

Elliott Avenue Project
Russell Neighborhood
2400-2600 Elliott Ave.



Images: College of Design School of Architecture at the University of Kentucky, Design Studio

Project Overview

Elliott Avenue is a two-block stretch of early 20th century single family residences just north of Louisville's West Broadway retail corridor. Located in Louisville's Russell neighborhood, Elliott Avenue's social and urban fabric has deteriorated over recent decades due to high levels of disinvestment and crime. Today, a handful of occupied homes sit among vacant houses and empty lots. Within the past two years, the Department of Develop Louisville's Office of Community Development (OCD) and Keeping It Real, Inc., a local nonprofit partner, have intervened in an effort to stabilize and reinvigorate this residential community within West Louisville.

City and neighborhood stakeholders know the redevelopment challenges facing Elliott Ave—unusually high levels of criminal activity, property vacancy and abandonment, and a lack of neighborhood resources. Landbanking activities are a vital part of the stabilization and redevelopment strategy for this project. As of April 2020, Metro Government has succeeded in gaining control of 26 properties, with an additional 11 pending acquisitions on the two-block Elliott Ave project area. Additional acquisitions are taking place on the adjacent blocks. Ten demolitions of dilapidated structures have been completed recently in the project area.

UK Student Project Background

In the fall of 2019, in response to a request from the University of Kentucky College of Design School of Architecture, OCD partnered with a design studio class to study the history and context of the existing housing typologies on Elliott Avenue. With community voices leading the way forward, this student project envisioned new, infill housing types and designed a strategy that unites welcoming public space concepts, resident wealth-building capacity, landscape design, sustainable land use policy, and equitable mobility options.

Key Stakeholders

Keeping It Real, Inc. is the City's "boots on the ground" partner tasked with collecting community feedback and property data. Additionally, the Olmsted Parks Conservancy, manager of the nearby Elliott Square Park, has participated in the visioning process on Elliott Avenue. Community developers for the Elliott Avenue project have not yet been identified; in the future, OCD will seek proposals from community-based developers capable of revitalizing Elliott Avenue in a way that empowers the community and provides permanently affordable housing, including the potential for Louisville's first community land trust. The Codes and Regulations Department is a key partner on property maintenance and code violation matters. All decisions about law enforcement activity are made by the Louisville Metro Police Department (LMPD).

Project Timeline

The Elliott Ave project timeline includes short (under 1 year) and long-term (3+ years) goals. In the short-term, the grant agreement with Keeping it Real, Inc. is scheduled to end in Fall 2020. Property acquisitions are ongoing and have been delayed due to the COVID-19-related Commissioner's Sales cancellations. Longer-term goals include publicly offering the properties to spur community-based development with affordable housing as well as infrastructure improvements.

Funding Sources & Project Costs

Allocated as of April 2020: Public funding (approximately \$395,000).

- \$110,000 - Keeping It Real, Inc. project coordination services
- \$90,000 - demolition costs
- \$190,000 - acquisition costs
- \$5,582.23 - street light improvements

Estimated minimum project costs required for completion: \$1.2M+ in additional investment.

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Parcel Status

- Metro-controlled (structure)
- Metro-controlled (vacant lot)
- Metro-initiated foreclosure (vacant property)



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