

Smart Growth Planning in Jefferson Parish, Louisiana

2009 Smart Growth Summit
Baton Rouge, Louisiana
August 27, 2009

Envision Jefferson 2020 Comprehensive Plan

Adopted in 2003

Vision Statement: *Jefferson Parish commits to planning and developing as a diverse community with a rich quality of life by enhancing the integrity, value and character of its neighborhoods and businesses*

Envision Jefferson 2020 Comprehensive Plan

- Key Elements Adopted by Council Ordinance in 2003
 - Land Use, Transportation, Implementation
- Key Implementation Tasks Underway Since 2004
 - Revision of Development Regulations
 - Mid-to-high rise residential zoning 2006
 - Subdivision Regulations 2008
 - Unified Development Code Organizational Structure 2008
 - PUD/TND zoning in progress
 - Thoroughfare Plan 2007
 - Development of Bicycle Paths 2009
 - Creation of Subarea Plans
 - Bucktown 2007
 - Fat City 2009

Multi-Family “High Rise” Regulations

Key Provisions

- Permits greater height limits for multiple-family dwellings in certain districts
- Requires adequate public facilities and Traffic Impact Analysis
- Encourages compatibility with adjacent residential districts

Smart Growth Principles

- Provides for increased density
- Directs development toward existing communities
- Creates a range of housing opportunities and choices

New Subdivision Regulations & Unified Development Code

Key Provisions

- Ensures adequate public facilities by requiring construction or financial guarantee of infrastructure before recordation of lots
- Provides clear standards for water, wastewater, stormwater, streets, lots and blocks
- Encourages better planning with requirements like concept plans & traffic impact analysis for large developments
- Improves organization and clarity of development regulations

Smart Growth Principles

- Creates a range of housing opportunities and choices
- Makes development decisions predictable, fair, and cost effective

Planned Unit & Traditional Neighborhood Development (PUD/TND)

Currently developing regulations regarding the creation of PUD and TND districts

Intended outcomes:

- Promote mixed use
- Increase transportation choices and reduce travel demand
- Improve the design, character and quality of new development
- Facilitate the efficient provision of streets and utilities

Examples of Smart Growth Planning in Jefferson Parish



Development of Bicycle Paths



Current Bike Path Extension Project
Along 17th Canal

Envision Jefferson 2020 acknowledges the necessity of creating a multi-modal transportation system that encourages alternative modes of transportation such as transit, walking and biking.

Old Bucktown Neighborhood Planning

Planning process

- Extensive stakeholder input
 - Citizens Advisory Committee
 - Public workshops

Plan components

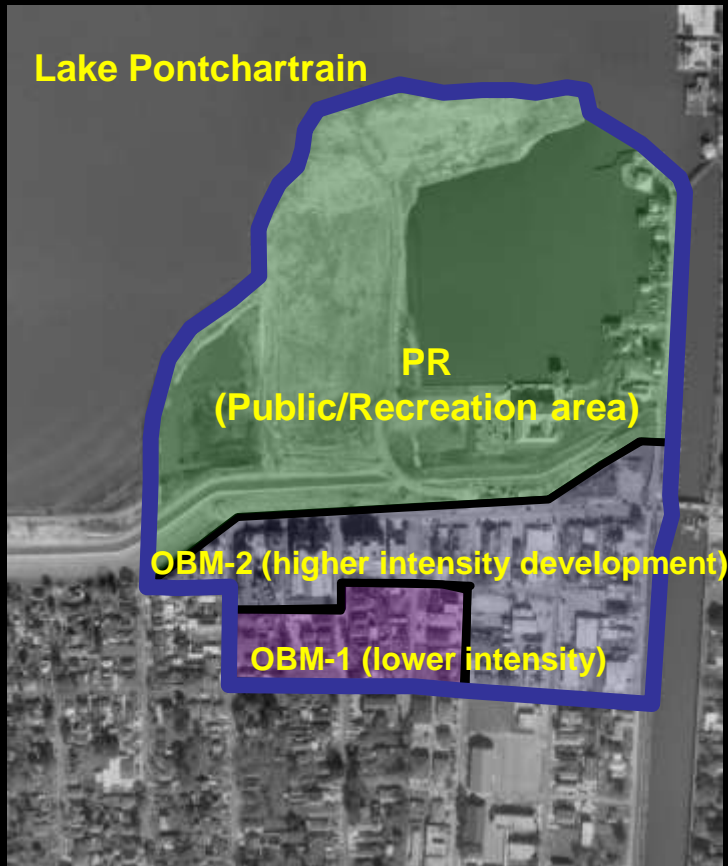
- New zoning districts
- Transportation improvements
- Tree/greenspace ordinance

Implementation tasks completed

- New zoning districts
 - Design standards
 - Pedestrian streetscape
 - Mixed uses



Old Bucktown Zoning Districts



Smart Growth Principles:

- Tree and greenspace preservation
- Creation of mixed-use districts
- Encouragement of walkable neighborhoods
- Community and stakeholder collaboration

Fat City

In the Heart of Metairie



Challenges

- Haphazard streetscape and building orientation
- Insufficient off street parking
- Inadequate zoning
 - does not encourage mixed use
 - encourages large setbacks and signs
- Poor walkability
 - poorly maintained sidewalks
 - pedestrian realm is neither comfortable or attractive

Fat City

Planning Process

- Extensive community/stakeholder involvement
 - Diverse task force
 - Public workshops

Plan Components

- New zoning districts
- Parking management strategies
- Pedestrian-oriented streetscape
- Business Development District
- Tax Increment Financing District
- Infrastructure improvements

Fat City

Implementation Tasks Underway

New Zoning

- Mixed uses
- Pedestrian-oriented streetscape
 - *build to line at street
 - *small scale signage
 - *required façade openings
 - *required street trees
 - *flexible parking strategies
- Tax Increment Financing
- Public Drainage/Roadway/Sidewalk Improvements

Fat City



18TH STREET LOOKING EAST ON NORTH SIDE



18TH STREET LOOKING WEST ON SOUTH SIDE

Smart Growth Principles

- Walkable and pedestrian friendly
- Balance between the automobile and the pedestrian
- Strong sense of place
- Range of housing types
- Mix of land uses
- Redevelopment directed toward existing community
- Increased density