

HIGHLAND HEIGHTS

GLASGOW, KENTUCKY | PROJECT FACTS & COMMUNITY QUESTIONS



CONCEPTUAL ILLUSTRATION | BUILDING AND PARKING LAYOUT ARE ILLUSTRATIVE

96

PROPOSED OFF-STREET SPACES

75

ONE-BEDROOM SENIOR APARTMENTS

21

MORE SPACES THAN APARTMENTS

1.28 parking spaces per apartment, including 5 accessible spaces within the 96-space total. Parking for residents, visitors and caregivers is planned on site to reduce reliance on W. Washington Street.

\$18.3M estimated investment | \$36K+ estimated annual property taxes

What does affordability look like?

Illustrative Kentucky retiree budget

Average monthly Social Security retirement benefit (Dec. 2024)

\$1,866

Example housing cost, including utilities

\$560

Approximate income remaining before other expenses

\$1,306

Housing example is roughly 30% of gross Social Security income. Actual incomes, rents and benefit deductions vary.

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Community questions, answered

Why can't Highland Heights be built somewhere else?

Affordable housing funding is highly competitive. Kentucky Housing Corporation evaluates a property's precise location, including employment-related factors measured within small geographic areas called block groups. Even nearby properties may score differently. The team identified one other potentially suitable property, but its owner was unwilling to sell. Highland Heights combines a competitive location, practical site suitability, availability, and infill redevelopment.

Is Highland Heights a halfway house?

No. It proposes 75 one-bedroom affordable apartments designated for elderly residents, not a halfway house or correctional transitional facility.

What about parking on W. Washington Street?

The proposed site plan provides 96 off-street parking spaces for 75 one-bedroom elderly apartments, including 5 accessible spaces. That is 1.28 spaces per apartment, or 21 more spaces than one per apartment. The parking is intended to accommodate residents, visitors and caregivers on site and reduce reliance on street parking. This additional on-site capacity could help ease pressure on existing street parking; actual demand will vary.

Why is elderly housing part of the community conversation?

Barren County's 2024 Comprehensive Plan reports a 38.7% increase in residents aged 65+ from 2000 to 2020 and projects that age group will represent about 25% of county residents by 2050.

What is proposed for the existing clinic property?

The development would replace the former clinic. The team reports structural and environmental concerns, including mold, asbestos, and lead-based paint. The clinic is not individually listed on the National Register; the site is partially within a historic district.

What about design and transportation?

Traditional architectural details are being considered. The site is on a public transportation route; a covered bus stop has been discussed but not approved. Other access options would require engineering and approvals.

What about property taxes and local partners?

The team estimates more than \$36,000 annually in combined city and county property taxes. Local partners include HERO Foundation and the Housing Authority of Glasgow; Wabuck is co-developer, Clayton Watkins is proposed contractor, and Homeland is proposed manager.

Sources and important notes

Parking: REB Architects, Highland Heights Proposed Site Plan, Sheet C100, August 2026. Demographics: Barren County 2024 Comprehensive Plan, Chapter 3. Employment-density scoring and site search: development-team information; verify against applicable KHC criteria. Investment, illustrative rents and taxes are estimates.

The AI-generated illustration adapts the Beau Henry Villa architectural reference, proposed site plan and provided site photographs. It is not a photograph, an approved Highland Heights design, or an exact depiction of site geometry or stall placement. Refer to the proposed site plan for layout. Design and project details remain subject to approval.