**MIXED-USE HOUSING DEVELOPMENT**

**Low Risk Example in LaPlace**
Existing Housing Density: 3.6 units per acre | Proposed Density: 12 units per acre

- Mixed-Use Buildings in low-risk areas attract local businesses like coffee shops, restaurants and retail stores to neighborhoods. Multistory buildings accommodate more people while preserving green space for recreation and stormwater management. In turn, more residents are likely to patronize businesses within walking distance.

- Elevated Housing in moderate-risk areas protect from flooding and provide space underneath for parking and gathering. In the model above, homes share a single elevated platform, reducing construction costs while preserving a single-family housing typology.

- Stormwater is absorbed into the ground and vegetation. A mature bald cypress can absorb 8,000 gallons per year!

- Pier and beam foundations raised above Base Flood Elevation reduces flood-risk and insurance costs. They also make future home elevation less expensive than slab-on-grade construction.

**Moderate Risk Example**
Model based on another parish.

- Pier and Beam Foundations
- Wind Resistant Design
- Solar Power
- Community & Market Space
- Permeable Paving
- Stormwater Park & recreation paths
- Complete Streets with Bump-outs, Bioswales & trees
- Community Gardens
- Community & Market Space

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**PROPOSAL**

Low flood risk areas are well positioned to receive population and economic growth. Medium-density, affordable, residential and mixed-use developments should be prioritized. LA SAFE has identified LaPlace and Garyville as two potential locations for this type of development. This project will incorporate approximately 30 housing units and ground-floor commercial space for neighborhood amenities like restaurants or cafes. Depending on final site selection, the built units could be Phase 1 of a larger neighborhood master plan, or stand alone as a single development. Landscaping and shared green space will manage stormwater while adding beauty to the surrounding neighborhood. Roughly half the units will be market rate and the rest will be affordable to residents earning 20%, 30% and 50% of area median income.

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- Opportunity for jobs in the ground-floor commercial space.

- Includes public amenities such as community gardens, gathering and market space, pavilion, walking and biking paths.

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**Community Benefits**

- Integrates green infrastructure to manage all stormwater on site.

- Provides quality, affordable housing and commercial development.

- Includes public amenities such as community gardens, gathering and market space, pavilion, walking and biking paths.

**Key Info**

- Housing Units Created: Approx. 30 units
- LA SAFE Investment: Approx. $4-6 million
- Estimated Project Cost: $10-12 million
- Partners: Private developers; St. John the Baptist Parish Housing Authority

**Location:** LaPlace or Garyville

**Comments:**

- Incorporates green infrastructure to manage all stormwater on site.

- Provides quality, affordable housing and commercial development.

- Includes public amenities such as community gardens, gathering and market space, pavilion, walking and biking paths.

- Opportunity for jobs in the ground-floor commercial space.

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PROPOSAL

Areas with low flood risk are expected to experience population and economic growth, requiring facilities to support that growth. This proposal is for a multi-service community center in Edgard to replace the existing E. 3rd St. facility. The new 7,500 sf facility includes a multi-purpose room, a commercial kitchen, and office/meeting space, and doubles as a hurricane evacuation shelter. It is elevated above the street level to avoid localized flooding, is hurricane resistant, energy efficient, handicap accessible and fitted with a generator to remain functional during power outages. The community event space extends outside to a covered porch and the site incorporates stormwater best management practices, with rain gardens, bioswales, cisterns and pervious parking.

Community Benefits

Engineered landscaping and pervious parking retains stormwater on-site, reducing loads on the drainage system.

Provides a centralized gathering area/amenity which helps attract future housing and development.

The West Bank Community Center will be located near the courthouse and other parish buildings, creating a center that could be more easily served by transit in the future.

Educational signage explains stormwater management systems, enhances community awareness and encourages replication of best practices throughout the parish.

Provides a facility for cultural and recreational activities for all age groups.

Key Info

- Project Area: Approx. 1 acre
- LA SAFE Investment: Up to $4.3M
- Estimated Project Cost: $4.3M
- Partners: St. John the Baptist Parish; private industry; nonprofits
- Location: Edgard

Westbank Community Center & Evacuation Shelter

This community center is designed as a simple metal-framed structure with durable, hurricane-rated materials and sheltered outdoor space on the site of the existing 7,000 sf community center. The proposed building features permeable pavers and bioswales to hold stormwater.