

Algonquin, Park DuValle, Hallmark **NEIGHBORHOOD PLAN**

COMMUNITY ADVISORY GROUP MEETING #2

MARCH 31, 2022



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD

AGENDA

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Survey Results Recap

APH Survey Findings

Community Strengths

The Transit Authority of River City (TARC) is regarded as the community's most significant asset.

Housing affordability is one of the community's top three positive features.

Respondents generally feel safe and have a positive sense of community.

Community Concerns

Respondents are concerned about neighborhood cleanliness, quality of existing housing, and the state of vacant and abandoned properties in their community.

Respondents are concerned about poorly maintained road infrastructure and lack of safe, accessible, and comfortable pedestrian infrastructure.

Respondents are concerned about the quality of schools and education programs in the neighborhood.

Community Interests

Respondents are interested in stabilizing housing prices, providing housing options for seniors, and improving housing supply for low to moderate-income populations.

Respondents want to have better access to amenities, including shops and services. Most respondents felt it was very important to live near a grocery or convenience store, places of employment, and school or daycare.

Respondents want improved access to bus stops. Most respondents felt that access to a bus stop close to their homes was very important.

Respondents want improvements in road maintenance, sidewalk installation and streetscaping to create safer and more comfortable places to walk.

2

Public Meeting #1 Recap

WHAT ONE WORD/PHRASE COMES TO MIND WHEN YOU THINK ABOUT ALGONQUIN, PARK DUVALLE, HALLMARK

- Village
- Awesome
- Unappreciated
- Hope
- Nice neighborhood
- Education
- Housing
- More organized
- Disadvantaged
- Pollution
- Gentrification
- Abandoned houses





IF THIS PROJECT COULD ADDRESS ONE CURRENT CHALLENGE IN THE STUDY AREA, WHAT WOULD IT BE?

- Great and safe place to live
- Safety, pride
- Community outreach
- Obtaining young adults to become involved in responsibility of neighborhood
- Homeowners responsibility
- Cleanliness and safety
- Cleanliness
- Housing, homeownership, crime



IF THE PROJECT IS SUCCESSFUL, YOU WOULD LIKE TO BE ABLE TO DESCRIBE THE STUDY AREA AS IN 10 YEARS

- Increase in homeownership and decrease in crime
- Revitalized
- Invigorated
- 50% increase in homeownership, 50% decrease in crime
- Residents more interested in their property
- Peaceful
- Property value/QOL
- Retail
- 50% increase in homeownership, 50% decrease in crime
- Still Black and thriving
- Accountable & successful
- Empowered residents within the community

Housing

- Addressing vacant lots and abandoned property
- Unincorporated land inside the boundary – using the plan to spur development in the area
- Residents would like to see more housing and higher quality housing options
 - Housing for youth
 - Housing for seniors
- Vacant lots can be utilized for additional housing
- Residents are concerned with aging in place and were interested in learning how zoning policy can create opportunities to do so.
- Younger residents were interested in the concept of the “missing middle” or “gentle density” but asked how area residents could benefit when median income levels are so low. It would be helpful to provide alternative development models (CLTs, co-op housing etc.) which prioritize affordability over profit.



Mobility & Connectivity



Transit

- **Safety and visibility** – there's not enough lighting, and bus drivers cannot always see passengers waiting at the stop.
- **Service time** – request for more frequent service during the commuting hours, every 30 mins rather than every hour
- **Overlap with community form**– having to travel further to get to banks and other services before/ after work, when those services used to be much more readily available throughout the neighborhoods. Combined with hourly bus service, it is a high impact to the daily schedule



Pedestrian

- More well-maintained, connected **sidewalks**
- Confirmed the **lack of pedestrian safety and access** evidenced by the pedestrian crash map in the crash hotspots along Dixie Hwy and near the commercial centers



Bike

Separated **bicycle** facilities along Algonquin Parkway



Motor vehicle

- Several requests for more **traffic calming** throughout
- Better/safer access point to the neighborhood at Algonquin Pkwy. and Russell Lee Dr., **speeding and visibility** seemed to be the major concerns



Land Use & Community Form

- **Bad air quality** from industrial uses
- Pedestrian-oriented **retail with grocery** is highly desired
- Limit the presence of **liquor stores** in study area
- “Eat, discover, stay, play (indoor and outdoor), tourism, art”
- **Food courts** with other businesses and retail
- Create a new **‘mixed use’ district**
- Important component because of how close the neighborhoods are to rubber town. We need to address the **health issues** this presents to the area.
- **Commercial options are limited** to services such as dry cleaners, mechanic shops, and a mixture of health provisions. Residents expressed frustration having to travel to other parts of the city for retail, restaurants, and general commercial diversity. One resident commented “I want to stay in my neighborhood but why should I when I can move to Hurstbourne Parkway at a similar price with better access to restaurants, shops, and groceries.”
- Must change the perception of **Algonquin Park:**
 - Turning it into an asset for the neighborhood
 - Create Planning and Programing opportunities for the park and for the youth

Direct comments from residents during the public meeting:

- **Air pollution and smells and health issues** from factories
- Pull together **pastors** to engage with the planning process
- **Power goes out** randomly and without explanation in Park DuValle
- Convert vacant lots into **opportunities for housing**
- Louisville Metropolitan Sewer District (MSD) should buyout properties that consistently get damaged from **flooding** (Park DuValle)
- Remodel the **'Big A'** commerce/ shopping center
- Need better **retail, food, shopping**
- Need quality **grocery stores**
 - We have to go to other stores to get good produce/fresh foods
- **Improve** businesses and retail on 18th Street/Dixie Highway (between Hill St and Vorster Ave)
- Hold **landlords accountable** for upkeep and renter behavior
- Park Hill needs to be **rebuilt**
- Include strategies for temporary housing



3

Project Branding

Project Branding

1.



2.



3.



4.



5.



6.



4

Vision Statement

1

Algonquin, Park DuValle, and Hallmark are diverse and resilient neighborhoods that continue to evolve as a **complete community** for people of all ages and abilities. The community offers a wide range of housing, retail amenities, and community services that are safely and simply accessed by reliable transit and high-quality pedestrian and cycling infrastructure

2

The neighborhoods of Algonquin, Park DuValle, and Hallmark are a collection of communities that possess **strength, resilience, and proud historic legacies**. Together these neighborhoods offer a safe, healthy, and accessible community for people of all ages. Its transportation and natural corridors serve as a foundation that supports mixed-use, transit-oriented development that provides for the everyday needs of residents and community members.

3

Algonquin, Park DuValle, and Hallmark are safe, affordable communities with accessible housing options and a range of services and amenities for all ages. Collectively, the neighborhoods offer an **accessible and healthy environment** that enables older adults to age in place and young adults to establish strong roots for the future. Residents, workers, and visitors alike possess a sense of belonging and work together to make the neighborhood a strong, beautiful, and resilient community they are proud to call home.

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Plan Components

Housing

This component will provide an analysis of existing housing patterns, opportunities, needs, and challenges in the neighborhood, with recommendations for ways to increase housing diversity, availability, and affordability.

Stakeholders:

- Louisville Metro Housing Authority
- Louisville Affordable Housing Trust Fund
- The Housing Partnership, Inc
- Kentucky Housing Corporation
- Coalition for the Homeless
- KY Housing Advocates Inc.
- Habitat for Humanity of Mero Louisville
- Choices, Inc.
- New Directions Housing Corporation
- Metropolitan Housing Coalition
- Louisville Housing Opportunities & Micro Enterprise Community Development Loan Fund, Inc.
- River City Housing
- Cain Center for the Disabled, Inc.
- Community Housing Market Support Network (CHMSN) Inc.
- Various Homebuilders

Land Use & Community Form

This section relates to the stability, sustainability, and vitality of an area through the appropriate placement and interaction of land uses. The section of the plan identifies the location of future land uses and appropriate locations for redevelopment in order to create, protect, and enhance places of distinction throughout the community.

Stakeholders:

- Louisville Metro Parks and Rec
- Olmsted Parks Conservancy
- Center for Neighborhoods (Algonquin Park)
- Louisville Metro Public Works
- Louisville/Jefferson County Environmental Trust
- Hallmark Neighborhood Association
- Villages of Park DuValle Property Owners Association
- Park Ville Neighborhood Association
- Industrial Businesses/Landowners
- Park Hill Community Center
- Southwick Community Center

Mobility & Connectivity

Mobility addresses vehicular, bicycle, and pedestrian movements within and through an area. This section focuses on how people get around and will include strategies for improving safety, reducing the negative impacts associated with traffic, and shifting trips to and from the study area to more efficient and healthful modes of travel

Stakeholders:

- TARC
- KYTC
- KIPDA
- Louisville Metro Engineering Services
- Louisville Metro Public Works, Streets & Roads Operations and Maintenance
- Bike Louisville
- Center for Accessible Living
- Kentuckians for Better Transportation
- Bike Walk Kentucky
- Streets for People
- Local Bicycling Organizations

Economic Development

This section will develop concerted actions taken for the purpose of economic progress within the study area. It is the process of generating and sustaining wealth in a community. Every community has unique assets that can be used to attract employers and investment. Building on these assets is one of the best ways communities can stimulate their economies.

Stakeholders:

- Louisville Metro Office of Community Development
- Louisville Forward Economic Development
- Greater Louisville Inc
- Re:land Group
- West End Opportunity Partnership
- OneWest
- West Louisville Dream Team
- Louisville Small Business Development Center
- Black Community Development Corporation
- Fifth Third Bank
- PNC Bank

Health Equity

The section will focus to ensure that everyone has a fair and just opportunity to a high quality of life. This requires removing obstacles to health such as poverty, discrimination, and their consequences, including a lack of access to good jobs with fair pay, quality education, safe and healthy environments, and health care.

Stakeholders:

- US Army Corps of Engineers
- Louisville MSD
- LG&E and KU Energy
- Aging and Disability Services
- Louisville Metro Air Pollution Control District
- Louisville Metro Resilience and Community Services
- Louisville Metro Public Health and Wellness
- Rajon Rondo Foundation
- Park DuValle Community Health Center
- Louisville Metro Office of Safe and Healthy Neighborhoods
- KY Voices for Health
- Metro United Way
- Louisville Urban League
- New Roots
- Change Today, Change Tomorrow
- Dare to Care
- Various Developers

Next Steps

Project Scope and Schedule

PHASE 1



Plan Setup

Oct - Dec 2021

- Online survey
- Community engagement campaign
- Existing conditions analysis
- Project kickoff

PHASE 2



Engagement + Visioning

Jan - Apr 2022

- Visioning workshops
- Engage stakeholders
- Develop goals and objectives

PHASE 3



Plan Development

May - Jun 2022

- Develop components of the plan (*Land Use/Community Form, Mobility, etc.*)
- Draft recommendations
- Draft implementation matrix

PHASE 4



Plan Adoption + Celebrate

Jul - Aug 2022

- Finalize plan
- Complete the Metro Council adoption process
- **Celebrate the victory!**