

# PLANNING FOR MIDDLE HOUSING WORKSHOP OBSERVATIONS

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# PLANNING FOR MIDDLE HOUSING WORKSHOP SUMMARY

**Objective:** Encourage participants to work together to plan a middle housing neighborhood that will be used to inform changes to the Land Development Code

**Background:** Middle Housing units need to account for 62% of new housing units built from 2017 to 2040 to meet demand according to trends in construction for attached units and preferences for walkable communities (*Parolek, D. & Nelson, A.C. 2020. Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis. Washington D.C. Island Press*).

**Activity:** Participants will form small groups and design a neighborhood. Each group will be provided pieces representing the following housing types:

- 70 – Detached houses
- 20 – Duplexes (2-units each)
- 10 – fourplexes (4-units each)
- 4 – Multiplex (8-units each)
- 2 – Walking/cottage courts (8 houses per court)
- 3 – small parks
- 10 – Basic services (chosen by participants)
- 1 – Bus stop

*This results in 198 individual dwelling units; 64% are in middle housing options. Streets, walks, and the overall layout will be at the discretion of participants. Conversation and debate are highly encouraged and may result in revisions to your imagined neighborhood!*

## Workshop Results and Data:

1. Results will be used to inform and guide recommendations to amend the LDC
2. Feedback will be requested and collected at the conclusion of each workshop
3. Photos of the final design will be collected, and an explanation of each design will be recorded
4. A summary of the workshop will be posted online. **This report will be posted online.**

# PLANNING FOR MIDDLE HOUSING WORKSHOP SUMMARY

## Activity Instructions:

- Each group will assign a Clerk who will take notes on the decision-making process of the group. Staff will also be present to help record comments.
- One participant will be randomly selected to be the City Manager. The City Manager will be responsible for final decisions when there is disagreement between group members. Staff will also be present to help mediate.
- Once complete, do NOT cause a "natural disaster" to your neighborhood. Notify staff so that we can document the work and discuss the final product.

## LEGO Legend



**Single-Family Detached Home**



**Duplex**



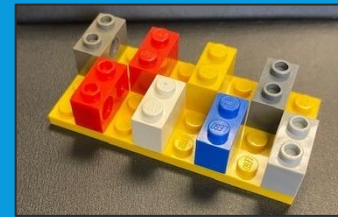
**Bus Stop**



**Fourplex**



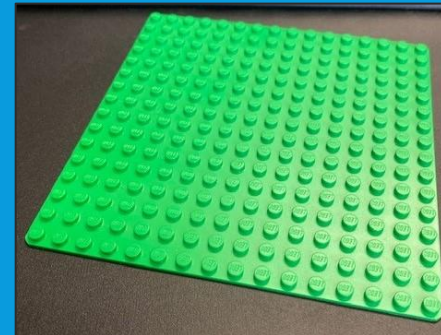
**Multiplex**



**Cottage Court**



**Neighborhood Service**



**Park**

# WORKSHOP FLYER

## Planning for Middle Housing Workshop

*"Middle housing includes a range of house-scale buildings with multiple units – compatible in scale and form with detached single-family homes – located in walkable neighborhoods."*



### About this Workshop

Participants will work together in small groups to build their own middle housing neighborhood using Lego bricks. The bricks represent different types of housing, such as single-family detached, duplexes, or multi-unit buildings. A park, bus stop, and neighborhood services are also included.

### You're invited to come build with us at 4 upcoming workshops:

**August 24, 2022 at 6 PM**  
Shawnee Library - Community Meeting Room  
3912 W. Broadway, 40211

**August 30, 2022 at 6 PM**  
Crescent Hill Library - Community Room  
2762 Frankfort Avenue, 4020

**September 7, 2022 at 6 PM**  
Newburg Library - Community Meeting Room  
4800 Exeter Ave, 40218

**September 13, 2022 at 6 PM**  
Iroquois Library - Community Meeting Room  
601 W Woodlawn Ave, 40215

Land Development Code Reform  
Call: (502)574-5860  
Email: [ldcreform@louisvilleky.gov](mailto:ldcreform@louisvilleky.gov)  
[www.louisvilleky.gov/ldcreform](http://www.louisvilleky.gov/ldcreform)



Planning and Design Services (PDS)  
444 S 5<sup>th</sup> Street, Suite 300  
Louisville, KY 40202

# SHAWNEE LIBRARY

AUGUST 24, 2022

- This Middle Housing neighborhood focused on a walkable, car-free center containing mixed uses, more housing choices, and a public plaza.
  - Two parking areas were placed outside the center
- Choosing the street layout for the group was discussed in detail and the desire for walkability and limited car activity led to the choosing of the street layout shown in the map to the right.
- The group used the single-family bricks along the edges and provided greater spacing. These bricks were also used close together to provide greater walkability and density in or near the center.
- The group combined bricks of multiple housing choices to create higher density areas.
- A senior housing center was located near the center and was created by stacking bricks. It was important to the group to add senior housing within close walking distance of services.
- Units were also stacked to create live/work options
- Location and access to services was a high priority within the walkable center.

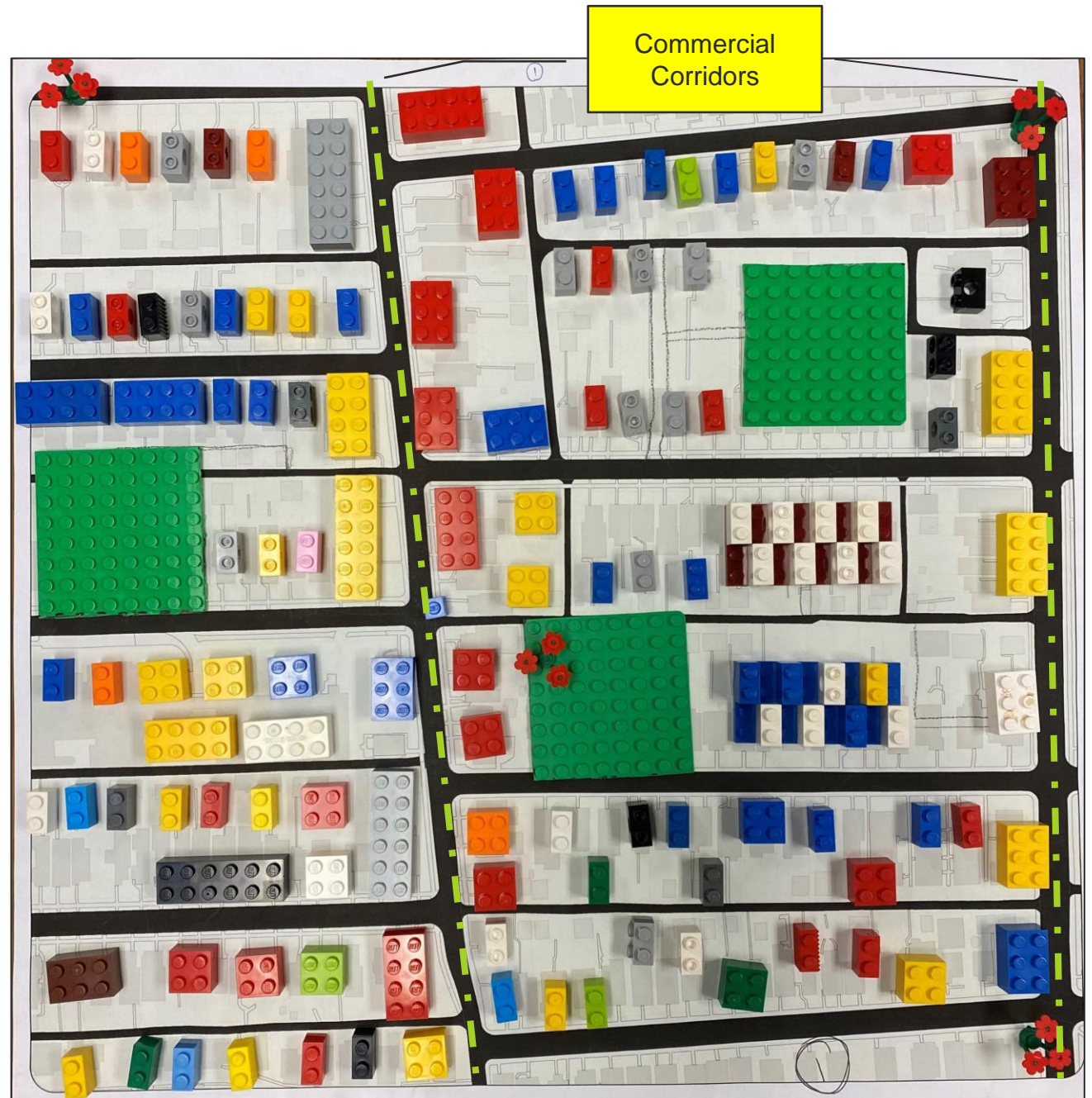
*"That was a fun activity. We didn't talk a lot about aesthetics of the buildings themselves, but talked a lot about function/pedestrian friendly aspects"*



# CRESCENT HILL LIBRARY

AUGUST 30, 2022

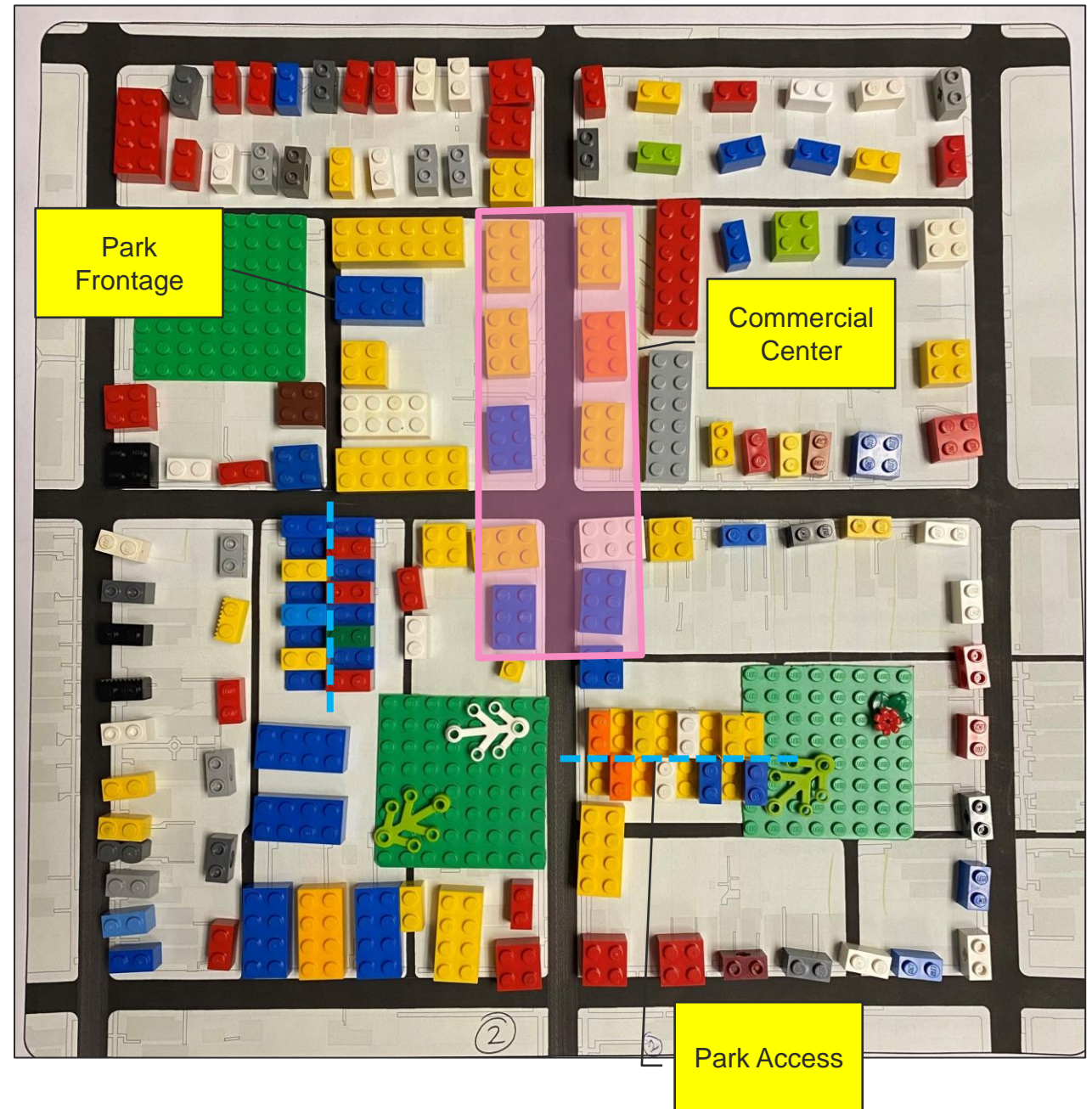
- This Middle Housing neighborhood focused on the activation of corridors with higher intensities (commercial services) and densities (multiplexes) along the central and exterior roadway.
- Multi-unit choices, such as duplexes and fourplexes, were generally held to the corners or grouped together. They served as a transition between the corridor and single-family homes.
- Single-family was not mixed with other choices, except in a location where the group explored placing duplexes and single-family together by staggering the units along the road to create buffering between the options.
- The group decided that the flower accessories would be additional bus-stops to promote transit and walkability within the neighborhood.



# CRESCENT HILL LIBRARY

AUGUST 30, 2022

- This Middle Housing neighborhood centralized the commercial services provided along the main roadway.
- Middle Housing options were used largely as a transition from the center leading to the edges where single-family homes were placed.
- Single-family units and multi-unit choices were rarely mixed along a block. The multi-unit bricks were constrained to the corners of primarily single-family blocks.
- The cottage courts were placed to provide alternative pathways and access to parks
- Higher densities were provided with close access to parks



# CRESCENT HILL LIBRARY

AUGUST 30, 2022

- This Middle Housing neighborhood focused on walkability and higher density. More units were needed to complete the map at the density desired by the group.
- Services were centralized.
- Multiplexes were placed near the center and with park access
- Duplexes and single-family homes displayed the greatest level of mixing.
- Fourplexes generally held corners or were adjacent to a park.
- Pieces were placed close together to demonstrate higher densities.



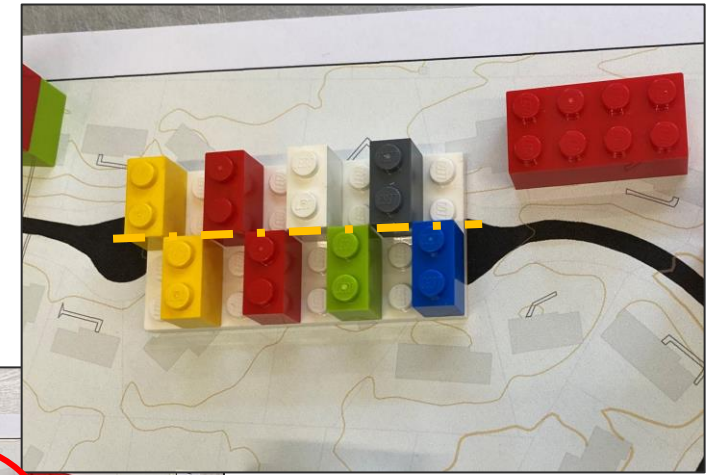
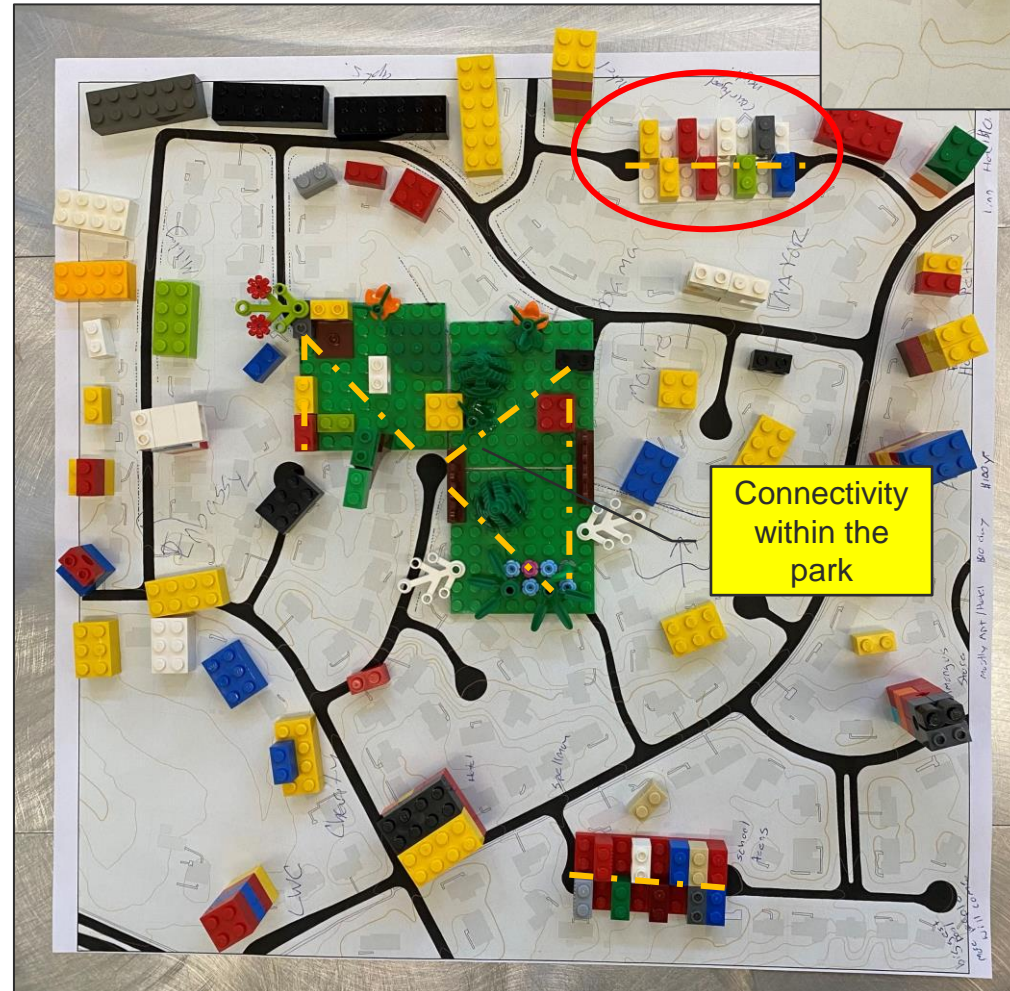


# NEWBURG LIBRARY

SEPTEMBER 7, 2022

- Planning and Design Services had the pleasure of conducting this activity with 2 younger members of our community, ages 9 and 10 years old. They were given complete freedom to create what they imagined.
- The map style chosen was picked because they said it resembled their own neighborhood.
- Many of the bricks were combined, yet the neighborhood contained many essential city functions, such as the Mayor's office and water company.
- What stood out the most was the use of the cottage courts and parks to connect cul-de-sacs. Connectivity in the community was important.

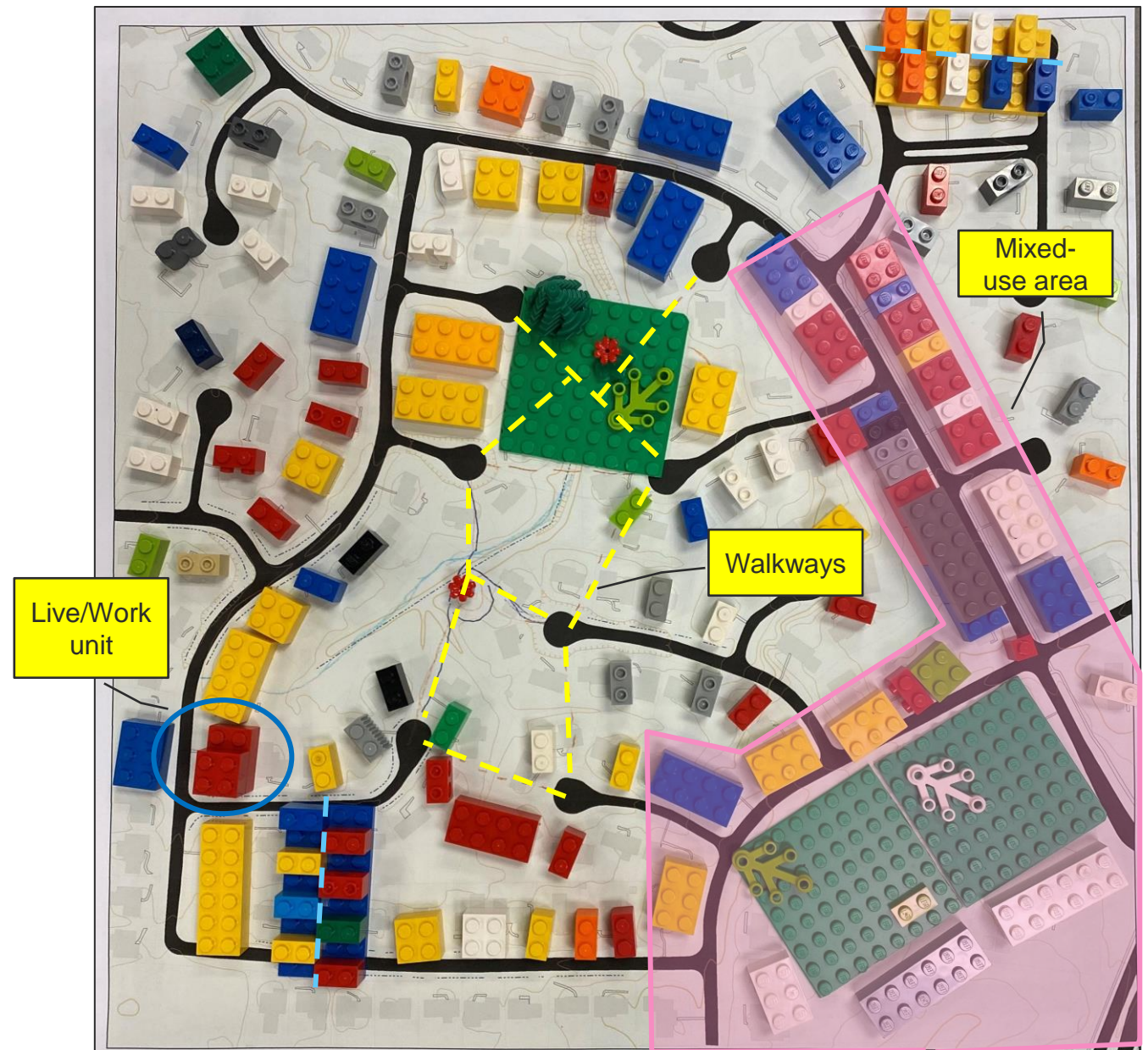
*"Neighborhoods connected for stronger community."*



# IROQUOIS LIBRARY

SEPTEMBER 13, 2022

- This Middle Housing neighborhood re-imagined the cul-de-sac subdivision by increasing connectivity using parks, cottage courts, and adding walkways.
- The cottage courts were both used to provide additional connection between streets. A park in the center was also used to provide connectivity between dead-end streets.
- Duplexes and fourplexes are mixed with single-family units.
- Multi-unit choices and higher densities were envisioned near the larger park along a roadway passing through the neighborhood.
- Housing options are distributed across the map.
- Services and amenities were desired near multiplexes. A live/work was added at one corner and units were placed above other services along the roadway crossing the map in an area of mixed-use.



# IROQUOIS LIBRARY

SEPTEMBER 13, 2022

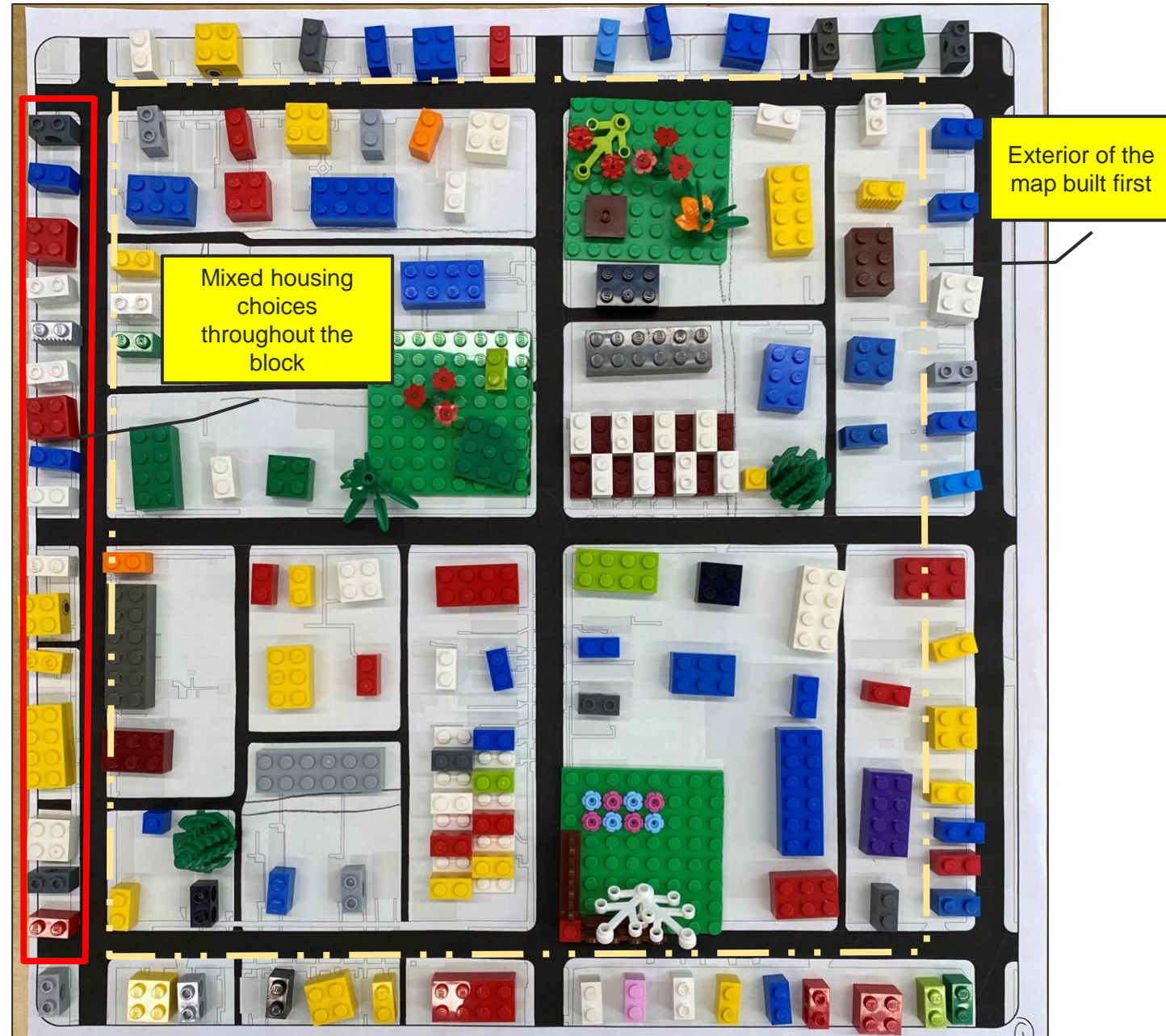
- This Middle Housing neighborhood shows a wide variety of arrangements of housing choices.
- Housing choices are generally mixed, except that pockets of single-family-only are present, which allows for a limited number of single-family units to be evenly dispersed amongst the other choices.
- Walking paths were used to connect cul-de-sacs and a pedestrian-only commercial section connects from the road to the park.
- The multiplexes were dispersed each near a park or treed area.
- The participants took note of the orientation of residences along a curved road and with the orientation at the corners



# MASTERS OF URBAN PLANNING – SITE PLANNING STUDENTS – U OF L

SEPTEMBER 28, 2022

- This Middle Housing neighborhood shows a high level of mixed-use.
- The participants began building at the exterior with the single-family units and duplexes before working their way to the interior of the map.
- Duplexes and single-family units were mixed with duplexes resting mid-block or at the corners.
- A commercial service was intentionally placed next to each multiplex.
- Fourplexes and services generally held the corners



# MASTERS OF URBAN PLANNING – SITE PLANNING STUDENTS – U OF L

SEPTEMBER 28, 2022

- This Middle Housing neighborhood focused on building out the roadways of the grided street layout.
- The single-family units were generally kept off the “main” roads and placed to the rear along narrower streets.
- Multi-unit choices were placed with intent at specific location when mixed with single-family, such as the corner or middle of the block.
- Services and multi-unit structures were placed at corners or along the “main” roads.
- Parks were distributed to provide accessibility in each area of the map.



# MASTERS OF URBAN PLANNING – SITE PLANNING STUDENTS – U OF L

SEPTEMBER 28, 2022

- This Middle Housing neighborhood distributed the pieces evenly throughout.
- Commercial services, fourplexes, and multiplexes were provided at multiple corners, but not limited to the corners.
- The cottage courts were both used as a means of alternative, pedestrian-only access to a commercial service or to the rear of a single-family arrangement.
- All uses were observed at a corner, but not limited to the corners.



MUHAMMAD ALI INSTITUTE  
FOR PEACE & JUSTICE  
SCHOLARS – U OF L

SEPTEMBER 29, 2022

- This Middle Housing neighborhood spread the housing choices and services across the map.
- 2 parks and a cottage court were used to span an area and create connectivity between each side of the neighborhood.
- Single-family units and multi-unit pieces were placed side-by-side.
- Different types of units were placed at corners and distributed across each block.



MUHAMMAD ALI INSTITUTE  
FOR PEACE & JUSTICE  
SCHOLARS – U OF L

SEPTEMBER 29, 2022

- This Middle Housing neighborhood spread the housing choices and services across the map.
- The map does not contain any large pockets of single-family-only uses. No more than 4 of this type was spaced in a row along a street.
- There was no apparent pattern to the type of structure that was placed at the corner or mid-block.
- Services were distributed to provide access in each area of the map.

