MIXED-USE HOUSING DEVELOPMENT IN WESTWEGO

Key Info

- **Housing Units Created**: Approx. 30 units
- **Commercial Space**: Approx. 10,000 sf
- **LA SAFE Investment**: $4-6 million
- **Estimated Project Cost**: $10-12 million
- **Partners**: Private Developer
- **Location**: Historic Westwego

**Comments**

- Manage all stormwater on site using bioswales, trees, green-space, and permeable materials.
- Create approximately 30 affordable housing units and neighborhood businesses.
- Provide safe sidewalks, bike access, and bus stop seating (if applicable).
- Create local jobs at restaurants, cafes, or retail shops.
- Provide outdoor community space and pavilion for markets, concerts, and other community events.

**PROPOSAL**

Low flood risk areas are well positioned to receive population and economic growth. Higher density, affordable, residential and mixed-use developments should be prioritized. LA SAFE has identified historic downtown Westwego for this type of development. This project will incorporate ground-floor commercial space for neighborhood amenities like restaurants or cafes as well as approximately 30 housing units. Landscaping and shared green space will manage stormwater while adding beauty to the surrounding neighborhood. As people move from high-risk to low-risk areas, high quality mixed-use development is a key strategy to maintain housing affordability, revitalize neighborhoods and preserve green space.

**Low Risk Example**

- **Historic Westwego**
  - **Existing Housing Density**: 2.1 units per acre
  - **Shown Density**: 8 units per acre
  - Increasing density preserves more land for stormwater management.

**Moderate Risk Example**

- **Central Lafourche Parish**
  - **Existing Housing Density**: 3.4 units per acre
  - **Shown Density**: 8 units per acre
  - Increasing density promotes businesses and preserves green space.

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

Elevated housing in moderate-risk areas protects from flooding and provides space underneath for parking and gathering. In this model, 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.

Wind mitigation protects from hurricanes and reduces insurance costs. They also make future home elevation less expensive than slab-on-grade construction.

**Community Benefits**

- Stormwater Park
- Street Bump-outs
- Bioswales
- Permeable Paving
- Community Space
- Solar Power
- Wind Resistant Design
- Pier and Beam Foundations

**Elevated Housing**

- **Low Risk**: Denser, mixed-use buildings in low-risk areas attract local businesses like coffee shops, restaurants and retail shops to neighborhoods. Multistory buildings accommodate more people while preserving green space for stormwater management.
- **Moderate Risk**: Elevated housing in moderate-risk areas protects from flooding and provides space underneath for parking and gathering. In this model, homes share a single elevated platform, reducing construction costs while preserving a single-family housing typology.