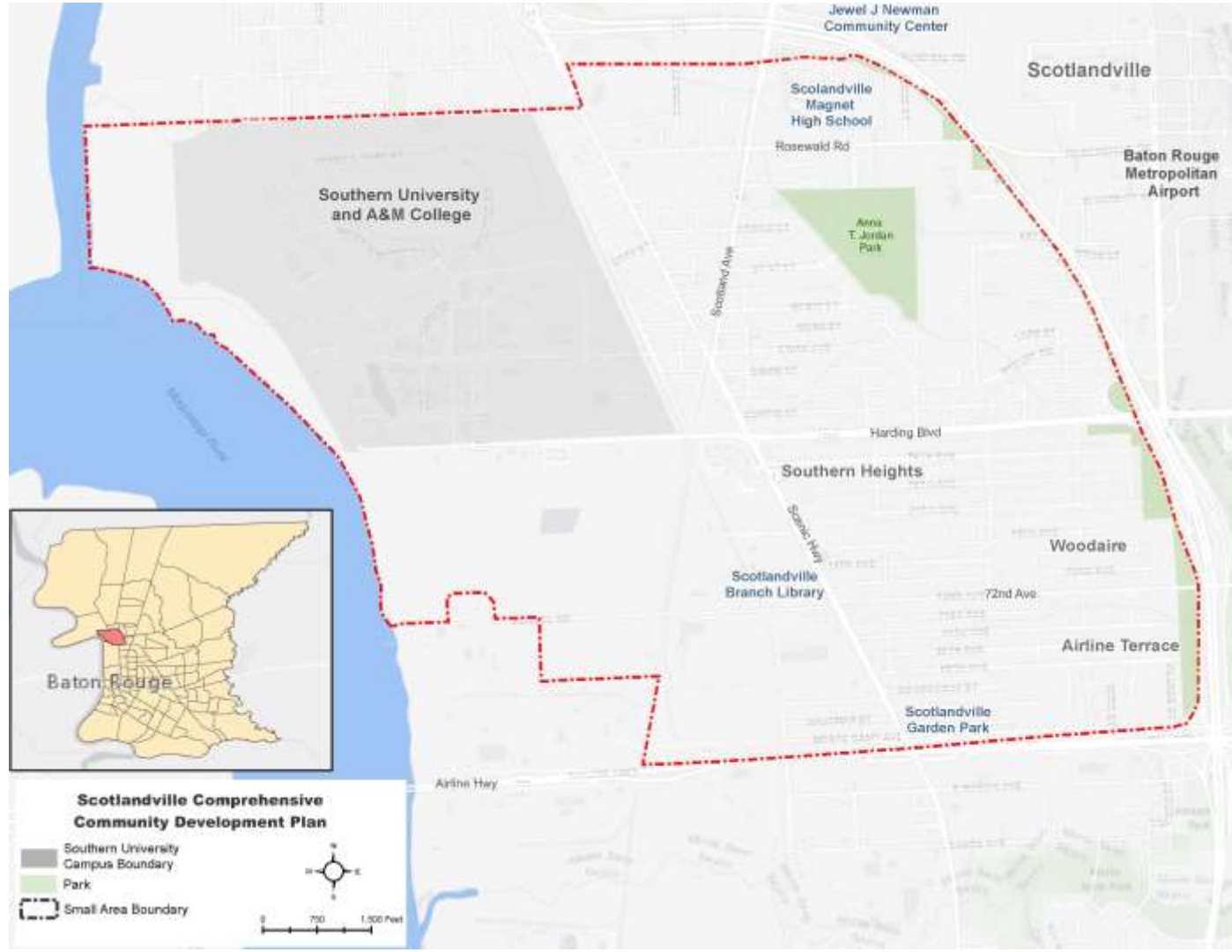




CENTER *for*
PLANNING
EXCELLENCE

SCOTLANDVILLE COMMUNITY STRATEGY DISCUSSION

Study Area Boundaries



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 business, 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 neighborhood and university serving retail and services with emphasis on a grocery store and entrepreneurial programs
- 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

Economic Development

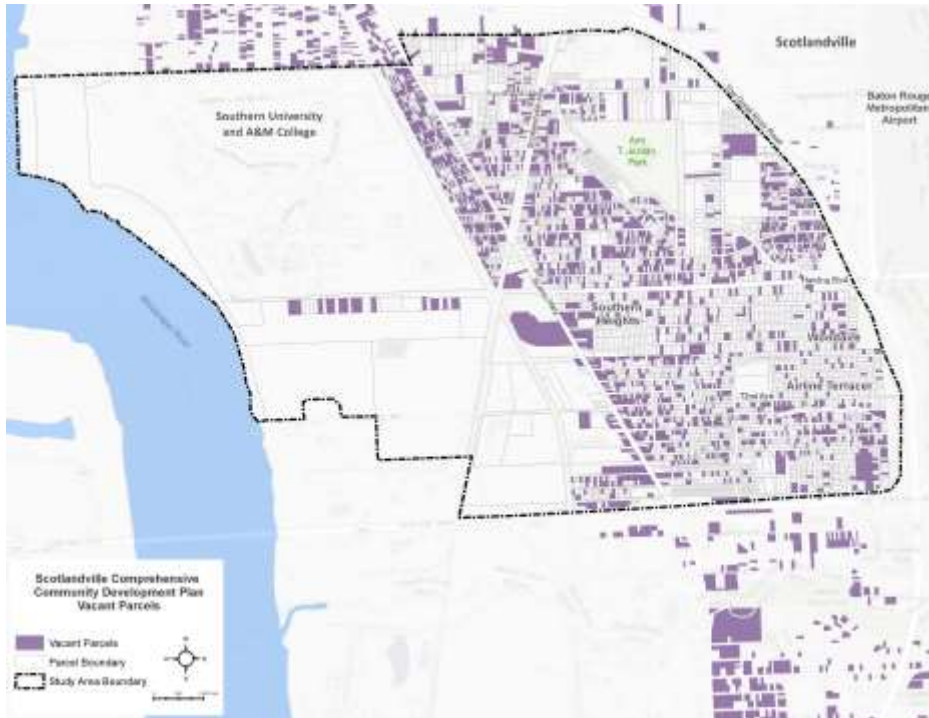
TOP ISSUES

- Promote development in Scotlandville (businesses, residential, recreation, retail)
- Develop grocery store
- Develop University district that integrates Southern University with the Scotlandville community

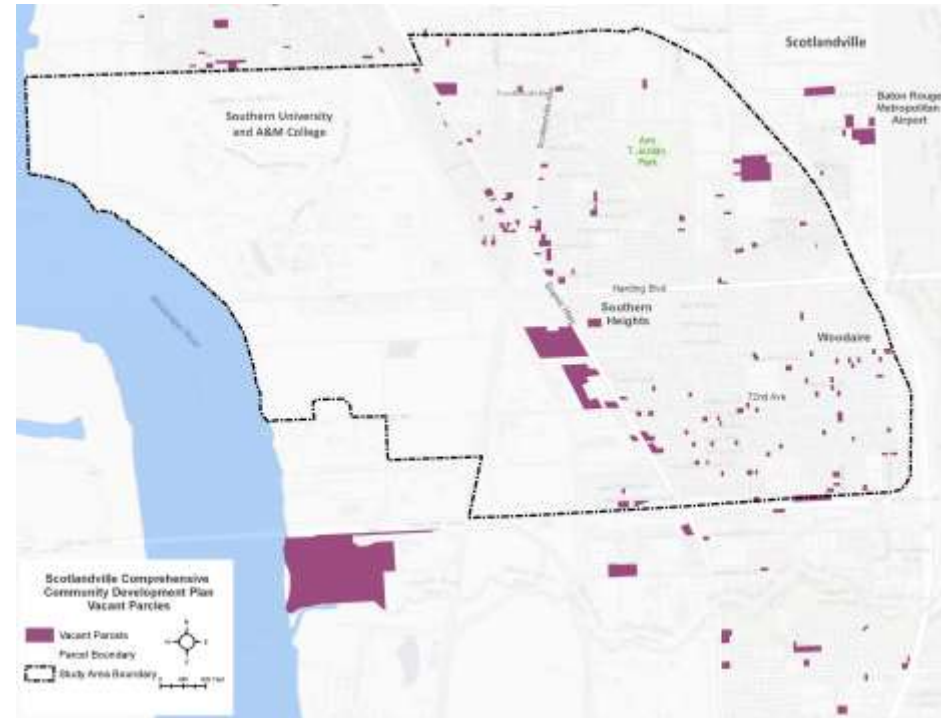


Draft vacant land - verifying data sets

Outside data source



Parish data



Economic Development Strategies

- Support NBREDD programs to enhance Scotlandville business development
- Explore funding sources for economic development district implementation projects and programs
- Reuse existing buildings to support entrepreneurs
- Bring more businesses to the community and identify potential funding sources (TIF, commercial GAP financing, tax credits, etc.)
- Locate and fund a grocery store in community
- Buy local promotion initiative
- Focus on signature development/reinvestment, including:
 - Reinvestment and reuse of buildings at Scotland Avenue north of Swan
 - Signature mixed use development in the vicinity of Harding

Economic Development Strategies

- Encourage historic preservation and restoration of historic storefronts along Scotland Avenue.
- Infill with street-oriented buildings and implement streetscape design guidelines for Scotland Avenue, Scenic Highway and Swan Avenue.
- Create a University District along Scenic to provide businesses and services that support the neighborhood and university.
- Partner with SU Business program and Small Business Incubator Program to serve neighborhood entrepreneurs and businesses. Provide local training to assist residents in using these resources.
- Identify aging infrastructure issues and needed improvements to support development

Reuse Neighborhood Assets



Innovative Adaptive Reuse



INDUSTRIAL INTO OFFICE



INDUSTRIAL INTO BAR/RESTAURANT

Community Image

TOP ISSUES

- Improve beautification around the community (streets, lots, etc.)
- Bridge the gap between Southern University and Scotlandville
- Provide homeowner improvement programs
- Define entrances into southern University (Harding Boulevard, Scenic Highway, Swan Street)



Community Image Strategies

- Develop EBR targeted program to address vacant and blighted properties – identify 3 priority projects to target and turn over
- Establish gateways to promote and celebrate Southern and Scotlandville
 - Harding/Scenic and Swan/Scenic entranceways to tie Southern and Scotlandville (Pride campaign)
 - Scenic Highway, Scotland Avenue
 - Scenic and 190
 - Harding and I-110
- Collaborate with EBR Parish in design of Scenic improvements to ensure they enhance neighborhood connections
- Establish guidelines and standards for walkable corridors
- Support façade restoration and preservation

Community Image Strategies

- Continue Southern University Community Service partnership (student credits for community service)
- EBR Parish to place dumpsters in strategic locations during cleanups (2 to 4 times a year)

Support infill to create more walkable corridors

- Ensure new construction is aligned with existing building setbacks to better define the “street wall”
- Encourage ground floor transparency and entrances facing the street



Façade Restoration/Preservation



Environment

TOP ISSUES

- Neighborhood cleanups / trash, dumping, weeds and grass
- Odors emitted from the sewage treatment plant
- Flooding and drainage issues
- Old Exxon tank farm site



Environmental Strategies

- Provide Mississippi River bluff walk that includes educational amenities featuring the history and culture of Southern University and the Scotlandville community
- Buffer the Sewage Treatment Plant and pollutants & install an air filtration system on the aeration basin to eliminate the odors from the plant.
- Work with businesses emitting odors to address impacts

Housing

TOP ISSUES

- Renovate vacant properties
- Lack of alternative housing (elderly, students, townhomes)
- Provide homeownership programs
- Need for affordable housing



Housing Strategies

- Assess the condition of houses and other buildings and remove or rehabilitate
- Develop a plan to increase the availability of affordable housing in the community
- Develop & conduct a housing needs survey to further understand the need and location of additional housing in the community
- Allow housing types (i.e. apartments, duplexes, townhouse) for tenants relative to choice and age diversity – look at a variety of emerging housing types
- Develop off campus housing in a mixed use setting that serves residents, elderly and students
- Develop an infill housing strategy including land banking and preparing lots for development

Infill Housing Options



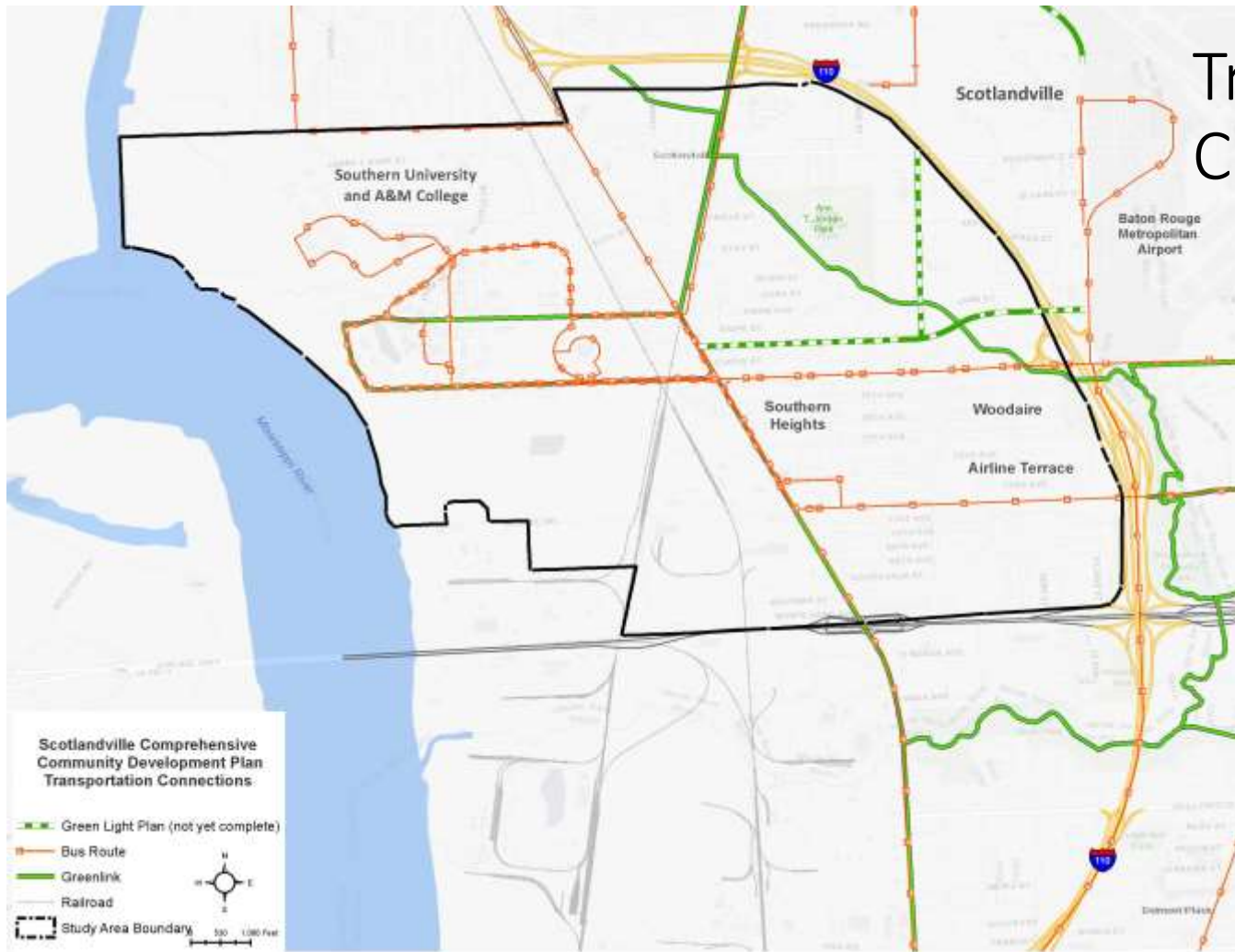
Transportation & Infrastructure

TOP ISSUES

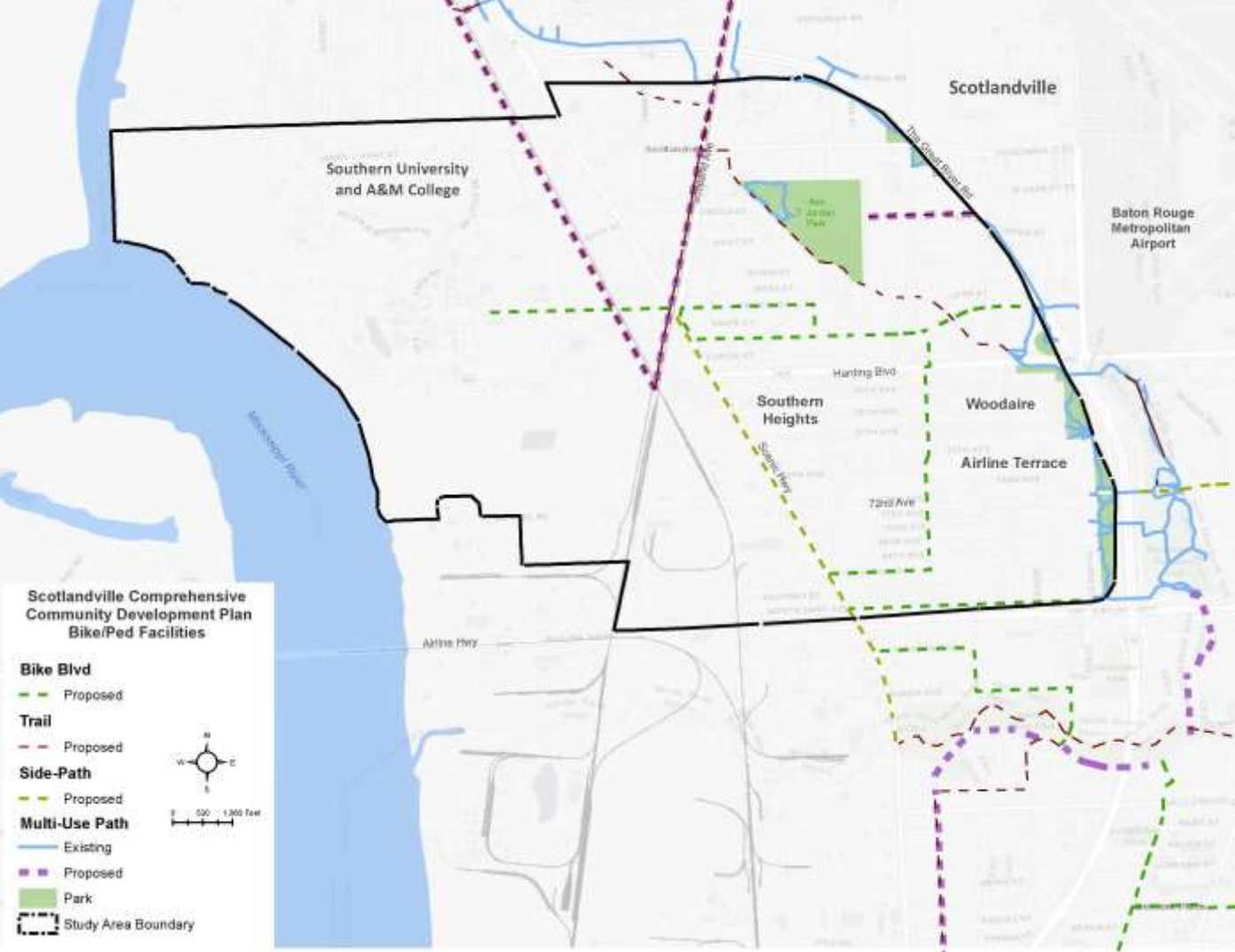
- Community upkeep / property maintenance
- Fix and maintain potholes and streets
- Improve existing drainage infrastructure to address flooding issues
- Enhance and maintain lighting throughout the community
- Safer routes for Southern University students to local business community
- Better/modern public transportation
- Walkable community with bike access



Transportation Connections



Bike Ped Map (EBR Pedestrian and Bicycle Master Plan)



Transportation & Infrastructure Strategies

- Infrastructure improvements to improve drainage issues. Ensure that Scotlandville is included in the recent drainage plan and projects are on the Parish's current Capital Improvements plan.
- Require new buildings be elevated using piers to minimize drainage impacts on entire community
- 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

Transportation & Infrastructure Strategies

- Work with CATS to provide more direct connections between Scotlandville, downtown, LSU and shopping areas
- Connect neighborhoods to proposed Plank Road BRT
- Implement the Baton Rouge Bike and Pedestrian Plan and prioritize Scotlandville area. Connect neighborhoods to bike facilities. Connect downtown to Scotlandville.

Improve Residential Sidewalks

Additional and improved sidewalks will:

- Increase pedestrian safety through lighting as well as improved accessibility
- Improve access to transit, Southern University, and activity centers
- Assist in stormwater management and drainage issues



Recreation and Entertainment

TOP ISSUES

- Develop other recreation activities that draw people from the city and beyond
- Recreational/community centers for entertainment and exercise for all ages
- Make it easier to walk through the community
- Provide access to the Mississippi River for all residents



Draft Recreation Inventory

BREC Parks

- Anna T. Jordan Community Park
- Scotlandville Parkway
- Mills Avenue

BREC Facility inventory

- 3 lighted baseball fields
- BREC pool at Anna T. Jordan Community Park
- 1 Tennis Court
- Mills Park (Southern Rec Center)
- Zoo

Nonprofit / Private Park

- Scotlandville Garden Park (basketball court)

Recreation & Entertainment Strategies

- Work with BREC and other agencies to improve and enhance recreational facilities and community center activities for all age groups.
- Identify pocket parks and nature areas for educational and recreational activities.
- Create activity options, walking paths, etc. on the bluff and provide access to residents.
- Implement the Scotlandville Plaza improvements as a neighborhood focus area. Identify additional sites to be used as gathering areas through the neighborhood.
- Collaborate with university on public events for students and residents (festival, concerts, outdoor theater, etc.)
- Update the Scotlandville Garden Park

Safety, Crime and Social Policies

- Blight and empty buildings
- Address high crime rates and drugs
- Improve police-community relationships
- Improve lighting
- Lack of attractive and progressive programs for youth
- Provide adequate services for the elderly



Safety, Crime, and Social Policy Strategies

- Work w/ local police & EBRP to increase police visibility within the community
- Neighborhood watch programs (get update)
- Continue developing partnerships between churches and the community
- Provide grant-writing support
- Establish community training courses in personal finance, entrepreneurship and business development/startups, social policies, parenting, life skills, wellness, etc.
- Enhance partnerships between SUBR and SUBR Service Learning Program, and the Scotlandville Community - engage SUBR students in community programs

Education

TOP ISSUES

- Mentor program for youth
- Develop programs in the local schools to get the youth more involved in community volunteering
- Alternate means of educating youth/young adults and elderly



Education Strategies

- Establish mentoring programs for local schools to decrease drop out rates and truancy and improve student performance (SUCE/Local Schools partnership)
- Establish partnership with SU-College of Education to assist with early childhood development in local schools
- Work with local community organizations, schools, libraries, BREC and city agencies to develop and enhance educational and recreational programs in local schools for the youth (i.e. children's museums, children's and youth after school programs, etc.)