

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 ousinesses within walking distance.



***** Pier and Beam Foundations



Wind Resistant Design

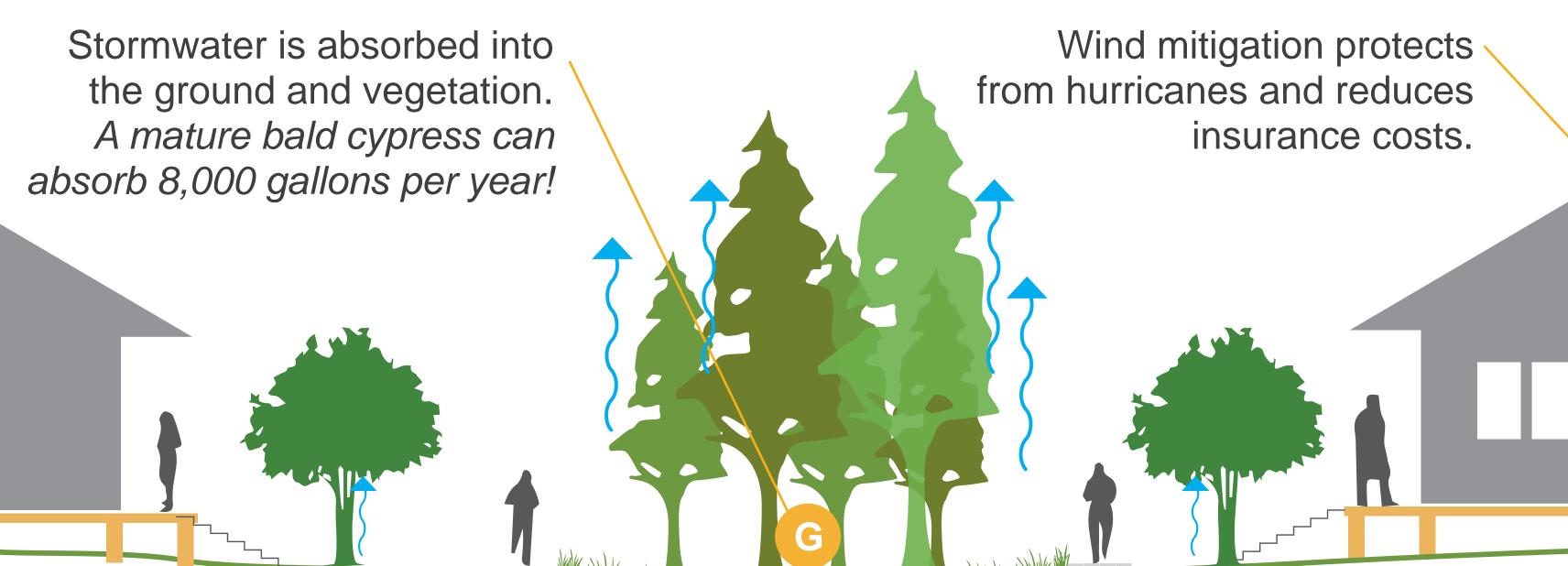


+ Solar Power



Community & Market Space

* denotes ideas rated highest by St. John residents at Meeting 3.



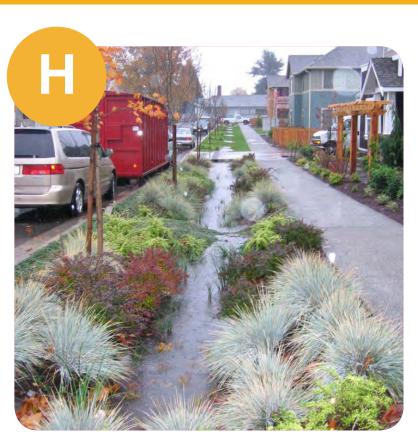
Moderate Risk Example Model based on another parish.



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.

Permeable Paving

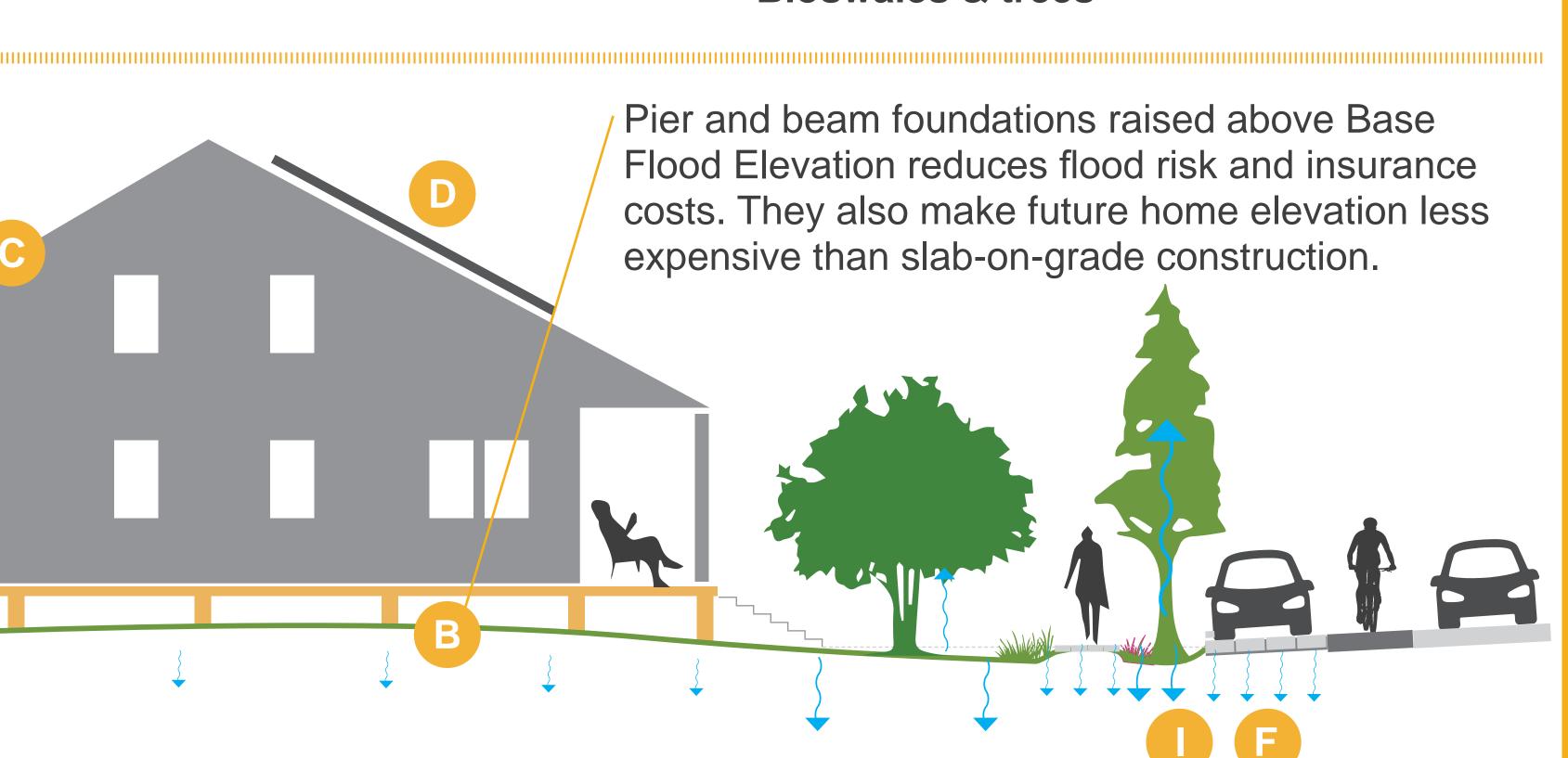
& recreation paths with Bump-outs,



+ Stormwater Park + Complete Streets + Community **Bioswales & trees**

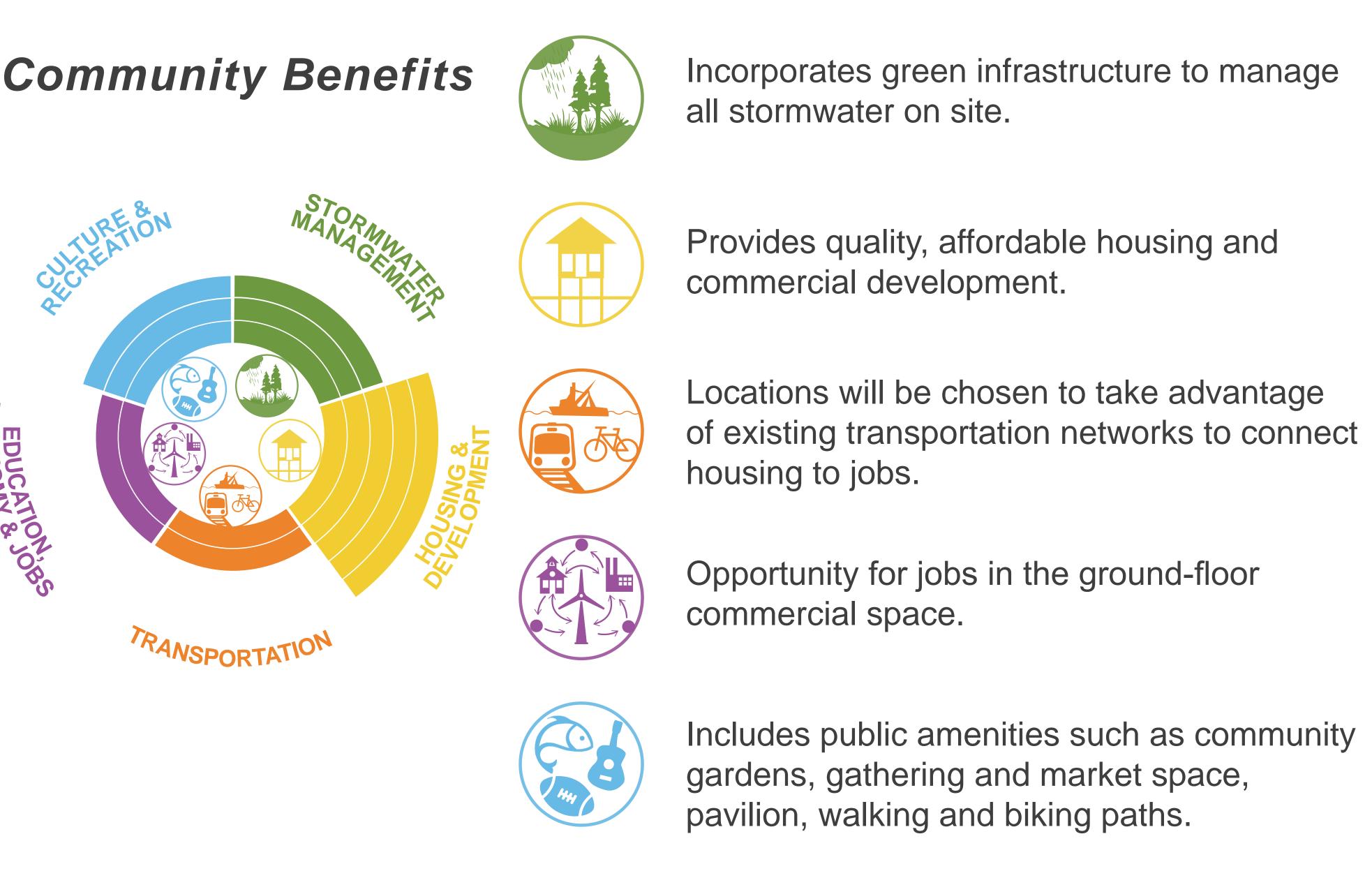


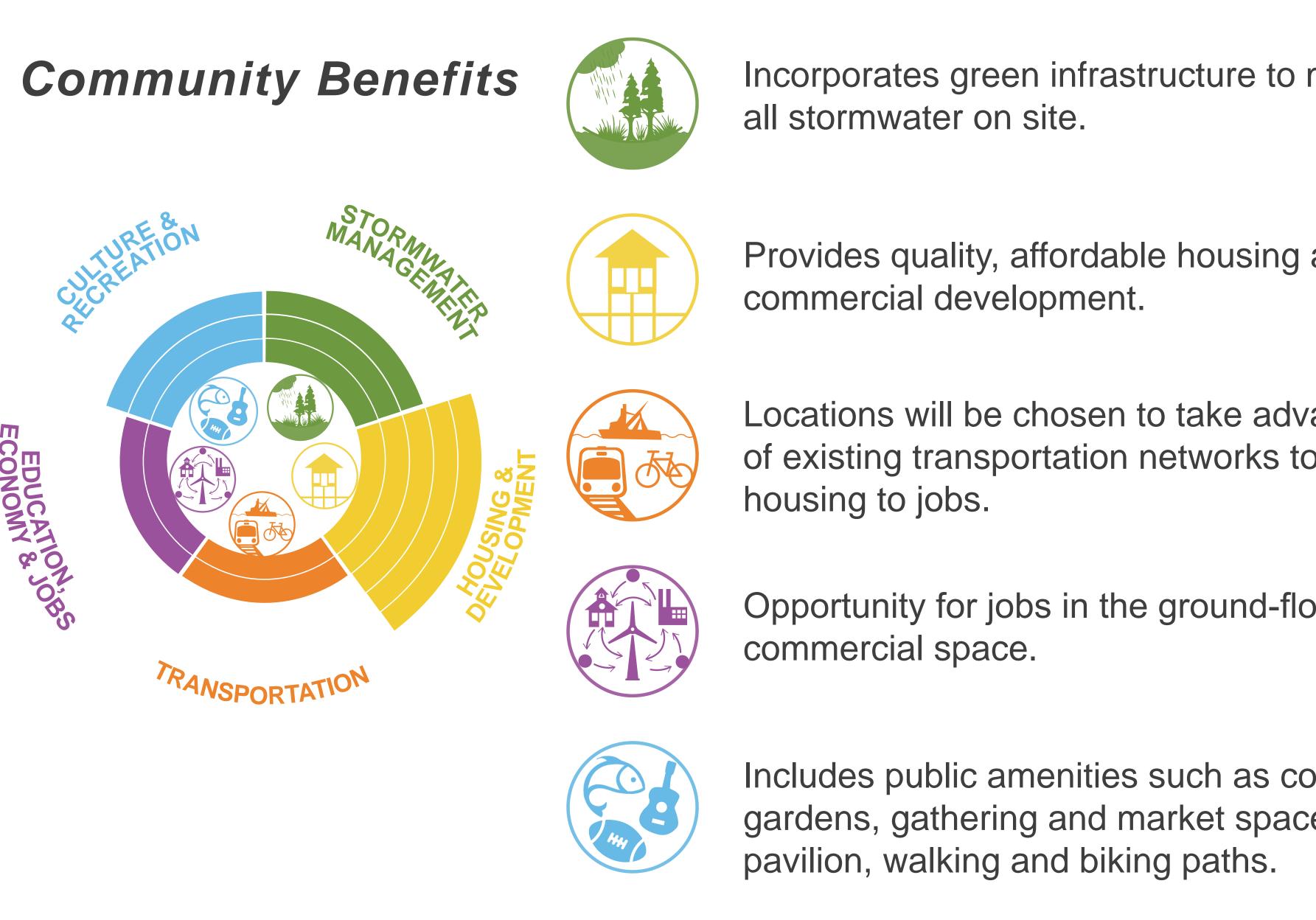
Gardens



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 groundfloor 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.





Key Info

Housing Units Created Commercial Space LA SAFE Investment Estimated Project Cost Partners

Approx. 30 units Approx. 10,000 sf \$4-6 million

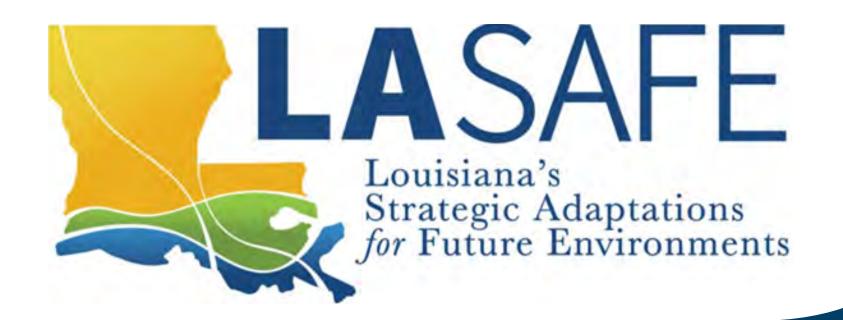
\$10-12 million

Private developers; St. John the Baptist Parish Housing Authority

Location: LaPlace or Garyville



Source: CPRA & FEMA



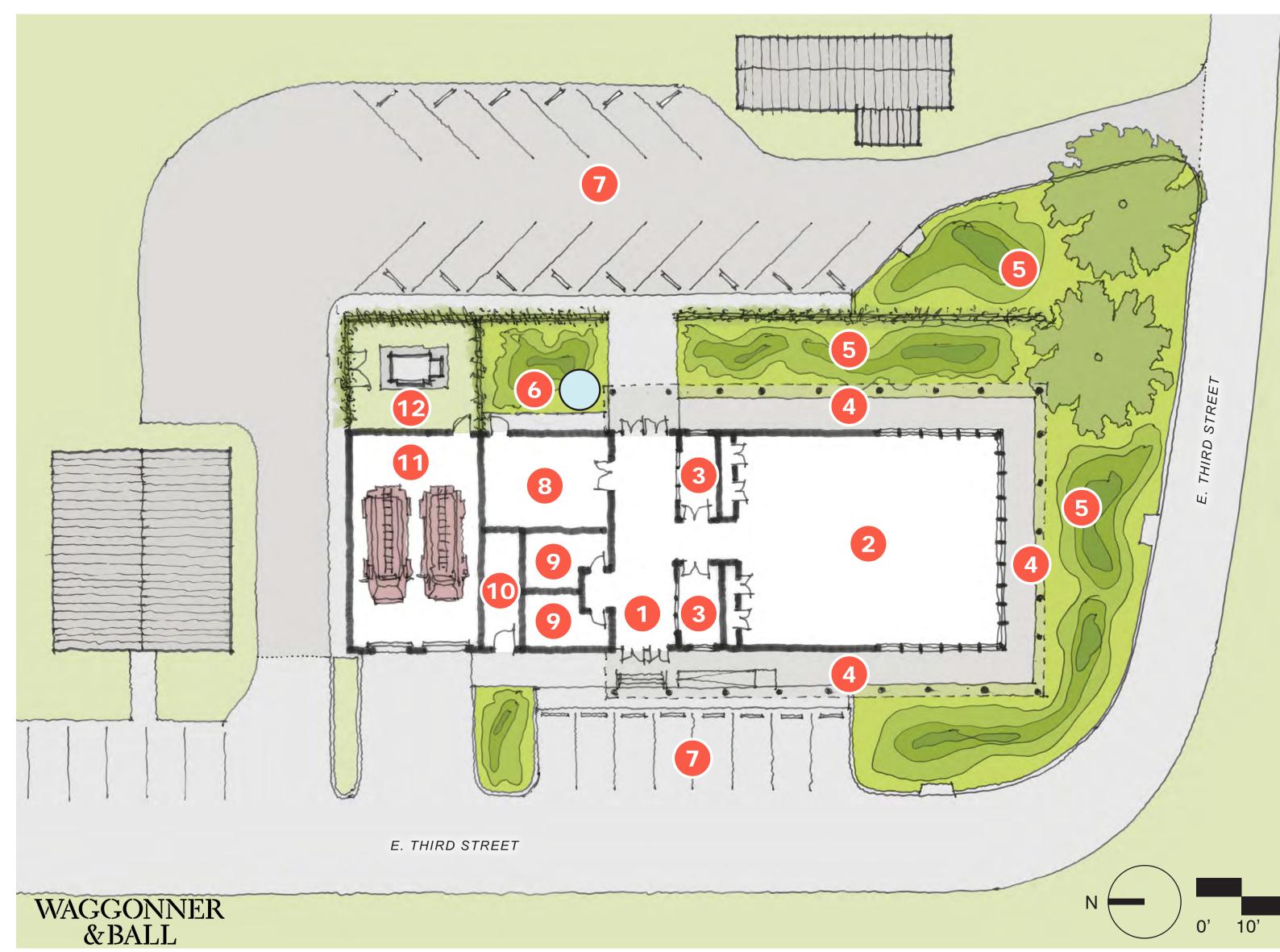




EDGARD COMMUNITY CENTER & SHELTER



Aerial View Looking Northeast



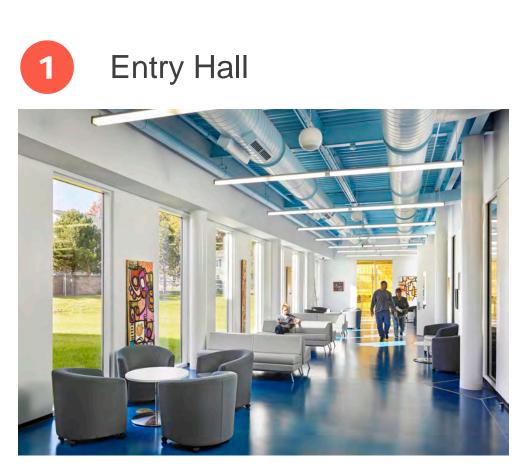
Building and Site Plan View

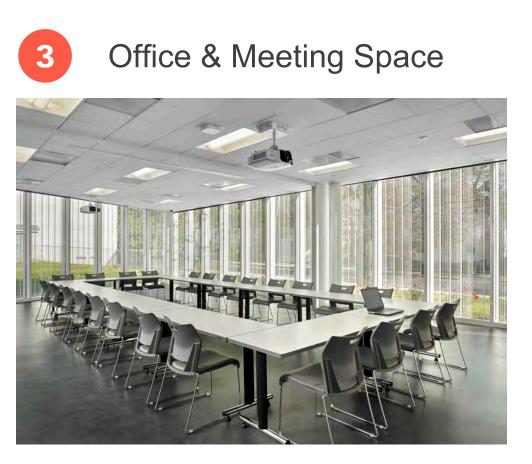
Westbank Community Center & Evacuation Shelter

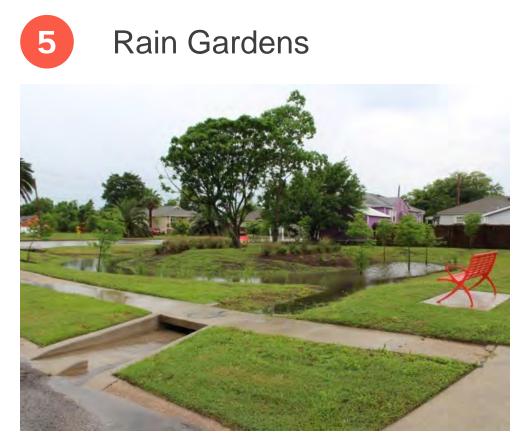
This community center is designed as a simple metal-framed structure with durable, hurricanerated materials and sheltered outdoor space on the site of the existing 7,000 sf community center. The proposed building features permeable pavers and bioswales to hold stormwater.

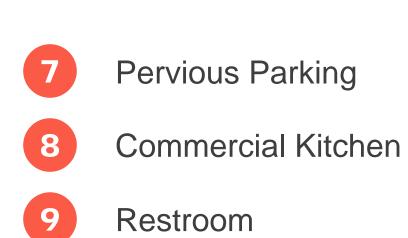


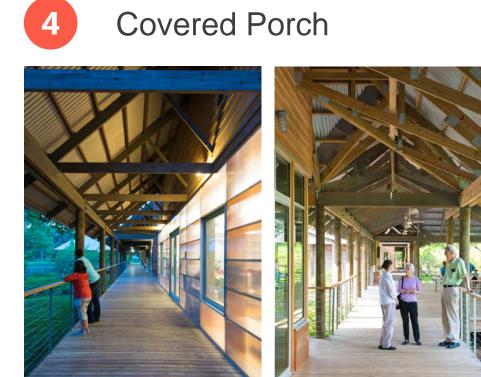
Existing West Bank Community Center











2 Community Room

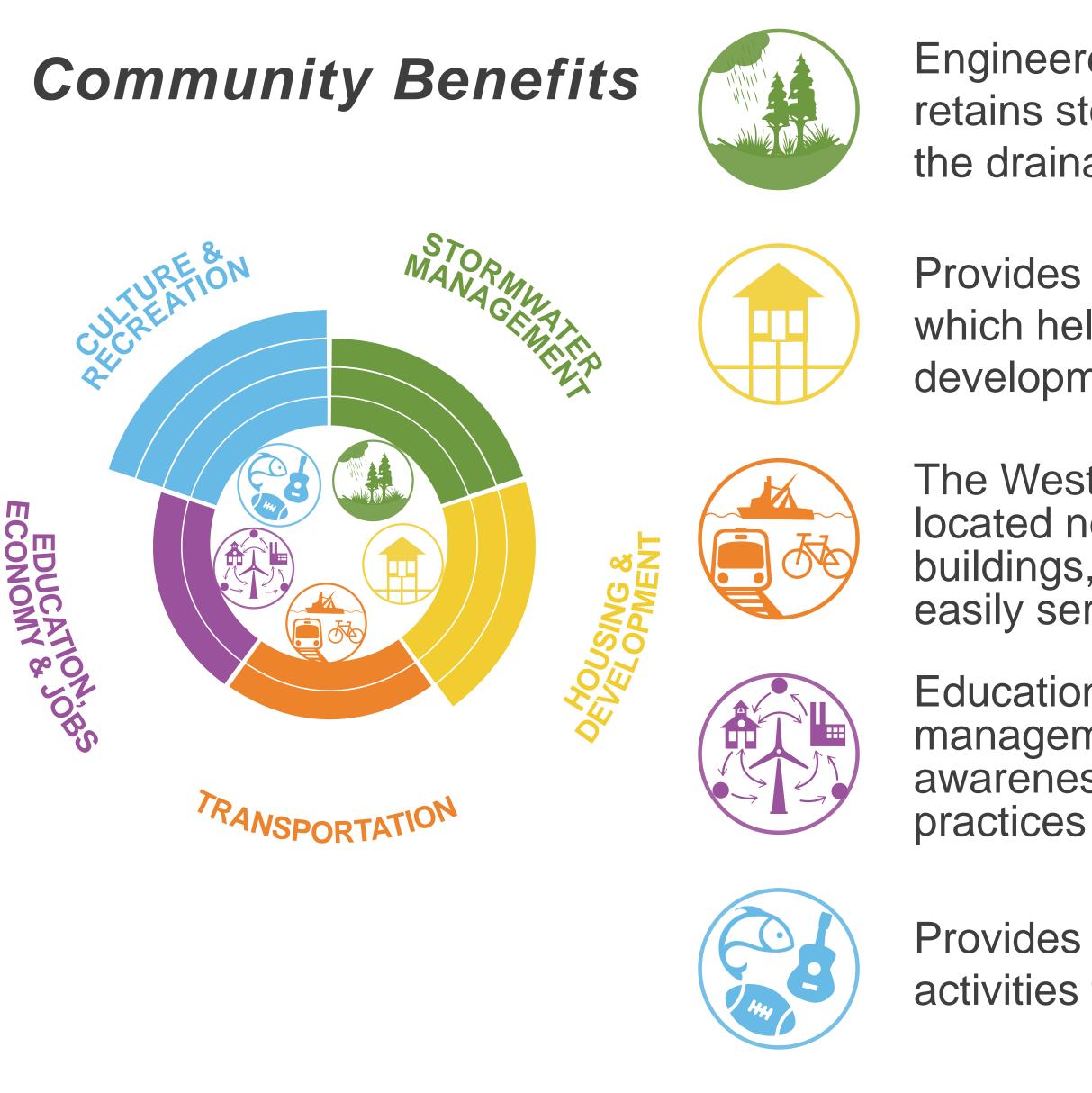
6 Rainwater Cistern



10 Mechanical **11** Fire Trucks **12** Generator

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.

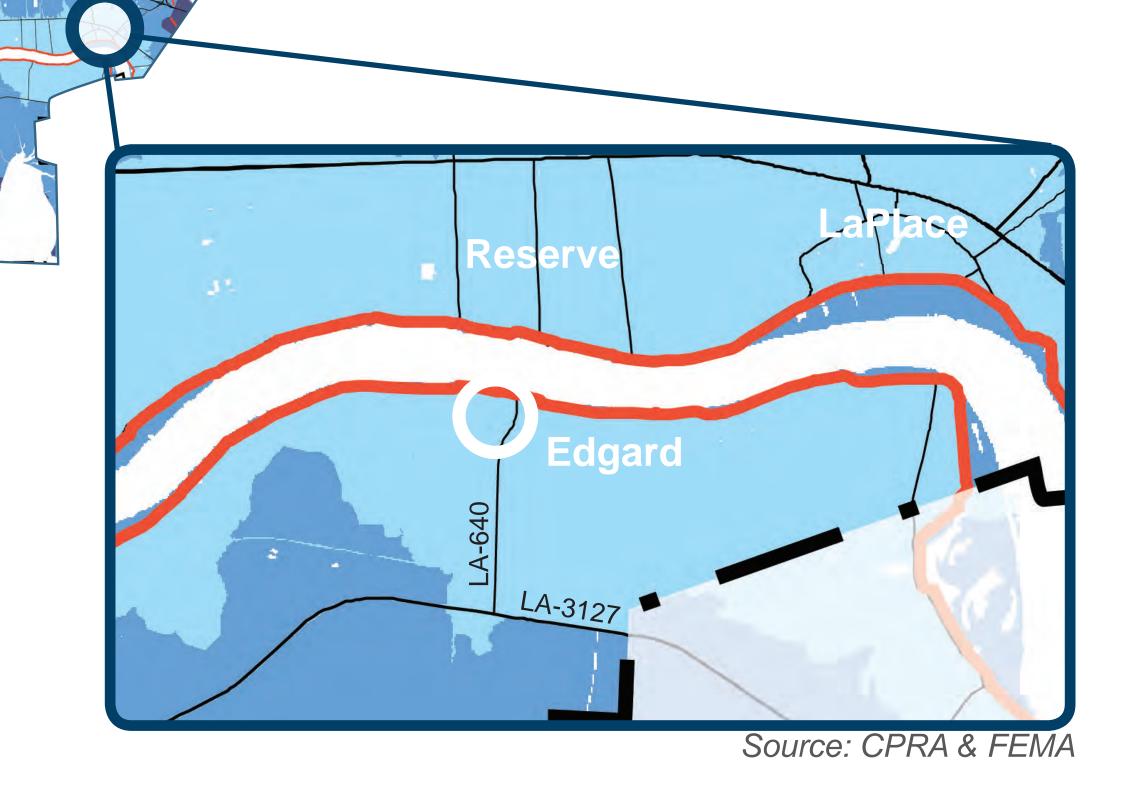


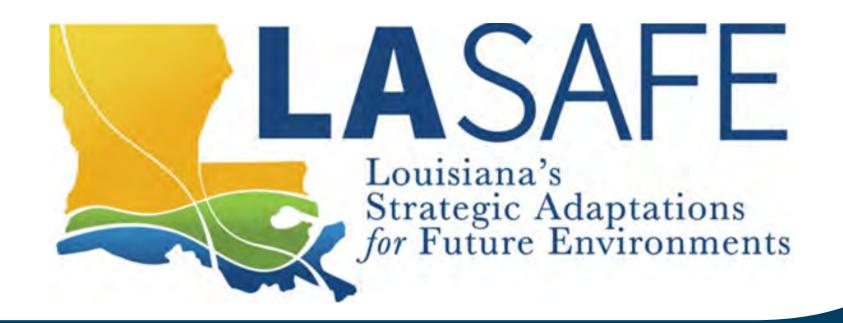
Key Info

Project Area LA SAFE Investment Estimated Project Cost Partners

Approx. 1 acre Up to \$4.3M \$4.3M St. John the Baptist Parish; private industry; nonprofits Edgard

Location





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.

COMMENTS