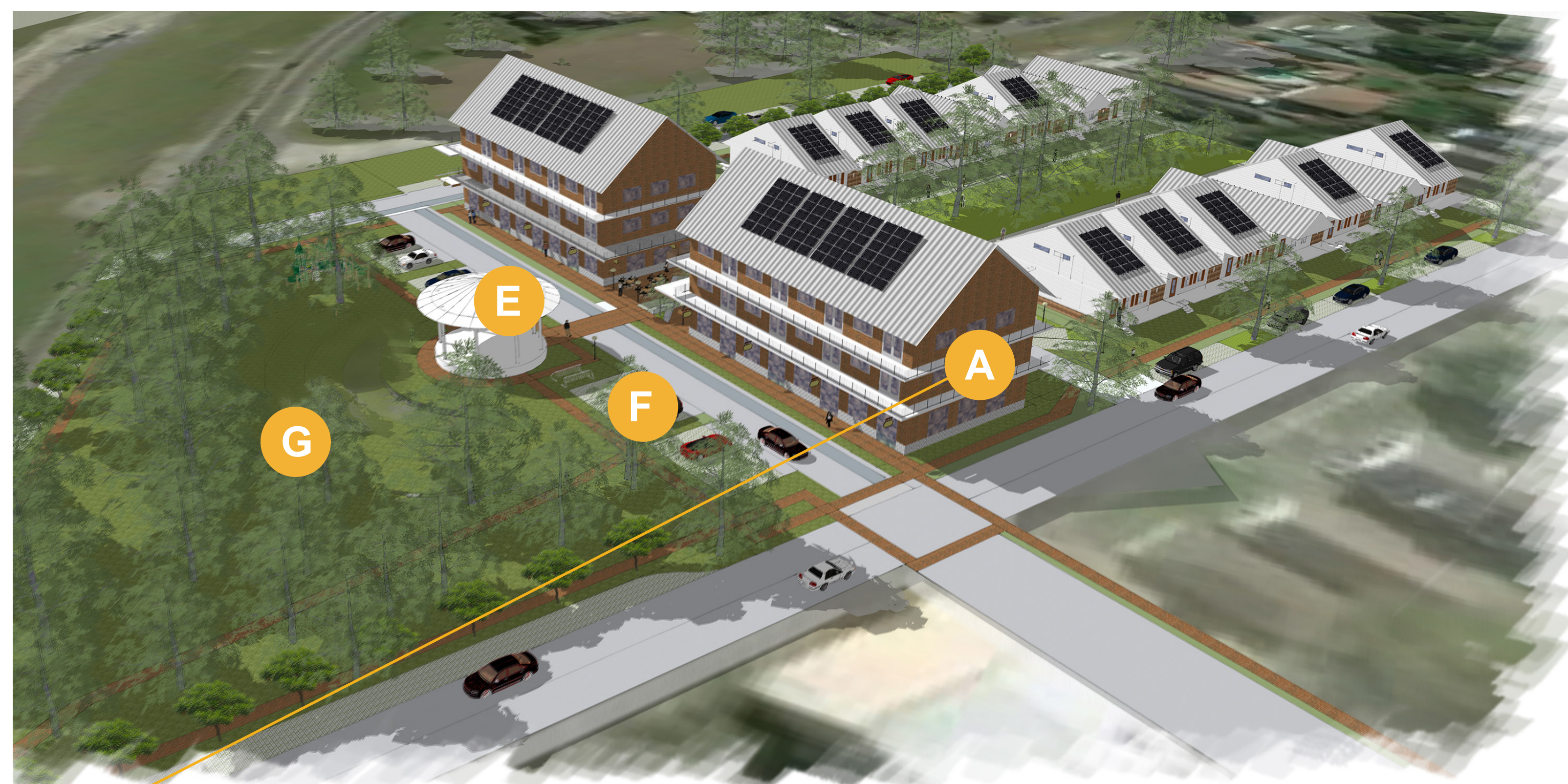


E MIXED-USE HOUSING DEVELOPMENT IN WESTWEGO

Low Risk Example Historic Westwego

Existing Housing Density: 3.4 units per acre
Shown Density: 12.5 units per acre (excluding park)
Increasing density promotes businesses and preserves green space.



Moderate Risk Example Central Lafourche Parish

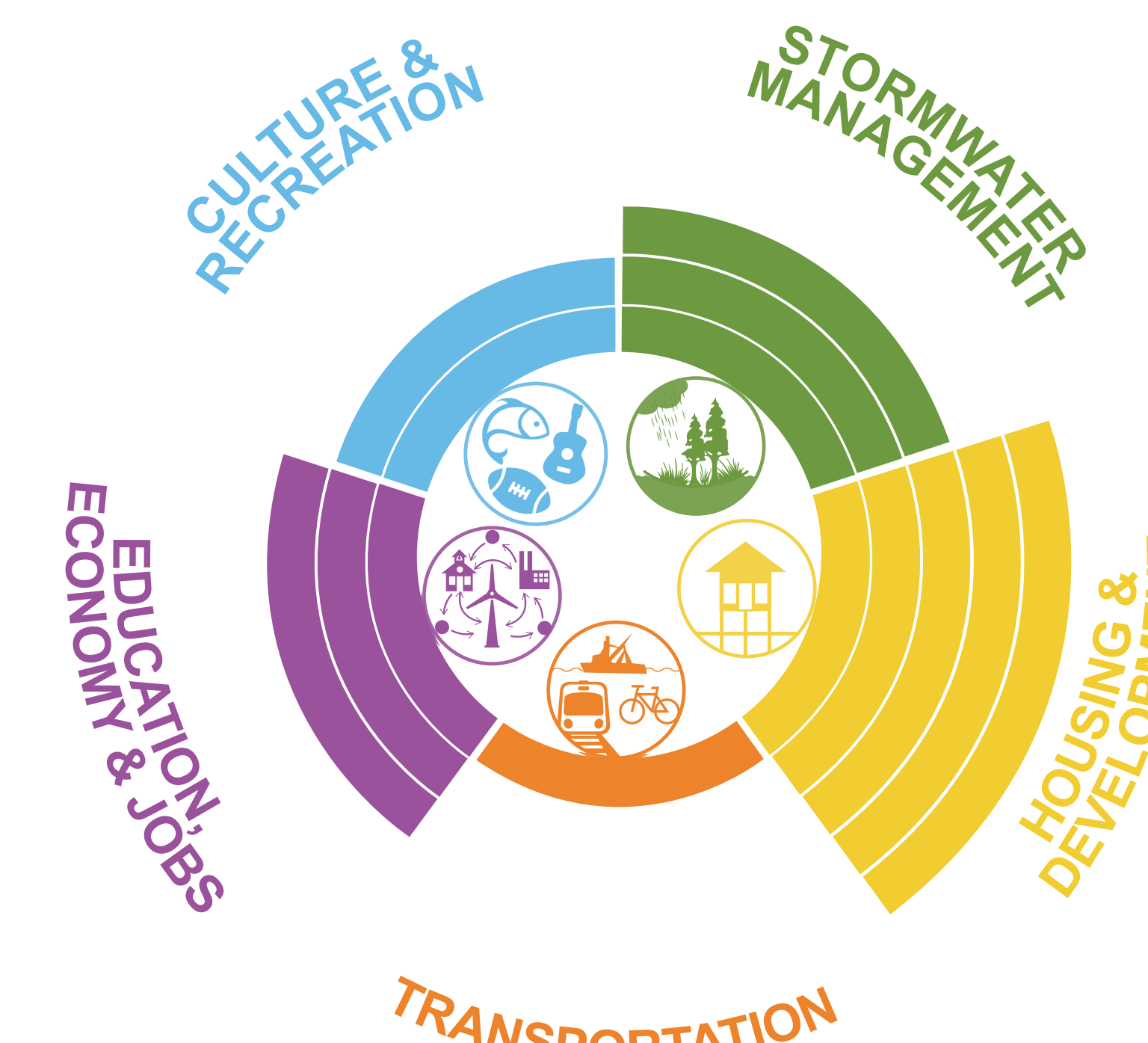
Existing Housing Density: 2.1 units per acre
Shown Density: 8 units per acre
Increasing density preserves more land for stormwater management.



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.

Community Benefits



Manage all stormwater on site using bioswales, trees, green-space, and permeable materials.



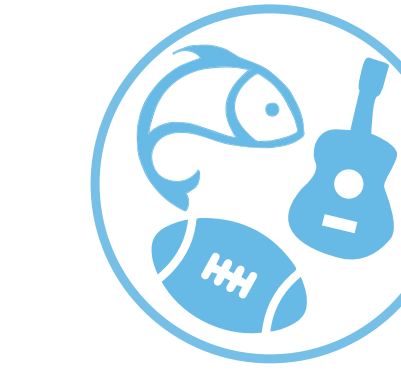
Create approximately 30 affordable housing units and neighborhood businesses.



Provide safe sidewalks, bike access, and bus stop seating (if applicable).



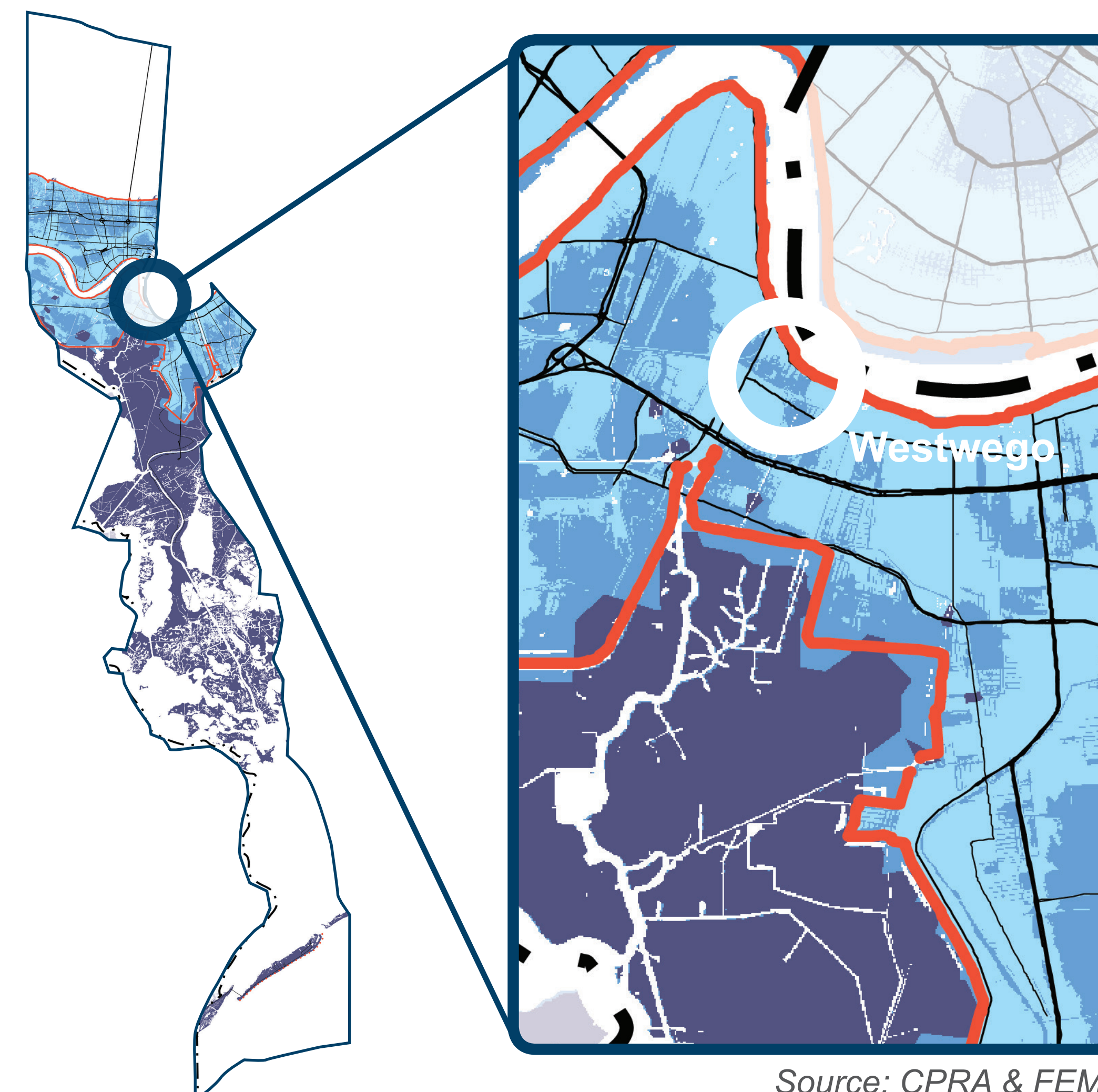
Create local jobs at restaurants, cafes, or retail shops.



Provide outdoor community space and pavilion for markets, concerts, and other community events.

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

A 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.



Pier and Beam Foundations



Wind Resistant Design



Solar Power



Community Space



Permeable Paving



Stormwater Park



Street Bump-outs



Bioswales

