

CENTER *for*
PLANNING
EXCELLENCE

Discussion of
Draft Recommendations
Scotlandville Community Advisory Group
November 5, 2020
(Updated 11/11/2020)

Agenda

- Project Overview
- Stakeholder Input
- Review of Community Vision and Guiding Principles
- Initial Priority Recommendations
- Sustainability Recommendations
- Ongoing efforts for Scotlandville Plaza
- Next Steps

Scotlandville & Subarea Boundary

(This project is focused on the subarea of Scotlandville shown in yellow)



Stakeholder Input

- This plan should position Scotlandville to be a longstanding, sustainable community that is attractive to future generations.
- If we recommend “business as usual”, we’re not gaining a lot, and simply “catching up”.
- This is an opportunity for Scotlandville to showcase itself as an innovative, thriving community that becomes an example in the region and state.
- Some of the recommendations are already underway or already exist - don’t need a plan that repeats previous plans.
- The plan needs to support or invite families and children living in the community, through family friendly activities and the like.

Community Vision

The future of Scotlandville is lively, welcoming, and well-connected. The community attracts new residents and businesses and improves connections to the university and neighboring areas. Scotlandville is known for its unique mix of quality housing choices, strong locally-owned businesses, effective transportation, and safe and healthy options for walking and biking. The Scotlandville community thrives as a sustainable mixed-use neighborhood that reflects the culture and community of the past while offering new housing and jobs for existing and new residents.

Guiding Principles

- Strengthen connections with Southern University; create business and residential opportunities for SU students and graduates
- Implement community-wide beautification programs and expand community gathering spaces
- Support residential reinvestment, rehabilitation and assistance
- Enhance corridors along Scotland Avenue, Scenic Highway and Harding Boulevard
- Focus on retail and commercial uses that serve the neighborhood and university with emphasis on a grocery store and entrepreneurial businesses
- Focus on fostering a more cohesive and supportive business environment.

Guiding Principles, continued

- Improve entrances, gateways and connections between SU and community
- Prioritize public infrastructure improvements to catalyze infill and create a walkable community
- Shape key catalytic development sites such as mixed use centers with mixed income
- Promote and preserve Scotlandville's cultural identity in all decision making
- Make Scotlandville a showcase for sustainable development practices in the city and region

Initial Priority Recommendations

Support Initiatives Underway	New Initiatives
Support and approve Scotlandville National Register Historic District Designation	Form and fund a façade improvement program
Develop Scotlandville Plaza	Identify and enhance gateways
Creation of a small business development center / incubator / training facility	Improve connections throughout Southern Univ. and the community
Development of fresh market in conjunction with SU Ag Center**	Provide community access to Mississippi River with cultural & historic trail
Harding beautification program	Enhance corridors and implement design standards
Construction of SU Alumni Center on Harding Blvd	Improve community-wide walkability and biking
Reimagined Zoo project in Greenwood Community Park	Create a detailed development plan for mixed use, mixed income housing / commercial
MOVEBR intersection improvements along Scenic Hwy between Swan Ave and Harding Blvd	Infill residential strategy
	Incorporate sustainable public/private development practices
**--may be underway.	Program development potential for vacant and underutilized buildings

Let's talk sustainability!

Angelle Bradford:

- Introduced and suggested the concept of incorporating sustainability into the plan and making Scotlandville a demonstration for the city and region
- Facilitated discussion with national experts to identify and understand options
- Summarized need to incorporate these strategies into plan recommendations
- Leading efforts to incorporate sustainability strategies into updated plan



Environmentally-friendly HBCUs

HBCUs across the country are working to become greener through:

- Construction of LEED certified buildings
- Programming
 - Green Ambassadors program
 - Recycling Programs
 - Student bike rental program
- On-campus farming
- Academic programs on sustainability



Alternative Energy-Solar

- Energy cost savings
- Increases home value
- Reduces greenhouse gas emissions



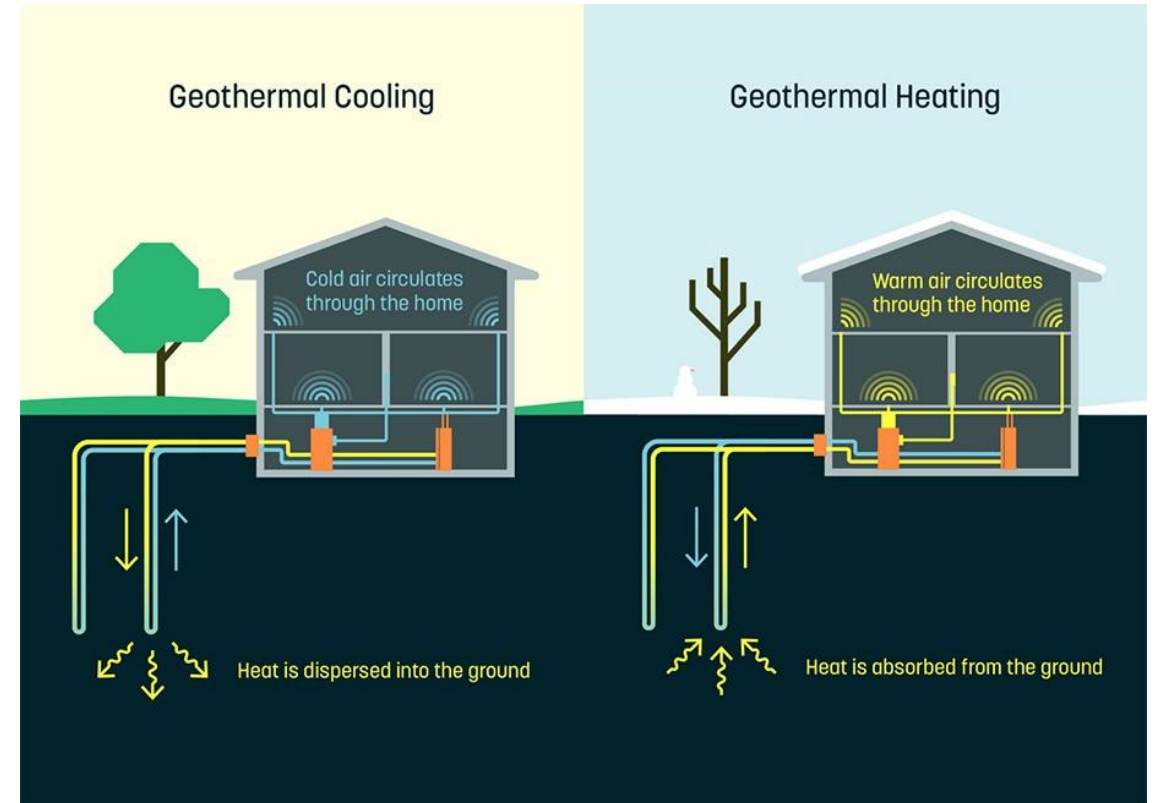
Alternative Energy-Community Solar Program

- Residents who cannot install solar panels on their homes can purchase solar energy together and lower energy costs.
- In New Orleans, residents can “subscribe” to a portion of power generated by solar panels on warehouse roofs or unused land.



Alternative Energy-District Energy Plant

- Heating and cooling delivered at neighborhood level, to many buildings from a central energy plant.
- Maintained service to medical center during Katrina
- Built to withstand hurricane winds and a 20-foot storm surge
- Increases and improves energy efficiency
- Potential to transform housing market
- City of Markham Canada, pilot neighborhood of approx. 300 homes
 - Geo-thermal net-zero emissions community
 - Used grant funding for design



Alternative Energy-District Energy Plant

- LSU pursuing District Energy Plant



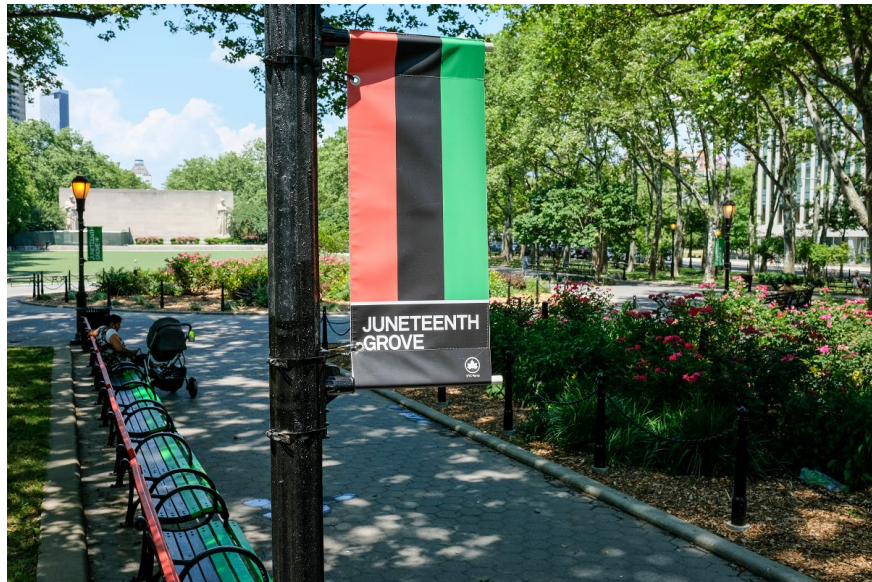
- University of Colorado East District Energy Plant. Reduced the university's water use by 41% and saved 25% energy costs.



Public Art and Enhanced Public Spaces



Public Art and Enhanced Public Spaces



Juneteenth Grove, Brooklyn Heights, New York

Community Garden

- Engages community and youth
- Educates on how to grow food
- Helps to combat food insecurity



Community Compost

- The breakdown of organic material in the landfill produces methane gas which contributes to greenhouse effect.
- Diverts organics from the waste stream and saves city money from having to haul it.
- Compost is used to enhance local soils and support local food production
- Compost programming engages and educates the community in food systems thinking and community sustainability
- Supports community social, economic and environmental well-being



Eco-Village

- The Bridge non-profit acquires old properties like schools, malls, and warehouses and turns them into eco-villages
- The properties are sustainable and self-contained mixed-use, with housing, commercial/retail spaces, co-working, urban agriculture, innovation, education and entertainment

<https://www.thebridgeecovillage.com/>

Note: could include several buildings pulled together



Rendering of an old high school transformed into the Bridge, an eco-friendly, mixed-use development in Harrisburg, Pennsylvania

Sustainability - Adaptive Reuse

- Many adaptive reuse opportunities exist in Scotlandville and North BR
- Adaptive reuse is often the most affordable way to bring new uses and businesses to an area – approximately 50% of new construction
- Bringing older buildings up to current zoning is often impractical - especially as they relate to setbacks and parking requirements
- In order to maximize use of existing businesses an adaptive reuse overlay may be required

Adaptive Reuse - Convenience/ Liquor Store



Adaptive Reuse - Convenience/ Liquor Store



Adaptive Reuse - Convenience/ Liquor Store



Adaptive Reuse - Commercial Corridor



Adaptive Reuse - Commercial Corridor



Adaptive Reuse - Commercial Corridor



Adaptive Reuse Opportunity – Old Payless Shoe Store



Adaptive Reuse - Old Payless Shoe Store



Adaptive Reuse - Old Payless Shoe Store



Adaptive Reuse - Old Payless Shoe Store



Adaptive Reuse - Old Payless Shoe Store



Adaptive Reuse Concept Opportunity



Draft

Adaptive Reuse - Former Retail Building



Adaptive Reuse - Former Retail Building



Adaptive Reuse - Former Retail Building



Adaptive Reuse Concept Opportunity



Draft

Adaptive Reuse - Former Retail Building



Adaptive Reuse - Former Retail Building



Adaptive Reuse - Former Retail Building



Adaptive Reuse - Former Retail Building



Adaptive Reuse - Former Retail Building



Adaptive Reuse - Former Retail Building



Estimated Investment Analysis	
Site Size	11,018 sf
Assessed Total Value	\$144,760
Improvement Value	\$79,080
Total Project Cost	\$269,336
IRR	12%
Estimated retail rents	\$8/sf (triple net)

Louisiana Cultural Districts

- The **Louisiana Cultural Districts Program** was created by Act 298 of the 2007 Regular Session of the legislature. The primary goal of this initiative is to spark community revitalization based on cultural activity through tax incentives, technical assistance, and resources.
- Oct. 1, 2020: The Office of the Lt. Governor and the Department of Culture, Recreation and Tourism announced certification of 9 new Cultural Districts, **including Scotlandville.**

Louisiana Cultural Districts, continued

- Allows a local government to designate a Cultural District for the purpose of revitalizing a community by creating a hub of cultural activity.
- Allows income and corporate franchise tax credits for eligible expenses for rehabilitation of owner-occupied or revenue generating historic structures in a Cultural District.
- Provides an exemption from sales and uses taxes for proceeds received from the sale of original, one-of-a-kind works of art from locations established within the Cultural District.

Additional Input and Discussion

Scotlandville Plaza

Ongoing efforts:

- CDC investigating brownfield site
- Community is designing and programming plaza
- LSU students are presenting concept designs for community input

Next Steps

- MOVEBR Project Team will present complete streets project at Scenic Hwy and Swan Ave at next meeting
- Survey to prioritize initiatives
- Begin drafting community plan
- Next meeting will be within the first two weeks of December