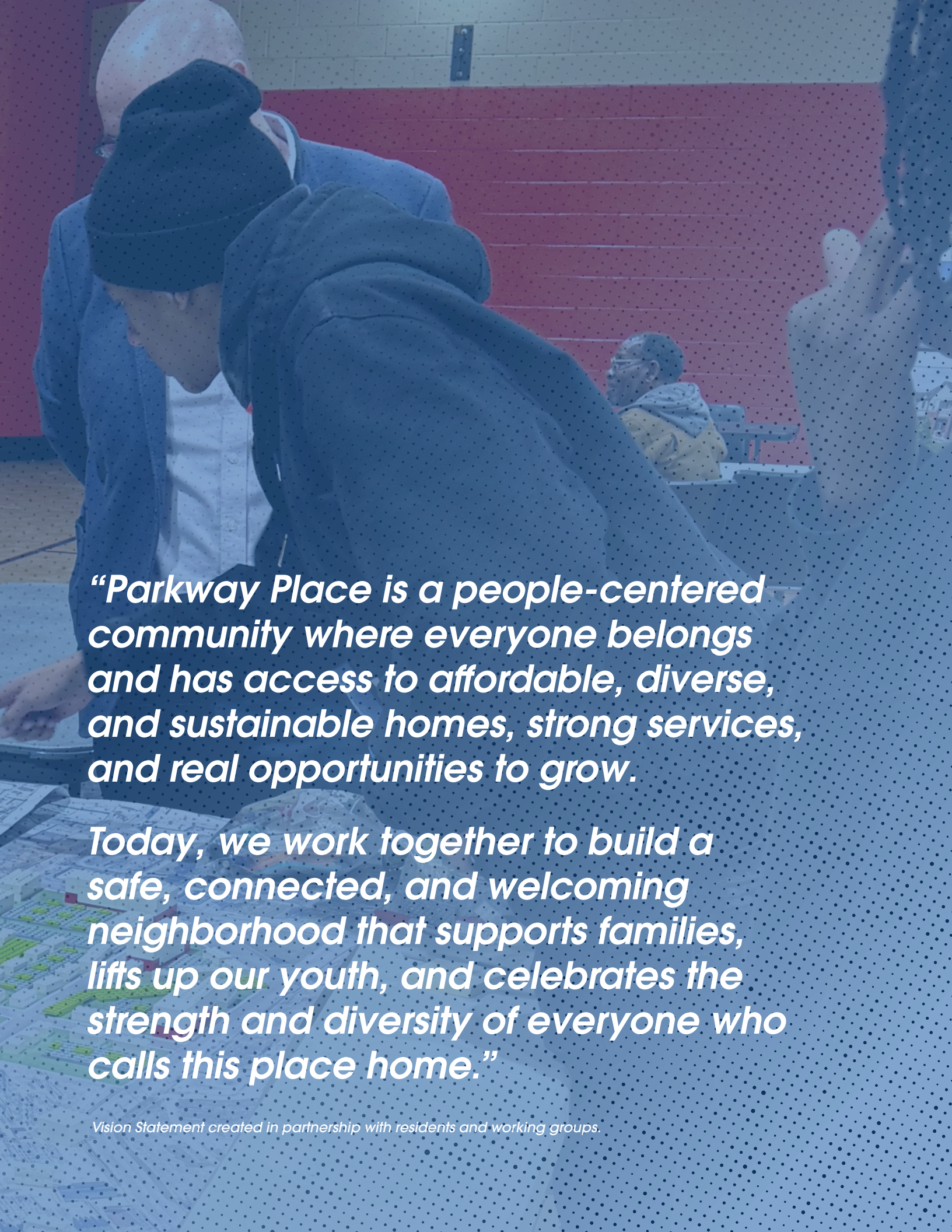
Proposed Neighborhood Program

PARKWAY PLACE - OVERALL	BEDROOM MIX				TOTAL UNITS	OFF STREET PARKING
	1 BR	2 BR	3 BR	4 BR +		
Townhomes (2-3 stories)	-	-	56 units	30 units	86 units	
Small Garden Apartment (4-6 units)	12 units	18 units	7 units	0 units	37 units	
Walk-up Apartment (2-3 stories)	155 units	122 units	6 units	-	283 units	
Elevator Multifamily or Senior (4 stories)	169 units	15 units	-	-	184 units	
Non-residential SF in Elevator Bldgs					6,000 SF	
Lots - Single Family or Duplex					37 lots	
TOTAL	590 rental units + 6,000 SF non-residential space + 37 lots					707 spaces



A SHARED COMMUNITY VISION



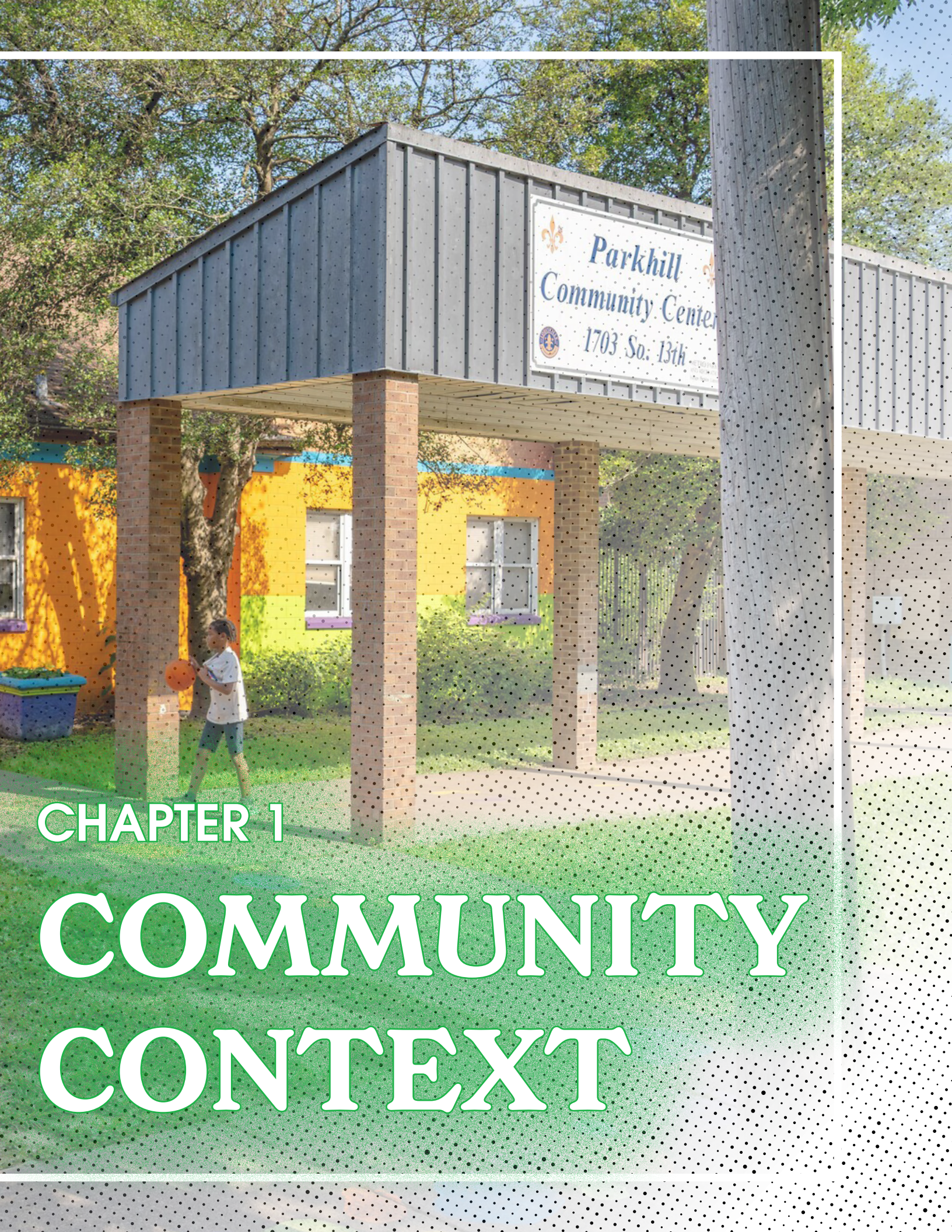
A photograph of a community meeting. In the foreground, a person wearing a black beanie and a dark hoodie is looking down at a table. Another person in a blue jacket is partially visible behind them. In the background, a man in a yellow jacket is seated at a table. The room has a red wall and a white tiled ceiling. The entire image is covered with a semi-transparent blue overlay featuring a white dot pattern.

“Parkway Place is a people-centered community where everyone belongs and has access to affordable, diverse, and sustainable homes, strong services, and real opportunities to grow.

Today, we work together to build a safe, connected, and welcoming neighborhood that supports families, lifts up our youth, and celebrates the strength and diversity of everyone who calls this place home.”

Vision Statement created in partnership with residents and working groups.





CHAPTER 1

COMMUNITY CONTEXT

Introduction

Louisville, Kentucky, officially incorporated as a city in 1828, has grown from a small settlement along the southern bank of the Ohio River to a sprawling metropolitan area of 782,969 people (2020 Census count).

Originations of the Park Hill & Algonquin Communities

Originally established as an industrial hub amidst farmland (once known as the “Cabbage Patch”), **Park Hill is an area of Louisville bounded by CSX railroad tracks to the east, Hill Street to the south, 26th Street to the west, and Virginia Avenue and Oak Street to the north.**

The **Algonquin neighborhood is bordered by Hill Street to the north, Cypress Street to the west, CSX railroad tracks to the east, and Bernheim Lane and Algonquin Parkway to the south.** The neighborhood sprung up in the 1920’s around Algonquin Park, a former rhubarb farm transformed into a 16-acre park by the famed Olmsted Brothers.

Algonquin Parkway, along the southern edge of Parkway Place, is one of six historic parkways designed by Frederick Law Olmsted and his firm for the city of Louisville. These parkways, or “ribbons of green,” were designed for carriages, horseback riders, and pedestrians to connect neighborhoods to the city’s new, Olmsted-designed 18-park system.

Neighborhood Identity

Parkway Place lies on the periphery of many defining physical and social features of the greater Park Hill - Algonquin neighborhoods. Situated between two active rail lines, behind McFerran Elementary, behind a LG&E transmission facility, and out of windshield view from major vehicular corridors like South 7th and Algonquin Parkway, the Parkway Place site is physically and visually cut off from its immediate surroundings. Two large vacant parcels on West Hill Street further disconnect the South 13th and South 12th gateways into Parkway Place.

These physical gaps and barriers contribute to social isolation from the broader neighborhood. The “Park Hill” name has come to only describe Parkway Place, despite the fact that the public housing community lies outside the official southern boundary of Park Hill at Hill Street. Small pockets of residential neighborhoods exist within Park Hill, but the area is primarily industrial uses or vacant land. The Algonquin neighborhood boundaries are much larger, and its land uses are more balanced across industrial, residential, and commercial operators.

Acknowledging this, and based on feedback from Working Group conversations, it is important to the community’s future to ask: **Who are we? Who and where do we want to be in 20 years? What do we want to be known for?**



Neighborhood Timeline

1877

The Mengel Company begins operations in Park Hill, ultimately manufacturing aircraft and automotive parts, furniture, and more at multiple facilities in the area.



1919

The Jones-Dabney Varnish Company opened on 11th Street, adjacent to today's Parkway Place. The Jones-Dabney plant specialized in automotive finishes, refrigerator production, and the marine and railroad industries. The company operated until the mid 1940's.

1900

Coca Cola Bottling Plant opens on West Hill Street. The Art Deco facility has stood vacant since 2015.



Late 1800's

The southwestern farmland portion of the neighborhood, known as the Cabbage Patch, begins to industrialize, including residential development for factory workers. The citizens of the Cabbage Patch inspired the 1901 comedic novel "Mrs. Wiggs of the Cabbage Patch," after the author's philanthropic work in the area, "where she met an optimistic and cheerful woman."

1910

The Cabbage Patch Settlement House begins operations at 1461 9th Street, and continues serving the Park Hill community until a 1929 relocation to its present-day site in Old Louisville. Today, the original 9th Street site is an unused parking lot for the former Mount Herman Baptist Church at 9th and Burnett.

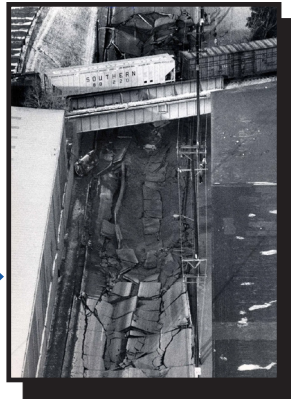
1928

Algonquin Parkway, the last of the Louisville's Olmsted-designed system, is partially completed, running at just 20 feet wide between Winkler Avenue and the then-home of the Kentucky State Fairgrounds near Chickasaw Park.



1943

Parkway Place opens, despite wartime material shortages curtailing other public housing developments across the country. During this era of segregation, white war time workers were housed in Parkway Place, while Black war time workers were housed in Sheppard Square in the Smoketown neighborhood.



1981

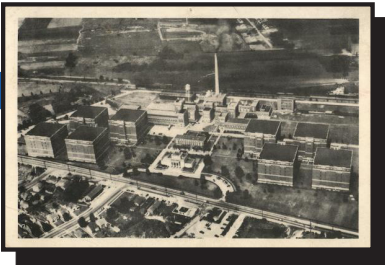
Following a chemical leak from the Ralston-Purina mill, sewer explosions shook through Hill Street. The area was declared a disaster zone and the Kentucky National Guard was deployed after sections of the street were completely destroyed, including around Parkway Place. Four were injured in the explosions.

2025

Planning for the future of Parkway Place begins.

2024

The Community of Opportunity Park Hill - Algonquin Neighborhood Association (CONA) is formed. One of the group's focal points is the redevelopment of the Rhodia site, lead by the community, Re:land Group, and Louisville Metro Government. After thirty years of vacancy, environmental remediation is completed on the northern portion of the former Rhodia site.



1937

Seagram's & Sons Distillery opens on Bernheim Avenue as "a showpiece of the industry, a seat of learning, and laboratory." Surviving Prohibition, the Art Deco facility operated as many different companies until it was ultimately parceled out. Today, the original office building is occupied by Dismas Charities on Algonquin Parkway.

1974

The Rhodia Chemical Company moves into the former Jones-Dabney site and begins the manufacturing of synthetic polymers and solvents until 1994. The site has remained vacant for over thirty years, and has been razed except for the original Jones-Dabney Art Deco office building.

2009

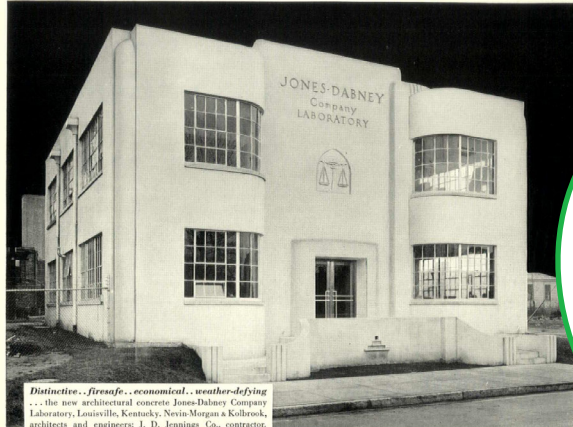
The City initiates the Park Hill Industrial Corridor Strategy planning and implementation process, to re-envision the neighborhood's future. The Strategy places heavy emphasis on industrial and manufacturing redevelopment, and highlights the Rhodia site as a potential catalyst for mixed-use growth in the area.

The Spirit of the Neighborhood

A Legacy of Innovation

In its heyday, Parkway Place was surrounded by good, stable jobs that were essential to the rapidly modernizing economy. Employment opportunities abounded in the manufacture of furniture, airplane parts, automotive components, paint, and spirits. Even the factories themselves touted being **“seats of learning,” “modern,” “efficient,” and most of all, adaptable.** Throughout the Prohibition and World War eras, Park Hill’s industrial economy remained strong as factories pivoted to wartime and medical production - even the distilleries stayed open during the Temperance movement.

This industrial spirit of independence, pride, and optimism still defines the community today.



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architects and engineers; J. D. Jennings Co., contractor.

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of the industry, a
seat of learning,
and laboratory."

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2. When it is finally ready for bottling, it is the color of
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3. It's so smooth and pleasant... enjoy it straight.
4. It blends so well, it makes a heartier, sturdier drink
that's beyond compare.
Costs More — and Worth it!

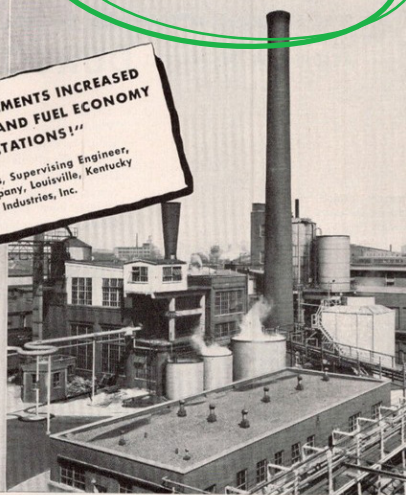


AS MODERN AS TOMORROW

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EFFICIENCY AND FUEL ECONOMY
BEYOND YOUR EXPECTATIONS!"

Joseph L. Duggs, Supervising Engineer,
Distilling Company, Louisville, Kentucky
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Bernheim's
plant under
modern
controls
reduced effi-
ciency savings,
and greatly



age of coal's economy? Cut
minimum with automatic coal-
burning. Get more steam for every
combustion installation.
new plant, or planning to
expand, your engineer can show you how
burning coal in a modern
plant meets specific needs.
In fact, coal alone has virtually
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in coal production. That
ample coal will be avail-
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If you operate a steam plant, you can't
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COAL resources in America are adequate for all
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COAL production in the U.S.A. is highly mechanized
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COAL is the fuel that industry counts on more and
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History of Parkway Place

Industrious Origins

Situated south of Hill Street, along 13th Street, and north of Algonquin Parkway, the Parkway Place public housing community was completed and opened in October 1943. Wartime material shortages necessitated the use of inexpensive hollow ceramic blocks in construction. Despite

widespread cancellations of public housing projects, Parkway Place was permitted to proceed, provided it accommodated war workers in the new development. Upon its opening, Parkway Place was for white workers, while Sheppard Square, constructed concurrently in Smoketown, was for Black war workers.



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1928 Sanborn Fire Insurance Map of the Jones-Dabney Company (today, the Rhodia site) and the single-family dwellings west of South 11th Street, where Parkway Place stands today.

The Site Today

Site Conditions

With the age of the structures on site and their proximity to decades of heavy industrial uses, Parkway Place has undergone regular and recent environmental analysis for various hazardous building and soil materials, including testing for lead-based paint, asbestos, radon, and playground soil sampling, and vapor intrusion surveying.

Environmental Conditions

While most building contaminants at Parkway Place have been abated, limited lead-based paint remains. These materials are documented and re-evaluated in accordance with HUD requirements (24 CFR 35). The site also contains asbestos-containing vinyl floor tile, mastic, and roofing materials. LMHA maintains an Operations and Maintenance program to manage these materials; however, a full asbestos survey will be required prior to demolition to address concealed materials.

Radon sampling has been conducted, and results indicate that no further action is necessary. Parkway Place's proximity to heavy industrial sites in the neighborhood also warrants a comprehensive review of environmental factors. Limited sub-slab soil vapor sampling was conducted at Parkway Place in 2023 prior to remediation work completed by the Re:land Group on the northern portion of the former Rhodia Chemical site, as part of the first phase of redevelopment.

Additional Environmental Review (ER) work that will be conducted prior to

any demolition work at Parkway Place will include a comprehensive survey of asbestos and other potential hazardous building materials, abatement of identified regulated materials, lead service line evaluation, if needed, depending on final demolition/grading plans, evaluation of historic resources, and other ER factors, and preparation of an Environmental Review including a Phase I and Phase II and vapor intrusion evaluation. All required mitigation will be conducted in conjunction with the redevelopment of the site.

Some areas are considered flood-prone by the Metropolitan Sewer District (MSD), despite no nearby FEMA flood hazard areas or waterways. This flooding may occur as a result of the need for sewer or stormwater drainage improvements.

In addition to surrounding static industrial uses, the Parkway Place site is sandwiched between two active rail lines on the east and west of the site. Noise and air pollution are assumed challenges of the community's location.

Some areas of Parkway Place, particularly those closest to the tree-lined Algonquin Parkway and western CSX rail line, feature denser tree canopy. However, most of the Parkway Place community does not have sufficient landscaping. **Appropriate landscaping and tree canopy coverage** is necessary for providing shade that keeps outdoor and adjacent indoor areas cool, improving air quality and reducing air pollution-related health risks, and for mitigating stormwater accumulation or runoff throughout the site.



Site Design Opportunities

Design interventions may help to reduce environmental risk exposure in future redevelopment. These may include **enhanced and strategic street tree and open space plantings, clustering new residential buildings in less-exposed areas of the site, and building high-quality new buildings that include human and environmental health amenities, including those which improve air and water quality and reduce outdoor noise exposure.**

Building Conditions

Today, Parkway Place consists of 58 nearly identical two-story barrack-style buildings. Each has a gabled roof installed over the original flat roofs and features minimal ornamentation. The buildings are constructed of hollow ceramic block, which serves as both the exterior and interior wall finishes. Each building has a foundation of half basement, half crawlspace. The site consists of a total of 637 units in 1-, 2-, 3-, or 4-bedroom configurations. Unit bathrooms were renovated in 2002. Heating is provided through a hydronic system supplied by a single gas boiler in each building's basement. The system distributes heat via convectors and radiators, resulting in limited temperature control at the individual-unit level. Approximately 176 parking spaces are provided in central surface parking lots, with additional on-street spaces available.

The **Parkhill Community Center** is centrally located on South 13th Street and features a reception/office area for Metro Parks staff, who operate the Center, several meeting rooms, a gym, playground, picnic area, fitness equipment, and an outdoor basketball court. A community garden and small paved walking loop are located across the street.

The Community Center building plays a vital role at the heart of Parkway Place, and should be treated as an asset during future redevelopment. Redevelopment plans should ensure the Community Center remains operational on site until a replacement facility or temporary venue capable of supporting its existing current programming can be constructed. Phasing of future demolition, construction, and redevelopment efforts should prioritize uninterrupted delivery of Community Center programming, to the greatest extent possible.



The Parkhill Community Center is the heart of Parkway Place.

Residential Buildings

The buildings at Parkway Place have surpassed their usable life. As the Authority's last remaining large, barracks-style family public housing site, the site is functionally outdated in its physical condition, unit standards, and overall amenities. Accessibility for disabled or elderly tenants is limited. Energy efficiency and unit health standards also fall below the level of a typical market-rate unit in the city, including unit size, kitchen and bath layouts and fixtures, and HVAC systems.

Units range from 500 square feet (1-bedroom) to 955 square feet (4-bedroom). All units have one bathroom, except for the 4-bedroom floor plan, which has two bathrooms. Units have central heat but no central air conditioning, and most residents have one or two window air conditioning units for the entire apartment. Residents mentioned kitchens having poor ventilation, making cooking and clean-up more difficult.

Each unit has a small private or shared porch with metal railings. Lead paint on the railings has been mitigated.



Most areas of Parkway Place feature little to no shade, landscaping, or other natural features.



Several apartment buildings are directly adjacent to the LG&E transmission station.

Conditions & Desires: Housing

Present-Day Supply & Demand On-Site

Because of the community's age, the distressed condition of its buildings, the site's disconnect from the surrounding neighborhood, and residents' concerns about safety and lack of opportunities, Parkway Place experiences high vacancy rates. As of August 2025, 17% of all units are vacant, despite LMHA's lengthy waiting list for public housing. Management reports that often, when an available unit in Parkway Place is offered to a client on the waitlist, the client will decline the unit and continue to wait for a unit to become available in another LMHA community.

In large households with 5 or more members, the number of people within those units range from 5 to 11. This suggests the **need for larger units that can accommodate both families with many children and intergenerational families in future development plans.**

Of the 280 single-person households, most of those individuals are aged between 55 to 69 (137 households) or 40 to 54 (71 households). Acknowledging this, **aging-in-place and unit/site accessibility standards should be incorporated into future development plans.**

Current Units, by No. of Bedrooms (n=637)

1 bedroom	208 units
2 bedroom	256 units
3 bedroom	125 units
4 bedroom	48 units

Current Households, by No. of Household Members (n=526)

1 member	280 units
2 members	92 units
3 members	64 units
4 members	43 units
5+ members	47 units

By comparing the bedroom-mix of Parkway Place's existing units with the size of its current households, there appears to be a need to right-size some tenants to their space needs. For example, only 92 current households have two members, including those with two adults and those with a parent and a child, but with 256 2-bedroom units on site, this means many of these households are either living in units too big or too small for them, causing ripple effects on supply for other household size/bedroom match. Further analysis of current household composition can help ensure future development plans include a bedroom mix that matches tenant needs.

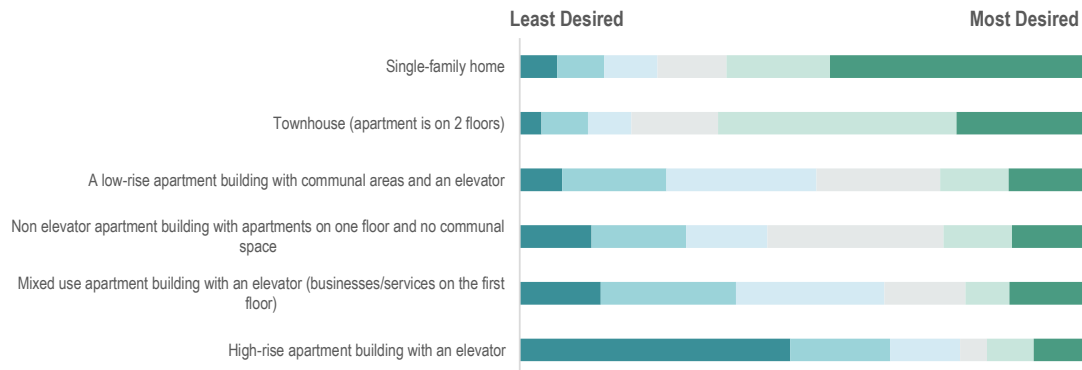
Resident's Housing Desires

The number one neighborhood improvement desired by residents, according to the Resident Survey conducted by UofL in summer 2025, is the construction of new, high-quality affordable housing. About half (44%) of survey respondents expressed a desire to stay in the neighborhood, and the other half wanted to move somewhere they perceived as safer, such as the South or East End, and Beecher Terrace.

In the survey and during in-person engagement events, residents expressed a preference for low-density duplex or townhome-style development. The preferred architectural styles were similar to that of a typical home in Park Hill/Algonquin neighborhoods. Private outdoor space, such as a front porch or back patio, were also desired.



Regardless of whether respondents wanted to stay in the neighborhood or leave, when given an option people most often indicated that they would prefer to live in either a single-family home or a townhouse. By far, a high-rise apartment building with an elevator was the type of housing least desired by respondents. Two-thirds of respondents said they would be interested in buying a home of their own in the future.



Source: Resident Survey Final Report (UofL)

Conditions & Desires: Land Use & the Built Environment

Neighborhood-Scale Opportunity

The parcels surrounding Parkway Place are typically very large, or consist of contiguous small parcels that could be combined for a larger infill project in a partnership with local developers. Today, many parcels are vacant and/or publicly-owned, further reducing barriers to assembling single-ownership of dimensionally developable land, including regulatory and zoning approvals, up-front land costs, and financing and legal lead time.

Existing City programs for facade improvement, small develop education and financing, land bank property acquisition and future pre-approved plan availability, community investment funds, and upcoming changes to the Land Development Code make the areas surrounding Parkway Place ripe for affordable housing and neighborhood-serving commercial development.

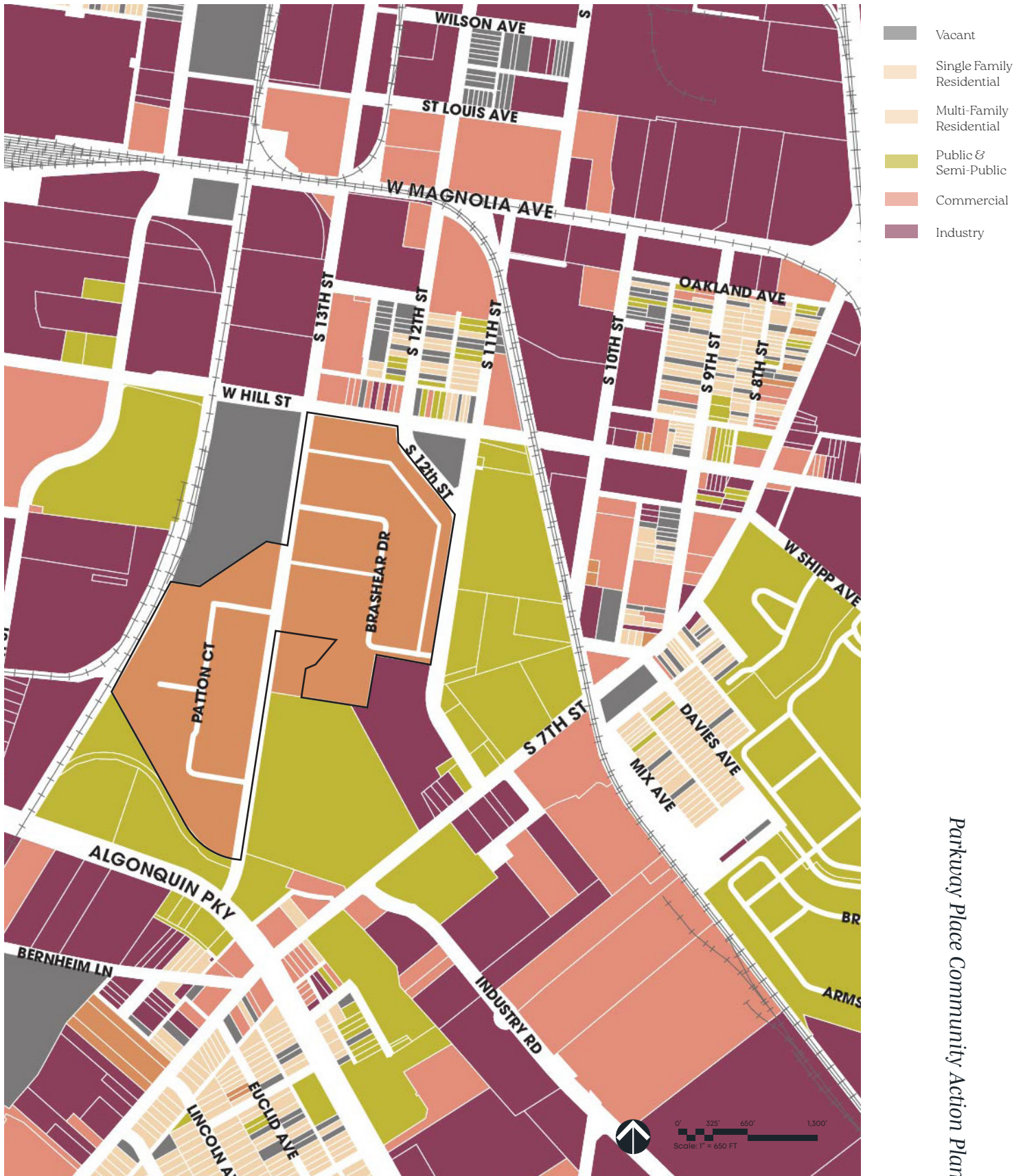
Due to its location between vacant parcels, industrial uses, and active rail lines, future development plans for Parkway Place should prioritize internal connectivity and external visibility along Hill Street and Algonquin Parkway. Resident feedback emphasized the desire for wayfinding, gateway, and beautification projects.

Overall Neighborhood Residential Character

Algonquin is a predominately single-family residential neighborhood that appeals to several demographics because of its affordable rent and proximity to Downtown, UofL, and Churchill Downs. Originating as a working-class neighborhood between the 1900's to 1920's, the architectural character is primarily simple wood framed single-story Bungalow, Minimal Traditional, or front-gabled massing, clad in siding with little ornamentation. Many homes feature cast concrete porch columns and foundations, likely related to Louisville's multiple rock quarries that operated during this era. Park Hill has fewer residential structures within its bounds, but they are of similar character. Many of the industrial buildings in the neighborhood are of Art Deco style.



Cast concrete porch columns and foundations are typical throughout Louisville's West End, including the Algonquin and Park Hill neighborhoods.



Conditions & Desires: Safety & Security

Critical Community Issues

In responses to the Resident Survey, the high rate of crime was identified as the number 1 weakness of Parkway Place. More than half of respondents reported witnessing daily crime in Parkway Place, and nearly a quarter reported seeing crime at least once or twice a week. Of the crime witnessed, the top three types of crime often seen in Parkway Place, in order, are gun violence, drug sales, and other violent crimes. Gang activity and bullying of children were also highly rated as frequently witnessed.

In the Safety & Security and Youth Working Groups and in resident conversations, **youth-focused interventions and stronger police relationships and presence** were the two most suggested strategies to reduce crime. Ensuring that these approaches are **trauma-informed** is critical. Stakeholders reported many of their resident connections and clients have experienced significant generational and cyclical trauma. With high rates of crime in and around Parkway Place, children are often exposed to violence starting at young ages.

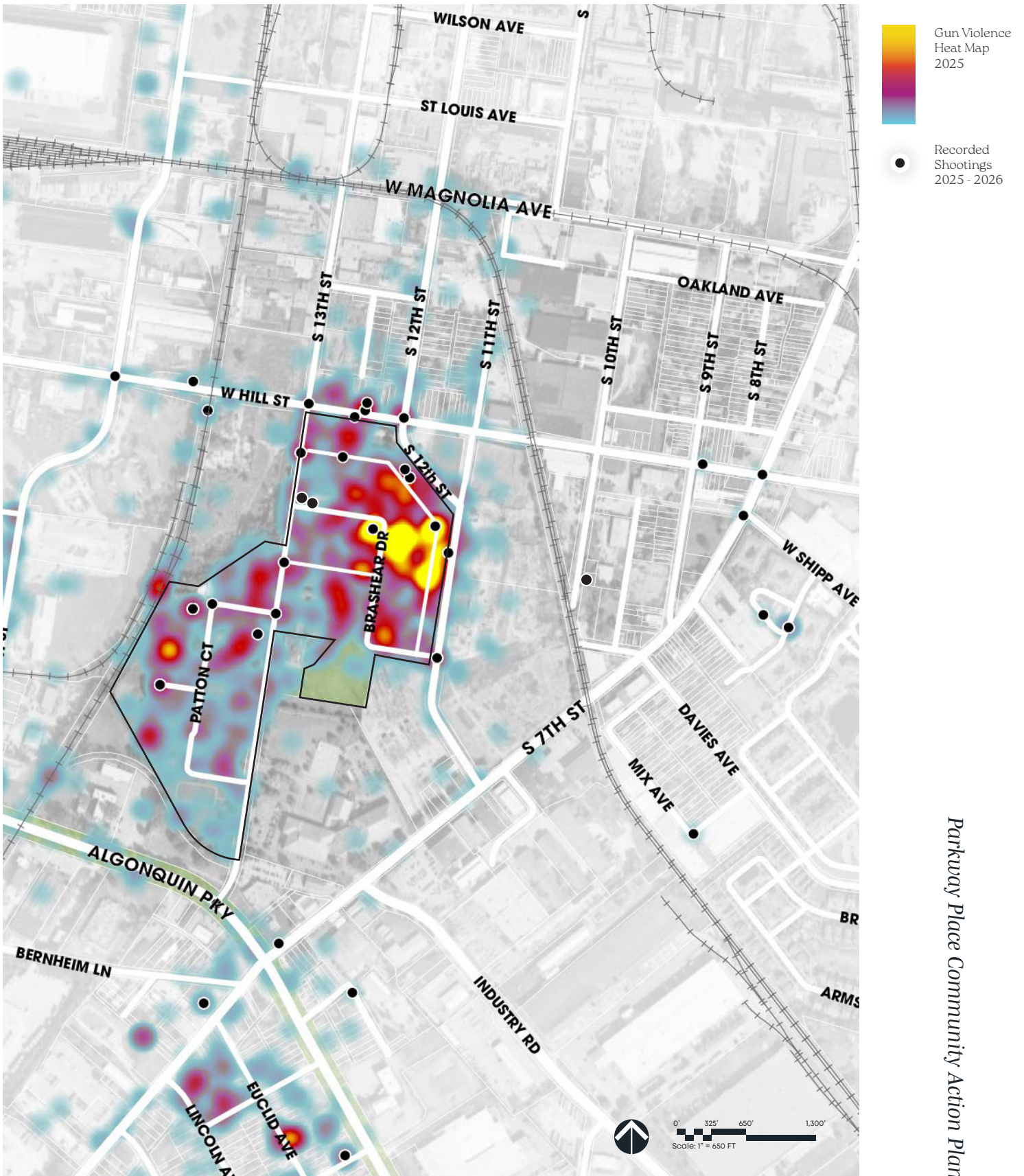
Safety concerns on site may also contribute to **impacts on residents' reported physical and mental health**. Only one in three survey respondents report being physically active everyday, but indicated they would be more likely to be more active if there were high-quality recreational facilities on site. Respondents rated their mental health an average 3.48 out of 5, on a scale of 1 to 5, with 5 being the best.

Suggestions for safety-related improvements at Parkway Place included:

- stronger lease enforcement by LMHA, including removal of unauthorized persons and abandoned cars on site;
- educational “second-chance” programming in partnership with the justice system and other agencies;
- dedicated youth resource hubs staffed with volunteers during- and after-school hours;
- resources and trainings that improve parent-child relationships and reduce truancy and disruptive behaviors;
- trauma-informed care and support systems;
- teen-focused programming and mentorship;
- promotion and communication of existing basic needs resources on-site;
- childcare within the neighborhood;
- robust beautification, wayfinding, and community pride projects.

Hotspots

The map at right shows Shotspotter alerts and recorded shootings in and around Parkway Place, using 2025 data. The northeastern section, closest to current vacant property and with limited “eyes on the street” along Brashear Drive and its alley, experience the highest volume of gun violence. Any targeted violence prevention efforts may be best focused in this area.



Conditions & Desires: Access to Opportunity

Workforce Development & Community Connectedness

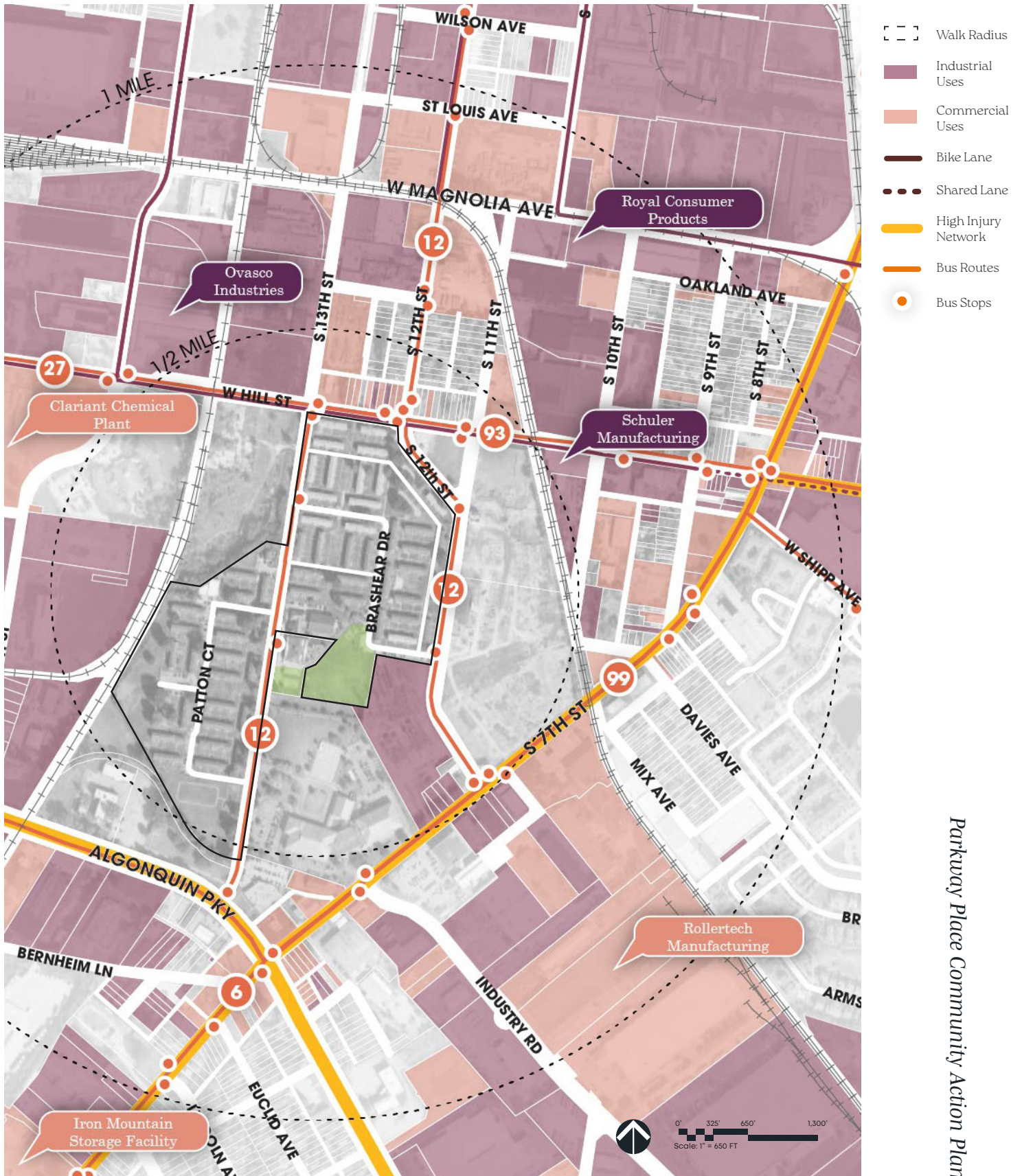
The average household income of Parkway Place residents is well below the Louisville area median income of approximately \$55,000. According to the Resident Survey, about 45% of respondents are disabled or otherwise unable to work, and 38% are currently looking for work. Only 27% of respondents had less than a high school education. Barriers to obtaining better or long-term employment, and meeting basic needs and opportunities like grocery shopping and going to appointments, and work, include access to childcare and reliable transportation.

In Workforce Development Working Group discussions, group members recommended further exploring potential partnerships with Goodwill, Urban League, labor unions, the armed forces, and other organizations. For activities on site, resident survey respondents and attendees at resident engagement events all identified job fairs, application assistance, and resume assistance as high priority needs.

Over half of survey respondents rely on TARC or TARC3 to get to work, appointments, and to run errands. As TARC redesigns its routes to align with fiscal and labor challenges, advocacy for Parkway Place service is necessary. Therefore, bus shelters, regular service in high-need areas, and real-time route information should be recommended as part of the future redevelopment plan, in partnership with TARC or other transit-related organizations.

Awareness of Existing Resources

During the survey and in engagement conversations with residents, many people stated they were not aware of the computer lab at the Resident Council Office, or of other resources to complete applications online, get assistance with public benefits paperwork, or educational programming on-site. Future Community Plan strategies should consider ways of boosting awareness and connecting residents to existing resources at Parkway Place.



Resources in the Neighborhood Today

Programs

In a period of transition from its industrial heyday to an unknown future, Park Hill has a strong history of workforce and community investment. Today, many of these efforts are focused on envisioning a thriving future and improving safety across the neighborhood.

Together We Thrive Program

Together We Thrive is a comprehensive, trauma-informed initiative designed to disrupt cycles of domestic and community violence in Parkway Place and City View. By embedding services directly within housing communities, the program ensures accessibility, cultural relevance, and trust to empower youth and families to heal, grow, and lead.

HeARTs - Get Busy (Making Safe Lives) Program

A project from Fund for the Arts, Leading Ladies/Working Men, Prominent Youth of America, the Speed Art Museum, Park Hill Community Center, and Be the Change, the Making Safe Lives Program focusing on middle school students in the Algonquin and Park Hill areas. Supported by three \$116,000 Get Busy Grants for grassroots community programs, the after-school and weekend program combines mentorship, arts management, trauma-informed care, and positive community connections. Youth will have the chance to learn DJ skills, music recording, and digital media skills.

Pivot to Peace

Goodwill Industries, the Office of Violence Prevention, the VOA, and UofL Hospital receive federal grant funding to help spread the Pivot to Peace community violence prevention program. This program specifically targets neighborhoods such as Park Hill, Algonquin, Taylor Berry, Newburg, and Russell, which are considered “high risk” for gun violence in Louisville. The Pivot to Peace program employs outreach specialists who are residents of the community to help identify other individuals who are involved or at high risk of being involved in gun violence.

Book Rich Environments

Through the National Book Foundation’s *Book Rich Environments* program, LMHA, the Louisville Free Public Library, Friends of the Library, and local literacy partners distribute free, brand-new books to Parkway Place children ages 0 to 18.

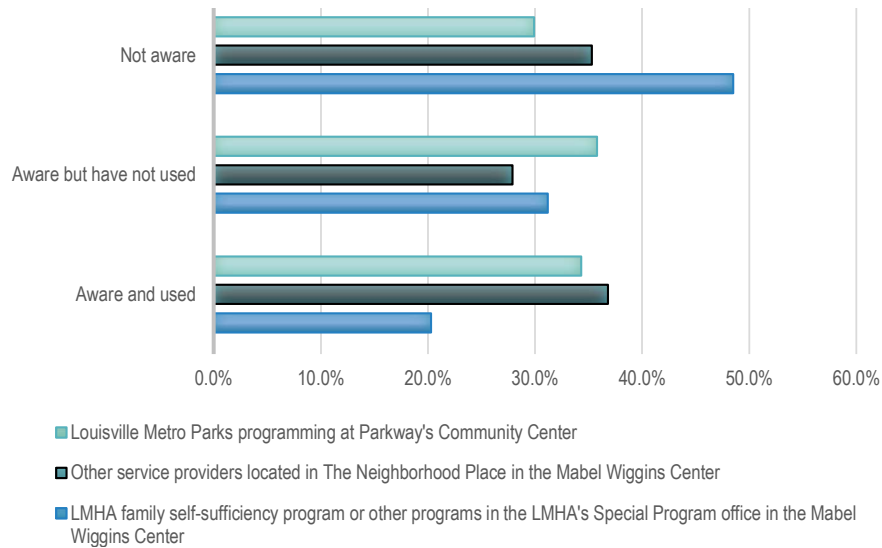
Dare to Care Food Bank & Kids Cafe

Once a month, Dare to Care hosts an on-site food bank in the Parkhill Community Center. The Mobile Food Bank operates on the second Monday of each month and is available to Parkway Place residents only at these times.

The Kids Cafe program offers free evening meals to children under 18. Kids receive a warm, nutritious meal in a

Awareness of Existing Programs →

Source: Resident Survey
Final Report (UofL)



safe environment, and each kid has the opportunity to participate in academic and extracurricular activities. The Kids Cafe operates Monday through Friday from 5 to 5:30 pm at the Parkhill Community Center.

Mabel Wiggins Center (Bridges of Hope Neighborhood Place)

Neighborhood Place works with communities to provide accessible health, education, employment, and human services that support children and families in their progress toward self-sufficiency. At the Mabel Wiggins Center Neighborhood Place location, on the southern end of Parkway Place on Algonquin Parkway, residents have access to:

- Rent and utility financial assistance for those meeting eligibility requirements - Louisville Metro Resilience and Community Services (LMRCS)
- Family Economic Success
- School Social Services and Truancy Prevention - JCPS

- Healthy Start (Outreach and resources for pregnant and parenting women)
- Parenting Classes
- Healthy Start Baby Store
- Community Baby Store
- Mental Health and Substance Abuse Assessments
- Child Abuse Prevention and Intervention
- Assessment with Information and Referral
- Emergency Food Assistance - Dare to Care
- Community Outreach
- PACT in Action Program (Teen Dating Violence Prevention)
- Prenatal Case Management
- Health Education

Conditions & Desires: Resources & Programs

Desired Programs & Services

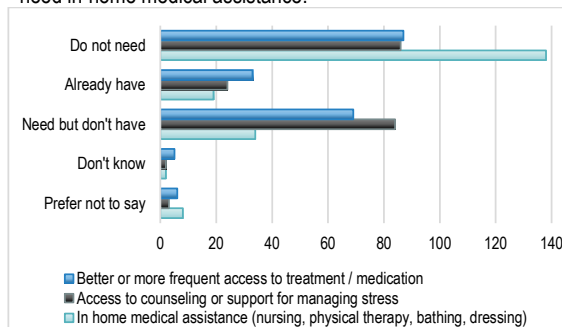
In general, residents report satisfaction with the available resources at and around Parkway Place. The largest gaps between resident desires and availability of programming, according to the Resident Survey conducted by UofL, include access to quality recreational and/or fitness programs; career coaching, job training,

and job placement; access to counseling or support for managing stress; and financial training or assistance with finances and paying bills.

These results suggest a need for trauma-informed supportive services; improvements to existing park space and the Parkhill Community Center; and more robust career services, including the promotion of existing services available to residents.

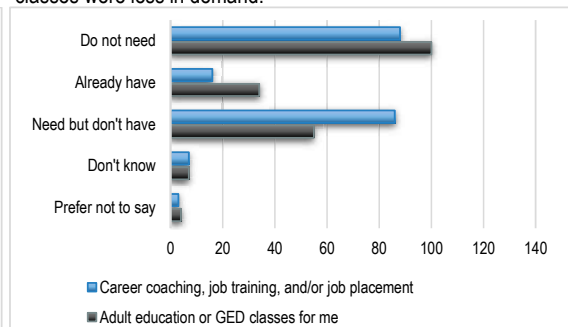
MEDICAL SUPPORT

Participants most frequently reported needing access to counseling or support for managing stress. Many respondents also reported a need for better or more frequent access to treatment/medication. Most people said they did not need in-home medical assistance.



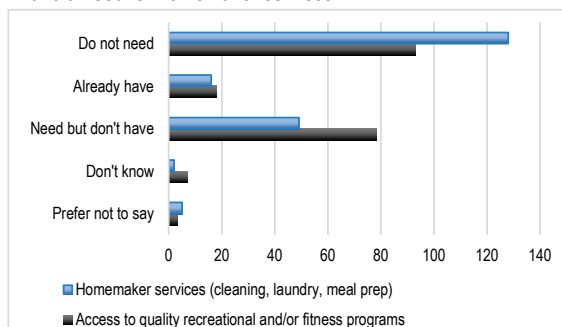
CAREER SUPPORT

There is a strong need for career coaching, training, and/or job placement support among the Parkway Place Residents that were surveyed, although these data may be slightly biased by survey administration procedures. Adult education or GED classes were less in demand.



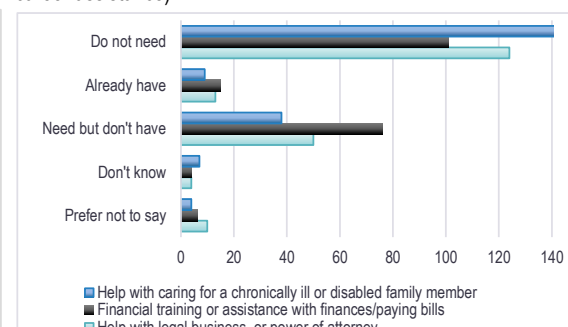
DAILY LIFE TASK SUPPORT

Although not quite as strong of a need as counseling or support for managing stress and career coaching and job assistance, residents also reported a desire for access to quality recreational and/or fitness programs. The majority of respondents did not have a need for homemaker services.



INSTRUMENTAL SUPPORT

Respondents reported some need for financial training or assistance with finances/paying bills, followed by a need for help with legal business/POA. These support services, however, were needed less than others measured (e.g., counselling, career assistance).





- Walk Radius
- National Register Historic Places
- Historic Preservation District
- School
- Health Facility
- Police Station
- Fire Station
- Grocery Store
- Church
- Community Center
- Park
- Playground
- Tennis Courts
- Swimming Pool

Parkway Place Community Action Plan

Shaping the Neighborhood's Future

Recent Investments & Projects

Rhodia Site Development

Based on extensive community engagement and organization, the Rhodia site's future will be reshaped by affordable multifamily mixed-use development by the Re:land Group at the northern portion of the site, which was remediated in 2024. This development is part of the Re:land Group's multi-phase plan to redevelop the 17-acre Rhodia site. As part of the project's pre-development activities over the last several years, the Community of Opportunity Neighborhood Association (CONA) was established and plays an active role in advocating for and shaping the future of the Park Hill and Algonquin neighborhoods.

The first phase of the redevelopment, anticipated to begin in 2026, will include 233 units, including 58 Project-Based Vouchers (PBVs) set aside for Parkway Place residents who will have the first right of refusal to relocate into the new units.

Community of Opportunity Economic Village

A result of the work by the Community of Opportunity Neighborhood Association (CONA), a neighborhood Co-Op facility is in the works.

Algonquin Pool Reopening

After close due to disrepair in 2023, the Algonquin Park Pool was demolished, rebuilt, and reopened in May 2025. It's the first new public pool to open in west Louisville since the previous Algonquin pool was built in the 1960's.

Metropolitan Sewer District (MSD) Headquarters Relocation

MSD announced plans to relocate its corporate headquarters office to 600 Hill Street in Summer 2025. This move from downtown was strategic, making MSD an anchor tenant in Park Hill's neighborhood revitalization efforts.

Stellar Snacks

The first woman-owned pretzel manufacturer in the US opened a \$137 million facility in an existing 434,000 square foot building on Dixie Highway, making it the largest economic development project on record in the West End. The facility is expected to create 350 full time jobs over the next 10 years, with a focus on hiring residents from the neighborhood.

Relevant Plans

Park Hill Industrial Corridor Plan (2009)

The Park Hill Industrial Corridor Plan, and its Implementation Strategy, focused on establishing Park Hill as an industrial hub for Louisville, with other focused areas of mixed-use and infill development. This Community Plan offers an opportunity to revisit, refine, and implement key strategies, particularly those surrounding catalyst development sites, residential infill, multimodal connectivity, green space and streetscapes, and workforce development.

TARC Network Study (2025)

In the summer of 2025, the Transit Authority of the River City (TARC) Board of Directors approved the implementation of first phases of a redesigned New TARC Network, using the framework of the TARC 2025 Enhanced Draft Plan. The specific routing of the new TARC network will be determined in the next phases of redesign.

Algonquin - Park DuValle - Hallmark Neighborhood Plan (2025)

The Algonquin, Park DuValle, Hallmark (APH) Community Plan is an important initiative designed to reflect community voices and provide clear guidance for future improvements in Algonquin, Park DuValle, and Hallmark neighborhoods.

Housing Needs Assessment (2024)

The Louisville Housing Needs Assessment breaks affordable housing market needs into 22 neighborhoods. The West Core area, which includes Parkway Place, is identified as having more than 50% of residents cost-burdened by housing. Over 70% of renters earn 50% of AMI or less, and only 75% of housing meets those residents needs. An estimated 1,282 units are needed in the neighborhood for households earning 30% AMI or less.

My Louisville Home Comprehensive Housing Strategy

The My Louisville Home Comprehensive Housing Strategy aims to create and preserve 15,000 units of affordable housing by 2027 by increasing the overall supply of market, workforce, and affordable housing through the implementation of multiple strategies.

The Strategy will be implemented through Land Development Code revisions, increased production of low-income housing options, private and public partnerships, and inclusion of sustainable building technologies.

Strategies identified as relevant to Parkway Place may include supporting the Section 8 to Homeownership program, LMG disposition of vacant land at below-market rates for affordable housing projects, advocacy and provision of Tenant-Based Vouchers, the Louisville Affordable Housing Trust Fund and Land Bank and Community Land Trust entities, and enhanced permitting and zoning regulations.

Opportunities for Development

Spatial Overview & Engagement Feedback

Parkway Place residents and community stakeholders have suggested dozens of ideas for physical improvements in the neighborhood. Many programs currently operate in the neighborhood; however, upgrades to the size and quality of their spaces are needed to better serve the residents.

Physical Improvement Ideas

As heard during the various engagement methods summarized in *Chapter 2: Building Consensus*, the following physical improvements may be considered in future development plans:

- Space for a new park or playground on site, such as a splash pad
- Dedicated spaces for programming already occurring on site, such as a one-stop resource shop or youth-oriented day time and evening lounge
- Wayfinding and gateway beautification projects
- New, high-quality affordable homes
- Residential and commercial facade repair programs
- Infill of vacant parcels, including commercial and civic uses
- Shade, landscaping, and urban agriculture space
- Smaller block dimensions within Parkway Place to reduce speeding, increase visibility and connectivity

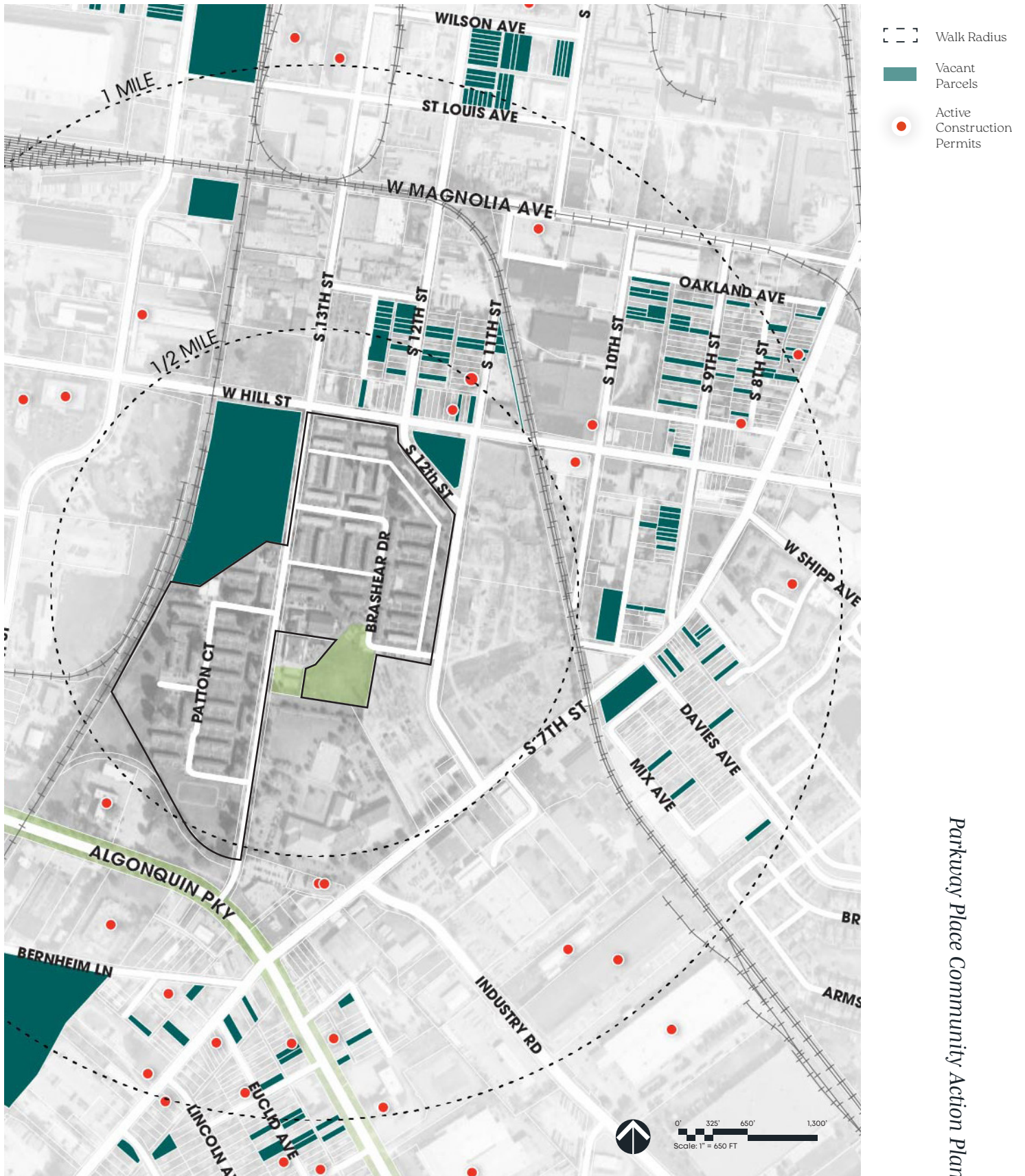
Neighborhood Improvement Ideas

	Share of preference
• Build new high-quality, affordable apartments in the area	19.52%
• Create facilities and programs to give young people more things to do	19.32%
• Bring in new stores, shops, and restaurants to this part of Louisville	16.13%
• Fix up older housing in the neighborhood that is in disrepair	14.58%
• Build a new part with things to do for people of all ages	10.75%
• Improve the streets (for example: street trees, sidewalks, streetlights, and waste receptacles)	9.13%
• Bring in a farmer's market	6.36%
• Add a community garden	4.21%

Source: Resident Survey Final Report (UofL)

Commercial Development

Engagement feedback to date suggests a strong desire for new stores, including a grocery, and restaurants near Parkway Place. Residents frequently reminisce about the Big A Shopping Center and discuss the need for diverse retail nearby.







CHAPTER 2

BUILDING CONSENSUS

Approach & Methodology

Planning Process

The goal of engagement for the Parkway Place Community Action Plan is to include residents of Parkway Place in a focused, intentional manner while involving stakeholder expertise and access to resources. Since the Summer of 2025, the process has centered around building meaningful connections and gathering open, honest feedback about the residents' needs, short-term desires, and hopes for the future. This process allows the planning team to collectively understand gaps in services, current conditions, needed improvements, and envision the Community's future.

Project Team

The Project Team meets bi-weekly to guide the overall planning process, stay on target, lead decision-making, represent community interests, and develop the plan based on input from the Choice Advisory Council, Working Groups, Resident Ambassadors, and the feedback from Resident & Community Engagement.

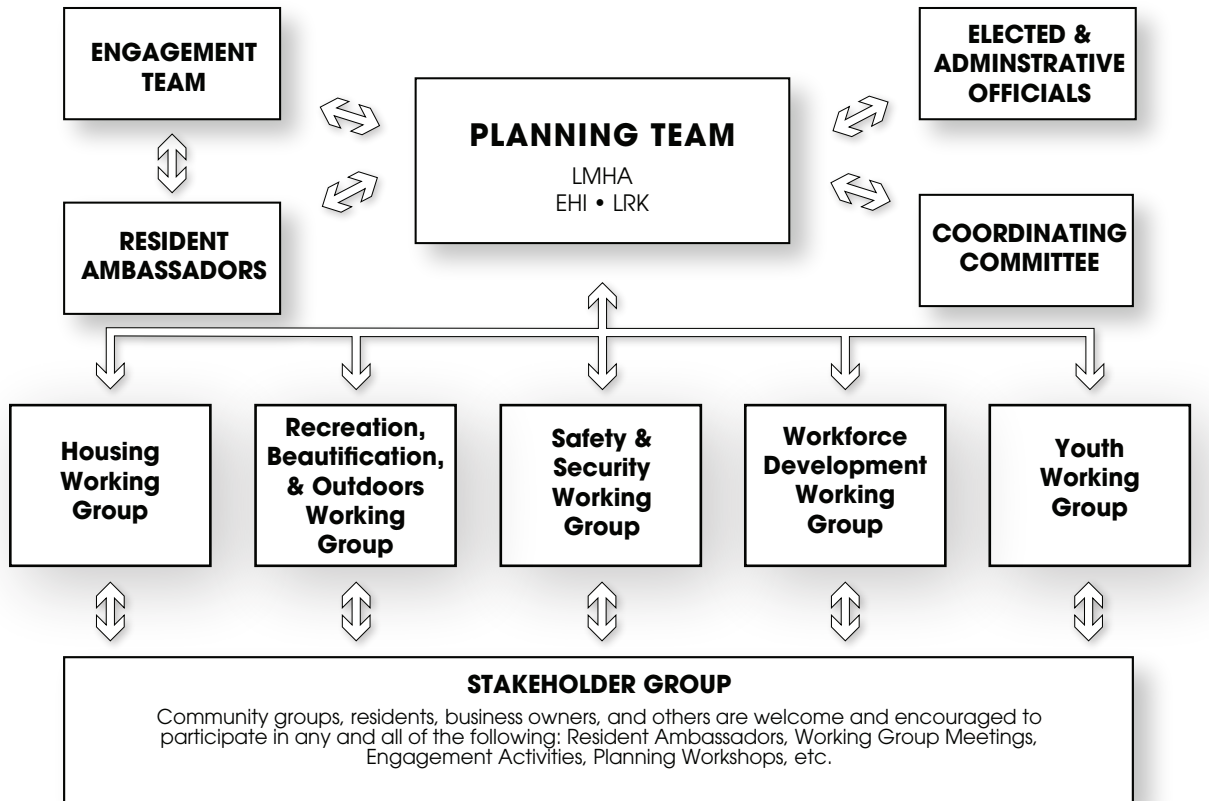
The Project Team consists of the Louisville Metro Housing Authority (LMHA), the Parkway Place Resident Ambassadors, EHI, and LRK.

Coordinating Committee

Meeting quarterly, the Coordinating Committee (CC)'s role is to oversee the overall planning process and the development of the Community Plan. The CC is a cross-sector body of the LMHA, Louisville Metro Government, the Parkway Place Resident Ambassadors and the Resident Council, and a variety of community stakeholders.

Trusted partners, institutional leaders, and community stakeholders will play a vital role in shaping the future of Parkway Place and the surrounding neighborhood. Serving as a bridge between residents, stakeholders, and the planning team, CC members provide ongoing guidance, accountability, and insight to support the development of a Community Plan that reflects the needs, priorities, and aspirations of the Parkway Place community and the broader Park Hill and Algonquin Neighborhoods.

The responsibilities and expectations of the CC members include advisory and strategic support, community representation, and participation and collaboration that support meaningful discussion.



Working Groups

Meeting bi-monthly beginning in October 2025, the Working Groups are small, focused teams made up of local organization representatives and subject-matter experts. The role of the Working Groups is to understand present and future needs of the neighborhood, connect those wishes with existing and feasible future programming, and assist in developing the Goals and Strategies of the Plan.

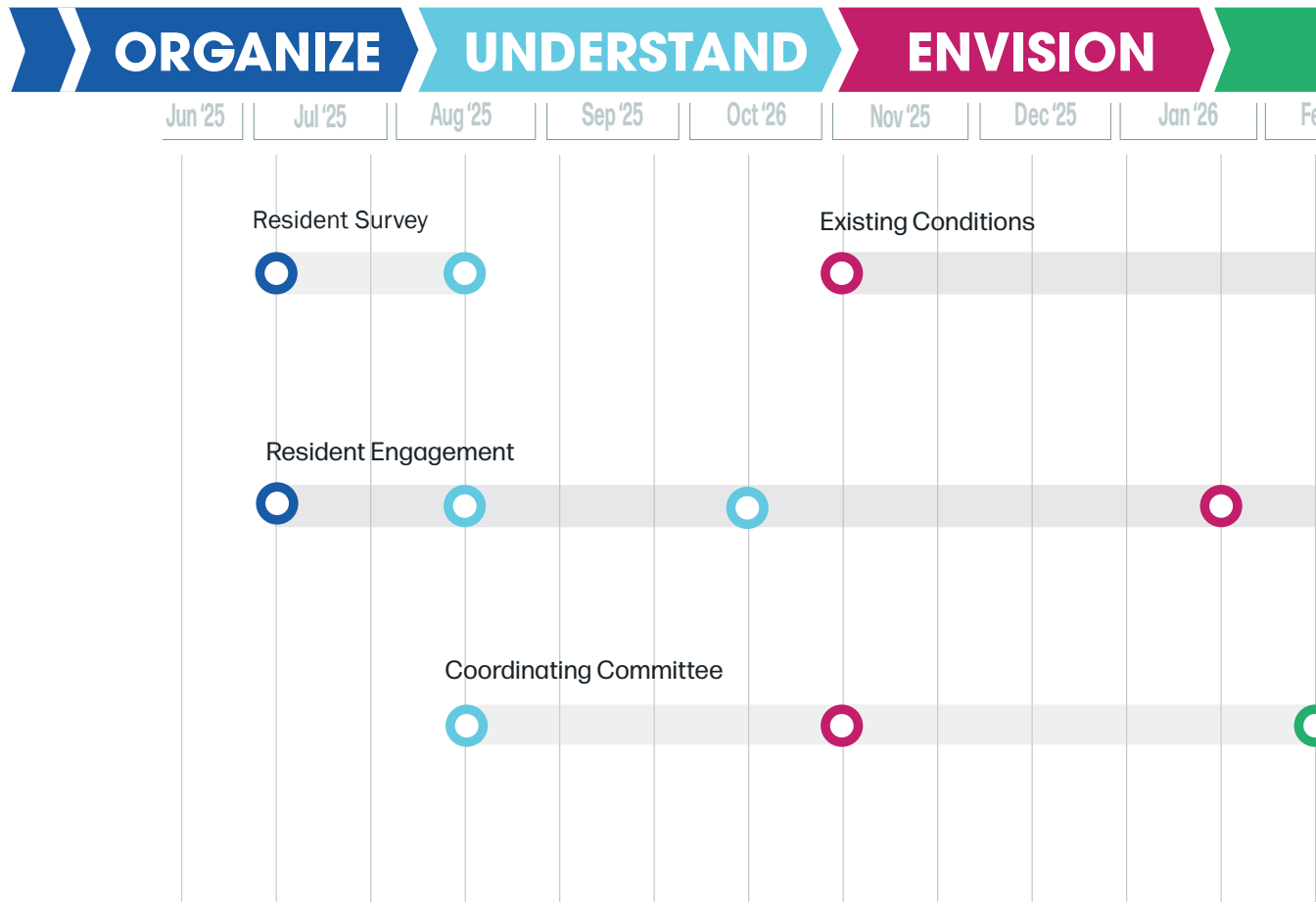
Organized into five groups (Housing; Workforce Development; Safety & Security; Youth; and Recreation, Beautification, & Outdoors), the Working Group members provide experienced insight into the community, identify strengths, weaknesses, and opportunities for their particular focus

area, and guide the Project Team in prioritizing strategies that meet the goals of the plan, based on input from community engagement and research into existing conditions, efforts, and projects underway within the community.

Resident Ambassadors

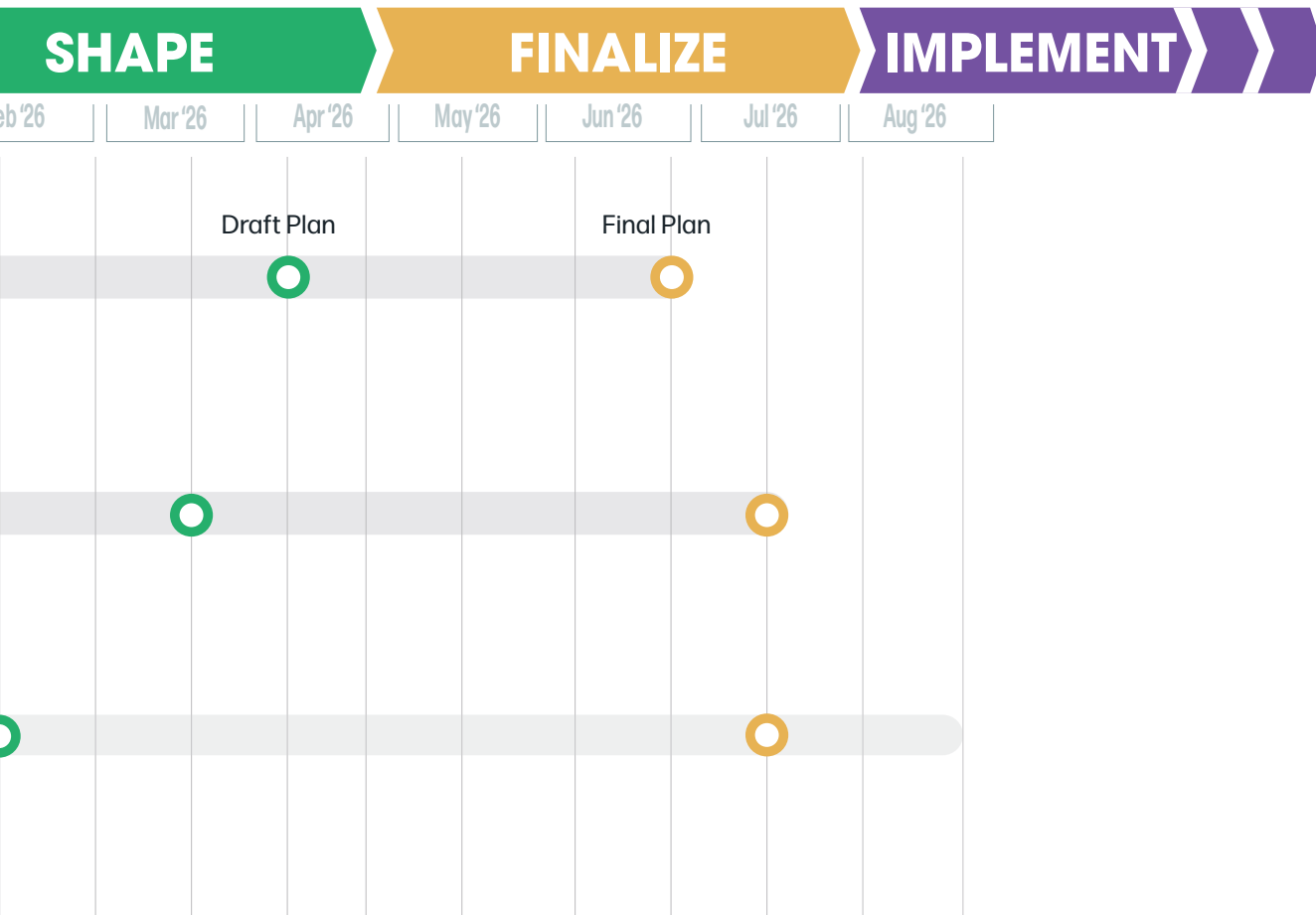
As a paid representative of Parkway Place, Residents Ambassadors are key contributors to carrying out the Plan. The Ambassadors will help people in Parkway Place be more informed, involved, and heard by sharing important information with neighbors, assisting in the planning and promotion of engagement events, and serving as a liaisons between the community and the planning process.

Project Timeline



Our approach to the year long community planning process is a five-phase process to develop plan strategies and an implementation framework. During each phase, Parkway Place residents, community leaders, key stakeholders, government agencies, and elected officials are involved to provide direction, feedback, and ideas along the way.

The **ORGANIZE** and **UNDERSTAND** phases are intended to design a community engagement strategy based on trust, establishing a team that will lead the plan into implementation, listening and learning from the community, establishing a mutual understanding of the physical neighborhood, focused topic conversations, and building a basis for the Plan through engagement, surveys, and existing conditions analysis.



The **ENVISION** phase revolves around developing draft goals and a vision for the community following planning workshops that take an assets-based approach to leveraging history, culture, natural features, and People as integral to revitalization strategies.

In the **SHAPE** phase, the planning team will work with residents and stakeholders to define and prioritize initiatives and investments.

Building off these phases, comments from the community will be incorporated to **FINALIZE** the Community Plan to begin to **IMPLEMENT** the redevelopment of Parkway Place and integrate strategies for all of the Park Hill and Algonquin communities.

Resident Engagement

Back to School Field Day

July 23, 2025

Parkway Place residents were invited to attend a Field Day to celebrate the back-to-school season and receive information on resident/community resources, ongoing plans in the area, and enjoy local food and music. Each attendee was given a Bingo Card to be stamped at each station, that was used as their meal ticket. Over 200 people attended.

One of the stations, hosted by LMHA and LRK, was a soft-launch of the Parkway Place Planning project. Residents signed up for in-person appointments to take a project-related survey, developed by UofL, and viewed two boards- one with high-level information on the planning process, and the other with a map of the Parkway Place community and its immediate surroundings.

In the information that was collected, Residents noted items that they would “hope to see in the future.” Some of these items include improved safety on site by potentially having a community police station on-site at Parkway Place. Others residents suggested adding more activities for kids and seniors such as movie nights, bingo and adding a splash pad.

Resident Open House

August 26, 2025

Parkway Place residents were invited to provide input to the Planning team about what they would like the future Parkway Place community to look like. Stations set up around the gym allowing residents to participate at their own pace, along with light snacks provided and children’s books distributed as giveaways. In total, about 25 residents came out to share their opinions and ideas.

The preliminary results of the resident survey were presented on a series of boards at one of the stations. Residents were given dots to place the type of apartment they would like to live in such as garden style apartments or townhomes. A “kid’s corner” was set up with Lego’s where youth could create what their ideal block may look like. At one last station, Residents were asked to share any ideas they might have for the site, or problems they felt could be improved upon. Their responses were captured on Post-it notes.

Comments collected covered a range of topics. Safety was raised again, but this time focusing on long 911 response wait times, and the desire for more services located in or nearer to Parkway Place.



Resident Survey Results

In early Fall 2025, LMHA began work with the University of Louisville Department of Communication to develop a resident needs assessment and planning survey at Parkway Place. An online survey was designed for in-person administration. Respondents took the survey on a LMHA mobile-enabled device and most were read the survey by an LMHA staff representative, although some surveys were self-administered.

Participants were provided with a \$35 gift card if they completed the majority of the survey. Surveys, on average, took about an hour to complete and were mostly administered in English. Survey administration was conducted between 10am and noon, from 1pm to 5pm, which may have limited responses from individuals who are employed during normal working hours.

In total, N = 195 complete responses were collected during the week of August 4, 2025, which represents 37% of households and 32% of adult Parkway Place residents. Some surveys were incomplete. When at least a third of the survey had been completed but the remainder was missing, respondents' partial responses were retained for descriptive analyses (n = 13 partial responses; total N = 208).

Survey topics included: required daily support services, perceptions of the neighborhood, personal health status, transportation requirements, housing and neighborhood preferences, and demographics. The survey report is attached in the Appendix of this Plan.



Resident Plan Workshop

February 2, 2026

Parkway Place residents were invited to see the latest progress of the overall draft goals and updates to the concept plan, dinner was also provided. Boards were set up across the room laying out the latest progress on the draft goals, and residents could comment and provide feedback. Around 90 people attended and shared their input.

Legos were used at one station for residents to better visualize the various housing product types that could be utilized in the redevelopment of Parkway Place. Residents were encouraged to move buildings around to show where taller and more dense buildings could be located, and discussed their preferences for the type of unit they would desire to live in. Locations of parks, open space, and potential retail were discussed and visualized through the use of the Legos. The concept plan depicted a simple street grid showing how the streets could be interconnected throughout the site.

A Kids Station was set up where they could use recycled boxes, egg cartons to create an “Upcycled Neighborhood.” Large blank sheets of paper were provided on the floor, where kids could imagine what their ideal neighborhood would look like. Also on display were the winning entries from the T-shirt Design Contest, and residents received free T-shirts featuring the winning design. LMHA also hosted an information table where staff answered residents’ questions about available programs and

resources while distributing free children’s books to anyone who wanted them.

Small-Scale Engagement

Beyond the formal large-scale Resident Engagement events, the Parkway Place Community Action Plan process aims to build on other community events and activities. To date, information about the Plan has been shared during the following activities:

- Clothing Swap and Neighborhood BBQ
- Neighborhood Beautification Clean-up Day & Spoken Word Competition (link to video available on parkwayplaceplan.org)
- Holiday Turkey Giveaway & Pets for Life event, including quick-reference resource refrigerator magnet
- Kids T-Shirt Design Contest
- Community of Opportunity Neighborhood Association meetings
- Flyers and materials in Dare to Care Food Bank distribution, in multiple languages
- Flyers in the Parkhill Community Center, in multiple languages
- Resident Ambassador meetings
- Resident Ambassador conversations about the logo, colors, and website
- Resident Council meetings
- Resident newsletter
- Meeting material uploads at parkwayplaceplan.org



Five of the seven of the Resident Ambassadors gathered during a community engagement event.



The first place winner of the Parkway Place T-Shirt Design Contest



Book giveaway and resource information table

Stakeholder Engagement

Coordinating Committee

August 26, 2025

The Coordinating Committee met for the first time in August 2025 to review the overall process for the Parkway Place Community Action Plan, the planned engagement activities and the team's approach to meeting residents where they are. The structure of the Plan was discussed, noting that Housing, Neighborhood, and People will be the main pillars organizing the Plan, similar to the framework for the Beecher Terrace planning process. A representative from the University of Louisville presented the Preliminary Resident Survey results. Coordinating Committee members were invited to share updates on their organization's recent projects and programs that could impact Parkway Place residents, and may support the implementation of the Plan.

November 18, 2025

The second Coordinating Committee meeting focused on the community vision, guiding principles, and upcoming opportunities for resident engagement prior to the holidays.

February 17, 2026

The third Coordinating Committee centered around the development of goals, strategies, and identification of key partners for one-on-one, in depth conversations. Several organizations have existing programming that can be targeted directly to Parkway Place residents as part of the Plan implementation. This meeting was held on-site in the Parkhill Community Center gym, and included discussions about the future of community space and programming for the neighborhood.



Entries in the Parkway Place T-Shirt Design Contest, created by youth ages 4 to 18.

Working Groups

October 13-14, 2025

Over the course of two days in the Mabel Wiggins Family Investment Center, the Planning Team convened the five working groups, (Housing, Workforce Development, Safety & Security, Youth, and Recreation, Beautification, & Outdoors) to provide an overview of the Planning Process and review community engagement findings to date. The groups also began a vision statement and principles that would help guide the Plan. High-level draft Goal conversations naturally occurred from the Principles discussion, and Working Group members were tasked with bringing ideas for formalized draft goals to the next Working Group meetings in December.

December 8-9, 2025

The same five Working Groups met in the Mabel Wiggins Center to develop goals, particularly in advance of the planned January resident plan workshop. The goals were rooted in the Vision and Principles created in the October working groups, with resident input.

February 9-10, 2026

Again in the Mabel Wiggins Center, the five Working Groups met to discuss strategies that could be implemented to bring the Goals and Vision to life. In addition, frameworks for the physical master plan were discussed, and participants envisioned key community assets on-site.

April 13-14, 2026

The fourth and final Working Group sessions focused on action. Leads, partners, time frames, and necessary resources were identified as means to carry the strategies forward.

The Path Ahead

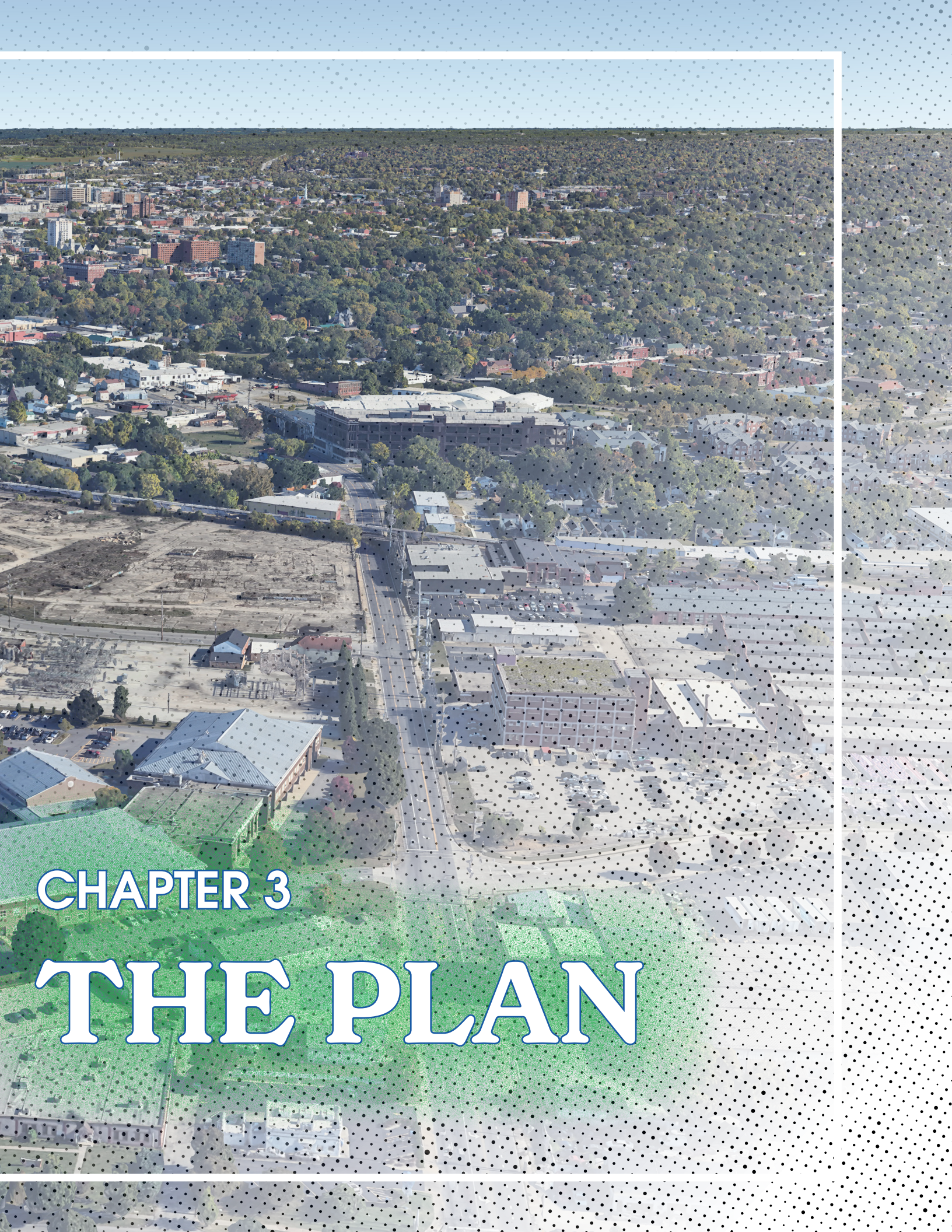
Continued Coordinating Committee Meetings

Coordinating Committee meetings will continue, beginning in July 2026, during the implementation process to focus on the finalization of goals, strategies, and assign leads, partners, and time frames. These regular meetings are critical to ensuring the plan comes to life, and will maintain the momentum created during the course of the year-long planning process.

Final Plan Celebration with Residents

The Final Plan Celebration will be the culmination of the planning process, where the proposed final site plan, goals and strategies will be presented to Residents and to kick-off implementation. This is anticipated to occur in summer 2026.



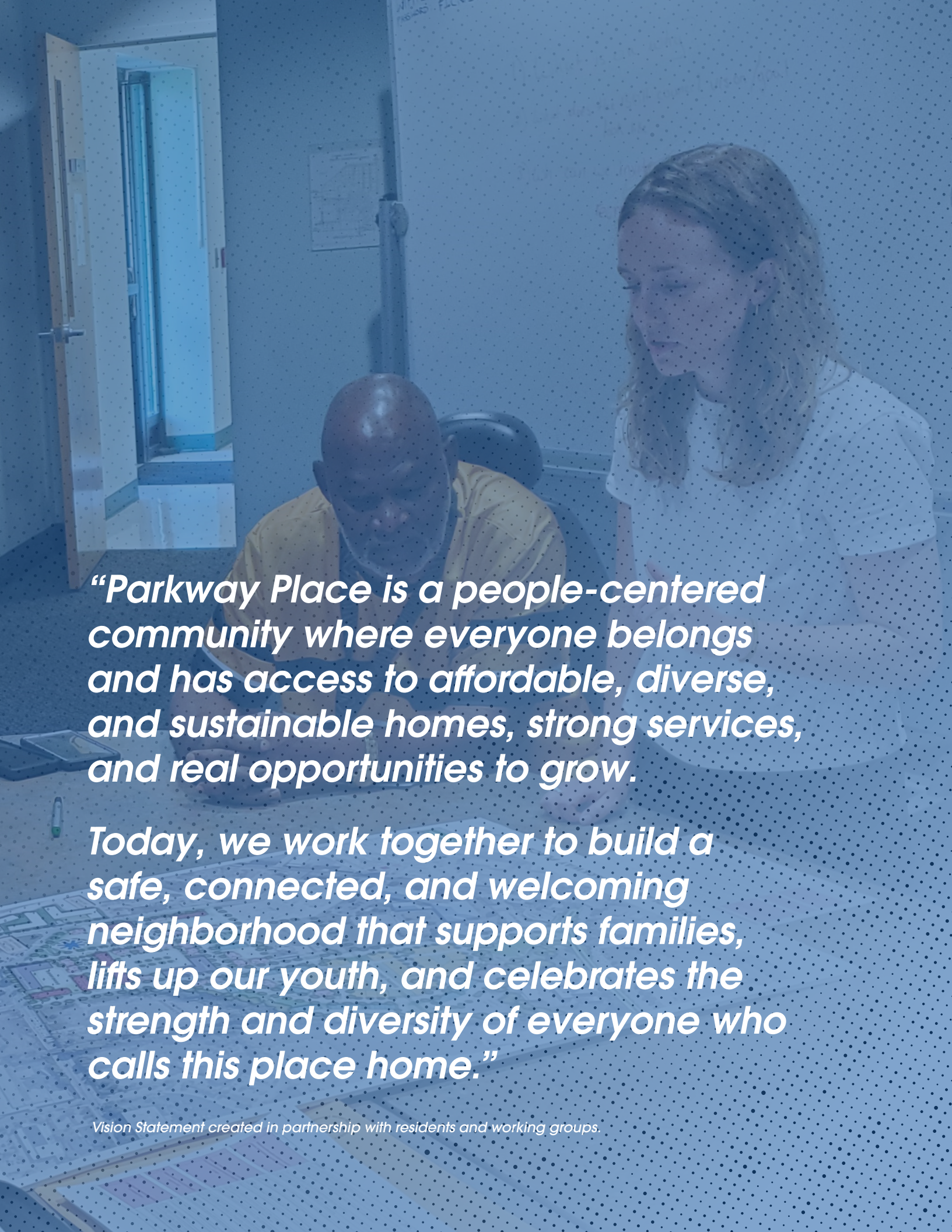


CHAPTER 3

THE PLAN

A photograph of a group of people in a meeting room, viewed through a blue-tinted overlay. In the foreground, a man in a light-colored jacket is leaning over a table, looking at documents. Other people are visible in the background, also looking at the documents. The text 'A SHARED COMMUNITY VISION' is overlaid in green on a white tilted rectangle.

A SHARED COMMUNITY VISION

A photograph of a man and a woman in a meeting room, looking at architectural plans on a table. The man is seated and looking down at the plans, while the woman stands next to him, also looking at the plans. The room has a white door in the background and a whiteboard with some writing. The entire image is overlaid with a blue dot pattern.

“Parkway Place is a people-centered community where everyone belongs and has access to affordable, diverse, and sustainable homes, strong services, and real opportunities to grow.

Today, we work together to build a safe, connected, and welcoming neighborhood that supports families, lifts up our youth, and celebrates the strength and diversity of everyone who calls this place home.”

Vision Statement created in partnership with residents and working groups.

The Guiding Principles

The Things We Hold Dear

To develop the Vision, the Resident Ambassadors, Working Group members, and survey participants were asked to identify the values, principles, and aspirational concepts that came to mind when asked to imagine the future of Parkway Place.

The prompt, “In 20 years, Parkway Place is a place that is...” inspired conversations around beauty, safety, opportunity, community pride, and more.





The Five Big Moves

Essential Steps for Plan Implementation

As the Parkway Place Community Action Plan moves forward, **Five Big Moves** will be pursued as essential steps toward implementing transformative change. These Big Moves will range from short- to long-term, and may require varying levels of financial and time commitments to complete.

These are rooted in the Principles and Values of residents, and align with the Vision developed by community members.

The **Big Moves** are shown at right (pg. 65). Other impactful short-term strategies, highlighted below, are included throughout *Chapter 3: The Plan*.

- Develop a Build-First redevelopment strategy
- Install wayfinding signage that aligns with the community identity
- Revamp the tenant onboarding program
- Relocate dumpsters and trash receptacles to less visible locations
- Create and distribute a Resource Guide to residents, and plan for regular updates

Supporting the Big Moves

To help the Five Big Moves spring into action, the current resources, programs, spaces, and people at Parkway Place will be the key to success. The Five Big Moves can also be facilitated through short-term, temporary efforts that translate to permanent facilities or programs in the future development. Some examples may include:

- Using an existing space as a temporary home for a Resource Hub, while redevelopment plans are crafted for a permanent Resource Hub in a future new or rehabilitated building(s)
- Use partnerships to construct new affordable replacement housing nearby, to relocate existing residents within the neighborhood before any demolition occurs at Parkway Place
- Undertake a resident-led community identity and branding process to design wayfinding signage that represents the spirit of Parkway Place

Resident-led Accountability Group

Partner with the Parkway Place Plan Resident Ambassadors, the Resident Council, and the Park Hill - Algonquin Community of Opportunity Neighborhood Association to oversee the progress of the plan and take ownership of its success.

Neighborhood-wide Beautification

In collaboration with local artists and residents, identify the best locations for and design and install unique wayfinding, landscaping, and public art throughout Parkway Place.

Community Center Communication

Expand outreach to residents by strengthening both internal and external communication strategies. Within Parkway Place, consider distributing flyers and installing an exterior bulletin board to share timely updates and programming information. Externally, improve access and visibility by streamlining an online booking system, making it easier for organizations to schedule and offer complementary programming that maximizes use of the Center's existing space.

Volunteer Days

Model Habitat for Humanity's Love Your Neighborhood "festival with a purpose" by providing the tools, time, and energy for resident-led projects in the Community Center, inside and out, then celebrate everyone's commitment with a block party.

Resource Hub

Utilize several of the site's vacant units - particularly those located near the Resident Council office, Management Office, and Play Cousins office - to house resources and services tailored to specific age groups and community needs.

Plan Framework

These core pillars of Neighborhood, People, and Housing create a framework for the Parkway Place Community Action Plan.

Neighborhood

Improved connectivity, safety, recreation, and beauty to support living, working, and playing in harmony.

Goal 1 Make on-site public outdoor spaces green, welcoming, and easy to access.

Goal 2 Transform Parkhill Community Center into a recreation and resource hub for all ages.

Goal 3 Make Parkway Place a place people want to visit.

Goal 4 Uphold shared community standards in Parkway Place..

Goal 5 Create a high-quality, safe, and connected community.

Goal 6 Improve access within, into, and through the neighborhood for all modes of transportation.

Goal 7 Strengthen surrounding neighborhood homes through rehabilitation and infill development.



People

Opportunities for active resident engagement, connection to services, and preparation for success for all ages and walks of life.

Goal 8 Strengthen recreation, educational, and environmental programming.

Goal 9 Celebrate the people and stories of Parkway Place.

Goal 10 Connect residents with opportunities to build their careers.

Goal 11 Connect the community to entrepreneurial opportunities and resources.

Housing

Vibrant and diverse mixed-income living where residents have the flexibility to make choices that best support their families.

Goal 16 Build new mixed-income, mixed-density housing in the community.

Goal 17 Maintain stability and minimize displacement of residents during the redevelopment.

Goal 18 Construct accessible and sustainable housing with modern amenities.



Goal 12 Kids come to school ready to learn.

Goal 13 Ensure students move through each level of school with success.

Goal 14 Expand access to out-of-school time programming that supports in-school learning.

Goal 15 Connect parents with resources.



NEIGHBORHOOD PLAN





Goal 1 Make on-site public outdoor spaces green, welcoming, and easy to access.

Goal 2 Transform Parkhill Community Center into a recreation and resource hub for all ages.

Goal 3 Make Parkway Place a place people want to visit.

Goal 4 Uphold shared community standards in Parkway Place..

Goal 5 Create a high-quality, safe, and connected community.

Goal 6 Improve access within, into, and through the neighborhood for all modes of transportation.

Goal 7 Strengthen surrounding neighborhood homes through rehabilitation and infill development.

Goal 01 Make on-site public outdoor spaces green, welcoming, and easy to access.

Strategy A.

Support resident-led, low-cost beautification projects.

Grassroots momentum for beautifying the neighborhood already exists within Parkway Place. Empowering residents to lead more small-scale beautification efforts can quickly improve the appearance and usability of outdoor spaces while building community pride. Projects may include community gardens, painted planters, mural walls, seasonal plantings, and neighborhood clean-up days. Providing mini-grants, tools, and coordination support can help residents take ownership of visible improvements.

Lead:
Partners:
Time Frame:

Strategy B.

Connect residents to a community tool shed.

Providing access to a shared tool shed can support ongoing maintenance, gardening, and beautification efforts across the site. This could include lending tools such as shovels, rakes, lawn equipment, and basic repair supplies, along with a simple check-out system. In the short term, partnering with the Louisville Tool Bank can bridge the gap and gauge interest in creating a tool shed on-site.

Lead:
Partners:
Time Frame:



Source: Louisville Urban League

Strategy C.

Create new outdoor recreation spaces on site.

Developing new outdoor amenities, such as an Exercise Park, walking paths and greenways, and a splash pad, can expand recreational opportunities for residents of all ages. These spaces are designed into the Parkway Place Master Plan. Construction and maintenance of these spaces with partners is essential to the success of the neighborhood.

One potential new outdoor recreation space has been developed as the Exercise Park, as shown in the Parkway Place Illustrative Plan, at the intersection of the present Patton Court and South 13th Street. Using currently underutilized open space, the Exercise Park would provide walking paths, multipurpose sport fields, and outdoor fitness equipment that meets the on-site health and wellness desires of residents as expressed in the survey and community engagement.

Lead:
Partners:
Time Frame:

Strategy D.

Incorporate high-quality seating, shade, and comfort amenities in public spaces.

Providing comfortable seating, shade structures, drinking fountains, and rest areas makes public spaces more usable for longer periods of time. Thoughtful design elements such as incorporating a variety of seating options and shaded gathering areas can support both daily use and larger events.

Lead:
Partners:
Time Frame:

Strategy E.

Plant trees and native shrubs along gateways and key corridors.

Strategic planting along entrances and main corridors can improve aesthetics while providing shade, comfort, and environmental benefits. Native species can reduce maintenance needs and support local ecosystems. Over time, these plantings will help define neighborhood identity and create a more inviting public realm, in addition to reducing the urban heat island effect that impacts much of West Louisville.

Lead: Trees Louisville
Partners:
Time Frame:

Exercise Park

INTENT IS TO UTILIZE EXISTING OPENING IN FENCE FOR PATH. FIELD VERIFY AND ADJUST AS REQUIRED. COORDINATE AND CONFIRM EXACT LOCATION WITH OWNER.



WALKING PATH



PLAY FIELD



FITNESS STATION



FLOWERING TREES





Source: Sherman Carter Barnhart

12th Street Pocket Park



One of many pocket parks proposed throughout the redeveloped Parkway Place features a splash pad and playground located near the new intersection of South 12th Street and a new east-west street connecting South 12th and South 13th Streets, just north of the existing sports fields behind the Keystone Early Learning Center.

Surrounding this pocket park are townhomes and small apartment buildings with welcoming front porches, tree-lined streets, and on-street parking. The proposed Community Center, envisioned for the corner of Hill Street and South 12th Street, is just a short walk away, while the proposed senior housing building is located just beyond the view shown in this illustration.



View facing north toward a new splash pad, along the extension of S 12th Street into Parkway Place.

The play area is intended to be a community amenity that is both a destination for surrounding neighbors and a safe, inviting place for children to play. Nestled in the heart of the new development, it is designed to foster connections across generations while creating opportunities for residents relaxing on their front porches, pedestrians, and park visitors to connect and enjoy shared outdoor spaces.

Goal 02 Transform Parkhill Community Center into a recreation and resource hub for all ages.

Strategy A.

Expand community center staffing and leverage staffing coordination across existing programs.

Increasing staffing levels will allow the Community Center to expand programming and on-site support for residents of all ages. This can include hiring part-time staff, creating teen employment or internship opportunities, and coordinating schedules across partner organizations to ensure consistent coverage. The Louisville Urban League's Urban Seniors Jobs Program can recruit eligible persons, age 55+, to work under LMHA/Parks & Rec staff supervision. Cross-training staff and aligning program schedules can maximize efficiency and create a more seamless experience for users.

Lead: LMG

Partners: LUL

Time Frame: Short Term

Strategy B.

Create a regularly-updated online Community Center calendar, and distribute print copies.

A centralized calendar can improve awareness of programs, services, and events offered at the Community Center. This may include a mobile-friendly website, social media updates, printed flyers, and posted monthly calendars within the building and around the neighborhood. The calendar's success is dependent upon its ease of operation for partners to add events, and for residents and partners to view and receive updates on programming as its added to the calendar. Distributing these calendars through schools, on-site offices, and to surrounding community partners can help reach a wider audience.

Lead:

Partners: LUL

Time Frame:

Strategy C.

Explore digital signage system options for the exterior of the Community Center.

Installing digital signage on the exterior of the building can provide real-time updates about events, resources, and important announcements. Options may include LED message boards, interactive kiosks, or screens integrated into building facades. These signs should be weather-resistant and secure, and potentially include language translation capabilities.

Lead:

Partners:

Time Frame:

Strategy D.

Balance a variety of recurring and one-time events in line with resident interests.

Offering a mix of recurring programs such as fitness classes, tutoring, and support groups alongside one-time events like festivals, workshops, and guest speakers can keep the Community Center active and responsive. Gathering resident feedback through surveys or meetings can help tailor programming to community interests. A balanced schedule ensures there are consistent opportunities for engagement while keeping offerings fresh.

Lead:

Partners:

Time Frame:





Rendering of the Baxter Community Center (Source: BCC). The Baxter Community Center serves as a hub for people of different ages, creating a strong sense of community that we'd like to see replicated at Parkway Place.

Strategy E.

Host youth-centered community events in the Community Center.

Regular youth-focused programming can activate the space and provide safe, engaging opportunities for young residents. In partnership with local organizations, events could include after-school programs and tutoring, sports clinics and teams, arts workshops, job and college readiness sessions, and mentorship programs. Parkway Place youth should be regularly consulted to keep programming engaging and relevant.

Lead:
Partners:
Time Frame:

Strategy F.

With resident input, create a dedicated Teen Lounge.

Designing a teen-focused space with input from youth can ensure it reflects their needs and interests. Features could include comfortable seating, gaming systems, study areas, charging stations, and space for group activities or workshops. Involving teens in the design and programming process is essential to foster ownership and encourage consistent use.

Lead:
Partners:
Time Frame:

Strategy G.

Develop a physical space plan for a future new community center.

Planning for a future facility should include a clear program of spaces that reflects community priorities and evolving needs. This may involve flexible multi-purpose rooms, dedicated youth and senior areas, workforce development spaces, and outdoor gathering areas. Engaging residents and stakeholders in the planning process will help ensure the new center serves as a welcoming, multi-generational hub. Future Community Center plans should be flexible, to facilitate fulfillment of the Vision through different funding levels and timelines.

Lead:
Partners:
Time Frame:

Community Center



A new Community Center is proposed to be sited at the corner of S 12th triangle street, between a new S 12th Street extension and the current S 11th Street. In the new location, the Community Center is more accessible to the larger neighborhood from Hill Street, and serves the current Parkway Place site and in-progress multifamily development across the street on the former Rhodia site.

Design of a new Community Center is a recommended strategy in this Community Action Plan. Partnerships between public agencies, private developers, philanthropic organizations, and residents will be necessary for the success of designing, building, and programming the new Center.



View from a tree-lined boulevard, connecting S 13th Street eastward toward the new Community Center, across from the triangle site and future Rhodia site multifamily development

Goal 03 Create a Parkway Place that people want to visit.

Strategy A.

Locate community spaces in convenient, accessible places.

Position community spaces such as plazas, meeting rooms, play areas, and flexible multipurpose spaces along primary corridors and near transit stops to maximize visibility and use. Co-locating these spaces with surrounding future development and amenities like the community center, retail, or green spaces can create natural gathering points. Designing for accessibility, clear signage, and active edges will help ensure these spaces feel welcoming to both residents and visitors.

Lead:
Partners:
Time Frame:

Strategy B.

Host celebrations and festivals for the greater community.

Organizing regular events such as seasonal festivals, cultural celebrations, farmers markets, and outdoor movie nights can draw visitors into Parkway Place and activate public spaces. Partnering with local vendors, performers, and community groups can create diverse, inclusive programming that reflects neighborhood identity. Consistent, well-promoted events help establish Parkway Place as a vibrant destination.

Lead:
Partners:
Time Frame:



Via Studios and OSRS's mural on the railroad underpass on Madison Street
(Source: Vision Russell website)

Strategy C.

Work with local artists to install murals, sculptures, and other public art in the neighborhood.

Collaborating with local artists to create murals, sculptures, and interactive installations can highlight community stories and make Parkway Place visually distinctive. Projects can include youth-led mural programs, artist residencies, and rotating installations in highly visible locations such as gateways and gathering spaces. Public art can serve as both a cultural asset and a wayfinding tool that encourages exploration, both by residents themselves and visitors to the neighborhood.

Lead:
Partners:
Time Frame:

Strategy D.

Activate ground-floor spaces with neighborhood-serving uses.

At key gateways along Hill Street and near Algonquin Parkway, active ground-floor uses such as cafés, small retail shops, community services, or pop-up vendors can help create a lively, welcoming environment throughout the day. These uses provide natural surveillance and give visitors a reason to linger. Temporary or rotating vendors can help test demand for potential businesses in the area.

Lead:
Partners:
Time Frame:



Beecher Terrace Choice Neighborhoods Grant, Critical Community Improvement: Molo Village, CDC's The Village at W. Jefferson. (Source: Louisville Business First)

Goal 04 Uphold shared community standards in Parkway Place.

Strategy A.

Define clear lease and community standards.

Residents and LMHA will work together to establish clear, accessible lease terms and community standards to set consistent expectations for all residents and visitors. These guidelines should be communicated in plain language through welcome packets, visual signage, and periodic community meetings that walk through key policies such as noise, cleanliness, and shared space use. The standards will then be reinforced through ongoing engagement and with the support of the community accountability group.

Lead:

Partners: Residents

Time Frame:

Strategy B.

Provide one-on-one tenant onboarding to establish relationships between residents, resources, and management.

Offering individualized onboarding for new residents can help build early trust and ensure tenants understand available resources, services, and expectations. Welcoming efforts can include meet-and-greet sessions with staff and neighbors, welcome packets with community information, guided tours of on-site amenities, and introductions to programs and local partners. Personalized engagement helps new tenants feel connected from the start while creating a strong foundation for ongoing communication and support.

Lead:

Partners:

Time Frame:

Strategy C.

Perform regular seasonal and preventative maintenance.

Implementing a consistent schedule for seasonal and preventative maintenance will help maintain high-quality living conditions and prevent larger issues over time. Activities can include seasonal clean-up days, routine HVAC checks, landscaping, snow and leaf removal, and scheduled inspections of common areas. Residents can participate through volunteer clean-up events or reporting maintenance needs through accessible systems.

Lead:

Partners:

Time Frame:

Strategy D.

Strengthen enforcement of traffic, parking, and litter standards.

Consistent enforcement of traffic, parking, and litter standards is essential to maintaining a safe and orderly environment. This can include clearly marked parking areas, posted speed limits, designated loading zones, and visible waste stations. Residents can support enforcement by reporting issues and participating in community-led efforts such as neighborhood beautification days.

Lead:

Partners:

Time Frame:

Strategy E.

Promote awareness and support compliance through education.

Encourage adherence to community standards by prioritizing educational and supportive approaches. These may include reminders, informational workshops, and outreach campaigns designed to build awareness and understanding before enforcement actions are considered. Examples include sharing guidance on proper waste disposal, offering resident workshops on lease expectations, and using clear, positive signage to reinforce community norms. When penalties are necessary, any associated revenue can be reinvested into community improvement and beautification initiatives.

Lead:
Partners:
Time Frame:

Strategy F.

Partner with high-quality property management and maintenance for the redeveloped community.

Ensuring that experienced, community-focused property management professionals are in place to operate and maintain the property will be critical to upholding standards and delivering timely service to residents. Dedicated, engaged management and maintenance staff will lead by example while strengthening day-to-day operations and responsiveness.

Lead:
Partners:
Time Frame:



A Brightside Neighborhood Cleanup group. Source: louisvilleky.gov

Goal 05 Create a high-quality, safe, and connected community.

Strategy A.

Implement Crime Prevention through Environmental Design (CPTED) principles into the design of the new development.

Incorporating CPTED principles can enhance safety through thoughtful design. These strategies may include:

- Natural surveillance,
- Clear sightlines,
- Defined public and private spaces, and
- Active ground-floor uses.

These principles are proven to help deter crime while fostering a greater sense of comfort and ownership among residents. Embedding CPTED early in the redevelopment process ensures safety is integrated into the physical environment from the start.

Lead:
Partners:
Time Frame:

Strategy B.

Partner with City and State agencies to incorporate infrastructure upgrades into the new development.

Coordinating with the appropriate agencies will ensure critical infrastructure improvements such as lighting, sidewalks, drainage, and roadways are integrated into redevelopment plans. These upgrades support safety, accessibility, and long-term neighborhood resilience, including resolving existing issues of sewer & stormwater overflow areas. Aligning improvements with the phases of new housing construction will help to leverage funding and align investments across agencies.

Lead:
Partners:
Time Frame:

Strategy C.

Enhance lighting and visibility throughout the site.

Improving pedestrian-scale lighting on home exteriors and across streets, pathways, and common areas will increase visibility and reduce opportunities for unsafe activity. Well-lit environments help residents feel more secure and support greater use of outdoor spaces during evening hours, especially in the winter. Clear sight lines throughout the site's design further support safety, in combination with lighting.

Lead:

Partners:

Time Frame:

Strategy D.

Establish a resident-led neighborhood watch or community accountability group.

Building trust and collaboration among residents is essential for the long-term success of individual residents and the overall community. A structured resident-led safety and connectivity initiative can strengthen community relationships and encourage shared responsibility for neighborhood well-being. This group will also play a key role in advancing the Plan in alignment with the overall Vision, while supporting and reinforcing the shared community standards outlined in Neighborhood Goal 4, Strategy A.

Lead:

Partners:

Time Frame:

Strategy E.

Create a central location for sharing community information.

Developing a centralized hub such as an exterior bulletin board, digital platform, and/or designated space within the community center can improve communication and access to important updates. Sharing information about events, safety resources, and services helps keep residents informed and engaged. Consideration of multiple language formats is key.

Lead:

Partners:

Time Frame:

Strategy F.

Leverage LMPD Community Engagement Unit for expanded programming in the community.

Collaborating with the Louisville Metro Police Department Community Engagement Unit, including the Police Activities League, can bring programs such as safety workshops, youth outreach, and community events directly into the neighborhood. These efforts help build positive relationships between residents - especially youth - and law enforcement. Regular, casual presence can also help to build trust between the police department and the residents.

In addition to LMPD, existing Pivot to Peace members can help to prevent conflict escalation, develop relationships with residents, and mentor youth in Parkway Place.

Lead: LMPD

Partners: Goodwill Pivot to Peace

Time Frame:

Strategy G.

Continue work to establish a Housing Authority police department.

Advancing the creation of a dedicated Housing Authority police force can provide consistent, community-focused safety services tailored to resident needs. A specialized department can prioritize relationship-building, responsiveness, and familiarity with the community, while using proven trauma-informed and community-based methods.

Lead: LMHA

Partners:

Time Frame:

Goal 06 Improve access within, into, and through the neighborhood for all modes of transportation.

Strategy A.

Expand safe pedestrian connections and street crossings.

Improving sidewalks, crosswalks, lighting, and traffic calming measures will make it safer and easier for residents and visitors to move throughout Parkway Place on foot. Prioritizing key corridors and high-traffic crossings can better connect housing, amenities, and nearby destinations.

Lead: LMG

Partners: LMHA, Kentucky Transportation Cabinet, community ambassadors

Time Frame: Short to Mid Term

Strategy B.

Promote multimodal transportation and route planning to improve access within Parkway Place and for visitors traveling into and through the neighborhood.

Increasing awareness of walking, biking, and transit routes will help both residents and visitors more easily navigate Parkway Place and connect to surrounding destinations, including nearby recreation like the Algonquin Pool and Central Park. Providing clear maps, signage, and digital tools can highlight safe and efficient routes to parks, services, and neighborhood assets

Lead: LMG

Partners: TARC, LMHA, community ambassadors

Time Frame: Short Term

Strategy C.

Lead an information campaign to share transit updates, routes, and transfer options.

A coordinated outreach effort can help residents better understand available transit services, including route changes, schedules, and transfer opportunities. Providing information in accessible formats, both digital and print, will ensure broader reach across different age groups and technology access levels. Where possible, the campaign should consider non-English speakers and low-literacy residents.

Lead: TARC

Partners:

Time Frame:

Strategy D

Coordinate shuttles and carpools to shared employers.

Shuttle services or organized carpools can be tailored to common work schedules, including second and third shifts, and key destinations. With resident and local employer input, develop a shared transportation program to major employers. This coordination can improve access to jobs through reliable and convenient transportation, while reducing transportation costs to residents.

Lead: TARC

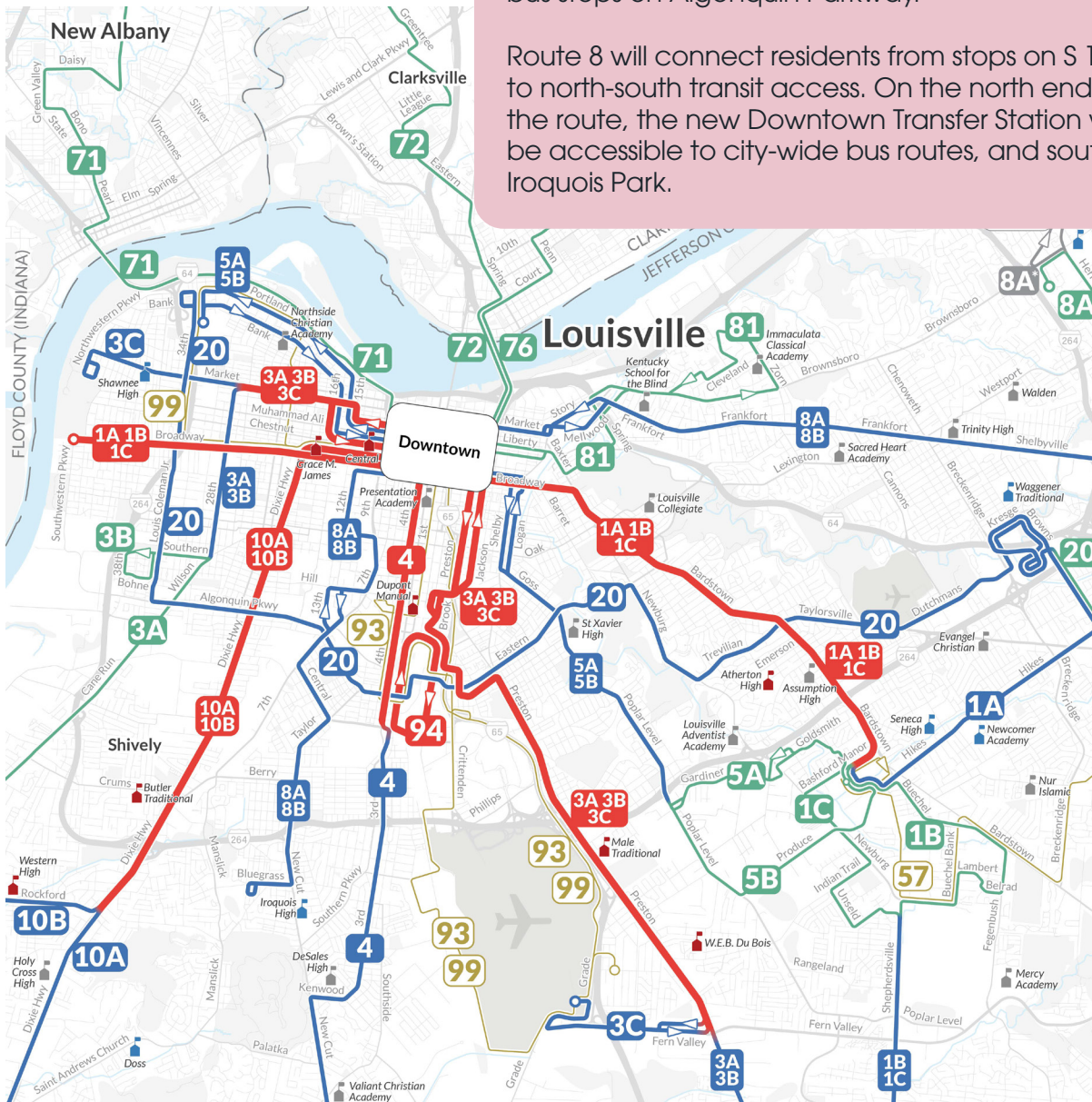
Partners:

Time Frame:

Effective August 2026, TARC will implement a new network. Two routes are directly accessible from within Parkway Place.

Route 20 will run seven days a week, every 30 minutes, from Portland to Dupont/Dutchman's Hospitals areas. This new route is a major east-west connector and will provide Parkway Place residents with access to major employment hubs from nearby bus stops on Algonquin Parkway.

Route 8 will connect residents from stops on S 13th to north-south transit access. On the north end of the route, the new Downtown Transfer Station will be accessible to city-wide bus routes, and south to Iroquois Park.



Source: Transit Authority of the River City

Strategy E.

Explore weekday transportation partnerships with local faith-based groups.

In addition to being important pillars in the community, local faith-based organizations often have another resource: vehicles. Partnering with these churches to provide regular transportation to weekday jobs, services, or education can help residents access essential destinations, especially for seniors and those with mobility challenges.

Lead: LMHA

Partners:

Time Frame:

Strategy F.

Partner with ride-share companies to provide last-mile vouchers as a tenant amenity.

Collaborating with ride-share providers to offer subsidized or free rides can help residents complete trips between transit stops and final destinations. This “last-mile” solution improves access to jobs, healthcare, and services that may not be directly served by transit lines or hours of operation. Integrating vouchers as a tenant amenity can enhance mobility while redevelopment is underway, and allow the program to be coordinated by individual property management companies at a smaller scale.

Lead:

Partners:

Time Frame:

Strategy G.

Host oil change and vehicle maintenance days on-site.

Organizing periodic on-site vehicle maintenance events can help residents keep their cars in safe, working condition while reducing the cost burden of routine upkeep. These events can also serve as opportunities for basic car care education and connection to trusted service providers.

Lead: LMHA

Partners: Local auto shops, workforce training programs, nonprofits and/or churches

Time Frame:

Strategy H.

Host insurance, financing, and credit repair workshops on-site.

Providing workshops on auto insurance, financing, and credit repair can help residents better understand and manage the financial aspects of vehicle ownership. These sessions can connect residents with trusted advisors and resources to reduce costs and improve financial stability. Strengthening financial literacy supports long-term transportation access and economic mobility.

Lead: LMHA

Partners: Local banks and insurance brokerages/agents, nonprofit financial counselors, UofL, Spalding, Goodwill, Urban League

Time Frame:

Strategy I.

Provide resources for bike repair services in the neighborhood.

Establishing bike repair resources, such as fix-it stations or a small shared garage space, can support cycling as a reliable and affordable transportation option. Access to tools, basic maintenance supplies, and occasional repair assistance can empower residents to maintain their own bikes. These resources or spaces can be managed by community volunteers, Resident Council, or as a paid role within the neighborhood (in partnership with existing organizations dedicated to transportation and community development).

Lead:

Partners: Falls City Community Bikeworks

Time Frame:

Strategy J.

Identify partners for regularly-occurring kids bike giveaways, safety workshops, and repair training.

Partnering with local organizations to host recurring bike giveaways and safety programming can expand access to bicycles for youth while promoting safe riding habits. Repair training workshops can build practical skills and encourage long-term bike use, and expose kids to local police and city agencies.

Lead:

Partners: LMPD, Kentucky State Police, LMG

Time Frame:

Goal 07 Strengthen surrounding neighborhood homes through rehabilitation and infill development.

Strategy A.

Develop an infill housing strategy for vacant lots.

Creating a clear plan for developing vacant parcels in existing neighborhoods along Hill Street, across from Parkway Place, can help reduce blight while increasing the supply of quality housing. This strategy can include identifying priority lots, establishing design guidelines, and aligning zoning and incentives to support new construction. Where necessary and feasible, combine contiguous lots to build more efficient and/or larger single-family or duplex units should be considered.

Lead:

Partners: Habitat for Humanity, Rebound

Time Frame:

Strategy B.

Implement the infill housing strategy in partnership with local developers.

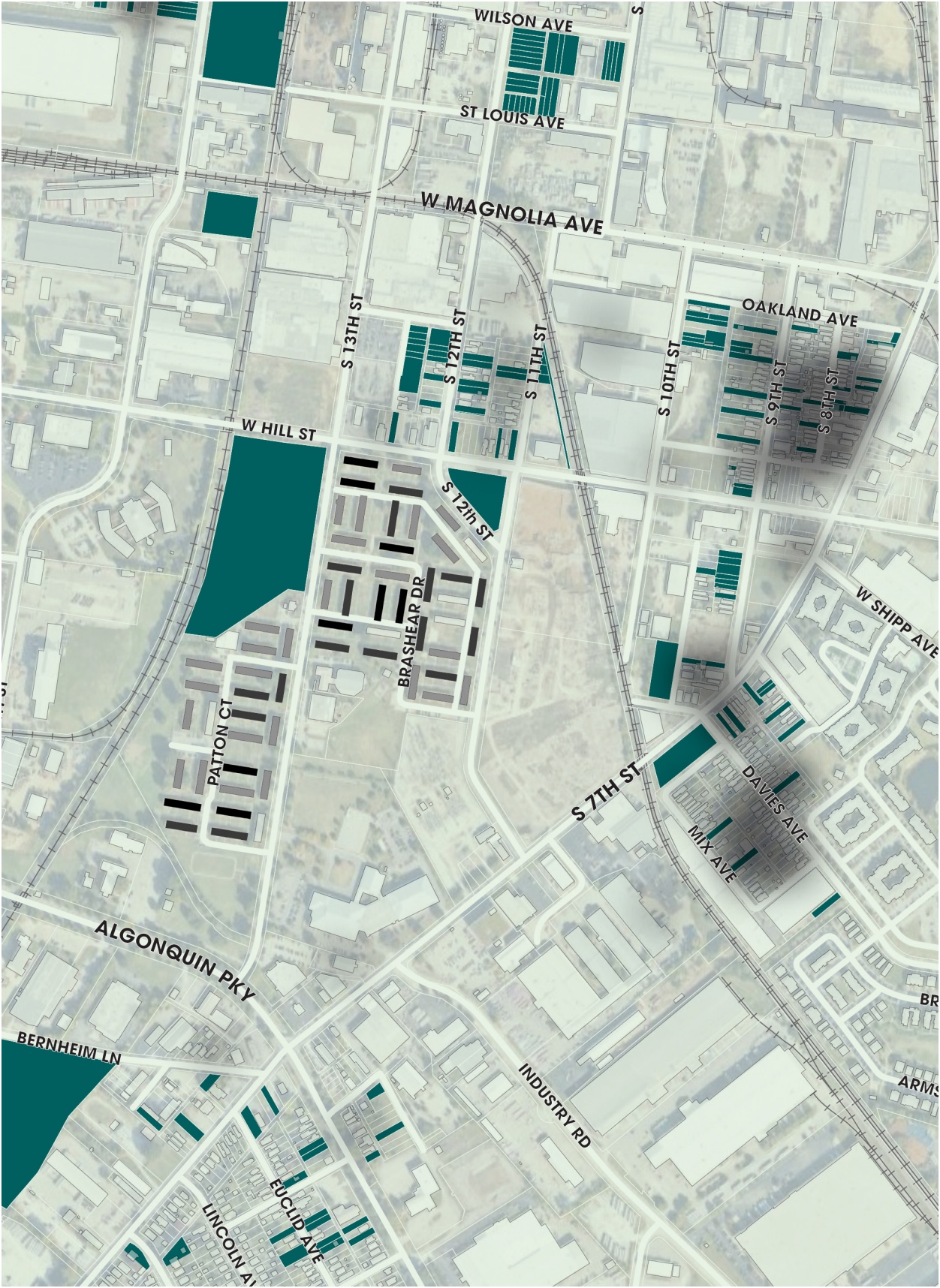
Advancing the infill housing strategy will help transform vacant and underutilized lots into productive, high-quality housing that strengthens the surrounding neighborhood. This can include coordinating site acquisition, aligning zoning and incentives, and partnering with developers and community organizations to deliver context-sensitive, mixed-income housing. A clear implementation approach ensures that infill development supports neighborhood stability, reduces blight, and contributes to long-term growth while supporting long-time residents of the neighborhood.

Infill development should be compatible with neighborhood character and support long-term stability. Careful consideration of surrounding, historical architectural patterns is key to minimizing displacement and creating an attainable, holistic neighborhood once infill is complete.

Lead: LMG

Partners:

Time Frame:

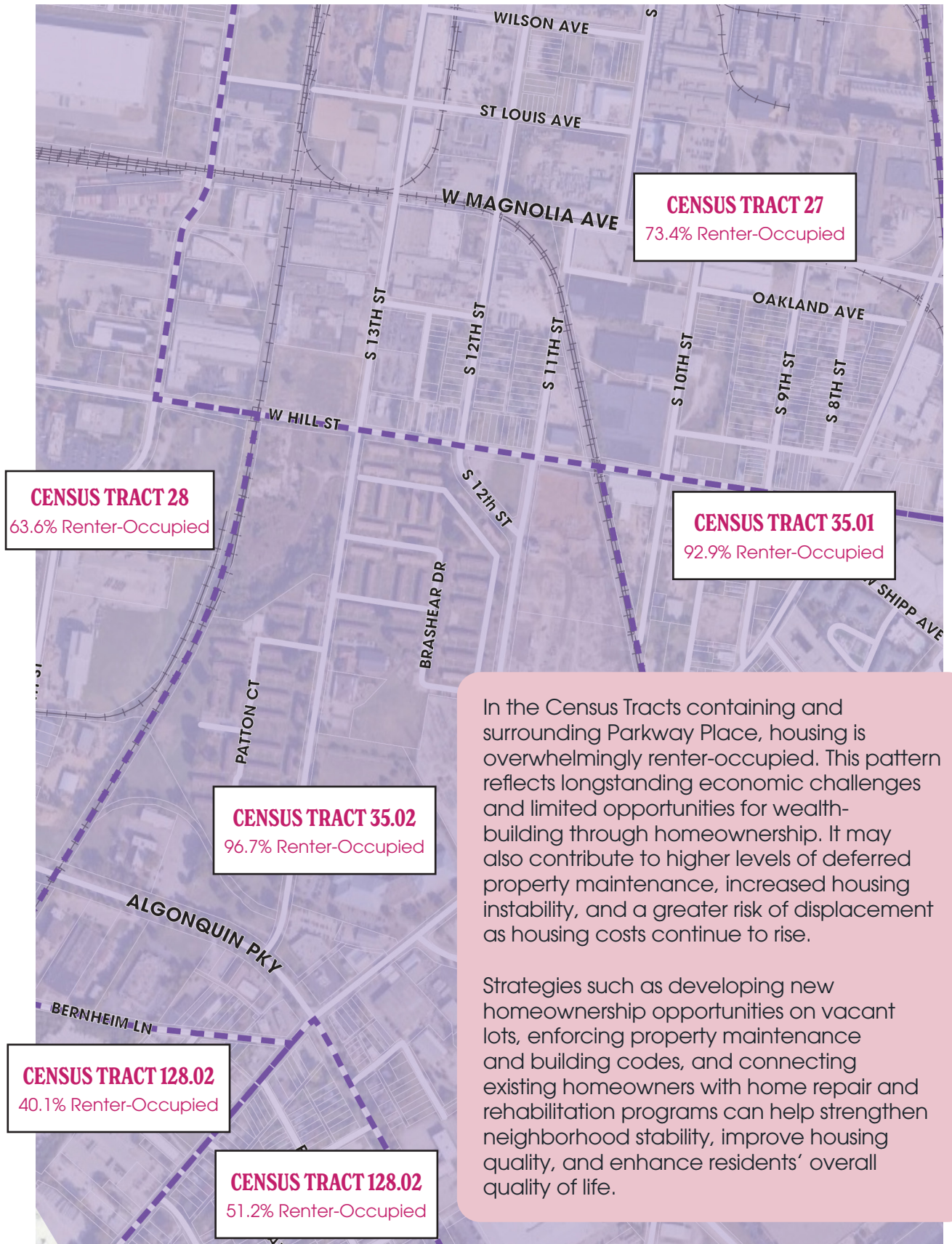


- Vacant Property
- Property Condition, Slight Damage to Completely Damaged

Parkway Place Buildings (05/2026)

- 40% or higher vacancy rate
- 30% or higher vacancy rate
- 20% or higher vacancy rate
- 0% vacancy rate

Parkway Place Community Action Plan



In the Census Tracts containing and surrounding Parkway Place, housing is overwhelmingly renter-occupied. This pattern reflects longstanding economic challenges and limited opportunities for wealth-building through homeownership. It may also contribute to higher levels of deferred property maintenance, increased housing instability, and a greater risk of displacement as housing costs continue to rise.

Strategies such as developing new homeownership opportunities on vacant lots, enforcing property maintenance and building codes, and connecting existing homeowners with home repair and rehabilitation programs can help strengthen neighborhood stability, improve housing quality, and enhance residents' overall quality of life.

Strategy C.

Activate vacant lots with interim uses.

Before redevelopment occurs, vacant lots can be cleaned, maintained, and temporarily activated to improve neighborhood appearance and safety. Interim uses might include community gardens, side yards, pop-up play spaces, or managed green lots. These efforts build momentum for future development.

Lead:

Partners:

Time Frame:

Strategy D.

Connect existing homeowners with rehabilitation resources.

Provide educational workshops and direct assistance to help residents address common barriers to housing stability, including property tax burdens, heirs' property (tangled title) issues, and utility costs. Increasing awareness and access to these resources will help residents remain in their homes and build long-term stability.

Lead:

Partners:

Time Frame:

Strategy E.

Explore innovative housing construction methods.

Explore alternative construction approaches, such as modular and prefabricated housing, to reduce costs and accelerate delivery while maintaining high-quality design. These methods will also support energy-efficient construction, targeting measurable reductions in long-term utility costs for residents.

Pilot projects may aim to deliver at least one initial phase (5-10 units) of infill homes on land bank lots using innovative construction methods.

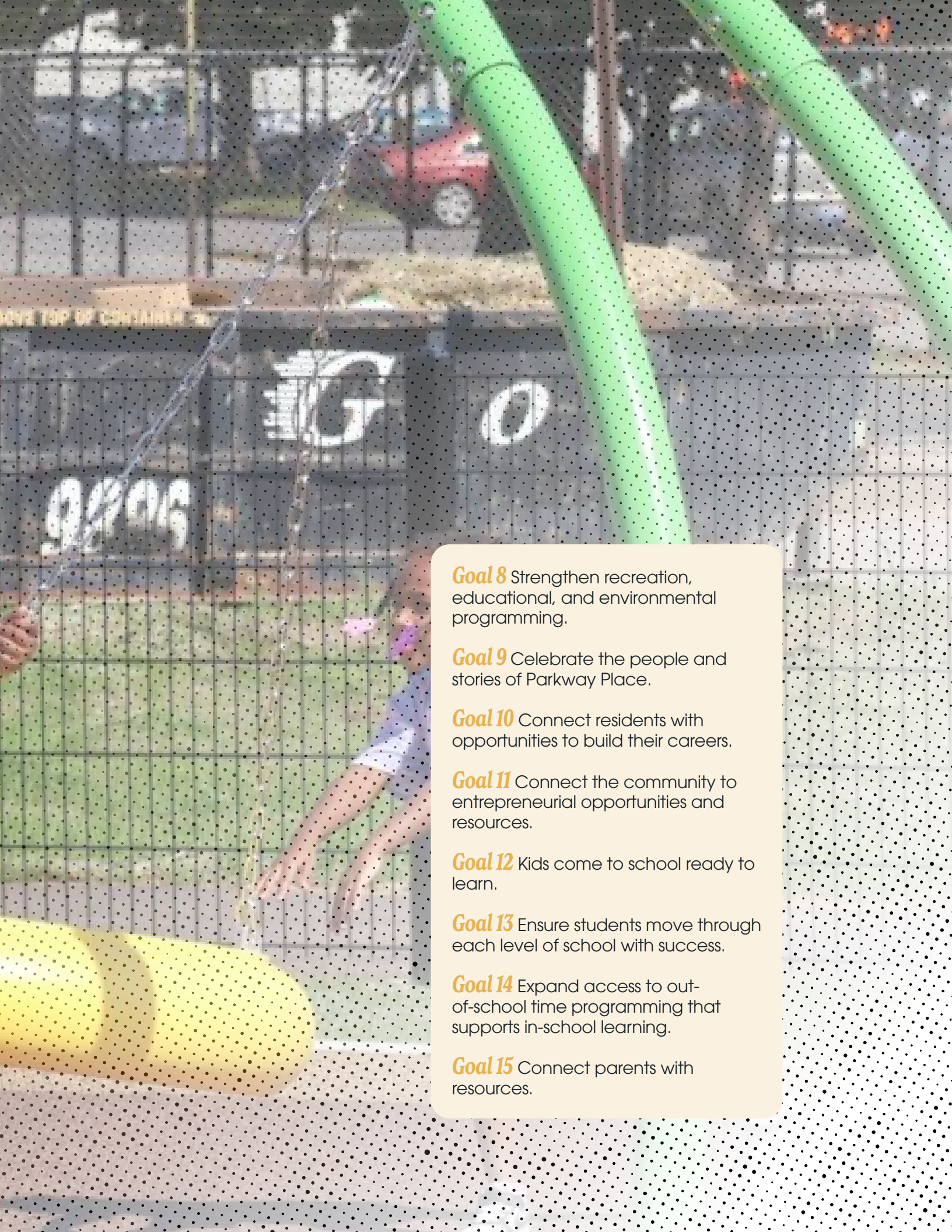
Lead:

Partners:

Time Frame:

PEOPLE PLAN





Goal 8 Strengthen recreation, educational, and environmental programming.

Goal 9 Celebrate the people and stories of Parkway Place.

Goal 10 Connect residents with opportunities to build their careers.

Goal 11 Connect the community to entrepreneurial opportunities and resources.

Goal 12 Kids come to school ready to learn.

Goal 13 Ensure students move through each level of school with success.

Goal 14 Expand access to out-of-school time programming that supports in-school learning.

Goal 15 Connect parents with resources.

Goal 08 Strengthen recreation, educational, and environmental programming for all ages.

Strategy A.

Provide financial literacy education to all residents.

For residents of both Parkway Place and the surrounding neighborhoods, financial literacy programming can help to build skills in budgeting, credit management, saving, and long-term financial planning. Workshops can be hosted on-site and may include topics such as managing debt, understanding leases, preparing for homeownership, and accessing public benefits. These programs should be clearly communicated to the target audiences to maximize participation and impact.

Lead:

Partners:

Time Frame:

Strategy B.

Establish a regular and continuous communication stream with youth to identify and provide preferred programming.

Creating consistent channels for youth input can ensure programming reflects their interests and evolves over time. This can include creating a youth advisory group, conducting surveys and listening sessions, and obtaining informal feedback through events or school partnerships. Ongoing engagement will help increase participation and ensure programs remain relevant and engaging.

Lead:

Partners:

Time Frame:

Strategy C.

Offer environmental education programming, such as Pollinator Week, fairy garden workshops, cooking classes, and community garden days.

Providing hands-on environmental programming can connect residents of all ages to nature. In partnership with existing organizations, seasonal activities may include Pollinator Week, gardening workshops, composting demonstrations, cooking classes using fresh produce, and volunteer garden days. These programs can activate outdoor spaces while promoting sustainability and healthy living.

Lead:

Partners:

Time Frame:



Source: Louisville Grows

Strategy D.

Develop intergenerational programs that bring youth, adults, and seniors together.

Creating programs that intentionally connect different age groups can strengthen relationships and build a more cohesive community. Activities might include shared gardening projects, storytelling sessions, mentorship programs, arts workshops, and game nights. These interactions can reduce social isolation and create a stronger sense of belonging across generations.

Lead:
Partners:
Time Frame:

Strategy E.

Implement an online booking platform for community groups to see and reserve space for Community Center programs.

Creating an easy-to-use online reservation system can streamline access to Community Center spaces and encourage broader use by local groups. Features may include a public calendar, real-time availability, and simple request or approval workflows.

Lead:
Partners:
Time Frame:



Example of locally-created wayfinding, created in partnership with local Shawnee neighborhood kids and Louisville artists

Goal 09 Celebrate the people and stories of Parkway Place.

Strategy A.

Establish a community recognition program.

Parkway Place has a history of committed, driven community-based leadership. A recognition program that highlights these residents and community members would help visualize neighborhood pride, involve residents with local artists, and celebrate the leaders making a difference in the neighborhood.

Lead: Residents

Partners: LMHA, Local Artists

Time Frame:

Strategy B.

Support the design and implementation of locally-created wayfinding, in partnership with Louisville artists.

Developing artist-led wayfinding elements can help tell the story of Parkway Place while improving navigation throughout the neighborhood. This could include murals, signage, pavement markings, and gateway features that reflect resident experiences, local history, and cultural identity. Engaging residents and artists in the design process ensures the final product is both functional and deeply rooted in community voice.

Lead: HeARTs /Louisville Visual Art Association

Partners:

Time Frame:

Strategy C.

Create a community storytelling program.

To document the unique stories, history, and ideas of residents, a community storytelling program would honor the past and share these tales with future generations. Especially as Parkway Place undergoes redevelopment, telling these stories is essential to maintaining community pride, a sense of ownership, and tie the future of Parkway Place to its historical roots.

Lead:

Partners: UofL, Louisville Free Public Library

Time Frame:

Strategy D.

Develop a neighborhood identity and branding strategy.

Creating a clear identity for Parkway Place through signage, banners, logos, and storytelling can help position it as a recognizable destination. Branding elements can reflect local history, culture, and resident voices while being incorporated into gateways, events, and digital platforms. A strong identity helps attract visitors and build community pride.

Lead:

Partners:

Time Frame:

Goal 10 Connect residents with opportunities to build their careers.

Strategy A.

Provide individualized mentoring and job placement support.

Depending on the resident's age, several programs exist in Louisville to provide one-on-one career support and connect people to education, job placement, and resources. Programs such as The Spot for ages 16–24, LUL's Urban Senior Jobs Program for adults aged 55 and up, and general adult workforce services, can provide tailored support including resume building, interview preparation, and career navigation. Personalized guidance helps residents access opportunities and stay on track as they grow in their careers.

Lead:

Partners: Louisville Urban League

Time Frame:

Strategy B.

Support residents in recognizing, applying, and certifying their transferable skills.

Helping residents recognize and build on transferable skills can open pathways to new career opportunities. Especially for international residents who may have credentials from other countries, workshops and coaching sessions can focus on translating prior work, care-giving, or life experience into marketable skills and pursuing relevant certifications. Supporting credentialing programs can help residents access higher-paying and more stable employment.

Lead:

Partners:

Time Frame:

Strategy C.

Support information sharing between organizations to refer residents to different soft skill and workforce development resources.

Improving coordination among service providers can help residents more easily access the full range of workforce resources available to them. This may include shared referral systems, regular partner meetings, and centralized resource guides. Shared data agreements between organizations are the first step to sharing sensitive information to support residents.

Lead:

Partners:

Time Frame:

Strategy D.

Host on-site hiring events with committed local employers.

Bringing committed employers directly into the community through job fairs and hiring events can reduce barriers to employment. Events can focus on industries with local demand and include on-the-spot interviews, application assistance, and follow-up support. When feasible, transportation arrangements to get groups of people to and from work should be provided as a job perk for those hired during the events.

Lead:

Partners:

Time Frame:

Strategy E.

Train workforce providers in trauma-informed care and barrier reduction.

Equipping workforce providers, including employers and workforce-related service providers, with training in trauma-informed approaches can improve how they support residents facing barriers to employment. This can include strategies for addressing challenges such as housing instability, childcare needs, and transportation access. In combination with Strategy C, this awareness and information sharing can help get residents the support they need for success in the workplace.

Lead:
Partners:
Time Frame:

Strategy F.

Connect residents with Section 3 employment opportunities during the redevelopment of Parkway Place.

Leveraging HUD's Section 3 requirements can create pathways for residents to access jobs and training opportunities tied to redevelopment projects. This can include construction jobs, apprenticeships, and related service roles. Clear communication and coordination with contractors can help ensure residents are aware of and prepared for these opportunities.

Lead: LMHA
Partners: Selected Developers and Contractors

Time Frame: Strategy G.

Expand access to recreation and beautification-related jobs.

Creating job opportunities tied to landscaping, maintenance, and community beautification can provide accessible entry points into the workforce. Similar to Louisville's Downtown Ambassadors program, roles may include maintaining green spaces, supporting community gardens, or assisting with event setup and cleanup. These opportunities can build skills while directly improving the neighborhood environment.

Lead:
Partners:
Time Frame:

Strategy H.

Dedicate quiet “co-work” hours in community spaces for remote workers and learners.

A quiet space and reliable internet connection are essential to performing remote work and attending online classes. Determine weekday daytime and/or evening hours during which remote workers and students can use the Community Center computer lab to carry out the functions of their jobs and studies. This may include facilitating workspace reservations. Advertise these available times to residents, employers, and educational institutions.

Lead: Louisville Metro Parks & Rec

Partners:

Time Frame: Short Term

Strategy I.

Develop a priority business support strategy to incentivize new business attraction and sustain existing neighborhood-serving businesses.

Using community input, create a list of businesses needed to serve the neighborhood’s needs. Prioritize these businesses and align priorities with existing incentives and plans. Determine interim solutions before brick-and-mortar structures are constructed. For example, partner with mobile grocery or medical services as a short-term solution, while planning for small grocer or medical office space in future redevelopment plans.

Lead: LMG

Partners: West End Opportunity Partnership, OneLouisville, Commonwealth of Kentucky

Time Frame:

Strategy J.

Build flexible, affordable brick-and-mortar commercial spaces for neighborhood businesses.

Developing adaptable and affordable commercial spaces can create opportunities for local entrepreneurs and small businesses. These spaces can be designed to accommodate a range of uses and evolve over time as demand grows. Small, revolving, low-rent incubator space can support Goal 12. Providing accessible commercial space supports job creation and helps establish Parkway Place as a neighborhood destination (Goal 3).

Lead: Local Developers

Partners: The West End Opportunity Partnership, LMG,

Time Frame: Long Term, Capital-Dependent

Goal 11 Connect the community to entrepreneurial opportunities and resources.

Strategy A.

Create pathways for resident-owned businesses to provide goods and services to local institutions.

Establishing procurement pathways can help resident-owned businesses secure contracts with local institutions such as schools, hospitals, and government agencies. This may include vendor registration support, certification assistance, and introductions to procurement officers.

Lead:
Partners:
Time Frame:

Strategy B.

Provide low-cost or free business supports, such as licensing, insurances, and tax assistance, access to shared equipment, and connection to grant and loan programs.

Reducing barriers to starting and sustaining a business can help more residents pursue entrepreneurship. Support may include workshops on licensing and taxes, assistance with insurance requirements, access to shared commercial kitchens or tools, and guidance on applying for grants and loans. Centralizing the advertising of these resources can make it easier for residents to navigate the process in an online resource “hub.”

Lead:
Partners:
Time Frame:

Strategy C.

Partner with local organizations to provide business coaching and planning in multiple languages and formats.

Parkway Place residents speak a variety of languages, including Arabic, Swahili, and Kinyarwanda. Offering accessible business coaching can help residents develop strong business plans and build long-term success. This can include one-on-one coaching, group workshops, and multilingual resources to ensure inclusivity, both in-person and virtually.

Lead:
Partners:
Time Frame:

Strategy D.

Build social networks and peer support among entrepreneurs in the neighborhood.

Some residents expressed desires to meet their neighbor’s needs through their own small business endeavors. Creating supportive business-friendly ecosystems for knowledge sharing, mentoring, and motivation can be achieved through regular entrepreneur meet-ups in the Community Center (or in future retail and community space), networking events with business leaders from around Louisville, and mentorship networks.

Lead: Small Business Development Center
Partners:
Time Frame:

Goal 12 Kids come to school ready to learn.

Strategy A.

Coordinate meeting basic needs with meals, clothing, counseling, and school-based supports.

Ensuring that children's basic needs are met is critical to their ability to focus and succeed in school. This can include coordinating access to meal programs, clothing closets, school supplies, and on-site or school-based counseling services. Several services for meals, clothing, and other physical resources already exist in the neighborhood, so ensuring sufficient space is included in the interim and redevelopment is key to those resources' ongoing success.

Lead:

Partners: Dare to Care, Play Cousins,

Time Frame:

Strategy B.

Offer access to on-site mental and physical health services for children and parents.

Bringing healthcare services directly into the community can reduce barriers to access and improve overall family well-being. This may include mobile clinics, routine check-ups, mental health counseling, and health screenings provided in partnership with local providers such as Norton Healthcare, UofL Health, Baptist Health, and Seven Counties Services. On-site services can be coordinated with Community Center programming to maximize participation.

Lead:

Partners: UofL, Seven Counties

Time Frame:

Strategy C.

Train educators and community staff to use trauma-informed and developmentally appropriate practices.

Equipping educators and staff with trauma-informed and age-appropriate approaches can improve how they support children facing stress or adversity. Training may include strategies for classroom management, emotional support, and recognizing signs of trauma. A consistent, informed approach across schools and community programs can create a more supportive learning environment.

Lead: Office of Violence Prevention

Partners: Goodwill

Time Frame:



Teen-focused study hall and lounge (Source: Boston Public Library Teen Central)

Strategy D.

Use trusted messengers and multilingual communicators to engage parents and caregivers.

In Parkway Place, canvassing doors is a proven method of reaching residents. Trusted community members can improve communication and participation in school-related activities. This can include parent ambassadors, community leaders, and multilingual outreach through text, social media, and in-person events. Clear and culturally responsive communication helps ensure all families feel informed and supported.

Lead: Play Cousins

Partners:

Time Frame:

Strategy E.

Ensure youth have access to quiet and age-appropriate study spaces.

Providing dedicated study areas can support homework completion, reading, and online learning. This may include designated after-school quiet spaces at the Community Center, supervised study halls, and access to computers and reliable internet. Creating safe, structured environments for learning can help students build strong academic habits. This programming is an essential piece of the future Teen Hub, led by the Office of Violence Prevention.

Lead: Louisville Metro Parks & Rec, Office of Violence Prevention

Partners:

Time Frame:

Goal 13 Ensure students move through each level of school with success.

Strategy A.

Give teens opportunities for college and career exposure and job shadowing.

Providing early exposure to different career paths can help students build motivation and make informed decisions about their futures. Opportunities may include job shadowing, workplace and college tours, guest speakers, internships, and career exploration events. Connecting these experiences to local industries can help students see clear pathways from school to employment. The Urban League's Project Ready can be promoted to Parkway Place youth in grades 6-12 to guide them through academic, social, and emotional readiness as they move through grade levels into adulthood.

Lead:

Partners: LUL

Time Frame:

Strategy B.

Offer targeted tutoring and academic coaching during critical school transition points (elementary to middle school, etc).

Providing additional academic support during key transitions such as elementary to middle school or middle to high school can help students stay on track as they move to the next level. Early intervention during these transition periods can improve long-term educational outcomes. Tutoring programs, mentoring, and academic coaching can focus on building confidence and addressing learning gaps.

Lead:

Partners:

Time Frame:

Strategy C.

Develop a network of teachers, counselors, and other community personnel to identify early attendance and behavior interventions.

Creating a coordinated network of school and Parkway Place on-site staff (such as Parks and Rec and Pivot to Peace) can help identify and respond to early warning signs such as chronic absenteeism or behavioral challenges. Regular check-ins, shared data systems, and communication protocols can support timely interventions. Early identification allows schools and partners to provide targeted support before issues escalate.

Lead: OVP

Partners:

Time Frame:

Strategy D.

Create clear, supported pathways to graduation and beyond.

Beyond the direction given by schools, establishing individual pathways can help students understand the steps needed to graduate and transition into college, careers, or training programs. This can include individualized graduation plans, college and career counseling, FAFSA (student aid) support, and connections to apprenticeships or certification programs. Ongoing guidance ensures students are prepared for success after high school.

Lead:

Partners:

Time Frame:

Goal 14 Expand access to out-of-school programming that supports in-school learning.

Strategy A.

Align after school and summer programs with in-school learning objectives.

Coordinating after school and summer programming with school-day curricula can reinforce key academic skills and prevent learning loss. This can include partnerships with teachers to align lesson plans, incorporate literacy and math support into programming, and share student progress where appropriate. Strong alignment helps ensure out-of-school time programs directly support academic success.

Lead:

Partners:

Time Frame:

Strategy B.

Promote existing city-wide teen-specific programs.

Increasing awareness of existing teen programs and advocacy opportunities in Louisville can help more youth access leadership, enrichment, and skill-building experiences. Outreach can include partnerships with JCPS, promotion through the Community Center, and direct connections to programs such as the Mayor's Youth Ambassadors Leading Louisville (Y'ALL) initiative, youth leadership councils, and local nonprofit-led cohorts. Expanding both awareness and access helps teens build confidence, engage in civic life, and take advantage of opportunities across the city.

Lead:

Partners:

Time Frame:



Mayor Greenberg's Y'ALL Program (Source: louisvilleky.gov)

Strategy C.

Establish a Parkway Place-specific teen empowerment program.

Creating a dedicated youth development program for Parkway Place teens can provide a consistent, supportive space for leadership, mentorship, and skill-building. Programming may include workshops on life skills, career exploration, community leadership, and field trips to local organizations and employers, like the Speed Art Museum or Frazier History Museum. Grounding the program in local context can help ensure it reflects the interests and experiences of neighborhood youth, while exposing them to experiences outside of the Parkway Place or school.

Lead: OVP

Partners: Goodwill

Time Frame:

Strategy D.

Encourage resident-led youth programming within the neighborhood.

Supporting residents to lead youth-focused activities can expand programming while strengthening community ownership. This may include mini-grants, training, and access to space for residents to host tutoring sessions, arts activities, or recreational programs without formal organizational backing or funding. Resident-led efforts can create more culturally relevant and responsive opportunities for youth, and allow for more flexibility to tailor experiences to youth needs.

Lead: Resident Council

Partners:

Time Frame:

Goal 15 Connect parents with resources.

Strategy A.

Host regular, organized play dates in the community.

Organizing consistent, structured play dates can help parents build social networks while supporting early childhood development. These events can be held in partnership with Louisville Metro Parks and Recreation at nearby parks or on-site, and coordinated with initiatives like Thrive by Five and United Way's early childhood programs. These programs should be scheduled at times that work for parents in Parkway Place. Regular gatherings can also serve as informal touchpoints to connect families with additional resources and services.

Lead: Play Cousins

Partners: Louisville Metro Parks & Rec, Thrive by Five, United Way, Residents

Time Frame:

Strategy B.

Connect parents with childcare that fits their schedules and needs.

Expanding access to flexible, affordable childcare that is walkable or transit-accessible can help parents participate in work, education, and training opportunities. This can include connecting families to Thrive by Five Louisville, Child Care Assistance Program (CCAP), and local providers offering nontraditional hours. Coordinated referrals and support navigating enrollment can help families find care that aligns with their schedules and preferences.

Lead: Thrive by Five

Partners:

Time Frame:



Ms. Sapphire with resources for children (Source: Play Cousins Collective)

Strategy C.

Prioritize stability for families experiencing relocation, transitions, or crisis.

Supporting families during periods of transition is critical to maintaining stability and well-being. This can include coordinated case management, relocation assistance, access to emergency resources, and partnerships with organizations like Dismas Charities that provide reentry and supportive services. Proactive communication and individualized support plans can help families navigate change with greater confidence and continuity.

Lead: LMHA

Partners: Dismas Charities

Time Frame:

Strategy D.

Create a parent resource guide and outreach campaign for existing family support programs.

Developing a centralized, easy-to-use guide can help parents navigate the wide range of services available in Louisville. This may include information on childcare, healthcare, financial assistance, education programs, and family support services offered through organizations like Metro United Way, Family Resource Centers, and local nonprofits. Distributing the guide through schools, the Community Center, and digital platforms in multiple languages can improve awareness and access. Regular updates will be necessary over the long term.

Lead: LMHA

Partners:

Time Frame:

HOUSING PLAN





Goal 16 Build new mixed-income, mixed-density housing in the community.

Goal 17 Maintain stability and minimize displacement of residents during the redevelopment.

Goal 18 Construct accessible and sustainable housing with modern amenities.

Housing Plan Overview

Development Partners

As this Plan is still in preliminary stages, no Development Partner has been selected as of July 2026. The unique size and location of this site may be well-suited to development by multiple firms, in partnership with LMHA. As the Plan progresses towards further design, demolition, and construction, LMHA will issue Requests for Qualifications (RFQs) or Proposals (RFPs) to identify the best development team for the phase. Therefore, several strategies identify “Selected Development Partner(s)” as a Lead or Partner.

Mixed-Income Strategy

The mixed-income housing plan was carefully considered after numerous community meetings and discussions with key stakeholders. The Plan’s goal is to create a thriving, economically diverse neighborhood for decades to come.

The Plan, as presented, includes the new construction of 567 rental units across four phases, of the five total phases. Each of the five phases included in the housing plan may include a mix of replacement units, LIHTC or bond-financed units, or other affordable income-restricted units. The final phase, Phase 5, has the option to be set aside for 37 homeownership lots, which may be single-family detached or duplexes, or up to 74 additional rental units in lieu of homeownership development.

Land Use Approvals

Any land use approvals necessary to implement the Plan will follow Louisville Metro Government’s process through the Planning Commission and City Council. This site is not subject to Plan Certain agreements or located within any special overlay or review district. No rezoning or development plans have been submitted to Metro as of the completion of this Plan.

As of July 2026, this site is zoned R7 and located within the Traditional Neighborhood Form District. All proposed uses, building bulk standards, and parking standards are in line with those allowed by the Louisville Metro Land Development Code.

Site Control

As of July 2026, the Louisville Metro Housing Authority owns the parcel(s) on which this Plan is proposed, with the exception of the parcel where the Keystone Learning Center is located.

Relocation Strategy

LMHA intends to make every feasible effort to minimize the number of relocations residents will make during the implementation of the neighborhood transformation. These efforts include: implementing a Build-First Strategy in partnership with local developers to provide Project-Based Vouchers (PBVs) with first right of refusal granted to Parkway Place residents during initial lease-up of new multifamily developments; providing available housing within the LMHA portfolio to Parkway Place residents; and strategically filling or holding vacant units within Parkway Place to align with anticipated redevelopment phases.

A phased development approach will be used to minimize resident displacement as Parkway Place is redeveloped. Whenever feasible, residents will only move once throughout the transformation phases. LMHA will manage the relocation during each phase of implementation.

Accessibility Strategy

LMHA and the Selected Development Partner(s) will ensure that there are protections in place to exceed the minimum accessibility requirements to support residents with physical and hearing, mobility, vision, or intellectual development (HMVI) disabilities. Specifically, the Plan will exceed the Section 504 requirements for 5% physical and 3% HMVI accessibility. The Plan includes feedback from residents on accessibility needs, as evidenced in the Resident Survey responses and input gathered during engagement events. LMHA and the Selected Development Partner(s) will also provide reasonable accommodation to residents in need of any special requirements, whenever feasible.

Ownership and property management will maintain and implement an Affirmative Fair Housing Marketing Plan. Property management staff will be trained in fair housing and will abide by all applicable local, state, and federal fair housing and anti-discrimination laws.

The Plan for Parkway Place

A Flexible Approach

Drawing on resident input, conversations with Louisville-area developers experienced in affordable and mixed-income housing, resident survey results, Coordinating and Working Group discussions, and multiple iterations of site planning, the Plan for Parkway Place envisions a welcoming neighborhood that offers housing choices for people of all ages, abilities, household sizes, and lifestyles.

The Plan includes a variety of housing types, ranging from four-story apartment buildings that offer low-maintenance living for individuals and smaller households to attached townhomes with additional bedrooms and private yards designed to accommodate families. While the proposed unit mix includes homes with “4+ bedrooms,” the Plan is intentionally flexible, allowing for even larger units if needed to meet the needs of larger families.

Throughout the Plan, clusters of outdoor amenities are designed to encourage recreation, gathering, and connection. Proposed features include exercise equipment and play fields at the proposed Exercise Park, the addition of a splash pad at the 12th Street Pocket Park, a plaza adjacent to a new, relocated Community Center, tree-lined streets, and pocket parks distributed throughout the site. The goal is for every resident to have convenient access to high-quality outdoor spaces and for shaded walking routes to connect homes, parks, and community destinations across the neighborhood.

Redeveloping Parkway Place will be a multi-year effort implemented in several phases. Additional information about the proposed redevelopment phases and implementation strategy can be found in **Chapter 4: Implementation**.

Proposed Neighborhood Program

PARKWAY PLACE - OVERALL	BEDROOM MIX				TOTAL UNITS	OFF STREET PARKING
	1 BR	2 BR	3 BR	4 BR +		
Townhomes (2-3 stories)	-	-	56 units	30 units	86 units	
Small Garden Apartment (4-6 units)	12 units	18 units	7 units	0 units	37 units	
Walk-up Apartment (2-3 stories)	155 units	122 units	6 units	-	283 units	
Elevator Multifamily or Senior (4 stories)	169 units	15 units	-	-	184 units	
Non-residential SF in Elevator Bldgs					6,000 SF	
Lots - Single Family or Duplex					37 lots	
TOTAL	590 rental units + 6,000 SF non-residential space + 37 lots					707 spaces



Residential Design Character

Responding to Community Context

The housing plan seeks to develop newly constructed housing units that align with the architectural style of the Algonquin-Park Hill community. To address housing needs, there will be a mix of low and medium-density housing developed on the Parkway Place site.

The design of each building will focus on high-quality materials and high-quality design, where the low-income, moderate-income, and market-rate units will be indistinguishable from one another. The phasing and length of the development timeline will allow the redevelopment to flexibly respond to changes in market, financial, and design realities over time.

During engagement with residents of Parkway Place, there was a preference for more traditional design with brick and substantial siding materials. Community members were clear in their desire for the new housing to fit into the existing neighborhood in a way that the current Parkway Place buildings do not. Architectural and color variety was emphasized as a strong preference by community members throughout the planning process.

Regardless of scale, the design of the new housing aims to integrate with the neighborhood and makes every effort to address the street with front porches and parking in the rear. Where possible, the new homes are alley-loaded with consistent front lawn and street trees.

Near key community hubs along Hill and South 13th streets, with access to amenities and transit, housing design increases in scale to respect the level of activity and energy anticipated along reinvigorated corridors and community gateways. Mixed use multifamily buildings offer the opportunity for neighborhood-serving businesses, services, and community amenities on the ground floor with residential space above.

Multifamily apartment buildings are proposed in a more contemporary-leaning style while still incorporating the traditional materials that were favored by residents during engagement.



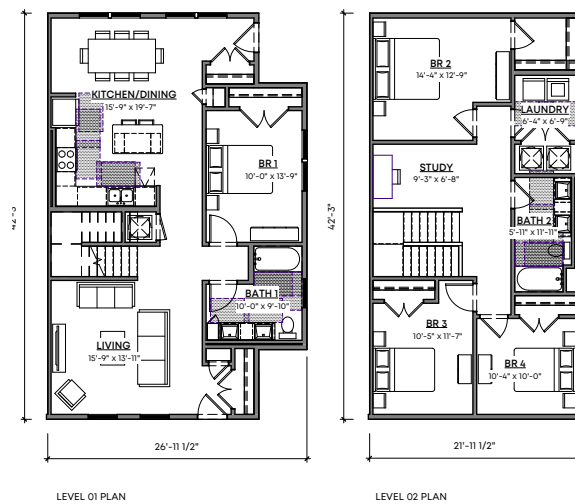
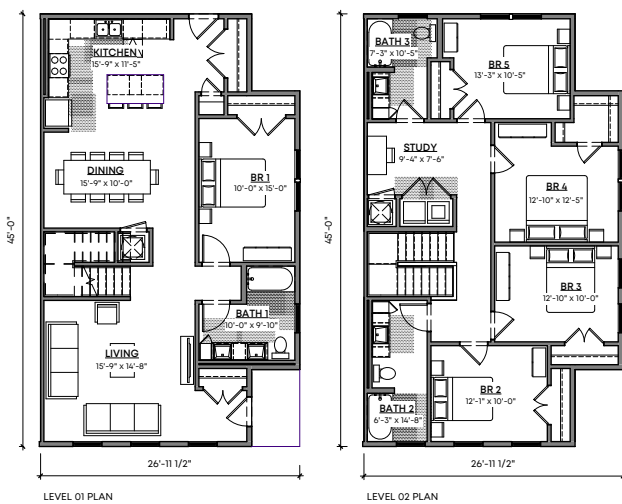
Duplexes

Attached single-family for-sale or for-rent Duplexes provide more private family dwellings with front porches and front yards, in the style of single-family homes.



Townhomes

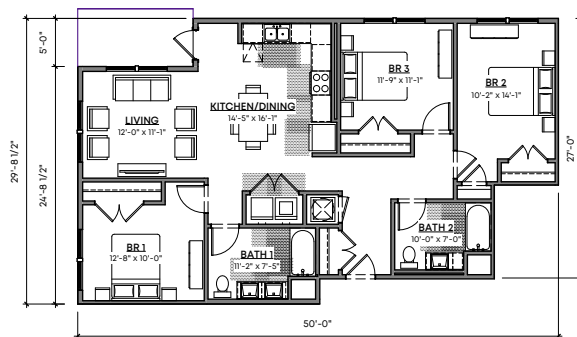
Attached single-family for-rent Townhomes allow for varying densities across the neighborhood and provide lifestyle options for residents, including units with more bedrooms for large families.





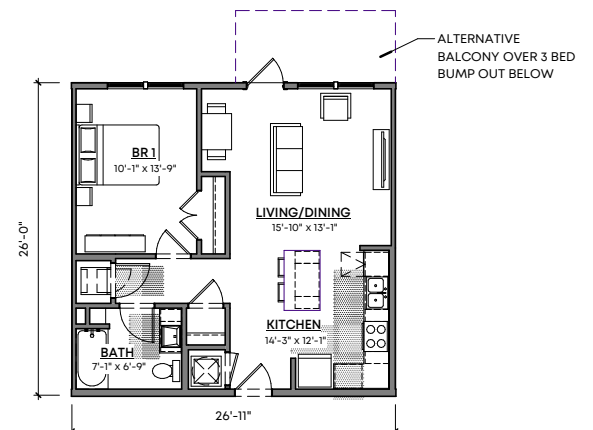
Garden Walk-up

Garden Walk-up buildings are small 2- to 3-story apartments with 6 to 9 units under one roof. Garden walk-ups provide more density at less intensity than a traditional multifamily building.



Mixed-Use Multifamily

Mixed-use Multifamily buildings feature mostly for-rent apartments and ground floor amenity or commercial space to activate the street level. Some Multifamily buildings may be specifically designed for Senior Living.



Open Space and Amenities

During the planning process, community members expressed their explicit desires for more gathering and safe open spaces for residents of all ages, from small children to seniors. To that end, the redevelopment will boast multiple park and play spaces incorporated throughout the site.

High-quality green spaces (see Neighborhood Goal 1) will be integrated throughout the community along with community gardens and associated programming. A community plaza, The Gateway Plaza, next to the proposed new Community Center on Hill and 12th Streets, the 12th St Pocket Park, and a full-service Exercise Park near the corner of South 13th Street and Algonquin Parkway are the primary spaces in the Plan. Additional neighborhood-focused pocket parks in the west will provide multiple opportunities to gardening, play, exercise, relax, and enjoy the company of neighbors within nature. These park spaces will meet the needs of children across age groups, but also provide areas for relaxation and calm for the intergenerational community.

The new housing will also connect with proposed walking trail and greenway improvements throughout the neighborhood, connecting parks and recreation spaces together in one cohesive system.

Across each phase there will be amenities and open space for residents to enjoy, ranging from playgrounds, play fields, parks, and community gardens.



Goal 16 Build new mixed-income, mixed-density housing in the community.

Strategy A.

Construct new housing units on site.

Redevelop Parkway Place through a phased, on-site approach to help prevent displacement and maintain long-term affordability within the community.

This will be achieved through a phased, build-first redevelopment approach, project-based vouchers to other new development sites in Louisville (including across the street in the anticipated Rhodia site multifamily development), and a clearly defined Right-to-Return policy, with a goal of ensuring any Parkway Place resident who wishes to return to the newly developed units is given the first opportunity to do so.

Progress will be tracked through transparent reporting, including annual unit delivery targets and relocation outcomes.

Lead:
Partners:
Time Frame:

Strategy B.

Use a range of housing typologies to accommodate various household sizes, mobility needs, and stages of life.

Incorporate a diverse mix of housing types, including townhomes, duplexes, and accessible units designed for aging-in-place, to better align with resident preferences and household compositions.

A data-informed unit mix should aim to include at least 25–30% family-sized units (3+ bedrooms) and 15–20% fully accessible or adaptable units, addressing current household size-to-unit size mismatches and supporting potential future senior population needs.

Mixed-use or senior buildings may be up to 4 stories tall, to contextually align with the existing scale of the neighborhood and align with survey participants' desires. A mixed-use building may include neighborhood-serving retail or community uses in the ground floor.

New housing will reflect the scale and character of surrounding neighborhoods, with family-friendly yard space incorporated into duplex and townhome units. All ground floor units will include front porches or stoops that face the street, with conveniently located parking.

Lead:
Partners:
Time Frame:

Strategy C.

Create a connected site plan that is integrated with the larger neighborhood context.

Design a site plan that enhances internal circulation while reconnecting Parkway Place to surrounding streets and amenities. This includes introducing new or restored street connections to reduce block lengths, improving walkability and visibility, and seeking to place all homes within a 5-minute walk (¼ mile) of TARC stops, where feasible. Restoration of the historical street grid pattern, primarily by extending 12th Street into Parkway Place, reconnects the community visually, logistically, and socially.

New recreational and commercial amenities, such as parks, a splash pad, community center, and retail spaces will be strategically located at several “nodes” in the redeveloped neighborhood, to create multiple destinations that invite visitors in, increase foot traffic and “eyes on the street,” and generally foster a family-friendly environment.

Gateway features, lighting, and wayfinding improvements will be implemented at major entry points to strengthen neighborhood identity and safety. This can be implemented in the short term, in partnership with current residents and local artists.

Lead:
Partners:
Time Frame:

Strategy D.

Align housing delivery with necessary infrastructure upgrades and market readiness.

Coordinate housing development with critical infrastructure investments, including stormwater management, utility upgrades, and environmental remediation efforts.

Development phasing will align with any necessary remediation timelines and aim to deliver housing in increments of 70–150 units per phase, based on market absorption and Low-Income Housing Tax Credit (LIHTC) and bond financing availability. A forward-thinking market study is recommended in the short-term, prior to proceeding with Phase 1.

Infrastructure improvements will target 100% compliance with modern stormwater, drainage, and environmental safety standards prior to or concurrent with vertical construction.

Lead:
Partners:
Time Frame:

Goal 17 Maintain stability and minimize displacement during redevelopment.

Strategy A.

Phase on-site development to minimize community disruption.

More information in Ch 4: Implementation.

To the greatest extent possible, redevelopment will follow a phased, build-first approach that prioritizes construction of new units before demolition of existing housing to minimize resident displacement. Development will be carefully sequenced to allow as many households as possible to remain within the community during each phase.

In some cases, a limited number of residents may need to relocate off-site temporarily, particularly in the early phases before new on-site housing becomes available. When this occurs, the goal will be to provide clear timelines, supportive relocation options, and opportunities for residents to return to the community as new units are completed. Some residents may also choose to remain in their off-site replacement housing if it better meets their needs, and that choice will be respected.

Overall, the phasing strategy is designed to minimize the number of moves required, with a goal of supporting a single move per household whenever feasible. Clear phasing plans and timelines will be established and updated regularly to ensure predictable, well-communicated transitions for residents.

Lead:
Partners:
Time Frame:

Strategy B.

Engage residents throughout design and construction, with transparent dialogue on timelines, expectations, and resources.

Maintain continuous, transparent engagement with residents throughout all phases of redevelopment, including design, relocation, and construction. This will include quarterly community meetings, regular construction updates, and accessible communication tools, through multiple engagement methods in multiple languages. Resident feedback will be documented and incorporated into decision-making to build trust and improve outcomes.

Lead:
Partners:
Time Frame:

Strategy C.

Provide residents with one-on-one case management.

Provide individualized case management services and connections to resources to support residents through relocation and housing transitions. Each household will be assigned a dedicated case manager, with case management services and regular check-ins throughout the redevelopment process. Services will include relocation planning, benefit coordination, and connections to supportive services.

Lead:
Partners:
Time Frame:

Strategy D.

Partner with local developers to provide project-based vouchers (PBVs) with preference for Parkway Place residents.

To prepare for the redevelopment of Parkway Place, the Authority issued a Request for Proposals from local developers to provide project-based voucher units. The goal was to secure sufficient PBVs to support eligible households who may choose to relocate off-site during redevelopment, particularly in early phases.

In response to the RFP, LMHA made PBV commitments to local developers for 741 units, which would provide a preference for Parkway Place relocatees at initial lease-up. This includes 50 PBVs awarded to the Re:land Group for the first phase of new housing they are developing on the former Rhodia site directly across from Parkway Place. These partnerships will help provide high-quality, affordable housing options while preserving resident choice and supporting a range of relocation preferences, including both temporary and longer-term housing solutions.

Lead: LMHA

Partners: Re:land, New Directions, LDG, HPI

Time Frame: Short to Long Term

Strategy E.

Establish a Tenant Readiness Program for residents moving from public housing to PBV units.

Develop and implement a Tenant Readiness Program to prepare residents for transitions to PBV and mixed-income housing environments. The program will attempt to reach all relocating households, offering workshops on lease requirements, financial literacy, and individual housing program expectations.

Lead: LMHA

Partners:

Time Frame: Short Term

Strategy F.

Provide ongoing resident education on their individual unit funding source program and requirements.

What's behind the voucher? Deliver clear, ongoing education to residents about their housing options, including voucher programs, lease terms, and compliance requirements. Through workshops, printed materials, and one-on-one support, the program will aim to reach all households prior to relocation and provide continued support after move-in. This effort will improve understanding, reduce lease violations, and support long-term housing success.

Lead: LMHA

Partners:

Time Frame: Short Term

Strategy G.

Leverage CDBG, HOME, TIF, OVP, and City and State programs for surrounding home repairs and stabilization.

Utilize local, state, and federal funding programs to support housing stabilization and repair efforts in the surrounding neighborhood. This strategy will be targeted to a number of surrounding homeowners annually (e.g., 10 homes per year) for critical repairs, accessibility upgrades, and code compliance improvements. These investments will help prevent displacement, preserve existing housing stock, and strengthen neighborhood stability.

Lead:

Partners: LMG, Commonwealth of Kentucky, New Directions, Habitat for Humanity, Dismas Charities

Time Frame:

Strategy H.

Connect interested residents with first-time homebuyer programs.

Creating clear pathways to homeownership can help residents of Parkway Place and the surrounding neighborhood build wealth and remain in the neighborhood over time. Step-by-step support can make homeownership more attainable. This can include hosting information sessions, connecting residents to down payment assistance programs, and partnering with housing counselors to guide residents through the process. Existing LMHA/ HUD and LMG programs should be utilized, when possible.

Lead:

Partners: Habitat for Humanity, Rebound, LMG

Time Frame:



Bird's-eye illustration of the redeveloped Parkway Place and the Re:land Group's redeveloped Rhodia site, facing northeast, with downtown Louisville and the Ohio River in the distance.

Goal 18 Construct accessible and sustainable housing with modern amenities.

Strategy A.

Promote energy efficiency and green building to lower utility bills.

Incorporate high-performance building systems and sustainable design practices to reduce energy consumption and lower utility costs for residents. New construction will target recognized green building standards (e.g., ENERGY STAR, Enterprise Green Communities) and aim to reduce utility costs compared to existing units. Investments may include energy-efficient HVAC systems, improved insulation, and renewable energy readiness to support long-term overall housing-related cost affordability for tenants and environmental sustainability of the entire community.

Lead:

Partners:

Time Frame:

Strategy B.

Implement a healthy living program for building and property maintenance.

Establish a comprehensive Healthy Homes program that promotes safe, clean, and well-maintained living environments across all phases of redevelopment. This will include proactive maintenance protocols, pest management, indoor air quality improvements, and resident education. Regular inspections will help prevent environmental health risks.

Lead:

Partners:

Time Frame:

Strategy C.

Conduct a thorough environmental analysis prior to demolition and redevelopment of any structures.

Conduct comprehensive environmental assessments prior to demolition and redevelopment to identify and mitigate potential health and safety risks associated with existing buildings and surrounding conditions. This includes testing for hazardous materials such as lead, asbestos, radon, and soil contaminants, with a goal of 100% of redevelopment sites meeting or exceeding all federal and state environmental safety standards before construction begins. Findings will inform site design, remediation strategies, and phasing to ensure safe, resilient housing outcomes and protect both residents and construction workers.

Lead: LMHA

Partners:

Time Frame:

Strategy D.

Design and build space for future food pantries or resource libraries inside new multifamily buildings.

Incorporate flexible, community-serving spaces within new multifamily buildings to accommodate food access programs, resource libraries, or other supportive services. At least one dedicated space will be designed to support partnerships with local organizations and respond to evolving resident needs. These spaces will improve access to essential goods and services while strengthening community support networks.

Lead:
Partners:
Time Frame:

Strategy E.

Incorporate a sufficient amount of accessible units, amenities, and parking throughout the site.

Ensure that accessibility is fully integrated into housing design, site planning, and community amenities to support residents of all abilities. A minimum of 15–20% of units will be fully accessible or adaptable, with 100% of buildings meeting ADA and universal design standards for common areas and key amenities. Accessible routes, parking, and open spaces will be distributed evenly across the site to promote equity and ease of use.

Lead:
Partners:
Time Frame:

Strategy F.

Provide adequate resident and visitor parking throughout the redeveloped Parkway Place.

Provide a balanced and well-distributed parking system that meets the needs of residents and visitors while supporting a safe and walkable environment. Parking will be designed to achieve a target ratio of approximately 0.75 (senior)–1.5 (general multifamily) spaces per unit, including clearly designated visitor and handicapped parking spaces. Strategies such as distributed parking, on-street options, and lighting improvements will enhance safety, accessibility, and convenience.

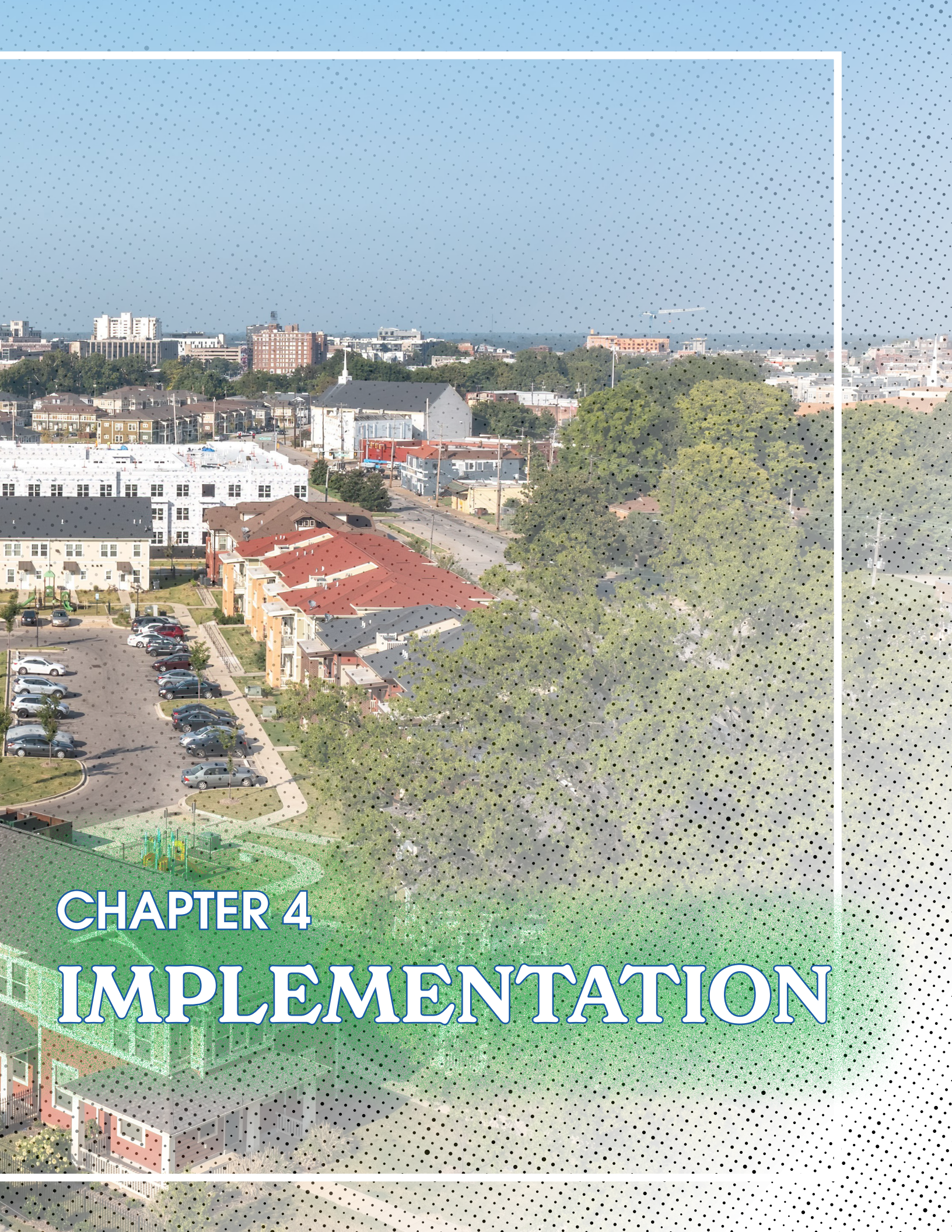
Lead: LMHA
Partners:
Time Frame: Short Term





View from a porch, looking south down S 13th Street toward Algonquin Parkway, across from the Craftsman-style senior building.





CHAPTER 4

IMPLEMENTATION

Implementing the Plan

How to Use the Goals & Strategies

Whether you are a longtime resident who has watched this neighborhood change and wants to help shape what comes next, a nonprofit or community organization already doing this work and looking for a shared framework, a faith leader, a business owner who sees an opportunity to contribute, or a new neighbor who wants to get involved — this guide is your entry point into making the Parkway Place Community Action Plan real.

No single person is responsible for carrying this Plan forward. The goals and strategies in these pages were built by the community, and they will only come to life if the community puts them to work. That means staff and residents showing up, organizations aligning their efforts, partners bringing resources, and leaders at every level treating this plan as a living call to action — not a document that sits on a shelf.

This Implementation chapter does not provide you with every step required to carry out the Plan. Instead, it offers a framework for thinking through what it takes to move each strategy from intention to implementation to meaningful impact

Understanding the Timeframes

Every strategy in the Plan can be approached at different speeds depending on resources, partnerships, and community readiness. Use these timeframes to help prioritize and sequence your work.

Short-Term (Years 1-3): Actions that can be planned and launched within the first three years. These often include relationship-building, outreach, quick physical improvements, and early programming. Some short-term actions are Quick Wins — low-barrier efforts that can show visible progress early and build momentum.

Medium-Term (Years 3-5): Actions that require more planning, funding, or coordination but can be advanced within five years. These often involve capital projects, formalized partnerships, or programs that need time to develop and stabilize.

Long-Term (5+ Years): Actions that are aspirational and require sustained effort, significant investment, or policy-level change. These are worth naming and working toward even when the path is not yet fully clear.



Parkway Place Resident Ambassadors share input on proposed redevelopment plans. (Source: LMHA)

Implementation Framework

The Louisville Metro Housing Authority (LMHA), selected development partner(s), community organizations and agencies, and residents will work together to put the goals and strategies in motion. LMHA and a resident-led accountability group will be primarily responsible for coordinating implementation of the Plan.

Ongoing Engagement & Capacity Building

In preparation for the implementation, LMHA has established a Coordinating Committee of community leaders to provide guidance and oversight, support implementation, and champion the Plan's achievements. This Committee is comprised of city agencies, non-profit leaders, service

providers, Parkway Place and Algonquin neighborhood members, and key stakeholders.

In addition to the Coordinating Committee, LMHA will continue to meet with Parkway Place residents to discuss the housing plan. Meetings will be held regularly to cover an array of topics regarding the redevelopment of Parkway Place. This will include meetings about the Section 18 process and what it means for residents, relocation and voucher opportunities, design concept meetings, resident preparedness, and general project update meetings.

These touchpoints with the community will provide LMHA and the Selected Development Partner(s) continued community insight for implementing the housing plan, while also offering regular updates to residents regarding the overall redevelopment plan.

The Five Big Moves

Essential Steps for Plan Implementation

As the Parkway Place Community Action Plan moves forward, **Five Big Moves** will be pursued as essential steps for implementing transformative change. The Big Moves will range from short- to long-term, and may have varying levels of financial and time commitments to complete.

These are rooted in the Principles and Values of residents, and align with the Vision developed by community members.

The **Big Moves** are shown at right (pg. 143). Other impactful short-term strategies, highlighted below, are included throughout Chapter 3: The Plan.

- Develop a Build-First redevelopment strategy
- Install wayfinding signage that aligns with the community identity
- Revamp the tenant onboarding program
- Relocate dumpsters and trash receptacles to less visible locations
- Create and distribute a Resource Guide to residents, and plan for regular updates

Supporting the Big Moves

To help the Five Big Moves spring into action, current resources, programs, spaces, and people at Parkway Place are the key to success. The Five Big Moves can be implemented through short-term, temporary efforts that translate to permanent facilities or programs in future development. Some examples may include:

- Using an existing space as a temporary home for a Resource Hub, as redevelopment plans are crafted to include a permanent Resource Hub in a future new or rehabilitated building(s)
- Use partnerships to construct new affordable housing nearby, to relocate existing residents within the neighborhood before any demolition occurs at Parkway Place
- Undergo a resident-led community identity and branding process to design wayfinding signage that represents the spirit of Parkway Place

Resident-led Accountability Group

Partner with the Parkway Place Plan Resident Ambassadors, the Resident Council, and the Park Hill - Algonquin Community of Opportunity Neighborhood Association to oversee the progress of the plan and take ownership of its success.

Neighborhood-wide Beautification

With local artists and residents, determine the best locations, design, and install unique wayfinding, landscaping, and public art throughout Parkway Place.

Community Center Communication

Expand outreach to residents by strengthening both internal and external communication strategies. Within Parkway Place, consider distributing flyers and installing an exterior bulletin board to share timely updates and programming information. Externally, improve access and visibility by streamlining an online booking system, making it easier for organizations to schedule and offer complementary programming that maximizes use of the Center's existing space.

Volunteer Days

Model Habitat for Humanity's Love Your Neighborhood "festival with a purpose" by providing the tools, time, and energy for resident-led projects in the Community Center, inside and out, then celebrate everyone's commitment with a block party.

Resource Hub

Utilize several of the site's vacant units - particularly those located near the Resident Council office, Management Office, and Play Cousins office - to house resources and services tailored to specific age groups and community needs.

From Vision to Action

Follow these eight steps to move any strategy in the Plan from intention to action. You can work through them with a small team, a resident group, or on your own as a starting point for a larger conversation. A guiding worksheet can be found in Appendix A.

Step 1

Choose Your Strategy

Start by identifying a strategy from the Plan that aligns with your interests, your organization's mission, or a need you are hearing from residents. You do not have to start with the biggest or most complex strategy — start with one that feels urgent, achievable, or energizing. The Five Big Moves is a good place to look if you are not sure where to begin.

Step 2

Understand the Community Need

Before jumping into action, take time to understand why this strategy matters to Parkway Place residents. Review the goal it falls under, re-read the strategy description, and if possible, talk to residents about their experience with the issue. The strongest implementation starts with a clear and shared understanding of the problem.

Step 3

Assemble Your Team

No strategy succeeds alone. Identify who needs to be involved — a lead person or organization, resident champions, and partner organizations that can contribute resources, expertise, or trust. Use the worksheet to map out your team before you take your first steps.

Step 4

Set the Timeframe

Decide whether this is a short-term, medium-term, or long-term effort — or a combination of all three. Identify any short-term actions that can show early progress while longer-term work develops. Setting a realistic timeframe helps your team stay aligned and manage expectations with the community.

Examples and additional guidance on suggested performance metrics are available on ParkwayPlacePlan.org to support implementation partners as they track progress over time.

Step 5

Map Your Resources

Identify the funding, staff capacity, space, and in-kind support needed to move this strategy forward. Research potential funding sources — federal, city, philanthropic, or earned revenue — and note any gaps. Resource mapping early prevents stalls later.

Step 6

Plan Your First Steps

Identify the three to five concrete actions needed to get this strategy moving. Be specific — who will do what, by when, and with whose support. The first steps do not have to be big. They just have to be real.

Step 7

Track Your Progress

Develop two or three metrics to measure progress and evaluate the effectiveness of the strategy. Progress data helps you tell your story, make the case for continued funding, and stay accountable to the community.

Step 8

Reflect and Adjust

Implementation is not a straight line. Plan for regular check-ins with your team and with residents to assess what is working, what is not, and what needs to change. The Parkway Place Community Action Plan is a living document — your implementation should be, too.

The Redevelopment Plan

A Flexible Approach

To acknowledge the development potential for multiple partners, over several years, funded by a variety of sources, the Development Options plan for the Parkway Place redevelopment is intended to be used as a flexible, modular framework. This approach enables LMHA to take advantage of funding and partnership opportunities as they arise, rather than being tied to a strictly sequential phasing plan. Rather than “phases,” this Plan is segmented into “Areas.” Non-residential development (streets, parking, open space, etc.) should be aligned between Areas to streamline construction processes and costs.

All development areas will require the phased relocation of residents and the demolition of existing apartment buildings. Given the number of vacant units currently within Parkway Place, resident relocation may, when feasible, occur on-site to units located in areas anticipated to be redeveloped during later or final phases of the redevelopment. As newly constructed units come on-line, residents may be given the option to relocate into brand new units within Parkway Place.

The Areas Diagram (at right) shows five clusters of residential redevelopment and two clusters of community amenity development. These do not need to be constructed in any particular order, but to maximize existing infrastructure and complement planned development on the Rhodia site, the segment along Hill Street is recommended as Phase 1.

Social & Physical Infrastructure

To enable a thriving neighborhood of new housing, reconnected streets, and strengthened social connections, this Plan relies on critical improvements to community and physical infrastructure.

Roadway and sewer improvements are a necessary component of the Plan. South 13th, South 12th, and South 11th Streets are LMG-maintained roads. All new proposed roads throughout the site will need to be coordinated with LMG, LMHA, and selected developers to construct alongside new housing phases. Sewer repairs and rerouting, where necessary, must involve coordination with MSD.

Community infrastructure improvements include the relocation, design, and construction of a new Community Center, Exercise Park, 12th Street Pocket Park, and various pocket park clusters of passive or lightly programmed open space throughout the redevelopment. These recommended community amenities are directly inspired by resident input throughout the planning process. Continued resident involvement, in addition to LMG and philanthropic partnerships, are recommended to continue through the design and construction of these amenities.



PARKWAY PLACE - OVERALL	BEDROOM MIX				TOTAL UNITS	OFF STREET PARKING
	1 BR	2 BR	3 BR	4 BR +		
Townhomes (2-3 stories)	-	-	56 units	30 units	86 units	
Small Garden Apartment (4-6 units)	12 units	18 units	7 units	0 units	37 units	
Walk-up Apartment (2-3 stories)	155 units	122 units	6 units	-	283 units	
Elevator Multifamily or Senior (4 stories)	169 units	15 units	-	-	184 units	
Non-residential - Elevator Bldgs Grd Flr					16,000 SF	
Lots - Single Family or Duplex					37 lots	
TOTAL	590 rental units + 16,000 SF non-residential space + 37 lots					707 sp

Area A - Hill Street

Intended to be the first area of redevelopment, Area A features a 4-story, 74 unit multifamily building with 6,000 SF ground floor commercial/amenity space and tuck-under parking spaces for residents on the rear side of the multifamily building. 117 walk-up apartment units complete the block and frame up a new tree-lined boulevard which connects S 13th Street to a new Community Center and plaza area. Surface parking within this Area is sufficient for residential needs, but overflow spaces for commercial use may be provided on the street or in Area C to the south.



AREA A	BEDROOM MIX				TOTAL UNITS	OFF STREET PARKING
	1 BR	2 BR	3 BR	4 BR +		
Walk-up Apartment (2-3 stories)	70 units	47 units	-	-	117	
Elevator Multifamily (4 stories)	59 units	15 units	-	-	74	
Non-residential - Elevator Bldgs Grd Flr					6,000 SF	
TOTAL	191 units + 6,000 SF non-residential					144 sp

Area B - Senior Building

As a standalone Area, the Senior building creates a new corner focal point midway down S 13th Street and enables another east-west connection from S 13th to a newly extended S 12th Street. The location of this building and street does not conflict with the current Parkhill Community Center structure or circulation, which makes the timing of this Area's completion independent of the Community Center relocation. This Area is "over-parked" to allow for overflow from Area A.



AREA B - SENIOR BLDG	BEDROOM MIX				TOTAL UNITS	OFF STREET PARKING
	1 BR	2 BR	3 BR	4 BR +		
Elevator Senior (4 stories)	110 units	-	-	-	110	
Non-residential - Grd Flr					10,000 SF	
TOTAL	110 Senior units + up to 10,000 SF non-residential					128 sp

Area C - Eastern Edge

To round out the Eastern half of the Parkway Place site, Area C contains a variety of housing typologies. Townhomes and small apartment buildings are designed to blend with the surrounding Louisville context and provide larger units for families. This Area also features a splash pad and playground amenity within a small pocket park, as well as another east-west street to S 11th Street, which makes the redeveloped community fully connected in all directions with front porched, walkable, shaded streets.



AREA C	BEDROOM MIX				TOTAL UNITS	OFF STREET PARKING
	1 BR	2 BR	3 BR	4 BR +		
Townhomes (2-3 stories)	-	-	22 units	8 units	30	
Small Garden Apartment (4-6 units)	12 units	3 units	-	-	15	
Walk-up Apartment (2-3 stories)	69 units	75 units	6 units	-	150	
TOTAL					195 units	155 sp

Area D - Western Edge

The western crescent of the Plan, Area D, contains a new thru-road connection and a variety of housing similar to those in Area C. Multiple informal pocket parks are incorporated into the site design, and are left open-ended for future programming discussions as the Plan is implemented. These pocket parks may contain community gardens, native plants, or passive seating, to complement the well-programmed Exercise Park to the south of this Area.

This Area requires significant coordination with Dismas Charities, the owner of the land containing the proposed Walk-up Apartment, two townhome buildings, and pocket park to the south, and with LG&E and MSD to align infrastructure improvements and minimize disruption to existing infrastructure (namely, the high-tension lines which run east-west through the center of this Area and Area E).



AREA D	BEDROOM MIX				TOTAL UNITS	OFF STREET PARKING
	1 BR	2 BR	3 BR	4 BR +		
Townhomes (2-3 stories)	-	-	33 units	22 units	55	
Small Garden Apartment (4-6 units)	-	15 units	7 units	-	22	
Walk-up Apartment (2-3 stories)	16 units	-	-	-	18	
TOTAL					95 units	132 sp

Area E - Future Infill / Homeownership

The final Area, Area E, is intended to be completed in partnership with local homebuilders who can provide attainable, affordable homeownership opportunities to the Park Hill and Algonquin community.

Area E is intended to be divided into individual fee-simple lots for single-family or duplex development that build wealth for families in the neighborhood. Each lot has room for two parking spaces per unit, private backyard areas, and flexibility for alley-loaded or street-loaded parking. Homes fronting S. 13th Street are served by rear alleys, minimizing curb cuts along the street and creating a safer, more walkable environment.



AREA E	BEDROOM MIX				TOTAL UNITS	OFF STREET PARKING
	1 BR	2 BR	3 BR	4 BR +		
Lots - Single Family or Duplex	-	-	-	-	37	
TOTAL	37 lots, up to 74 units					74 sp

Community Center

A new Community Center is proposed as its own design, funding, and construction endeavor.

The Plan envisions the Community Center being led and funded by Louisville Metro Government (LMG). Its development should ideally align with Areas A, B, and C to provide sufficient off-street parking for both Community Center and residential uses.

As the Re:land multifamily development comes online across S 11th Street, the Community Center's impact and demand will increase, as more families live in immediate proximity to the building. Partnerships with public agencies, private developers, residents, and philanthropic organizations should begin in the short-term as conceptual design conversations commence.



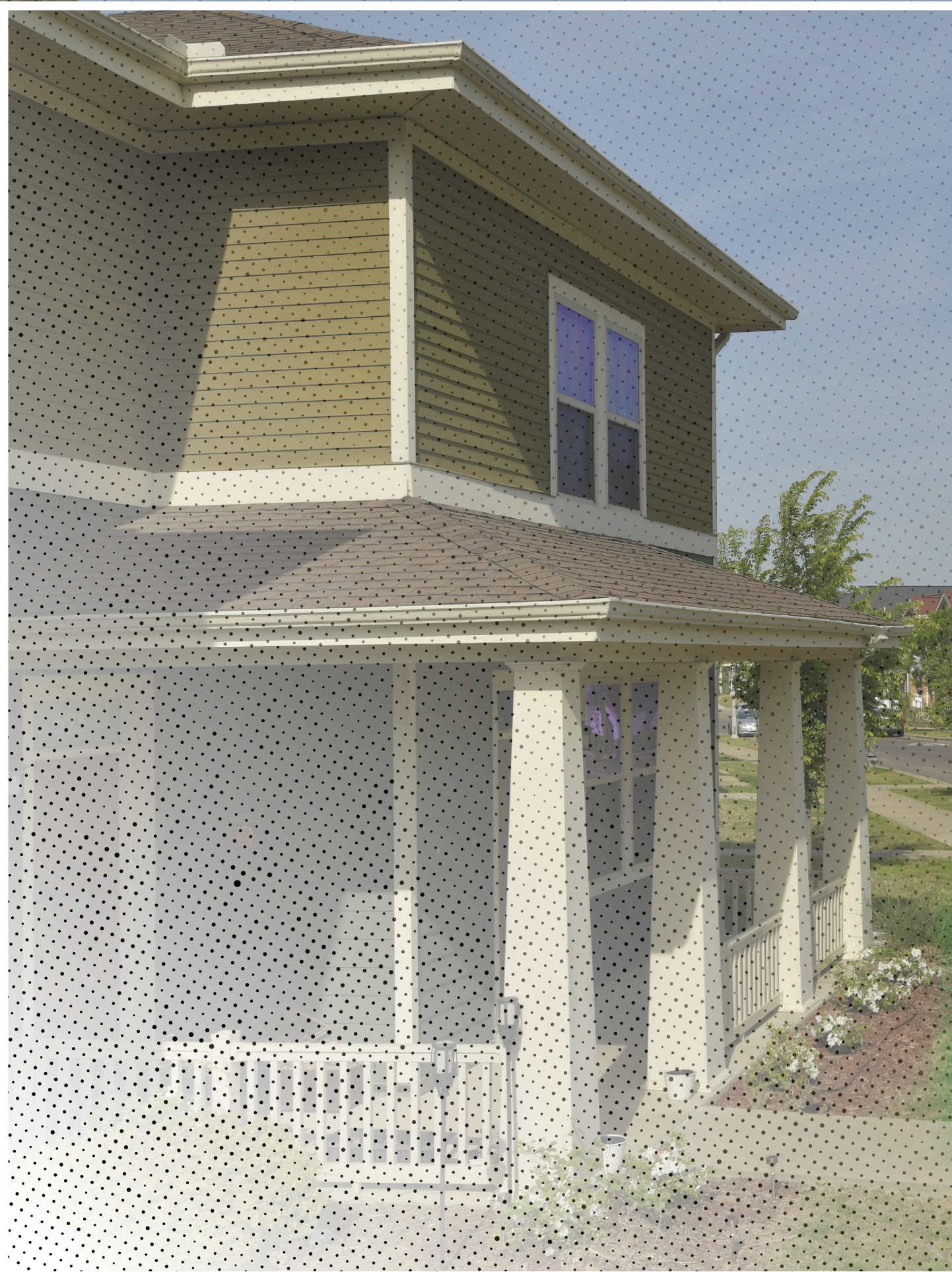
Exercise Park

The Exercise Park, envisioned and championed by current Parkway Place residents, is proposed for the southern end of South 13th Street. Preliminary design concepts, prepared by Sherman Carter Barnhart Architects, are included in this Plan.

To accommodate the proposed street network and new residential development on the western portion of the site, the Exercise Park has been shifted slightly to the south. Continued collaboration with Dismas Charities, which owns the adjacent property, will be essential as the park's design is further refined.

As planning advances, the Exercise Park may evolve to serve residents of all ages at Parkway Place, clients of Dismas Charities, and members of the surrounding neighborhoods. Looking ahead, the planned implementation of the Louisville Loop along Algonquin Parkway presents an opportunity for the Exercise Park to become a valued community destination and a broader neighborhood amenity.





A photograph of a suburban street scene. In the foreground, two people are walking away from the camera on a sidewalk. The person on the left is wearing a brown jacket and green pants, and the person on the right is wearing a dark jacket and dark pants. To their left is a grassy area and a street with a black SUV parked on the side. In the background, there is a row of two-story houses with brick and grey siding. A street sign for "Drive St" is visible on a pole. The sky is clear and blue. The entire image has a white border and a faint dot pattern overlay.

APPENDIX A IMPLEMENTATION WORKSHEET

Implementation Worksheet

Use this worksheet to plan the implementation of any strategy in the Parkway Place Community Action Plan.

Print it out, fill it in by hand, or type your responses directly. Work through it with your team, your organization, or your neighbors.

Goal & Strategy

Write the name of the Goal & Strategy as it appears in the Plan.

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Why it Matters

In one or two sentences, describe the community need this strategy is responding to. Use language that reflects what residents have said.

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Timeframe

- ☐ Short-term (1-3 years)
- ☐ Medium-term (3-5 years)
- ☐ Long-term (5+ years)

Who Should Lead?

Name the organization, resident group, or individual best positioned to own and drive this strategy.

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Key Steps to Get Started

List the first three to five concrete actions needed to move this strategy forward.

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Barriers or Risks to Anticipate

What could slow this down or get in the way? Naming barriers early helps plan around them.

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Potential Funding Sources

Identify funding categories or specific programs that could support this strategy.

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Partner Organizations to Engage

List the organizations, agencies, or community groups that need to be involved and what they can contribute.

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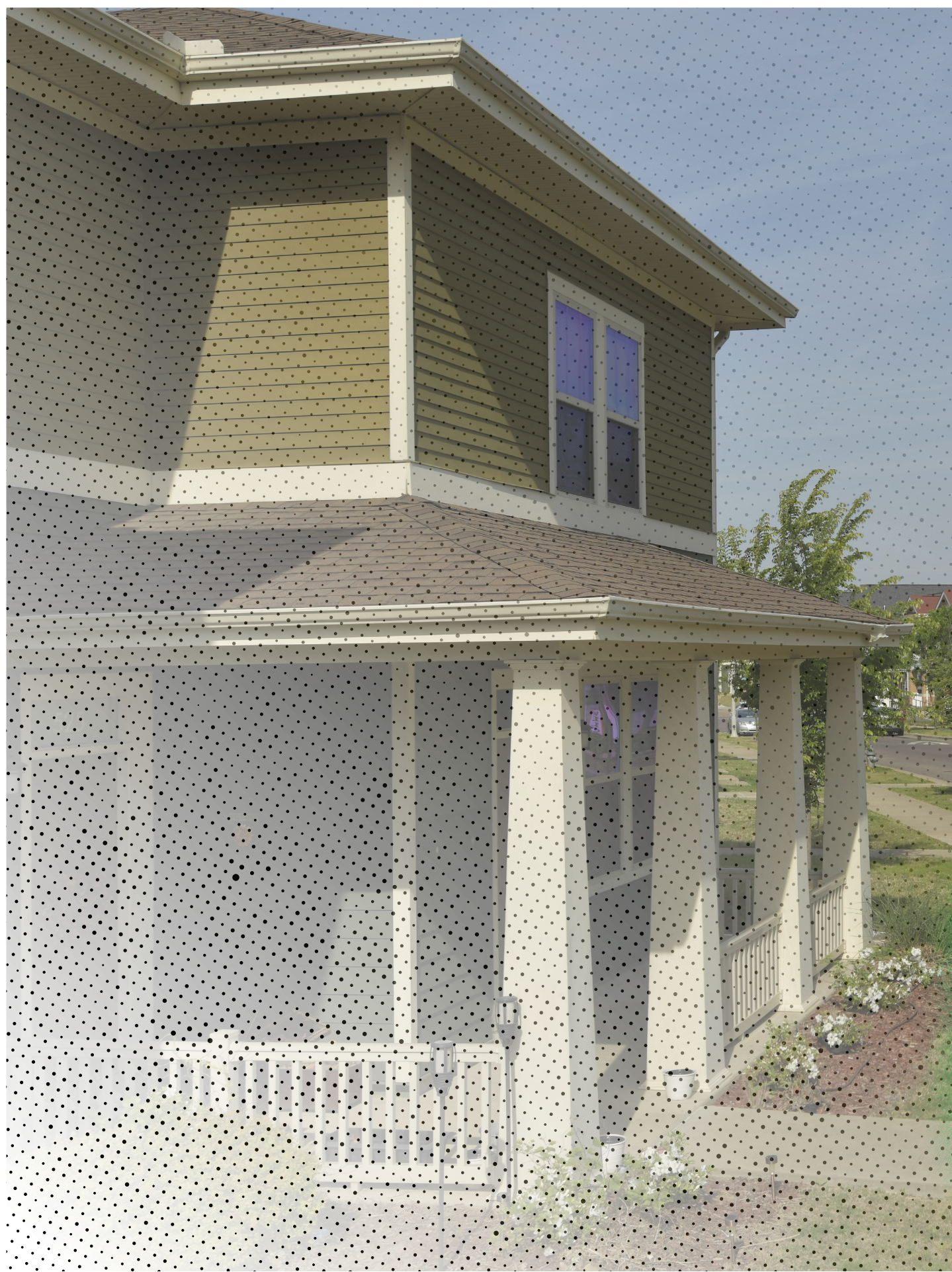
How We Measure Progress

Develop two or three metrics to measure progress and evaluate the effectiveness of the strategy. Note who is responsible for tracking.

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APPENDIX B
RESIDENT SURVEY
FULL REPORT



PARKWAY PLACE PLAN

COMPLETE RESIDENT SURVEY REPORT

10/7/25

PREPARED BY LINDSAY J. DELLA, PHD
& MARY Z. ASHLOCK, PHD



OVERVIEW

Parkway Place is challenged by crime and lack of daily living infrastructure in and around the neighborhood. Residents lament challenges in purchasing groceries and other goods/services for daily living and basic needs. Residents desire changes and investment in the community. They support the idea of constructing additional quality affordable housing in the area and developing shopping centers, as well as supporting residents' economic growth through job fairs and career assistance.

BACKGROUND

In December 2024, LMHA asked Drs. Lindsay Della and Mary Ashlock from the University of Louisville to assist with a resident needs assessment and planning survey at Parkway Place. An on-line survey was designed for in-person administration. Respondents took the survey on a LMHA mobile-enabled device; most were read the survey by an LMHA staff representative, although some surveys were self-administered.

Participants were provided with a \$30 gift card if they completed the majority of the survey. Surveys, on average, took about an hour to complete and were mostly administered in English.

In total, N = 195 complete responses were collected during the week of August 4, 2025, which represents 37% of households and 32% adult Parkway Place residents. Some surveys were incomplete. When at least a third of the survey had been completed but the remainder was missing, we retained respondents' partial responses for descriptive analyses (n = 13 partial responses; total N = 208).

Survey topics included: required daily support services, perceptions of the neighborhood, personal health status, transportation requirements, housing and neighborhood preferences, and demographics. In this report, we summarize the findings from this data.



TABLE OF CONTENTS

- **Strengths & Weaknesses of Parkway Place**
 - Crime and Safety Data
 - Neighborhood Improvement Ideas
 - Shopping
- **Housing History & Preferences**
- **Support Needs**
- **LMHA Programs & Services**
- **Resident Health**
- **Information & Transportation**
 - Digital Communication
 - Transportation
- **Demographics**
 - Employment Status
 - Household Composition
- **Family Life**

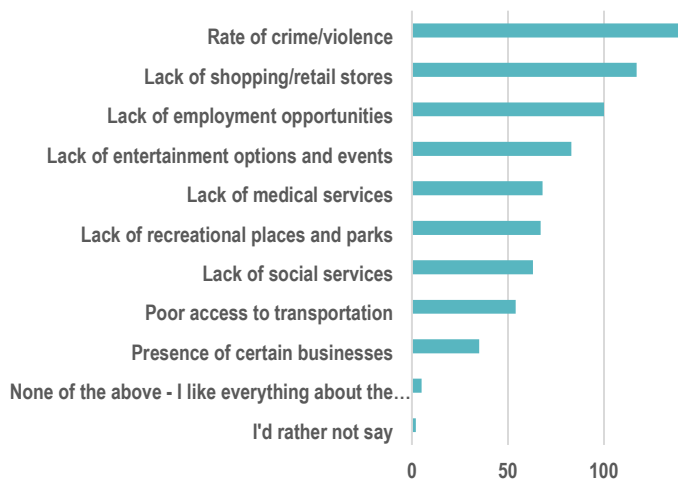
STRENGTHS & WEAKNESSES

- 70

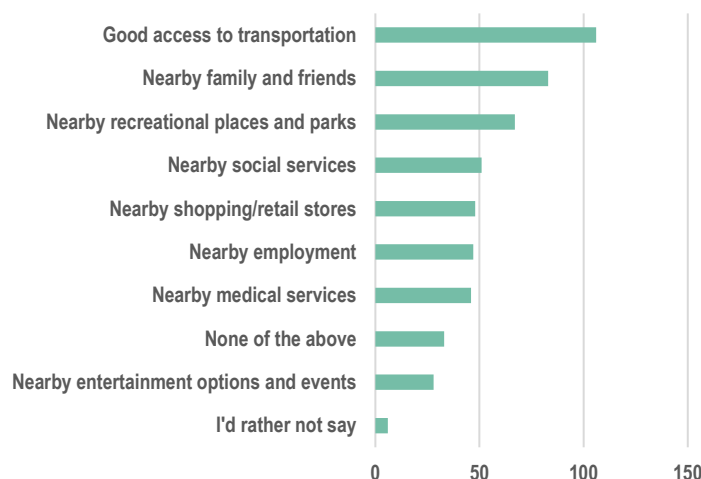
Parkway Place is not viewed as a community that residents feel comfortable recommending to others. To measure overall satisfaction with Parkway Place, we asked a single Net Promoter question: *How likely are you to recommend Parkway Place to a family member or friend?* The question is measured on a 0 to 10 scale, where 0 is “not at all likely” and 10 is “extremely likely.” Then, answers are categorized by response: Promoters (9-10), Passives (7-8), and Detractors (0-6). Finally, the percentage of Detractors is subtracted from the percentage of Promoters to reveal an overall Net Promoter score, which can range from -100 to 100. Parkway Place earned a Net Promoter score of -70, indicating that residents are very unlikely to recommend Parkway Place to others.

How likely are you to recommend Parkway Place to a family member or friend?

Violent crime is a critical issue that Parkway Place residents are faced with in their community. Respondents reported the community’s other main weaknesses to be its dearth of shopping and retail outlets and lack of employment opportunities. Some residents complained about the number of liquor stores nearby



Parkway Place possesses some redeeming qualities. Overall, the community has good access to transportation. Other strengths noted by participants included proximity to friends and family and nearby recreational places and parks.



In general, residents reported feeling safest inside their apartments and least safe around the neighborhood at night.

- On a scale of 1-5, however, the average perceived safety score from residents inside their own apartments still fell below “Somewhat Safe”.
- All other locations, even during the day, were reported, on average, to feel “Somewhat Unsafe.”

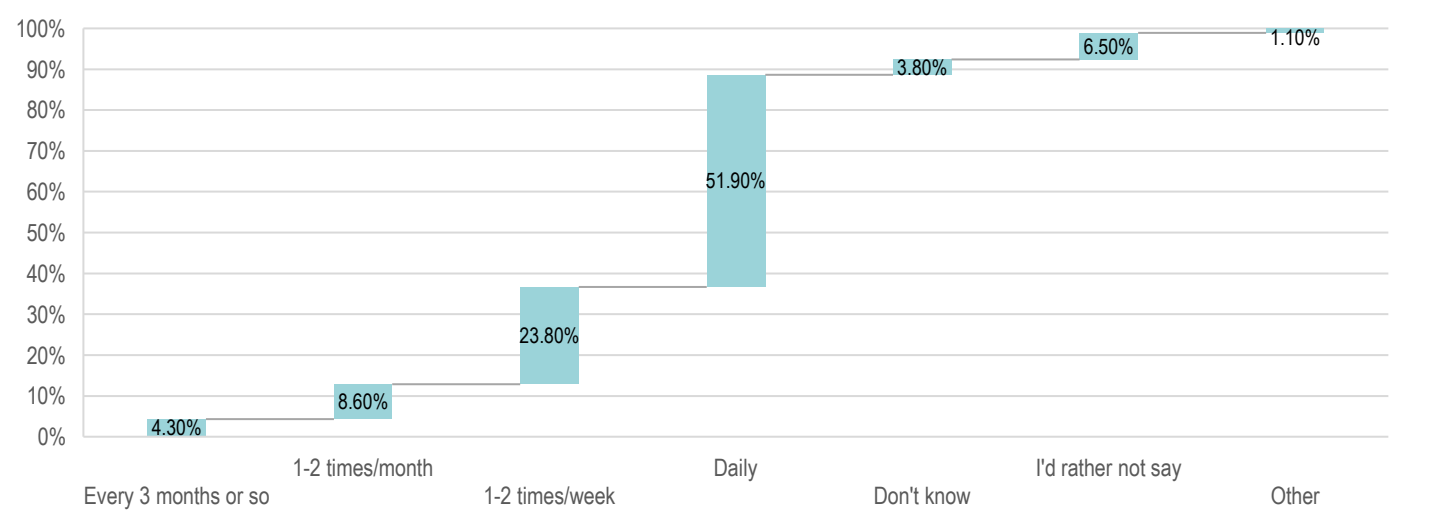
Perceptions of Safety in Specific Areas

Perceptions of Safety in Specific Areas	Mean
Inside my apartment	3.73
Walking to and from the bus stop	2.95
Neighborhood during the day	2.77
The walkways and parking lots around Parkway	2.39
Neighborhood at night	2.04

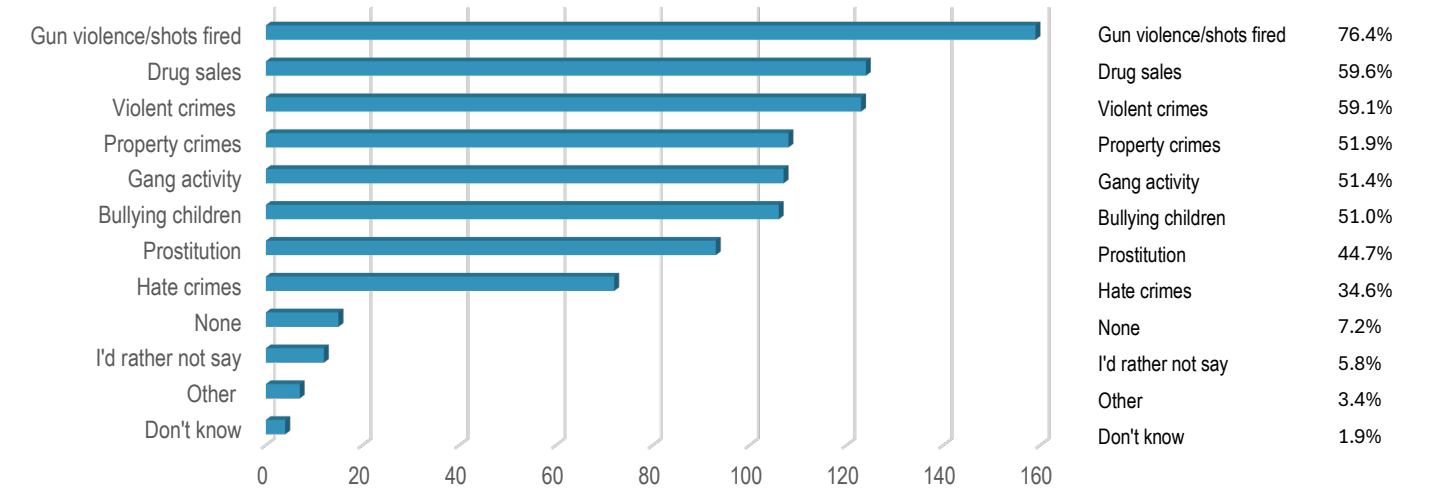


CRIME AND SAFETY DATA

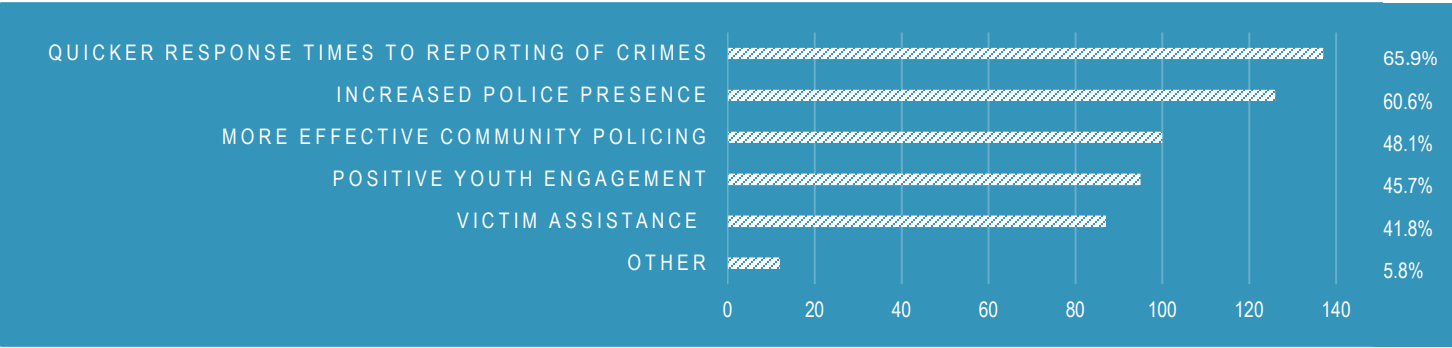
Gunshots, drug sales and other violent crimes are commonplace at Parkway Place. More than half of respondents reported witnessing crime occurring in Parkway Place daily (52%), while nearly a quarter said they see crime occur at least once or twice a week (24%).



When asked what kinds of crimes they had seen or heard at Parkway Place, residents most frequently reported gun violence or shots being fired (n = 159). Drug sales and violent crime (e.g., assault/domestic assault, rape, homicide, armed robbery, muggings) were the second most frequently reported crimes; respectively, 59.6% and 59.1% of respondents reported witnessing these crimes at Parkway Place. More than half (51%) of respondents said they had witnessed property crimes (e.g., auto theft, home break-ins, vandalism, graffiti), gang activity, and the bullying of children at Parkway Place.



In thinking about how crime rates could be improved at Parkway Place, respondents were most likely to say that LMPD could improve safety by responding more quickly to crimes (identified by 66% of respondents) and increasing police presence (identified by 61% of respondents).



NEIGHBORHOOD IMPROVEMENT IDEAS

Respondents identified environmental changes, particularly upgrading housing and bringing in new stores nearby, would be the most help in improving the neighborhood. When asked about ways that the neighborhood could be improved, a set of choice trade-offs needed to be made. Thus, respondents chose between various improvement options, selecting the option they felt was most needed and which option they felt was least needed (in comparison to the other options presented). Options identified as least preferred are necessarily options that are not needed at all, they just happen to be of lower priority to the respondents than the most preferred options.

	Share of preference	Probability of Selection	P-Value	Distribution
• Build new high-quality, affordable apartments in the area	19.52%	64.75%	0%	
• Create facilities and programs to give young people more things to do	19.32%	64.52%	0%	
• Bring in new stores, shops and restaurants to this part of Louisville	16.13%	60.29%	0%	
• Fix up older housing in the neighborhood that is in disrepair	14.58%	57.85%	0%	
• Build a new park with things to do for people of all ages	10.75%	50.29%	87.86%	
• Improve the streets (For example: street trees, sidewalks, streetlights and waste receptacles)	9.13%	46.22%	4.76%	
• Bring in a farmer's market	6.36%	37.43%	0%	
• Add a community garden	4.21%	28.37%	0%	

Most Preferred Actions Included:

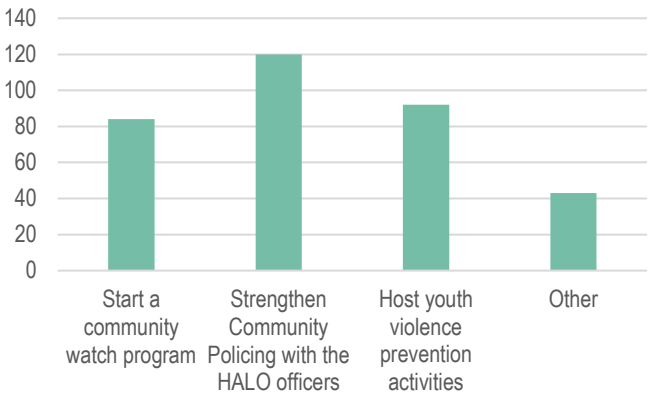
- Building new affordable apartments
- Developing programs that would give people more things to do
- Bringing in stores and shops
- Fixing up older housing in the neighborhood

Least Preferred Actions Included:

- Bringing in a farmer's market
- Adding a community garden



Additionally, the action that respondents most frequently said LMHA could take to immediately help improve safety at Parkway Place was to work to strengthen community policing with HALO officers. Overall, 120 respondents (58%) mentioned the idea of working with HALO officers when responding to this question. Secondly, respondents indicated that LMHA could host more youth violence prevention activities (n = 92; 44%) followed by starting a community watch program (n = 84; 40%). Other responses frequently focused on adding lighting and increasing police presence on and around the community.



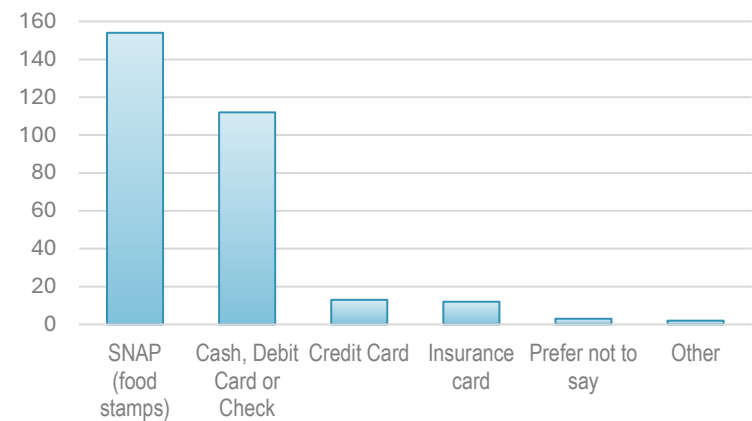
SHOPPING

A neighborhood grocery store that would accept SNAP benefits comprised one specific environmental change that could improve the neighborhood. Nearby shopping opportunities were seen as a weakness of the neighborhood (mean 2.06 on a scale of 1-5, where 1 meant “very poor” and 5 meant “very good”). When asked about different types of shopping experiences that could be developed near Parkway Place, the majority of respondents chose a grocery store as the type of store they would most like to see open in their immediate neighborhood. A general merchandise or dollar store was also an option that was chosen significantly more often than a department store or restaurant. Nevertheless, the grocery store option significantly outperformed other types of stores. Although much less frequently mentioned than a grocery store, other shopping mentions by respondents included: “a bank,” “a laundromat,” “a library,” “post office,” and “Walmart.”

	Share of Preference	Probability of Selection	p-value	Distribution
Grocery store	61.99%	84.40%	0%	
General merchandise/ Dollar store	16.30%	58.73%	0%	
Pharmacy (Drug store)	9.61%	45.63%	3.01%	
Department store	6.65%	36.74%	0%	
Restaurant	5.45%	32.22%	0%	

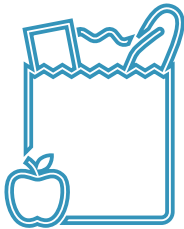
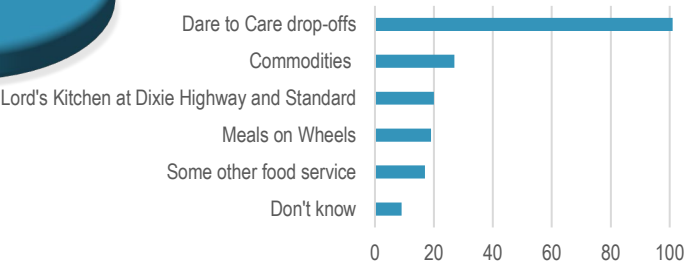
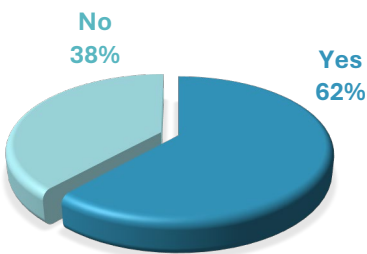


A few respondents also mentioned the need for stores that accept SNAP and WIC. Although only a few respondents made these comments when asked to write in the kinds of stores they might like to see in their neighborhood, these comments are supported by numeric data. When respondents were asked how they typically pay for groceries, Parkway Place residents most frequently answered that they use SNAP (or food stamps), followed by cash, debit card or check. Many times, residents indicated that they used both SNAP and cash/debit/check in combination to make their purchases.



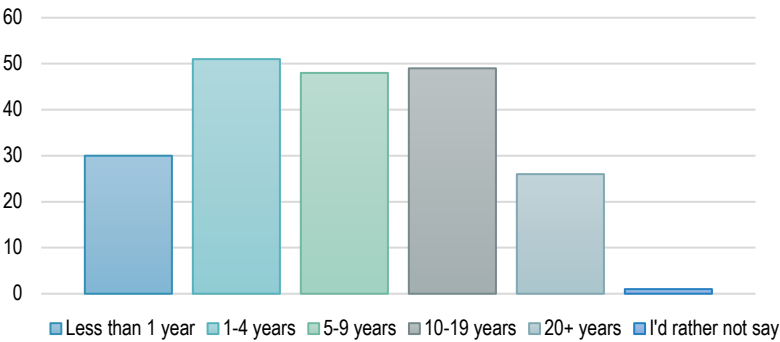
SNAP (food stamps)	74.0%
Cash, Debit Card or Check	53.8%
Credit Card	6.3%
Insurance card	5.8%
Prefer not to say	1.4%
Other	1.0%

Additionally, six out of ten respondents indicated that they use food assistance programs. When asked which programs they use, the vast majority (78%) said they use Dare to Care drop offs. Dare to Care was distantly followed by Commodities (21%), the Lord’s Kitchen at Dixie Highway and Standard (16%), Meals on Wheels (15%), and some other food service (14%).



HOUSING HISTORY & PREFERENCES

Resident sentiment was mixed when asked whether they would like to continue living at Parkway Place; yet most people expressed an interest in living in a single family home or townhouse over other types of housing structures. Most Parkway Place residents had lived in the community between 1 and 19 years (25%, 23%, and 24% of responses fell in the 1-4 years, 5-9 years, and 10-19 years categories, respectively). Slightly fewer respondents had been residents for less than 1 year or longer than 20 years.



A little over one third (35.8%) of residents had lived at another LMHA property prior to living at Parkway Place. Most people who had moved to Parkway Place from another LMHA property reported coming from Dosker Manor (39%) and Beecher Terrace (22%).

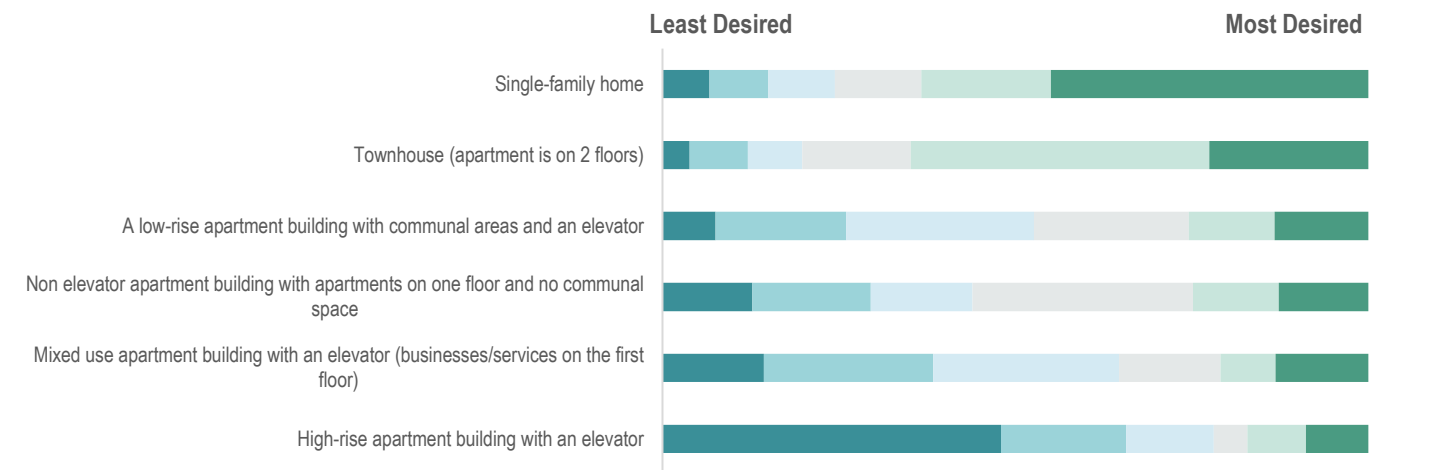
Approximately one-quarter (24.7%) of Parkway Place residents had, at some point, relocated because of a HOPE VI or Choice Neighborhoods Revitalization program. Most people who had relocated because of these programs moved from Beecher Terrace (27.8%) or Dosker Manor (22%).

When asked whether they would like to stay in the neighborhood or leave, more than half of the survey respondents (56%) said that they would prefer to move to a different neighborhood while just under half (44%) said they would like to stay. Many of those who said they want to move out of the neighborhood, were able to name specific areas or neighborhoods where they might like to move.

Popular Locations Included:

- The East End, Beecher Terrace and the South End
- The most common response, however, was “anywhere” (n = 35)
- Many respondents also added that they preferred to move “anywhere it is safe,” echoing earlier findings on crime and violence as an overwhelming perceived weakness of Parkway Place.

Regardless of whether respondents wanted to stay in the neighborhood or leave, when given an option people most often indicated that they would prefer to live in either a single-family home or a townhouse. By far, a high-rise apartment building with an elevator was the type of housing least desired by respondents. Two-thirds of respondents said they would be interested in buying a home of their own in the future.



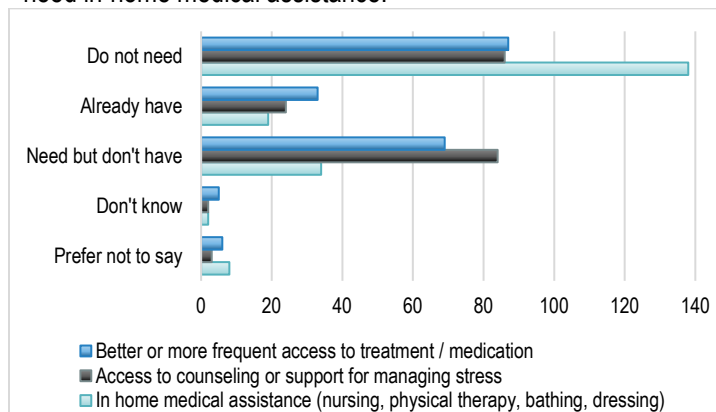
SUPPORT NEEDS

The survey also queried respondents about their support needs at home. Four main categories of support services were investigated:

1. Medical Support, which included needs for in-home medical assistance, access to counseling, and in-home treatment/medication
2. Instrumental Support, which included a need for help with legal issues, financial training, and caregiving support
3. Career Support, which included a need for access to adult education classes, and career/job support
4. Daily Life Task Support, which included a need for homemaker services and access to recreational and fitness programs

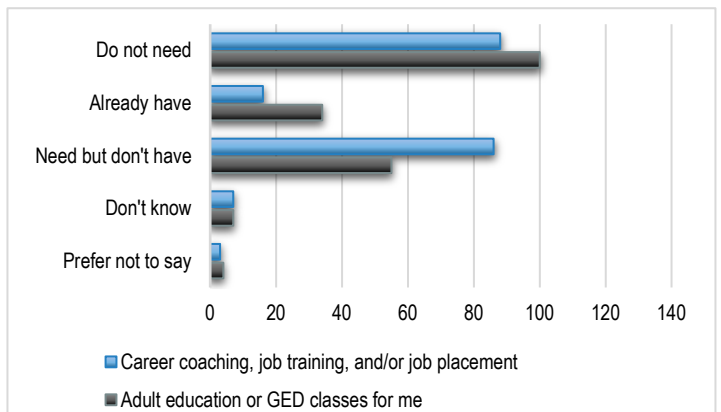
MEDICAL SUPPORT

Participants most frequently reported needing access to counseling or support for managing stress. Many respondents also reported a need for better or more frequent access to treatment/medication. Most people said they did not need in-home medical assistance.



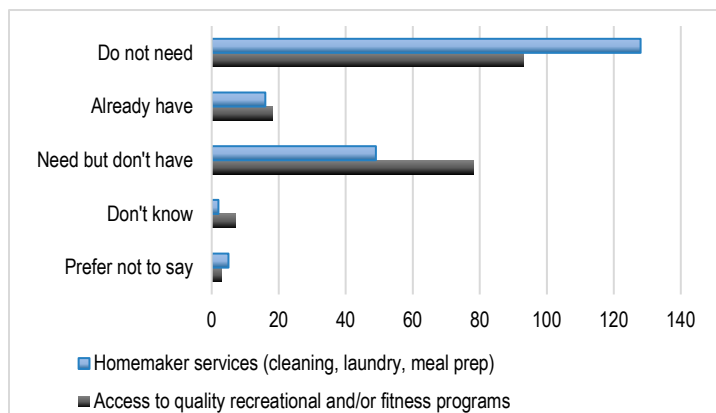
CAREER SUPPORT

There is a strong need for career coaching, training, and/or job placement support among Parkway Place Residents. Adult education or GED classes were less in demand.



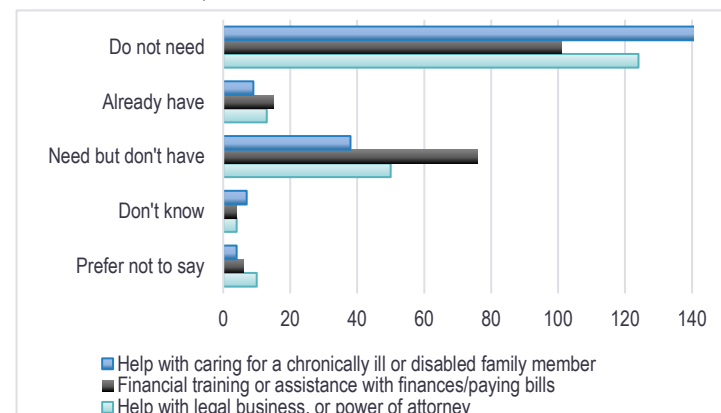
DAILY LIFE TASK SUPPORT

Although not quite as strong of a need as counseling or support for managing stress and career coaching and job assistance, residents also reported a desire for access to quality recreational and/or fitness programs. The majority of respondents did not have a need for homemaker services.



INSTRUMENTAL SUPPORT

Respondents reported some need for financial training or assistance with finances/paying bills, followed by a need for help with legal business/POA. These support services, however, were needed less than others measured (e.g., counselling, career assistance).

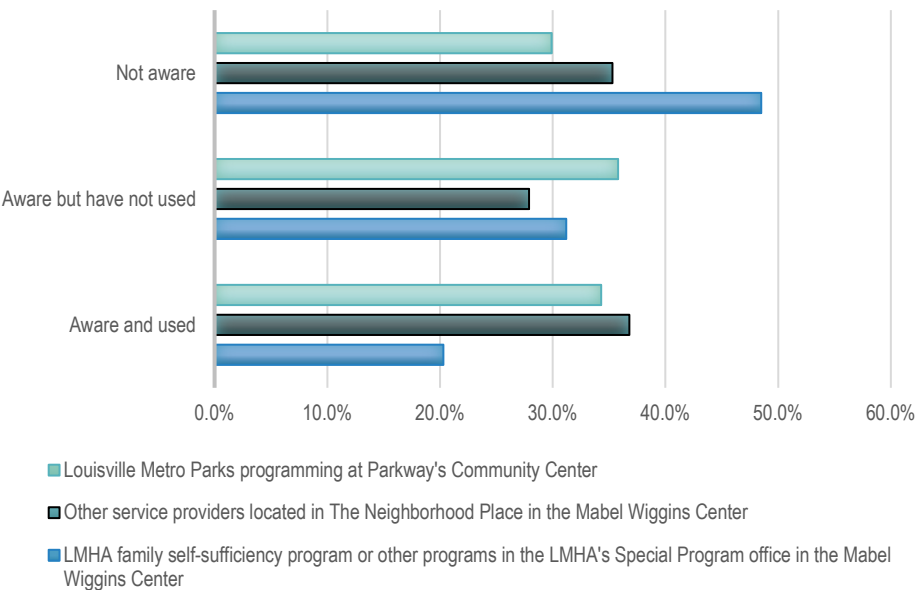


Eleven percent of respondents (n = 22) indicated that there was some other support service they needed, most frequently specifying that they needed a wheelchair ramp/no stairs (n = 4). Others mentioned a need for food assistance (n = 2) or help with child-related expenses (e.g., school uniforms, back-to-school items, childcare) (n = 3). Most respondents indicated that some combination of creating a plan and tracking progress with a case manager/coach, receiving referrals to service providers, and having support services available at or nearby Parkway Place would be the best way to deliver services (i.e., 33%). Whereas, about a quarter of respondents (26%) said that having services available at or near the neighborhood would be sufficient.

LMHA PROGRAMS & SERVICES

LMHA should focus on promoting its family self-sufficiency program, along with other programs in the Special Programs Office at the Mabel Wiggins Center to residents of Parkway Place. Job fairs, back-to-school events and other child activities would be welcomed in the community.

In general, most survey respondents were aware of Louisville Metro Parks programming at Parkway's Community Center, as well as other services located at The Neighborhood Place in the Mabel Wiggins Center. A slightly larger portion of people had used the services offered through The Neighborhood Place than programming offered by Metro Parks at the Community Center, but the difference was minimal. Respondents were significantly more likely to be unaware of LMHA's family self-sufficiency program or other programs in LMHA's Special Program Office in the Mabel Wiggins Center than other services located in The Neighborhood Place ($p = .007$) or Louisville Metro Parks programming at the Community Center ($p = .0001$).



When faced with a decision about which types of events they would like to see in their neighborhood, Parkway Place residents were most likely to indicate interest in job fairs. Back-to-school events and other child activities were also of interest. Of less immediate interest were cookouts and movie nights.

	Share of Preference	Probability of Selection	p-value	Distribution
Job Fairs	40.66%	73.24%	0%	
Back-to-school events	24.38%	62.14%	0%	
Other child activities	22.5%	60.23%	0%	
Cookouts	7.58%	33.77%	0%	
Movie Nights	4.89%	24.75%	0%	

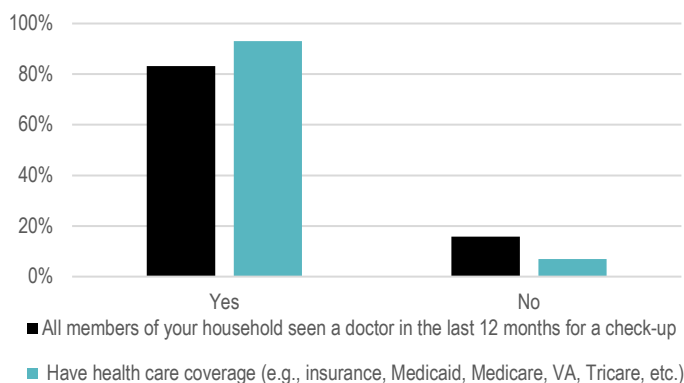
RESIDENT HEALTH

Residents report their own physical health to be significantly better than their own mental health. This trend was noted for respondents' perceptions of other adults and/or children that live in their household as well. Overall, respondents reported their physical health and mental health to be, on average, "fair to "good." However, the average mental health score was significantly lower than the average physical health score provided by respondents (mean = 3.48 vs. 3.55). Likewise, when asked about other adults living in their household, significant differences in perceived physical and mental health persisted (mean = 3.54 for mental health versus 3.76 for physical health). Children were also perceived to possess significantly poorer mental health than physical health (mean = 4.13 vs. 4.25), although their average scores were more positive overall, falling on average between "good" and "very good."

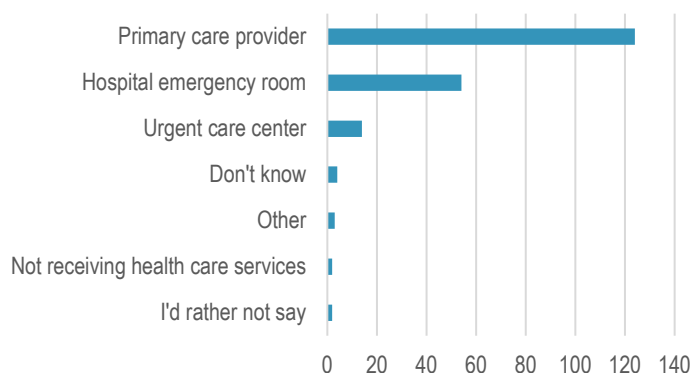
	Respondent		Other Adults in Household		Children in Household	
	Physical Health	Mental Health	Physical Health	Mental Health	Physical Health	Mental Health
Mean	3.55	* 3.48	3.76	* 3.54	4.25	* 4.13
N	202	199	37	37	76	75

* indicates a statistically significant difference at p = .05

Nine out of ten respondents (93%) indicated that they have health care coverage either through employer-based insurance, Medicaid, Medicare, VA, or Tricare. Most respondents indicated that all members of their household had seen a doctor in the last 12 months for a checkup, yet nearly half of respondents (48%) indicated that their health had prevented them from working, attending school or taking care of daily tasks at some point in the past year.



With respect to health care, the vast majority of respondents said that they felt they had good/adequate access to health care services/medication (88%), with most respondents saying that they go to a primary care provider (61%) when they or other members of their household are sick or in need of health care. One in four (26.6%) respondents reported going to a hospital emergency room when sick or in need of care.



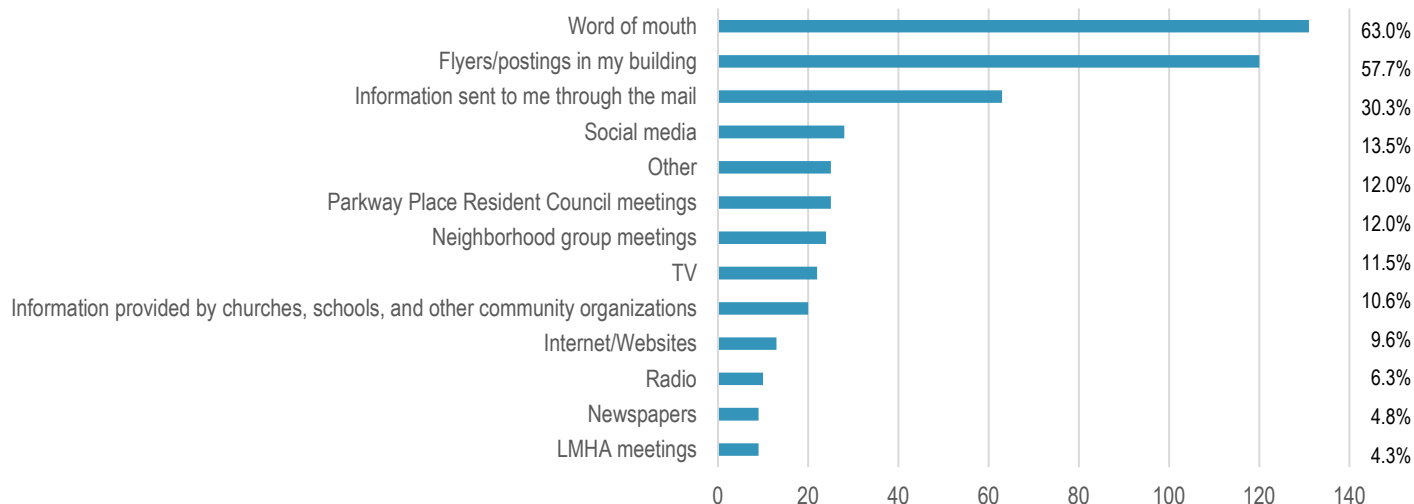
Food insecurity and lack of physical activity are likely to impact on some residents' physical and mental health. Just under half of respondents indicated that they get less than the recommended amount of physical activity and more than half of respondents reported food insecurity.

Only one in three respondents (32.7%) indicated that they were physically active every day. Respondents were more likely to indicate that they were only physically active 1-2 days per week (33.2%), and others indicated that they were never physically active (12.4%) or moderately active (16.8%) 3-4 days per week. On the bright side, respondents on average indicated that they were somewhat more likely to get more exercise if there were a quality recreational/workout facility nearby (mean = 3.6 on a 1-5 scale, where 1 meant "very unlikely" and 5 meant "very likely").

Six out of ten survey respondents indicated that they "sometimes do not have enough to eat" (46.3%) or "often do not have enough to eat" (13.3%). When asked about why they lacked enough to eat, seven out of ten of those who said they sometimes or often didn't have enough to eat indicated that they did not have enough money to buy food (71%) and about four out of ten (40%) said that it was too difficult to get to the store.

INFORMATION & TRANSPORTATION

LMHA should concentrate future communication efforts on posting informative flyers in Parkway Place buildings and sending information in the mail. Although most people report hearing about important information from others (63%), paper flyers in the buildings were reported as the means through which most people received information directly from LMHA (58%).



LMHA should avoid committing too many resources by trying to communicate with Parkway Place residents through traditional media like television, radio, and newspapers.

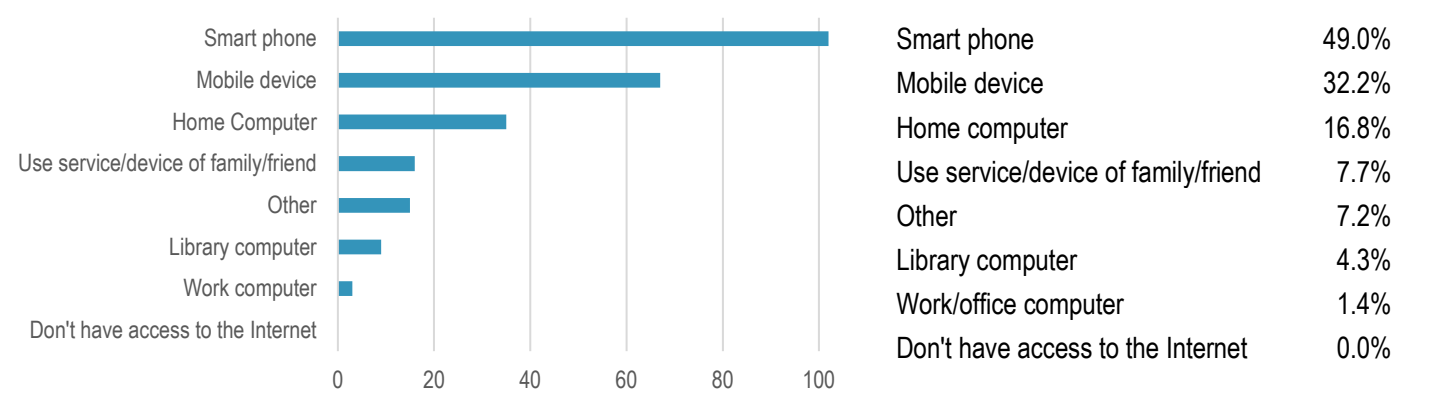
Very few residents receive information about Parkway place and the neighborhood from traditional media. Among those who said that they receive information from TV, nearly 3 out of four respondents indicated that they received information from WLKY (73%). Likewise, of those who received information via a newspaper, three out of four (77%) read the information in the Courier Journal.

DIGITAL COMMUNICATION

Digital communication from LMHA should be created in translatable English with a mobile format in mind. No survey respondent was without Internet access. Email could also be a viable communication option for LMHA to communicate with residents. Nearly two out of three (63%) of respondents indicated that they use email. The majority of survey respondents indicated that they speak English at home (97%); however, the survey was primarily administered in English and could have missed capturing other languages that are spoken at Parkway Place (e.g., Spanish, Swahili, Somali, Kirundi).



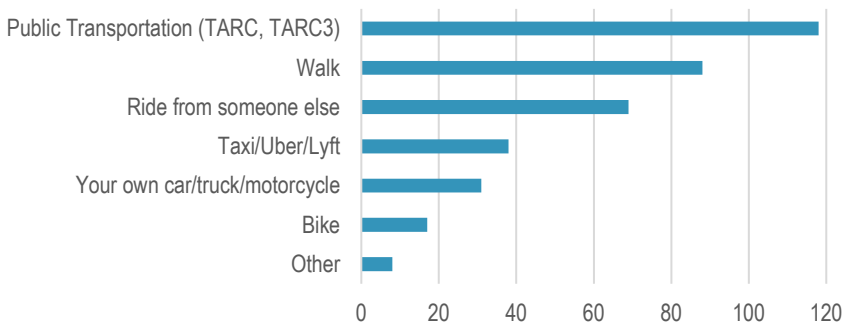
Nearly half of respondents accessed the Internet via their smartphones (49%) and a third of respondents (32%) said they use a mobile device to access the Internet.



TRANSPORTATION

The majority of Parkway Place respondents do not own or drive their personal vehicles to navigate daily life tasks and activities, which could explain why some survey participants reported that they went without food because it was too difficult to get to the grocery store.

Among the respondents, more than half reported using public transport (56.7%) and walking (42.3%) as their most frequent form of transportation. Only 15% of respondents indicated that they drive their personal vehicles to travel to the store, work or appointments.



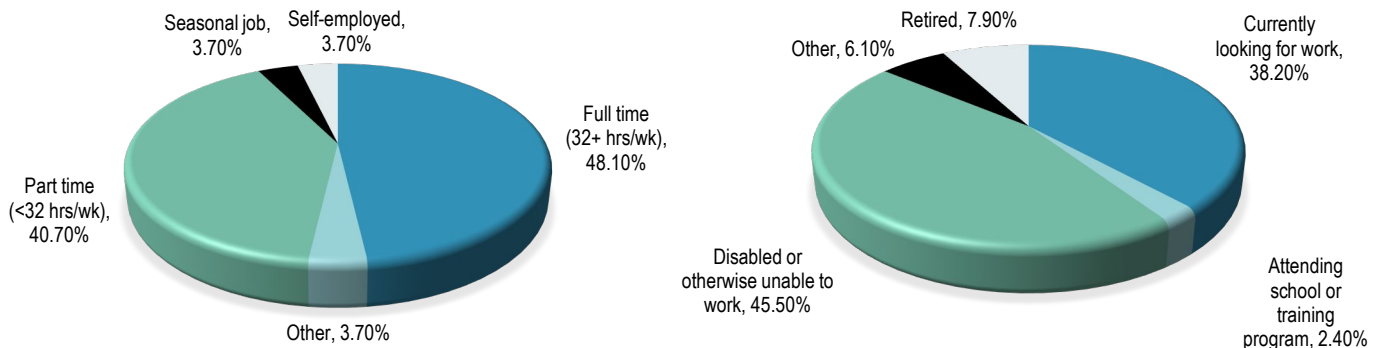
Public Transportation (TARC, TARC3)	56.7%
Walk	42.3%
Ride from someone else	33.2%
Taxi/Uber/Lyft	18.3%
Your own car/truck/motorcycle	14.9%
Bike	8.2%
Other	3.8%



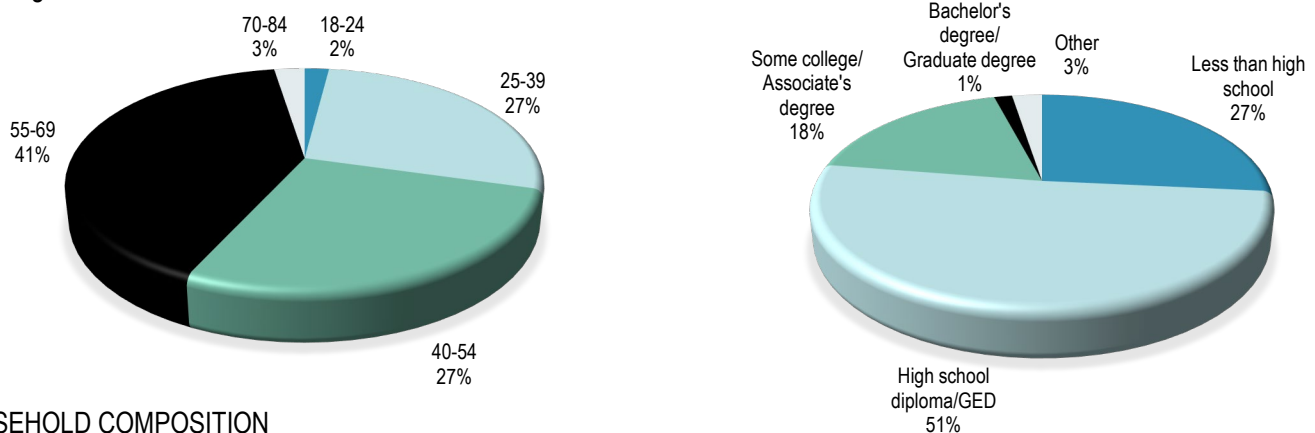
DEMOGRAPHICS

EMPLOYMENT STATUS

The majority of respondents were not working at the time of the survey (85%). Of the 14% who were working, about half were working full-time while the other half were working part-time or seasonal jobs. Of those who were not working, nearly half reported being disabled or otherwise unable to work (46%). Others were currently looking for work (38%). Four respondents were attending school or a training program through JCTC, Excel through Goodwill, and a phlebotomy training program.

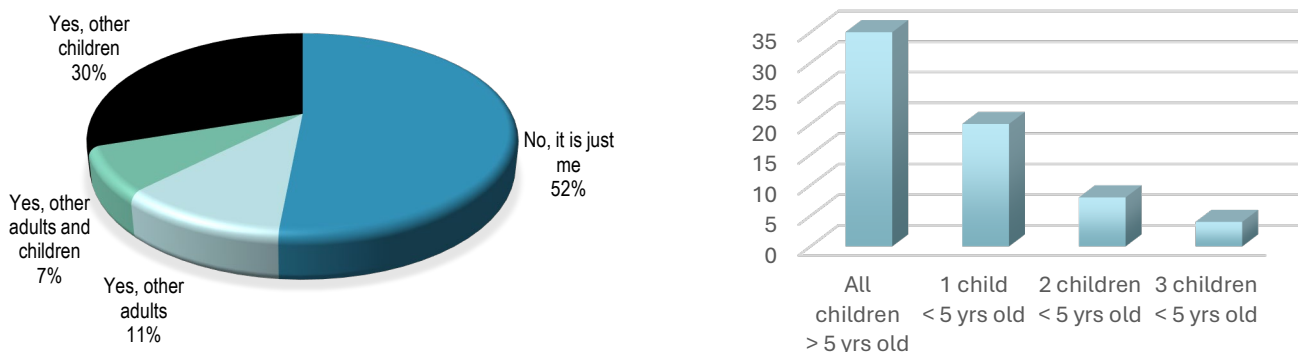


Most survey respondents were mid-life and had only attained a high school education or less. Two out of five survey respondents were between ages 55 and 69 (41%), which was the largest age group to participate in the survey. Together, respondents between the ages of 25 and 54, however, comprised over half of the respondents (27% were between 25 and 39 years of age; 27% were between 40 and 54 years of age). Half of the sample had a high school diploma or GED (51%) and over a quarter (27%) had less than a high school education.



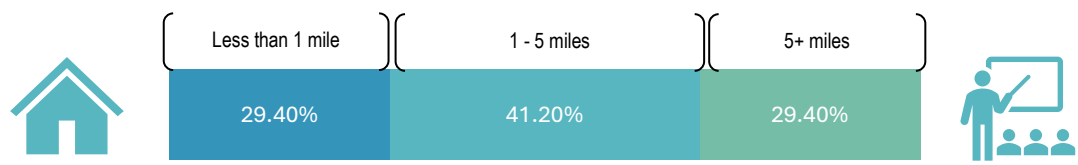
HOUSEHOLD COMPOSITION

Half of the survey respondents reported being the only individual in their household (51%), while over a third (37%) indicated that there were children living in their households. About half of the households with children had children older than five years of age. When children under five were present in the household, respondents typically reported only one child in that age range.



FAMILY LIFE

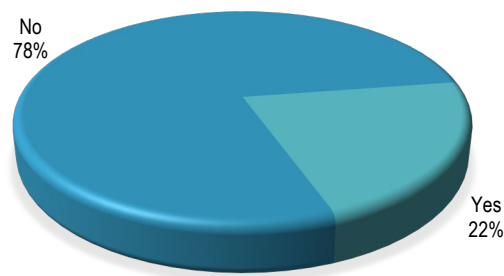
Among those who reported having school-aged children at home (n = 70), about a third indicated that transportation was a barrier in getting their children to and from school. Most children took a school bus to school (51%) and/or walked (37%), and most children were reported to attend a JCPs school (89%) that was between 1 and 5 miles from Parkway Place.



One quarter of respondents (25%) indicated that their children participate in an after school or tutoring program.

PETS

Most people did not own pets. (78%) However, just under a quarter of respondents said that they had pets at home.



Of those who had a pet or pets at home, more dogs were reported than cats or other types of animals.

