PlanLafayette
Model Nodal Development Plan

RoundTable One: Camellia Blvd
event agenda

Welcome & Introductions

1. Inventory Analysis

2. PlanLafayette Comprehensive Plan Context

3. Nodal Area Plan A - Conceptual Framework
   - Principle 1: Placemaking, Urban Design and Image
   - Principle 2: Mobility
   - Principle 3: Activity Mix, Land Use Mix and Locations

Next Steps
planning overview

- To develop a customized approach for redevelopment of major commercial nodes in Lafayette as more compact, walkable, connected, and complete places.

- The purpose of this scope of work is to develop a market-driven plan for the development and redevelopment of two selected intersections, which may be used as models for other areas.

- Subject nodes will be unique to their surrounding area but implementation is intended to be a template for other targeted nodal intersections.
today’s goals

• To learn **key findings** about existing conditions, opportunities and constraints.

• To set a **conceptual framework** for the development of Camellia Blvd NODE based on the goals & principles of PlanLafayette.

• To reach **initial consensus** on priorities.
context

A CAMELLIA / KALISTE SALOOM / VEROT

_DISTANCE TO DOWNTOWN
5.2 Miles (12 min.)

_SITE AREA
Approx. 306 Acres
[5,300 SF x 3,000 SF]

B JOHNSTON / ROBLEY / AMBASSADOR / SOUTH CITY

_DISTANCE TO DOWNTOWN
5.5 Miles (11 min.)

_SITE AREA
Approx. 784 Acres
[8,200 SF x 6,100 SF]
approach and methodology

study area

6.1 Community Engagement Elements
6.2 Inventory and Analysis
6.3 RoundTable 1
6.4 Node Plan Vision and Concepts
6.5 RoundTable 2
6.6 Implementation Strategies, Program Evaluation and Incentives
6.7 Final Recommendations
inventory
patterns
building footprints
distribution of uses
distribution of uses
distribution of uses
residential

<table>
<thead>
<tr>
<th>Multi-Family</th>
<th>4%</th>
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<tbody>
<tr>
<td>Single Family</td>
<td>1%</td>
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distribution of uses commercial
distribution of uses
public/semi public

Public/ Semi-Public 5%
distribution of uses
parks

- Parks: 10%
distribution of uses

vacant
infrastructure
character
nodal area
character
nodal area . intersection camellia & kaliste saloom
character

nodal area . river ranch
context
what are the **KEY TRENDS** in Lafayette?

1. **OUR POPULATION & ECONOMY ARE GROWING...**

Most growth has occurred outside of the city...

An increasing number of low-density single family residential developments have occurred in the parish's unincorporated or rural areas. However, more than 45% of all residents live within the city of Lafayette where densities are more than three times the parishwide average.

Lafayette's population is young...35% of the population is under the age of 18, which indicates a large number of children. In addition, young adults between the ages of 20 and 29 make up the largest proportion of workers. This means that household sizes throughout the parish will continue to shrink, which will require more emphasis on housing and homes.

Lafayette Parish is projected to grow by 40%...

From 222,728 in 2010 to more than 310,000 by 2030. If development continues at current residential densities, nearly 33,000 acres will need to be developed to support the growth in population.


2. **BUT WE LACK FUNDING FOR INFRASTRUCTURE**

Inadequate funding for new infrastructure projects...Over 450,000 new residents will move to Lafayette in the next two decades. Lafayette's transportation infrastructure will need to be modernized and expanded to support new demand. However, the average annual capital improvement budget is less than $10 million, while the cost for each additional mile of roadway averaged over $40 million.

Many roadways are congested and over capacity...With increasing population and traffic, the cost of new roadways, congestion and traffic on Lafayette's roads will only continue to worsen.

Public transportation is not a convenient option...Public transportation can be reduced by demand on city's roadway infrastructure. However, without significant funding to make the system more convenient and increase ridership, residents will continue to choose driving over public transportation.

Sources: LSU

3. **WE ARE NOT FULLY INVESTING IN OUR QUALITY OF LIFE**

No dedicated funding source for Parish Parks...

All funding for the more than 25 parks in the Parish comes from property taxes in the City of Lafayette. There are currently no standards set for the acres of park per person. Additionally, the funding rate for city parks has not increased in 15 years!

Sidewalks and bike paths are incomplete...

Segments of sidewalks and bike paths exist throughout Lafayette. However, many are incomplete and do not provide a safe and effective route for pedestrians and bicyclists.

Schools are improving, but some still fall behind...

Overall, 95% moved from 20th to 14th in the state based on 2010 and 2012 district performance scores. Between 2010 and 2012 the number of schools getting an “A” or “B” score fell by 11% (from 55 to 48 percent). A recent report rated Lafayette schools a “C” compared to the nation. (Education Week, 2013)

Sources: Community Assessment, IPS, Education Weekly

4. **WE CONTINUE TO BE THREATENED BY FLOODING**

Large swaths of the Parish are located within the 100-year flood zone meaning developments within these areas have higher flood insurance rates and increased risk of property damage from flood events. If new development continues in flood-prone areas the risk of flooding could increase, driving more costs to homeowners.

Poor drainage & flooding is a challenge for both urban development and agricultural uses...

The negative effects of poor drainage and flooding can be managed through green infrastructure techniques such as rain gardens, stormwater planters, storm water restoration, and bioswales.

Sources: Community Assessment, WRT
how will we GROW & INVEST in the future?

1. ALTERNATIVE GROWTH SCenarios
During Community Forum 2 meetings, groups used stickers and markers to develop a 20-year vision for an alternative to the trend. All 36 maps were synthesized into three alternative growth concepts. The concept maps are below:

- **NO PLAN (TREND GROWTH)**
  - 4% of total votes
  - Focus: pedestrian and bike improvements from the downtown of the city. You can't make the whole city bike/ped friendly, but you can target from the inside out.

- **MULTI-CENTER GROWTH**
  - 42% of total votes
  - Focus: the key. Loosen-up zoning distinctions.

- **BALANCED GROWTH**
  - 25% of total votes
  - Focus: maintain current sidewalks and plan to widen.

- **CORRIDOR GROWTH**
  - 29% of total votes

Idea from Community Forum #2

2. PREFERRED SCENARIO / FUTURE LAND USE MAP
We asked you how you wanted to change the growth trend at Community Forum 2. During Community Forum 3, residents voted for their preferred alternative growth scenario. Multi-Center Growth and Corridor Growth received the highest vote totals. These two scenarios were then combined into a preferred scenario / Future Land Use map (seen below) for the parish that directs growth to new and emerging centers and corridors.

Growth Areas are areas targeted for future development and/or redevelopment as shown on the Future Land Use Map. These areas are served by existing roads and public infrastructure, are generally located outside of flood-prone areas, and have a high level of development potential. The land use categories illustrated on the Future Land Use Map are defined below.

The Future Land Use Map is intended to set the direction for specific changes to the zoning map and ongoing decisions about neighborhood and land use planning and infrastructure.

- **Mixed Residential**
  - Includes a range of housing types within one or more neighborhoods. Housing types may include detached single family, attached single family, multifamily, and accessory dwelling units, with some retail and commercial uses.

- **Residential**
  - Predominantly detached, single family neighborhoods that also include some semi-detached and attached multifamily development sites. Neighborhood retail, services, offices, and institutions are also included in appropriate locations.

- **Rural Residential Mix**
  - Includes areas adjacent to the city of Lafayette that may be appropriate for annexation in the future. Unincorporated agriculture, residential single family, commercial, industrial, and institutional uses. Regulation through conditional one requirements and buffering is recommended as part of theMitigative Development Code.

- **Rural / Agriculture**
  - Unincorporated parish land, predominantly used for agricultural and rural residential single family. The Rural / Agriculture land use category is the least intensive in terms of density. Regulation through conditional use requirements and buffering is recommended as part of the Mitigative Development Code.

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WRT
New FLUM and Land Use Categories are intended to provide general guidance for future development and infrastructure planning, while being flexible enough to allow for specific zoning designations within each area.
why are CORRIDORS & CENTERS Important?

MIXED-USE CORRIDORS with complete streets are designed for people, not just cars. The multilane boulevard with a median serves a mix of regional and local traffic as well as transit routes. These streets have a strong pedestrian orientation with transit stops and separate bicycle lanes.

NEIGHBORHOOD CENTER are predominately residential with walkable, neighborhood-serving retail along pedestrian-friendly streets.

DOWNTOWN CENTER contain a higher density of mixed-use along major corridors. Many buildings have retail uses on the ground floor with office and residential uses above.

RESIDENTIAL CORRIDORS with complete streets provide safe passage for pedestrians, bicyclists, and motorists. A narrow two-way street, as pictured, contains a parking and planting zone, shared spaces for pedestrians, bicyclists, and automobiles. This shared space slows and calms traffic, thus improving pedestrian, bicyclist and driver safety.

COMPLETE STREET ARE PLANNED FOR CORRIDORS AND CENTERS

SOURCE: WRT

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"A Complete Street is a roadway designed and operated to enable safe, attractive, and comfortable access and travel for all users. A Complete Street provides the ability for pedestrians, bicyclists, motorists and public transport users of all ages and abilities to safely and comfortably move along and across the roadway environment. Proponents claim that a Complete Street also creates a positive sense of place and improves social interaction, while generally improving the economic health of the district."

SOURCE: Complete Streets, WRT

BENEFITS OF MIXED-USE CORRIDORS
1. provide access for people of all ages and abilities
2. allow safe travel for multiple modes of transportation
3. increase health of people & the environment

BENEFITS OF MIXED-USE CENTERS
1. creates opportunities for expanded housing choices
2. supports a vibrant local economy of small businesses & entrepreneurs
3. reduces cost of services and infrastructure
nodal area plan
nodal plan conceptual framework

principle 1: Placemaking, Urban Design & Image

principle 2: Mobility and Connectivity

principle 3: Activity / Land Use Mix and Locations
principle 1

placemaking, urban design & image

The goal is to decide...

1. What will it take to create and/or enhance today’s public spaces?
2. What urban amenities are missing?
3. Twenty years from now, what image will Camellia Blvd NODE present to the region and how should it be achieved?

Topics/Issues Considered:

• Urban Design Character
• Streetscapes / Street Life
• Public Amenities and Civic Spaces
• Nodal “Branding”
principle 1

placemaking, urban design & image
principle 1
placemaking, urban design & image
as cities have expanded, commercial corridors now offer central locations for placemaking.
principle 2: mobility and connectivity

The goal is to decide...
1. What kind of transportation infrastructure is needed to create more compact, walkable, connected and complete places?
2. What kind of transportation infrastructure is needed to support the desired 2035 land use mix for Camellia Blvd NODE?
3. How can existing mobility and connectivity be improved?
4. What projects are needed and where?

Topics/Issues Considered:
- Internal and external connections
- Traffic / vehicular circulation patterns
- Road infrastructure quality, Parking
- Transit, bicycling and walking / Wayfinding
typical commercial arterial development

Courtesy Benjamin Lee, FAIA
design alternatives for strip commercial development
design alternatives for strip commercial development

Courtesy Benjamin Lee, FAIA
design alternatives for strip commercial development

Courtesy Benjamin Lee, FAIA
design alternatives for strip commercial development
principle 3: activity / land use mix & location

The goal is to decide...

1. What is the most desirable combination of activities / land uses for Camellia Blvd NODE by the year 2035?
2. How much of each activity / land use should there be?
3. Where could/should these activities / land uses take place?

PLAN LAFAYETTE Mixed-Use Centers

Activities / Land Uses Considered:

- Housing
- Employment
- Dining/Entertainment
- Shopping
- Institutions

Core mixed-use areas of the parish, including downtown. Uses include retail, office, services, restaurants, and residential. The MIXED-USE CENTERS are envisioned as walkable districts served by transit.

The MIXED-USE CENTERS are anticipated to range in scale and density. The highest density uses and activity would take place downtown, with more moderate density and uses in the outlying centers.
principle 3: activity / land use mix & location
principle 3: activity / land use mix & location

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Examples of Mixed-use Centers

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Examples of Transitional Mixed-use

Source: PlanLafayette Future Land Use Map
principle 3: activity / land use mix & location

Plan Lafayette
Examples of Mixed Residential

Plan Lafayette
Examples of Residential

Source: PlanLafayette Future Land Use Map
examples activity / land use mix
neighboring river ranch
existing & planned

existing:
1. Plantation Elementary School
2. Plantation Park
3. Existing Residential
11. Comeaux High School
12. Church Jesus Christ Latter Day
13. Oneziphore Comeaux House
14. Crawfish Time
15. River Ranch Town Center
18. Beaullieu Park

proposed:
A  Proposed Mixed Use Development
B  Water Retention Area (LCG)
C  Planned Commercial
D  Planned Commercial
E  Property for Lease
F  Opportunity for Commercial /Mixed-Use Development
existing uses:
1. Plantation Elementary School
2. Plantation Park
3. Existing Residential
4. Existing Commercial
1. Plantation Elementary School
2. Plantation Park
3. Existing Residential

11. Comeaux High School
12. Church Jesus Christ Latter Day
13. Onezpore Comeaux House
14. Crawfish Time
15. River Ranch Town Center
18. Beaullieu Park
option 1. potential activity / land use mix

1. Plantation
   Elementary School
2. Plantation Park
3. Existing Residential
4. Green Buffer
5. New Gateway
6. Community "Green"
7. Neighborhood Park
8. Existing Coulee - Greenway Trail
9. Expanded Community Park
10. New Commercial
11. Comeaux High School
12. Church Jesus Christ Latter Day
13. Oneziphore
   Comeaux House
14. Crawfish Time
15. River Ranch Town Center
16. Beaullieu Park
option 1. block layout / pattern

1. Plantation Elementary School
2. Plantation Park
3. Existing Residential
4. Green Buffer
5. New Gateway
6. Community “Green”
7. Neighborhood Park
8. Existing Coulee - Greenway Trail
9. Expanded Community Park
10. New Commercial
11. Comeaux High School
12. Church Jesus Christ Latter Day
13. Oneziphore Comeaux House
14. Crawfish Time
15. River Ranch Town Center
16. Beaullieu Park
option 2. potential activity / land use mix

1. Plantation
   Elementary School
2. Plantation Park
3. Existing Residential
4. Green Buffer
5. New Gateway
6. Community “Green”
7. Neighborhood Park
8. Existing Coulee - Greenway Trail
9. Expanded Community Park
10. New Commercial
11. Comeaux High School
12. Church Jesus Christ Latter Day
13. Oneziphore Comeaux House
14. Crawfish Time
15. River Ranch Town Center
18. Beaulieu Park
option 2. block layout / pattern

1. Plantation Elementary School
2. Plantation Park
3. Existing Residential
4. Green Buffer
5. New Gateway
6. Community “Green”
7. Neighborhood Park
8. Existing Coulee - Greenway Trail
9. Expanded Community Park
10. New Commercial
11. Comeaux High School
12. Church Jesus Christ Latter Day
13. Oneziphore Comeaux House
14. Crawfish Time
15. River Ranch Town Center
16. Comeaux House
17. Three Mile Park
18. Beaullieu Park
option 3. potential activity / land use mix

1. Plantation Elementary School
2. Plantation Park (2A – Park Expansion)
3. Existing Residential
4. Green Buffer
5. New Gateway
6. Community “Green”
7. Neighborhood Park
8. Existing Coulee - Greenway Trail
9. Expanded Community Park
10. New Commercial
11. Comeaux High School
12. Church Jesus Christ Latter Day
13. Onezihore Comeaux House
14. Crawfish Time
15. River Ranch Town Center
16. Beaullieu Park
17. CAMELLIA BLVD
18. AMBASSADOR CAFFERY Pkwy
19. BLUEBIRD RD
20. ARTISAN R
option 3. block layout / pattern

1. Plantation Elementary School
2. Plantation Park (2A – Park Expansion)
3. Existing Residential
4. Green Buffer
5. New Gateway
6. Community “Green”
7. Neighborhood Park
8. Existing Coulee - Greenway Trail
9. Expanded Community Park
10. New Commercial
11. Comeaux High School
12. Church Jesus Christ Latter Day
13. Oneziphore Comeaux House
14. Crawfish Time
15. River Ranch Town Center
16. Comeaux House
17. River Ranch
18. Beaullieu Park
what’s next?

6.1 Community Engagement Elements
6.2 Inventory and Analysis
6.3 RoundTable 1
6.4 Node Plan Vision and Concepts
6.5 RoundTable 2
6.6 Implementation Strategies, Program Evaluation and Incentives
6.7 Public Presentation: Final Recommendations