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# Draft Priority Recommendations

Scotlandville Community Advisory Group  
September 14, 2020

# Vision (DRAFT)

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 vibrant mixed-use neighborhood that reflects the culture and community of the past while offering new housing and jobs for existing and new residents.

# Big Ideas (DRAFT)

- Implement community-wide beautification programs and expand community gathering spaces such as Scotlandville Plaza
- 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
- 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
- Promote and preserve Scotlandville's cultural identity in all decision making

# Initial Priority Recommendations

1. Form and fund a façade improvement program
2. Support and approve Scotlandville National Register District Designation
3. Identify and enhance gateways
4. Develop Scotlandville Plaza and connections to community and SU
5. Provide community access to Mississippi River with cultural & historic trail
6. Enhance corridors and implement design standards
7. Improve community-wide walkability

Additional recommendations to be further researched:

- Creation of a small business development center / incubator / training facility
- Development of fresh market in conjunction with SU Ag Center
- Development plan for mixed use housing / commercial in Harding gateway area
- Infill residential strategy

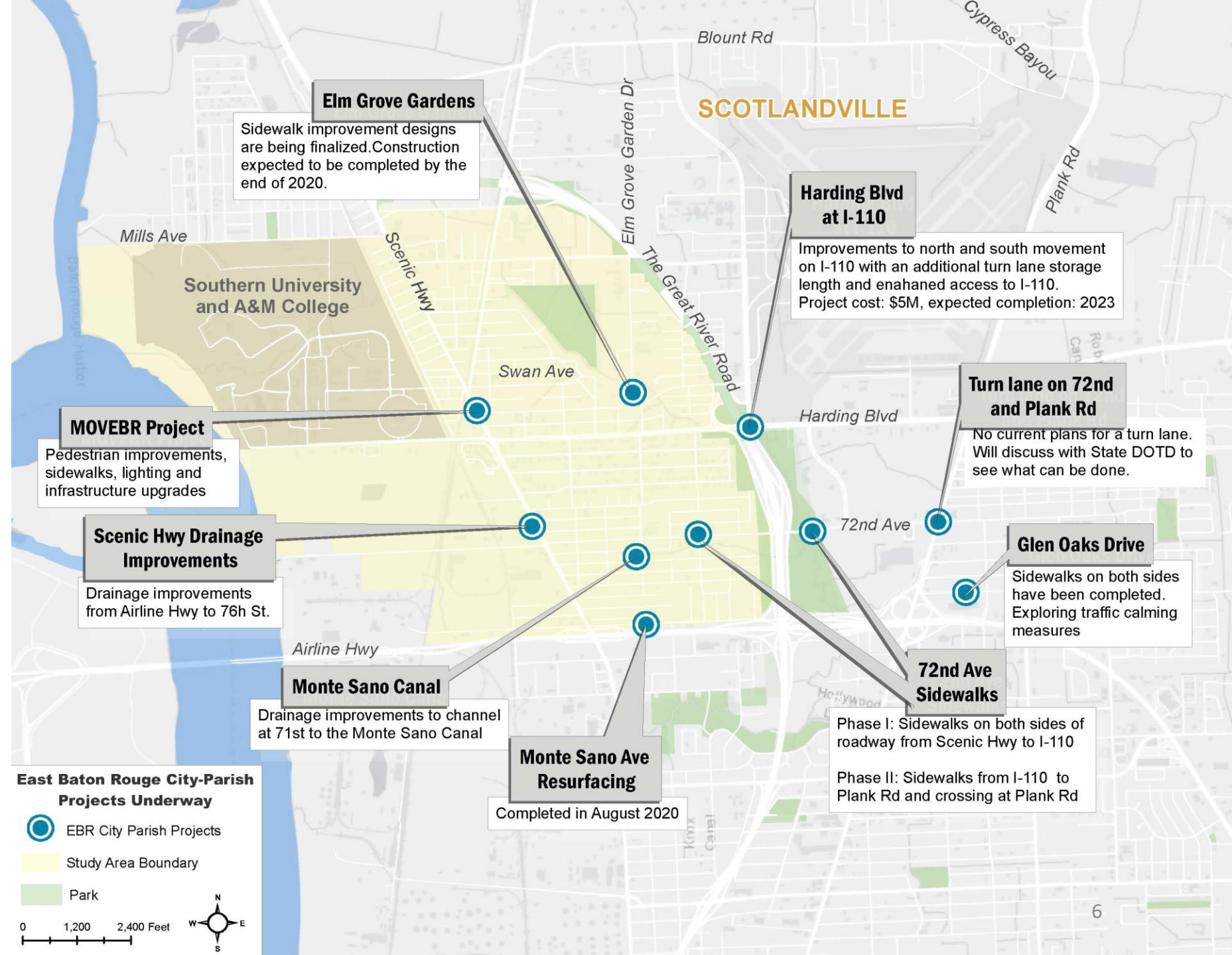
# Scotlandville & Subarea Boundary

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





# East Baton Rouge City-Parish Projects Underway



# Façade Improvement Program

## Façade Improvement Area:



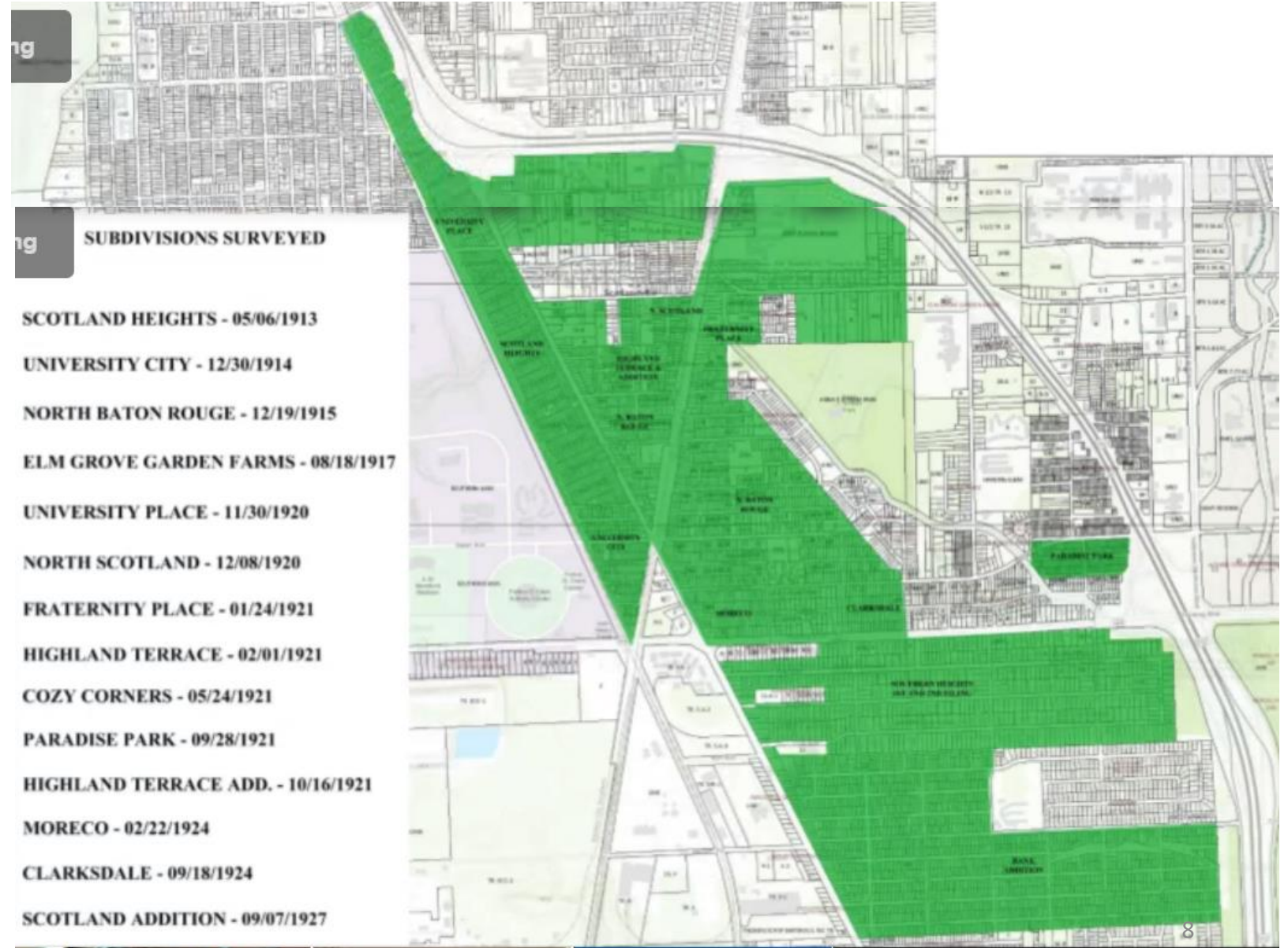
- Encourages investment and overall revitalization of major corridors
- Provides grant funds to finance exterior improvements to commercial buildings to promote positive image of the corridors
- Eligible buildings are commercial buildings with facades visible from the street
- Are used for permanent exterior visual improvements to storefronts
- Improvements should be consistent with recommended design guidelines





# Scotlandville National Register District Designation - Neighborhoods Surveyed

(NBRNow and Preserve Louisiana)





# Scotlandville Plaza Design & Construction

- Design for an enhanced Plaza/ town center “heart” / cultural center
- Connect plaza to adjacent businesses, neighborhood and Southern University
- Have \$25,000 construction grant with fundraising continuing
- Ground remediation analysis required

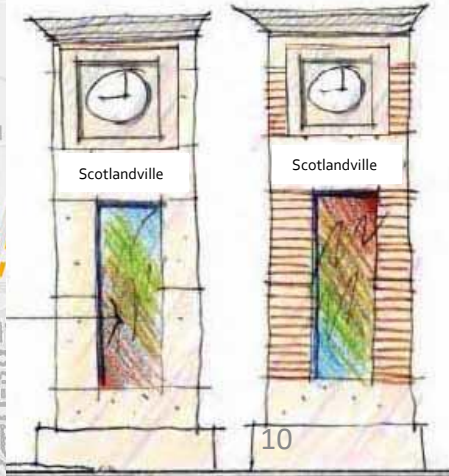




# Gateway Designation



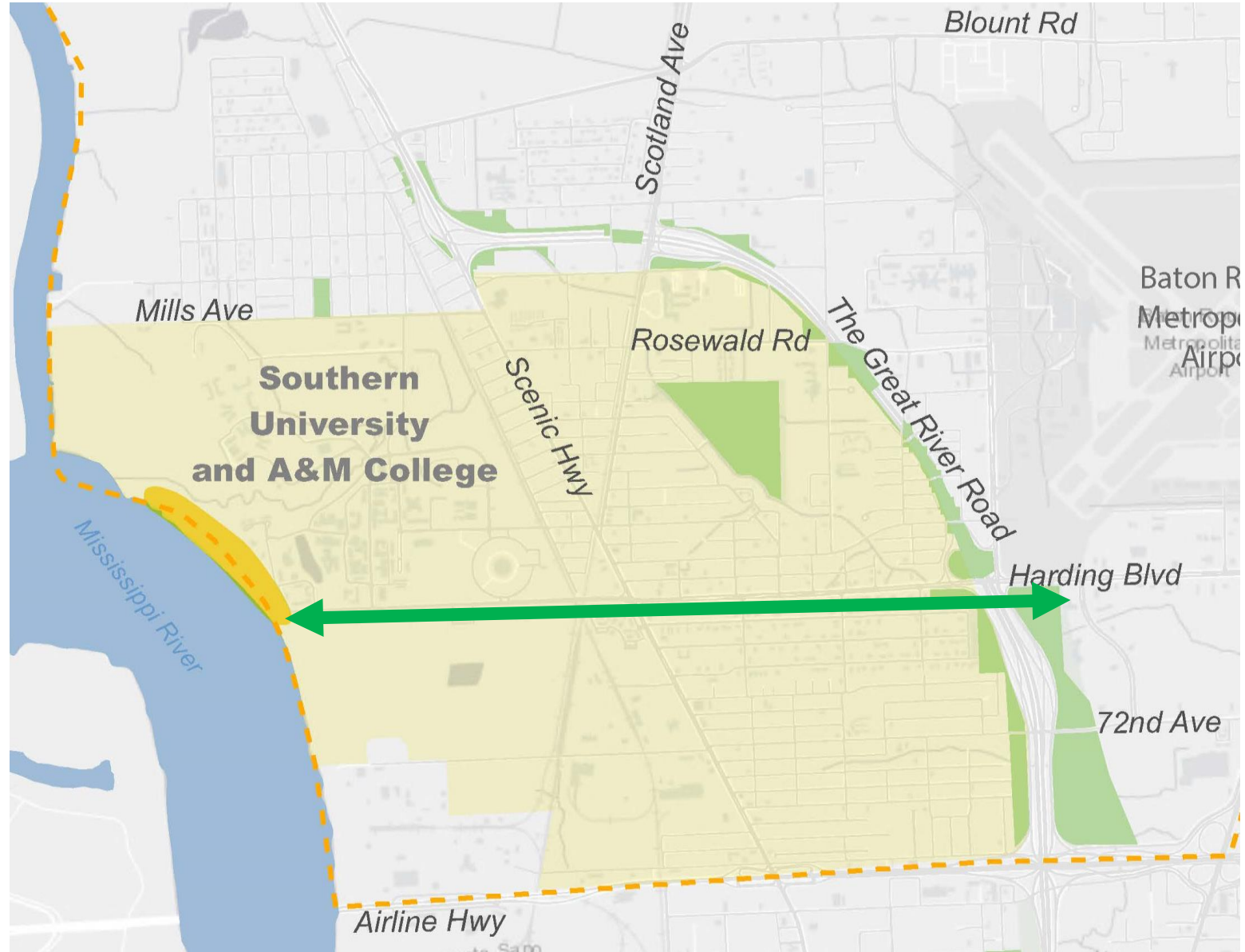
**DRAFT – FOR DISCUSSION PURPOSES**





# Community Access to River Bluff

- Enhanced pedestrian amenities
- Cultural & historical walk relating to development of Scotlandville / NBR and founders
- Facilities that draw neighbors and residents across the state and nation



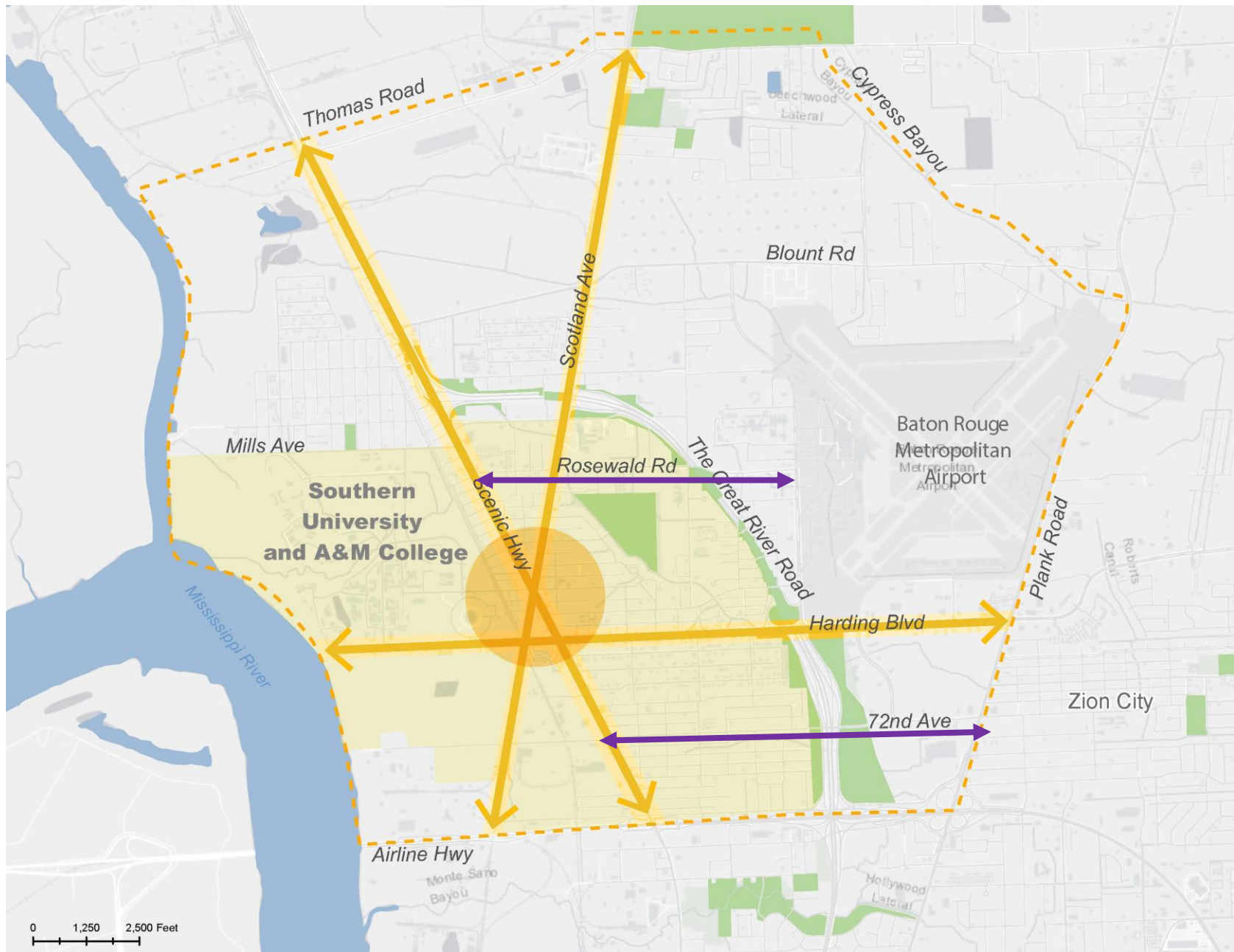
# Corridor Enhancements

Primary Corridors 

Secondary Corridors 

Town Center Area 

- Provide appropriately designed public space along streets for pedestrians to safely and comfortably walk
- Provide building standards to increase walkability of street:
  - Buildings closer to the street
  - Windows, doors and landscaping provided
  - Entrances facing the street
- Targeted commercial code enforcement program





# Design standards for primary corridors

Walkable subareas



Town Center



# Walkable Areas

Auto-oriented areas, with site design modifications that enhance the pedestrian experience, such as less parking in front of buildings and additional pedestrian-oriented landscaping.





# Walkable Area - Examples

Less Desirable



Building is Setback on All Sides from Street



# Design Level 3 Walkable Area- Examples

Better



Smaller Parking Lot with Pedestrian Paths and Landscaping



# Walkable Area - Examples

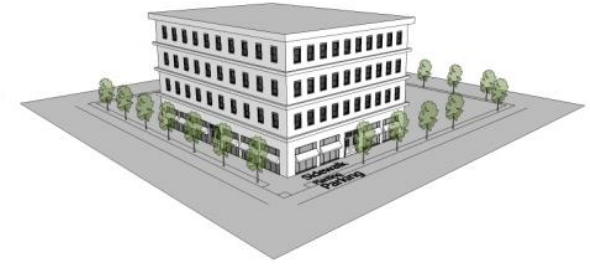
Better



Narrow Parking Lot



# Town Center



Pedestrian-oriented district serving as central commercial, retail and service area. Highly walkable with access to adjacent neighborhoods and Southern University.



# Town Center - Examples

Less Desirable

Minimal Frontage with all Store Entrances are Off Parking Lot





# Town Center - Examples

Better

Sidewalks are Buffered from Traffic but Adjacent to Commercial Uses





# Town Center - Examples

Better

Wide Sidewalk allows Outdoor Commercial Uses





# Town Center - Examples

Better

Car Access is Handled Behind Buildings

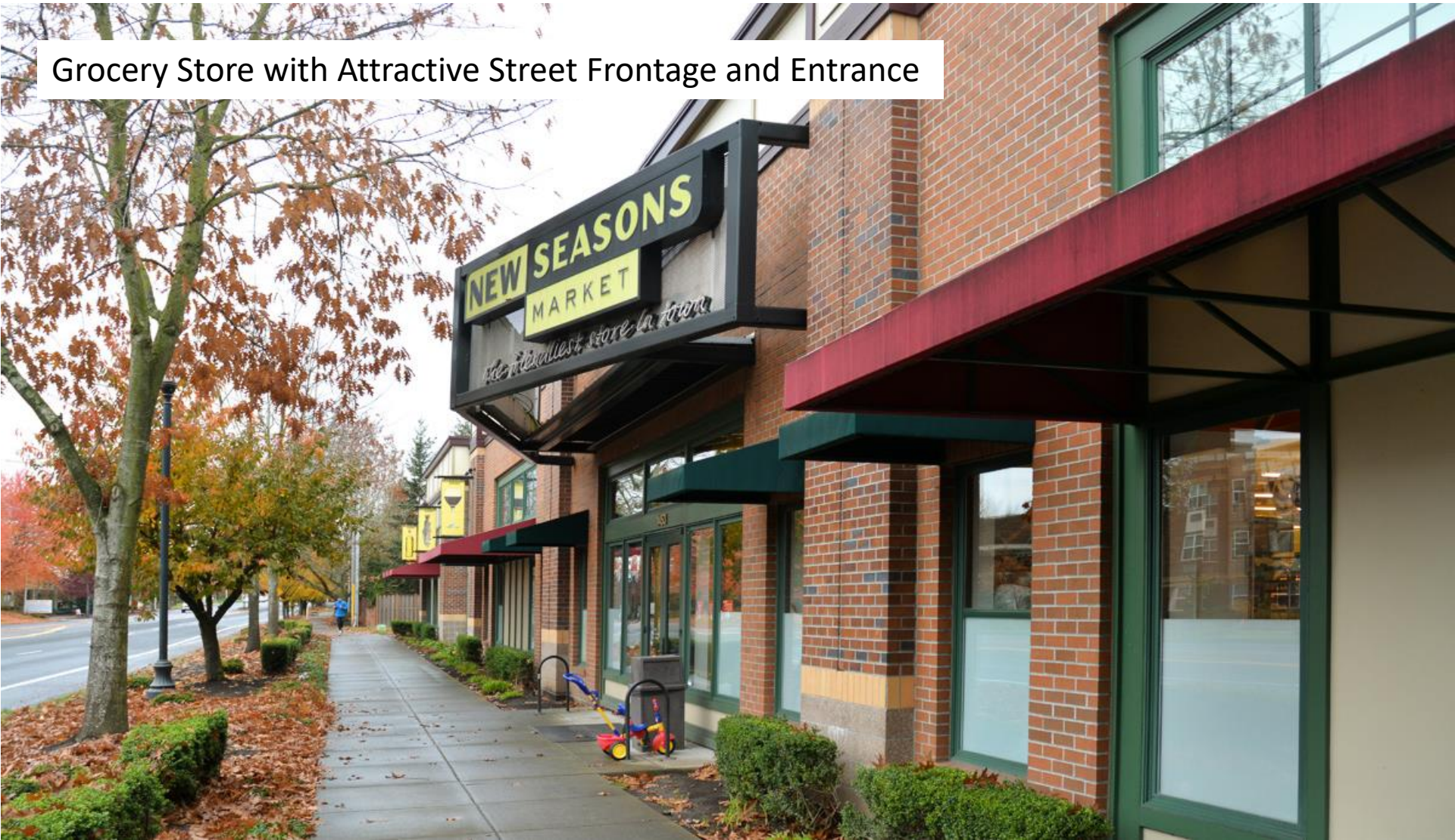




# Town Center - Examples

Better

Grocery Store with Attractive Street Frontage and Entrance





# Town Center - Examples

Better

Primary Entrances and Transparency on Street Frontage





# Standards for Walkable Areas and Town Center

- Building location & design
- Landscaping
- Fencing & screening
- Parking & transportation
- Pedestrian amenities (pedestrian lighting, access points, benches)
- Signs & lighting











**Gas Station in background, set back from corner**

**Corner retail with storefront**

**Street trees**

**Crosswalk at intersection**





## Standards for Secondary Corridors



## Standards for Secondary Corridors



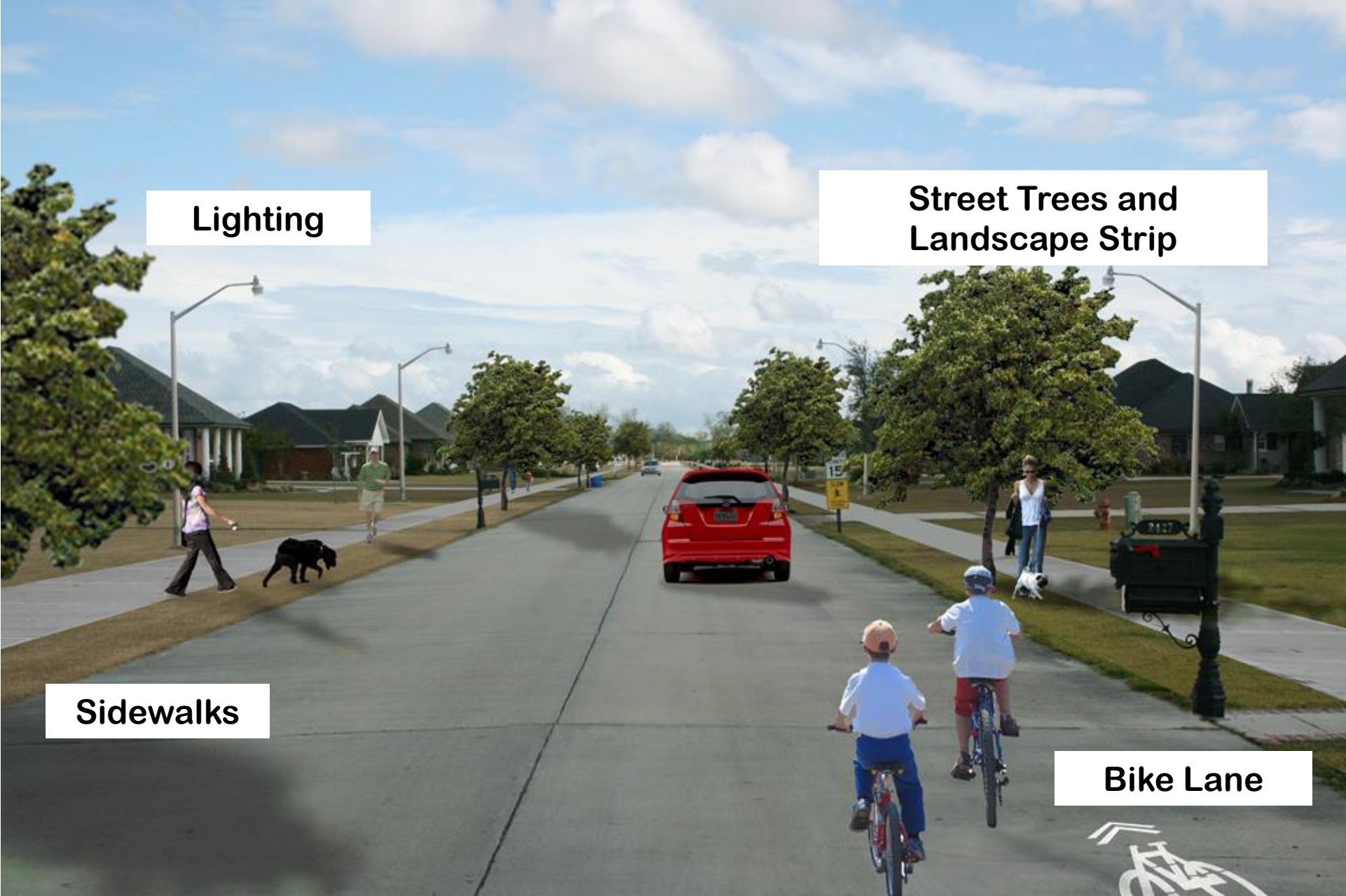


## Standards for Secondary Corridors



## Standards for Secondary Corridors





**Lighting**

**Street Trees and  
Landscape Strip**

**Sidewalks**

**Bike Lane**

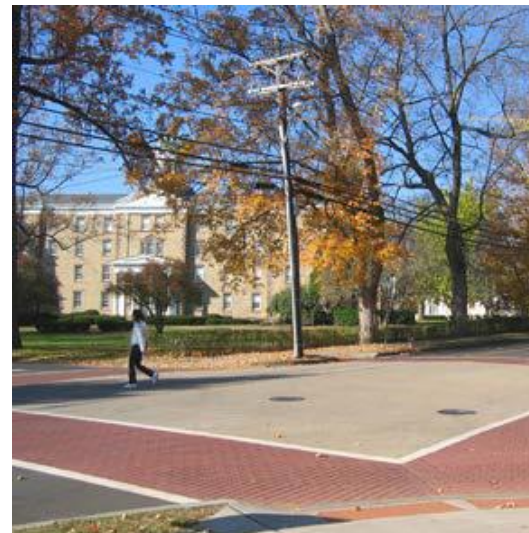
# Standards for Secondary Corridors

# Improve Community Walkability

- Provide safer routes between Southern University and local businesses
- Conduct a sidewalk audit and prioritize sidewalk improvements
- Identify key pedestrian routes and develop a crosswalk plan
  - Safe crossings on Scenic Hwy
  - Safe access to Scotlandville Branch Library
  - Safe access from F. G. Clark Activity Center to Neighborhood businesses
- Connect neighborhoods to proposed Plank Road Bus Rapid Transit system



HAWK signals and high visibility crosswalks on busy streets



Enhanced cross walks



# Additional Priority Recommendations (to be detailed in future)

- Creation of a small business development center / incubator / training facility
- Development of fresh market in conjunction with SU Ag Center
- Development plan for mixed use housing / commercial in Harding gateway area
- Infill residential strategy
- Other?

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