

PARKWAY 
Place

WORKING GROUPS MEETING #2

December 8 & 9, 2025

Welcome!

Agenda

- Meet & Greet + Introductions
- Catch Up
- Vision
- Goals & Strategy Discussion
- Next Steps

Introductions

Meet & Greet

- What is your Name?
- What Organization are you representing?

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CATCH UP

What's been going on this fall?

Parkway Place

Quick Look

- 637 dwelling units in 58 barracks-style two-story buildings
 - 208 1-bedroom units
 - 256 2-bedroom units
 - 125 3-bedroom units
 - 48 4-bedroom units
- Half single-person households, other half ranges 2-11 persons
- Approx. 176 off-street parking spaces



Pillars of the Plan



Housing



Neighborhood

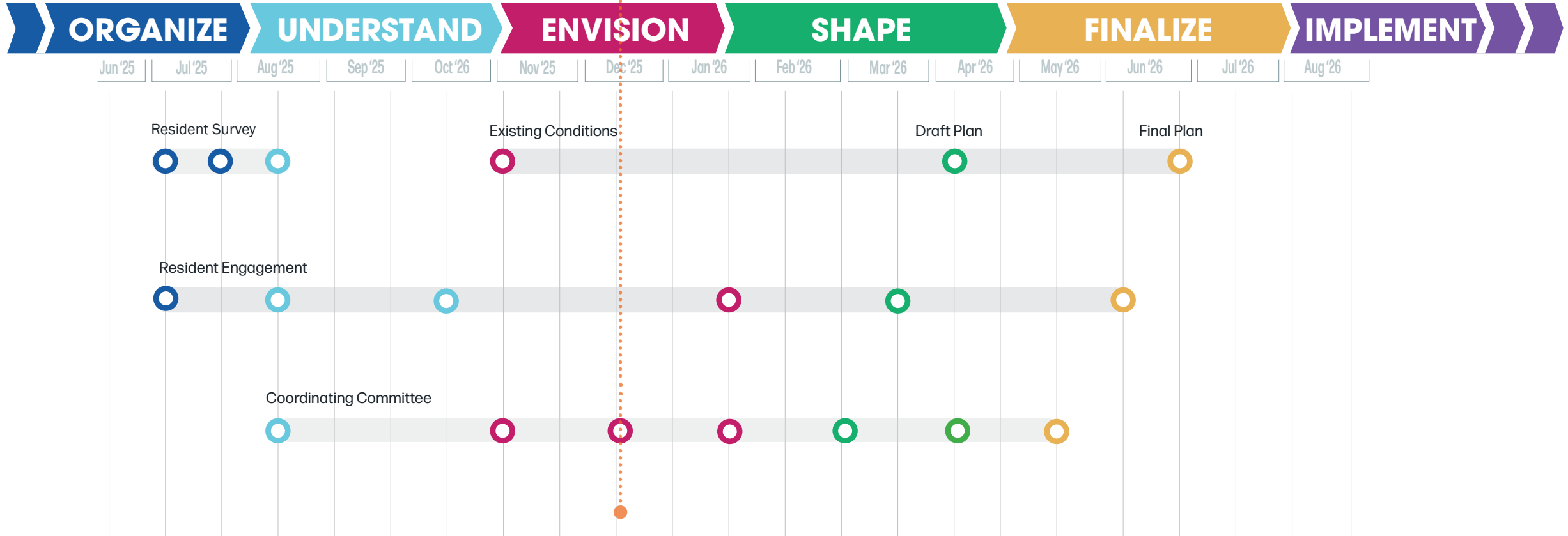


People



Project Schedule

Today



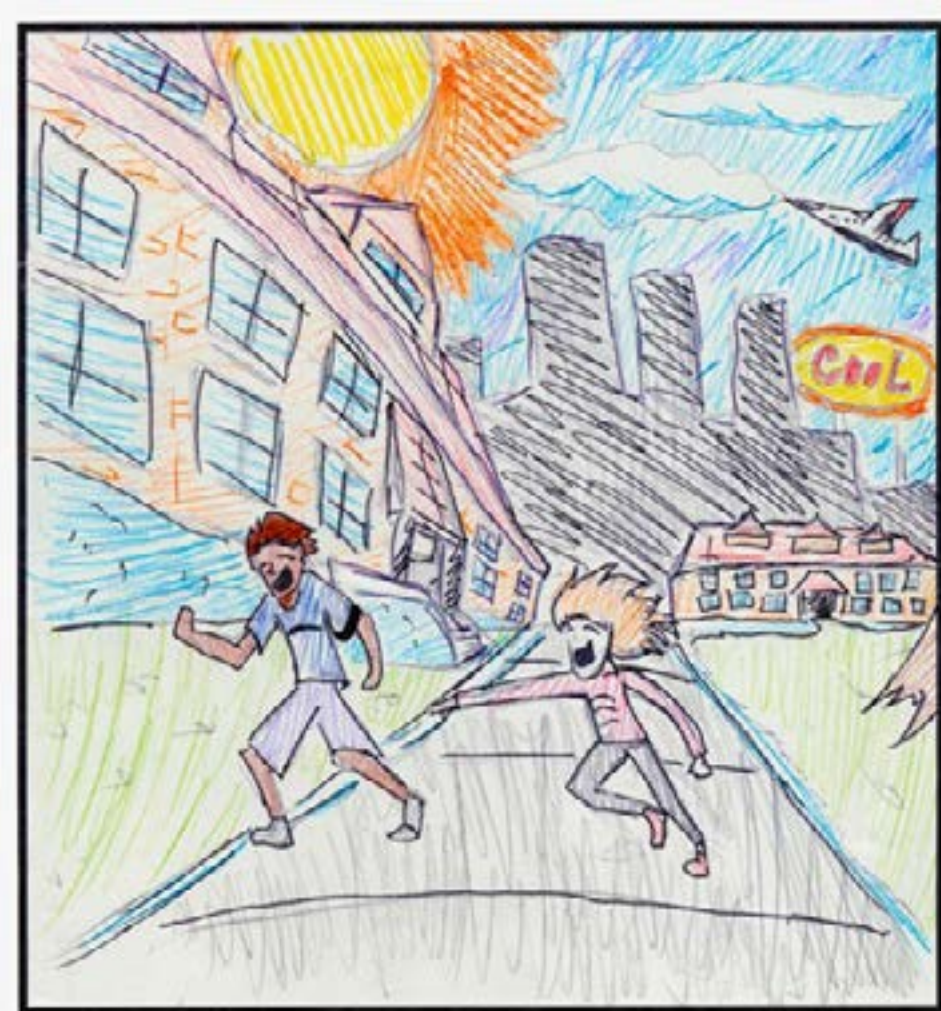
Fall Activities

October 2025

Working Groups #1

Beautification Day

T-Shirt Design Contest



Working Groups

Purpose

- Working Groups are charged with developing and reviewing the **Plan Elements** of the Parkway Place Community Plan.
- Working Groups are comprised of **Parkway residents and community stakeholders**.
- The Working Group effort will be guided by resident input, which will be collected in many ways - from surveys, to large group events, to small-scale engagement.

Working Groups

Topics

- Recreation, Beautification, & Outdoors
- Youth
- Housing
- Workforce Development
- Safety & Security



Housing



Neighborhood



People

Plan Elements

VISION: A statement articulating what community members want Parkway Place to look and feel like in the future.

PRINCIPLES: Fundamental assumptions that underpin all the goals, objectives, and strategies in the plan.

GOAL: Broad, long-term aim that defines fulfillment of the vision.

STRATEGY: A policy, infrastructure improvement, partnership, or other activity required to create a critical condition or overcome a barrier to achieve an outcome.

OUTCOME: Specific, quantifiable, realistic targets that measure the accomplishment of the goals and strategies.

Feedback

Vision

beautiful opportunity connected safe clean
bustling economy people-centered resident-first
accessible integrated entrepreneurial family-friendly
diverse destination visitable welcoming self-sufficient
affordable collaborative empowered respect listening
trust honesty resource-rich healthy community
intergenerational healing functional green
adaptable bright responsive educated hub investment

Feedback

Recreation, Beautification, & Outdoors

- Beautification, wayfinding, clean-ups, and maintenance
- Community identity and "brand"
- A visitable, attractive destination - events, festivals, amphitheater, public art, performances
- Outdoor amenities for recreation & health - orchard, garden, walking trail, exercise equipment
- Relocate dumpsters and improve fence appearance
- Gateway & viewshed improvements
- Community Center upgrades with gym, after-school hub, high-quality outdoor areas

Feedback

Youth

- Trust, accountability, and respect
- Trauma-informed care and programming
- Childcare and high-quality parent and youth programming, especially for teens
- Resource hub with basic needs supplies - WIC office, lice kits, car seats, formula, school uniforms
- Dedicated space for after-school and out-of-school youth center
- Teen-focused employment, experiential, and mentoring programs

Feedback

Housing

- 4-6 unit multifamily, duplex, or low-density walk-up apartments
- Maintenance training classes, to teach small repair skills and boost sense of ownership (Habitat for Humanity new facility/program?)
- Improved maintenance in the neighborhood and quicker response times by LMHA maintenance
- Façade and homeowner repair programs
- Small developer bootcamps or other educational opportunities for people to build in the neighborhood
- Large units for large/intergenerational families
- Tenant onboarding to build trust/welcome and educate on policies, rules, and responsibilities
- Stronger lease enforcement

Feedback

Workforce Development

- Childcare is a major barrier to getting, keeping, and advancing in jobs
- Transportation reliability and flexibility (ex: construction job site changes, distance, last-mile)
- Soft skills and job readiness training
- Financial and digital literacy classes, especially for seniors
- Desire to explore partnerships with labor unions, armed forces, Blueprint 502, career growth service providers (Goodwill, Urban League)
- Need to boost awareness and usage of existing LMHA, Neighborhood Place, and other programs on site

Feedback

Safety & Security

- Beautification, wayfinding, clean-ups, maintenance, and physical community identity
- Trust, accountability, and respect
- Trauma-informed resources, especially for parents and teens
- Enforcement of lease and community standards (unauthorized tenants/visitors, abandoned cars)
- Second-chance conditions for lease violations
- On-site educational programming for youth in the justice system
- Partnerships with the juvenile justice system and LMPD
- HALO officers or other community policing methods (in-house police/security)
- Physical space for Together We Thrive and similar programming

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DISCUSSION
Vision Statements

Vision

A **Vision Statement** describes the **desired future state** of Parkway Place, **guiding its strategic efforts** through plan creation and implementation.

- Where are we now?
- Where are we going?
- Where do we want to be? - the **VISION**, guided by the **PRINCIPLES**
- How do we get there? - the **GOALS & STRATEGIES**

Narrowing Down

On your worksheet, please circle 2 to 3 Vision Statements that you feel capture the feedback received so far.

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DISCUSSION
Goals & Strategies

Initial Goals

Recreation, Beautification, & Outdoors

- Create vibrant, welcoming public spaces for neighborhood residents and visitors.
- Promote access to high-quality green spaces.
- Reimagine the Parkhill Community Center as a recreation and resource "one-stop shop" for all ages.
- Create a safe and welcoming street environment that welcomes activity.
- Document the stories of Parkway Place residents and history.

Example Strategies

Recreation, Beautification, & Outdoors

- Goal: Create vibrant, welcoming public spaces for neighborhood residents and visitors.
- Example Strategies:
 - Host volunteer clean-up and beautification days.
 - Install temporary amenities such as colorful seating, planters, or street murals.
 - Organize recurring events such as music performance nights, group fitness classes, or pop-ups.
 - Upgrade lighting, pathways, crosswalks, and signage.
 - Provide training and micro-grants for community groups to maintain public spaces.
 - Transform vacant or underutilized land into pocket parks and gardens.

Strategy Brainstorm

On your worksheet and on the whiteboard, share some ideas for strategies for each of the goals.

What can your organization do to bring the goals to life?

Initial Goals

Youth

- Kids come to school ready to learn.
- Expand options for high-quality, accessible childcare for working parents.
- Connect parents with resources and tools to foster stronger relationships with their children.
- Provide programming space for youth in the neighborhood.
- Expand access to out-of-school time programming that support in-school learning.

Example Strategies

Youth

- Goal: Expand options for high-quality, accessible childcare for working parents.
- Example Strategies:
 - Pilot on-site or near-site childcare partnerships with local providers.
 - Dedicate space for childcare in the redevelopment of Parkway Place.
 - Promote existing funding for childcare stipends and benefits.
 - Partner with existing funding sources for equipment, facility upgrades, and expanded hours.
 - Offer training in responsive, trauma-informed care.

Strategy Brainstorm

On your worksheet and on the whiteboard, share some ideas for strategies for each of the goals.

What can your organization do to bring the goals to life?

Initial Goals

Housing

- Build new mixed-income, mixed-density housing on site.
- Minimize displacement during the redevelopment of Parkway Place.
- Connect neighborhood residents with homeowner and tenant resources.
- Construct accessible and resilient housing.
- Uphold high standards of management and stewardship of Parkway Place.

Example Strategies

Housing

- Goal: Build new mixed-income, mixed-density housing on site.
- Example Strategies:
 - Engage residents and stakeholders through design workshops to shape the Parkway Place master plan.
 - Identify funding sources such as LIHTC, project-based vouchers, tax credits, and local housing trust funds.
 - Negotiate public-private partnerships and pursue gap financing.
 - Develop a “move-once” phased approach to demolishing existing structures on-site.
 - Build a variety of unit types and sizes.

Strategy Brainstorm

On your worksheet and on the whiteboard, share some ideas for strategies for each of the goals.

What can your organization do to bring the goals to life?

Initial Goals

Workforce Development

- Create opportunities for achieving gainful employment in the neighborhood.
- Improve accessibility within, into, and through the neighborhood for all modes of transportation.
- Increase access to entrepreneurial opportunities and education.
- Connect residents with career development pathways and resources.

Example Strategies

Workforce Development

- Create opportunities for achieving gainful employment in the neighborhood.
- Example Strategies:
 - Host on-site job fairs and hiring events.
 - Provide resume help, interview coaching, and job-search support.
 - Partner to provide scholarships, transportation support, and childcare assistance for people pursuing education.
 - Launch incubator programs or spaces to nurture local entrepreneurs.
 - Provide technical assistance and mentorship for neighborhood-serving start-ups.
 - Establish long-term workforce pipelines with local unions.
 - Construct community spaces for commercial or civic uses in the redeveloped Parkway Place.

Strategy Brainstorm

On your worksheet and on the whiteboard, share some ideas for strategies for each of the goals.

What can your organization do to bring the goals to life?

Initial Goals

Safety & Security

- Uphold community and lease standards in Parkway Place.
- Incorporate trauma-informed violence prevention programming into the community.
- Create positive relationships between the community and adolescents and their parents.
- Develop meaningful partnerships with youth-focused entities.
- Increase communication between LMHA and residents.

Example Strategies

Safety & Security

- Incorporate trauma-informed violence prevention programming into the community.
- Example Strategies:
 - Host community workshops that teach healthy conflict resolution and recognizing trauma responses.
 - Bring mobile counseling, crisis services, and support groups on-site.
 - Develop youth mentorship, after-school programs, and employment opportunities for teens.
 - Train trusted community leaders as trauma-informed peer navigators.
 - Design designated healing spaces for support groups, wellness classes, and mentoring programs.
 - Institutionalize trauma-informed policies across schools, health systems, law enforcement, and service providers.

Strategy Brainstorm

On your worksheet and on the whiteboard, share some ideas for strategies for each of the goals.

What can your organization do to bring the goals to life?

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NEXT STEPS

Upcoming Engagement & Milestones

Mark Your Calendar

Resident Engagement Opportunities

- Plan Workshop - January 2026 (Date TBA)

Next Working Group Meetings

- Monday, February 9 & Tuesday, February 10, 2026
- Topic: Further Develop Draft Strategies & Identify Leads and Outcomes

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THANK YOU
Questions?