

David Drive *and the* Neighborhoods of Lafreniere Park

~Visualizing proposed zoning changes and residential architectural improvements~

Credits:

Jefferson Parish

Dominick Impastato - Councilman, District 4

Terri Wilkinson - Chief Administrative Assistant, Land Use & Development

Juliette Cassagne - Planning Director

Brooke Tolbert - Assistant Planning Director

The Albert & Tina Small Center for Collaborative Design

Tulane School of Architecture

Nick Jenisch, AICP - Project lead

Kareem Elsandouby - Project designer

Sofia Perrotta - Project designer

Katie Schultz - Project designer

Ann Yoachim

Emilie Taylor Welty

Jose Cotto

Rashidah Williams

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PURPOSE OF THIS DOCUMENT

In Fall 2020, the Jefferson Parish Planning Department engaged Tulane's Albert & Tina Small Center for Collaborative Design to work with Council District 4 and Councilman Dominick Impastato's office on an effort to assess current and proposed zoning along David Drive and residential housing design in neighborhoods immediately adjacent to Lafreniere Park.

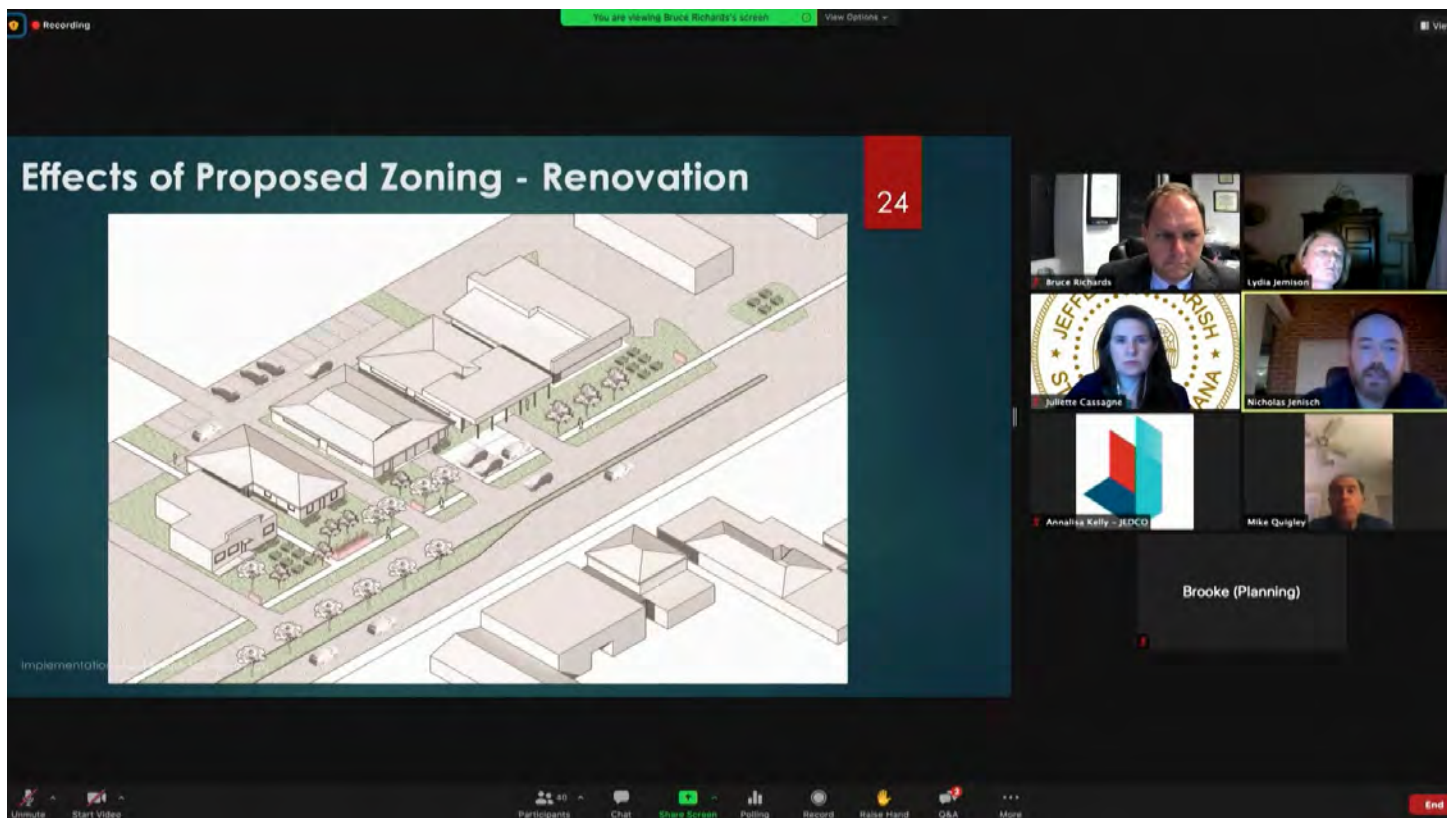
Working alongside N-Y Associates, Inc., Small Center participated in a process of community engagement throughout Fall 2020 and early 2021, helping to visualize proposed changes to zoning, signage regulations, roadway improvements, and speculative residential development improvements.



PROCESS

A series of both in-person and zoom meetings were held throughout Fall 2020 with a Taskforce made up of residents, business owners, and other stakeholders. A final meeting open to the wider public was held in January 2021, allowing for input on proposed zoning changes and residential improvements.

Using real-time surveys, public meetings confirmed significant majority support for the proposed changes.



OVERALL RECOMMENDATIONS

Zoning changes along David Drive were recommended to create a kind of linear “town center” catering to the pedestrian experience by reducing setbacks, moving parking to the side and rear for new developments, reducing signage clutter, and encouraging landscaping to reduce the overwhelmingly pervasive condition of “overpavement.”

Before



After



Setbacks reduced to provide greater street presence

Landscaping used to delineate sidewalks to increase pedestrian safety

Side alleys and driveways facilitate parking at the side and rear of commercial properties

Zoning changes within the neighborhoods adjacent to David Drive and Lafreniere Park were recommended to allow for density while also providing for conversion to single-family residential where appropriate. Additional design research was used to envision and encourage design improvements to existing housing stock, and to explore possible solutions to perennial problems including overpaving, parking, permeability, and incentivizing renovations.

Before



After



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Recommendations for Renovations and Additions: David Drive

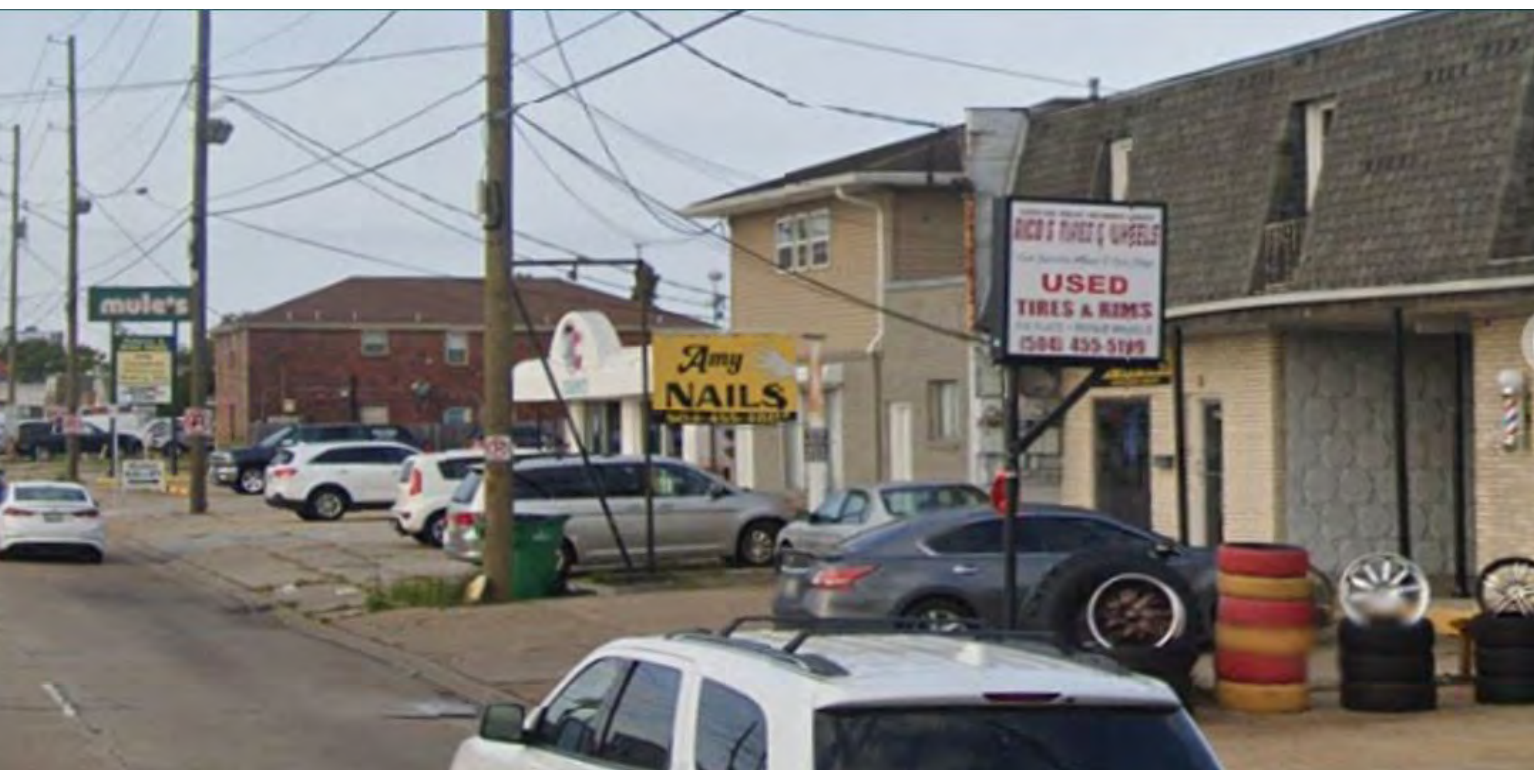
DAVID DRIVE: CHALLENGES



Sign clutter along street; lack of landscaping; rollover curbs and parking in front prioritizes vehicles over pedestrians



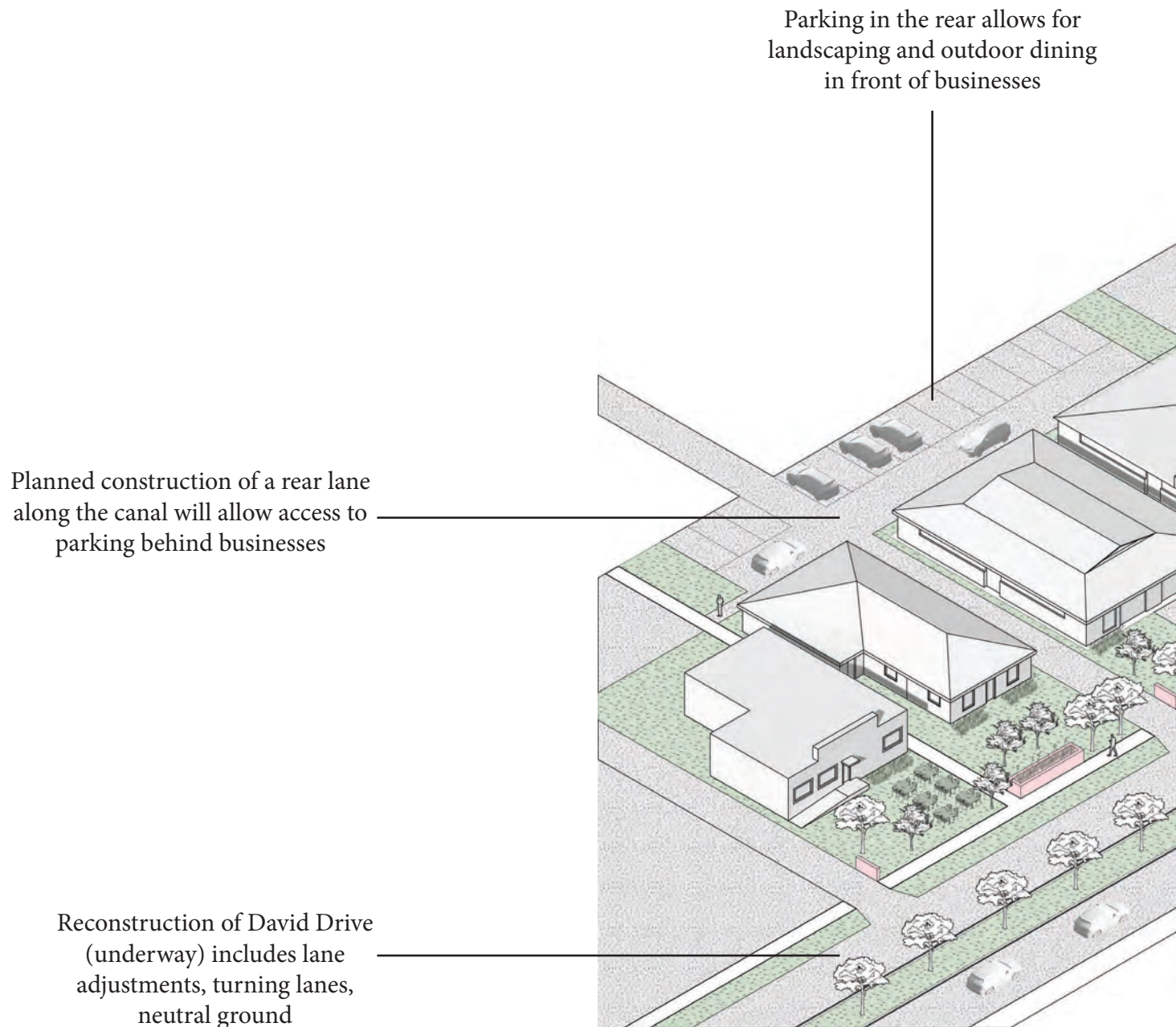
Extensive setbacks prevent a relationship between the building and the street; overpaving

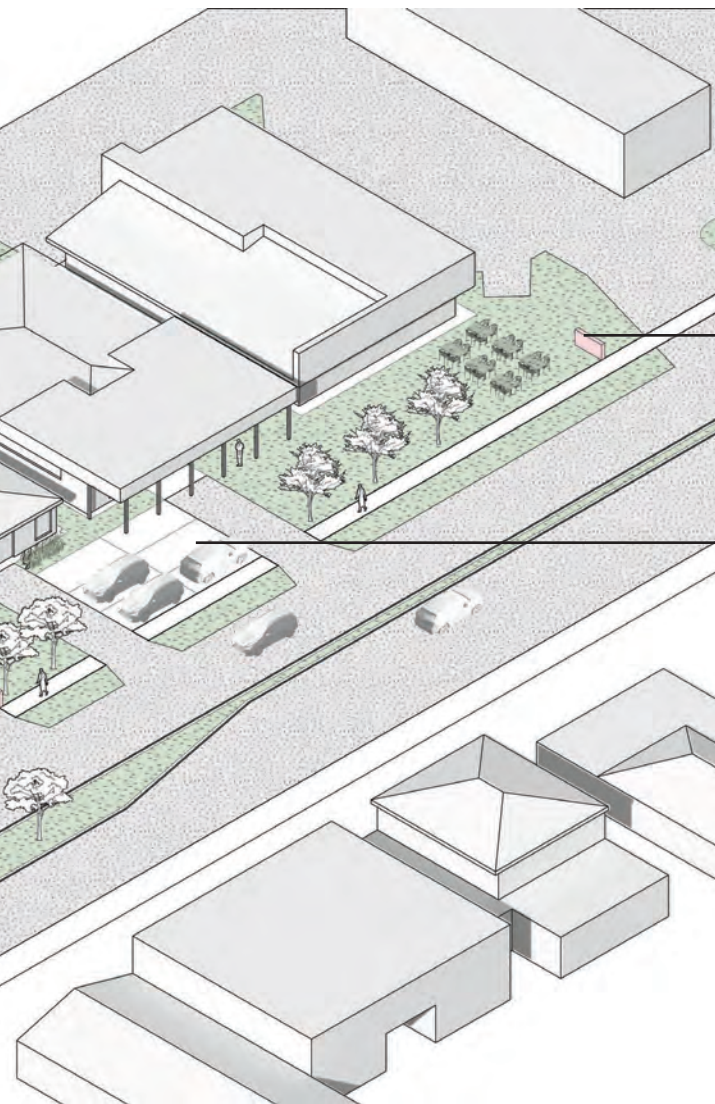


Rollover curbs reduce pedestrian safety; parking in front of buildings prevents a quality pedestrian experience

DAVID DRIVE: RECOMMENDATIONS

The proposed zoning change to Town Center Mixed Use District (TCMU) results in the following changes for new developments proposed along David Drive. Changes would also be required for major renovations along the corridor, while signage requirements would be required even for existing developments, to be conducted within a reasonable amortization period.





Pole signs are replaced by
monument signs

Handicapped parking can be
maintained in front of businesses

DAVID DRIVE: RENOVATIONS

Below are examples of how even light renovations can improve the visual character of David Drive, drawing more customers to businesses and providing a pleasant experience for pedestrians and drivers alike.

Before



After



Temporary signage removed

Landscaping provides separation between adjacent businesses and helps delineate pedestrian sidewalk for increased safety

Trees and shrubs can provide visual relief from over-paving

No parking removed

Before



After



Trees and shrubs can provide visual relief from over-paving

Excess signage on building removed

Landscaping provides separation between adjacent businesses

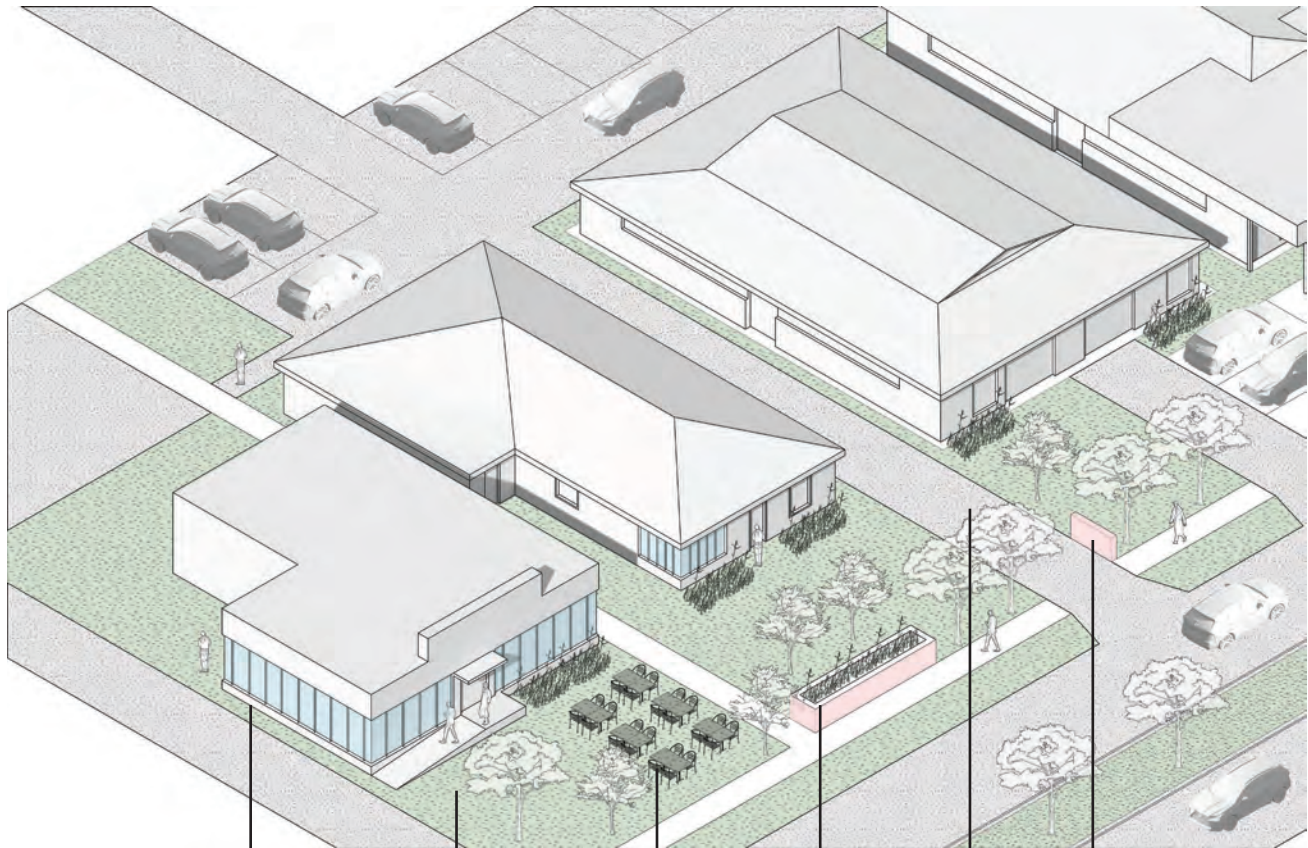
Windows added to provide more "open" feel to commercial businesses

No parking removed

Pole sign removed and replaced with monument sign

DAVID DRIVE: RENOVATION

Below are examples of how renovated buildings can meet the requirements of the zoning change to Town Center Mixed Use District (TCMU).



Landscaping provides separation between adjacent businesses

Windows added to provide more "open" feel to commercial businesses

Trees and shrubs can provide visual relief from over-paving and help provide visual site boundaries

Landscaping and potential for outdoor dining in front add to the visual character of the corridor

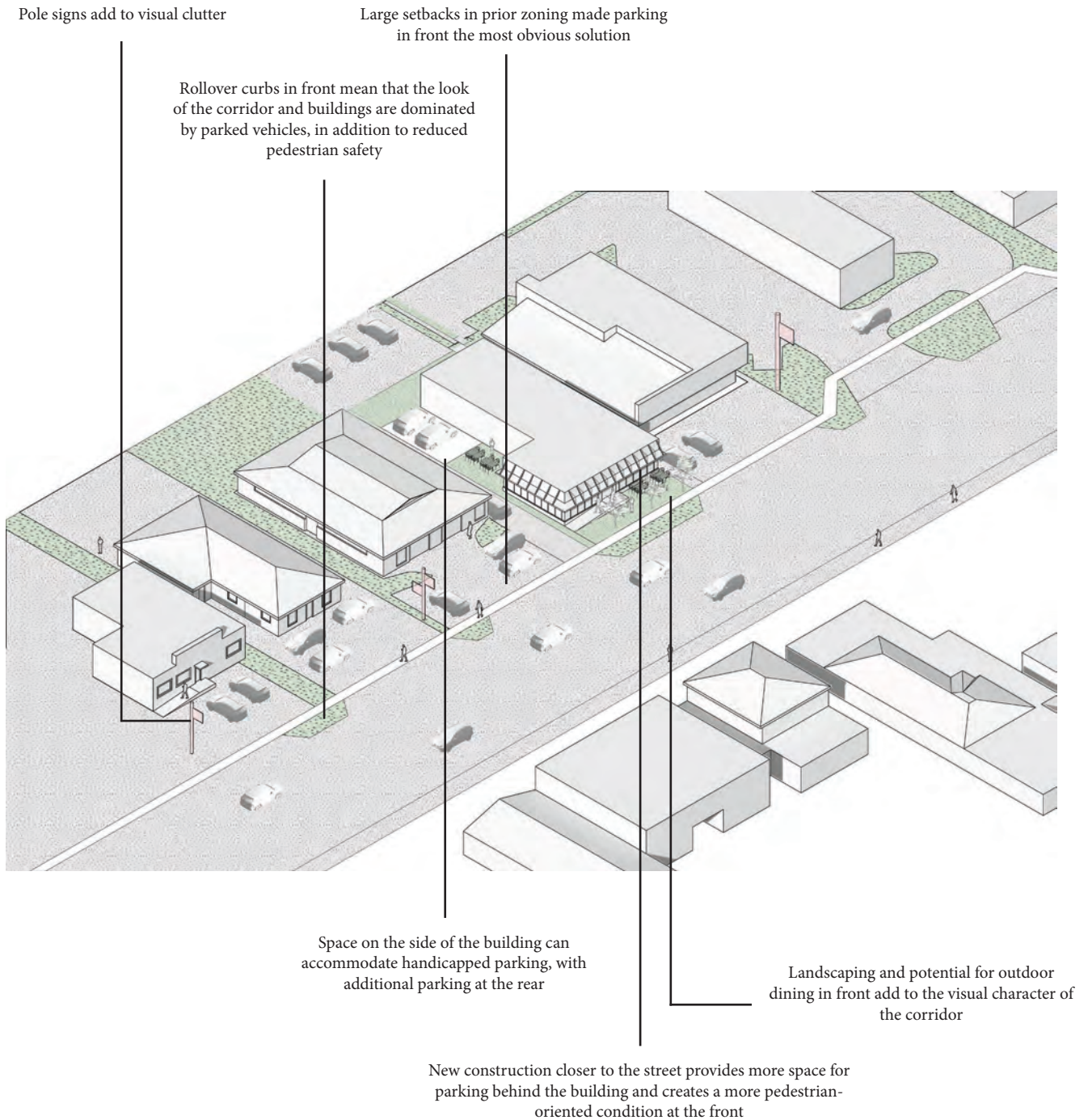
Pole sign removed and replaced with monument sign

Where possible, shared lanes can be used to access parking in the rear

DAVID DRIVE: NEW DEVELOPMENTS

The diagram below demonstrates the differences between existing and proposed commercial properties along David Drive. These changes will occur slowly as new developments and major renovations occur along the corridor over time.

EXISTING



PROPOSED

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Recommendations for Renovations and Additions: Residential Neighborhoods

LAFRENIERE RESIDENTIAL NEIGHBORHOODS

While quality residential properties exist throughout the neighborhoods adjacent to David Drive and Lafreniere Park, other properties face a number of challenges.



Flat facade, multi-unit buildings lead to parking in front yard, little to no landscaping



Dated architecture, lack of detail

LAFRENIERE RESIDENTIAL NEIGHBORHOODS



More cars than can be accommodated, lack of landscaping



Lack of maintenance, no tree coverage

LAFRENIERE RESIDENTIAL NEIGHBORHOODS

Housing in the Lafreniere neighborhoods is approaching 40-50 years in age, a timeframe in which both surface and full renovations are often needed. Ranch renovations are very common as suburban housing nationwide reaches the half-century mark; design changes referencing the Mid-Century Modern style are particularly popular, and well suited to some of the simple ranch style housing found in Lafreniere.



Landscaped outdoor area



Painted brick to update look and color



Permeable driveway to aid in water management and prevent street flooding



Landscaping and enhanced entrance area

LAFRENIERE RESIDENTIAL NEIGHBORHOODS

Ranch facade improvements with Mid-Century Modern and other styles.

Home Exterior Makeover

FOR LESS THAN \$3500



After



BEFORE



AFTER



Examples of revovated ranch style homes

LAFRENIERE RESIDENTIAL NEIGHBORHOODS: RENOVATION

Both light and medium facade renovations are incentivized through available Parish tax abatement programs.

Before



After



Windows added for light and detail

Planters help define visual site boundaries and prevent parking on front lawns

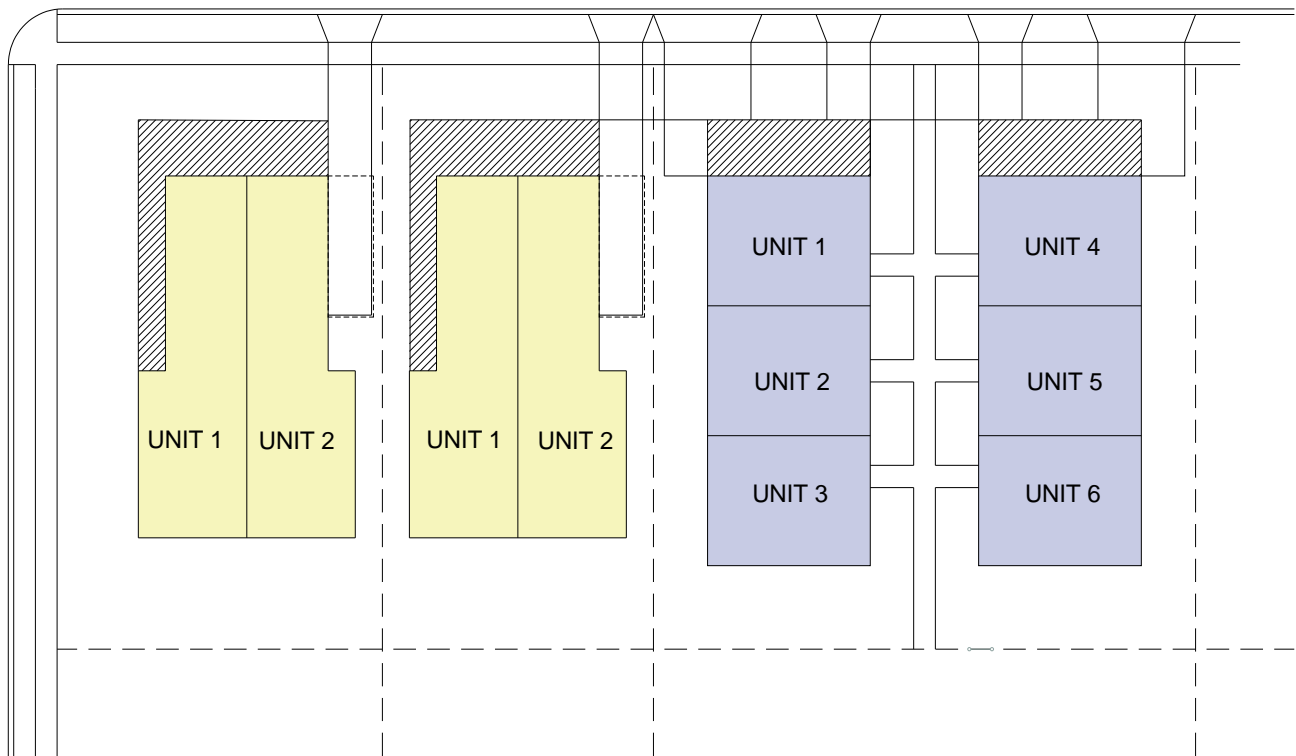
Landscaping provides visual relief for flat facade

Screen provides privacy and visual upgrade for carport

LAFRENIERE RESIDENTIAL NEIGHBORHOODS: SETBACKS

Zoning changes include a recommended reduction in required front yard setback from 20 feet to 10 feet. This provides homeowners with additional flexibility when undertaking major renovations, with the additional benefit of adding value to the home without having to build a second story (most homes in the neighborhood remain single-story).

Purchasers of '70s homes often desire more open floor plans and larger family rooms connected to adjacent kitchens, neither of which is common in these older homes. Relaxing the setback helps to accommodate such renovations. The diagram below shows the prevalence of 2 and 3-unit buildings in the neighborhood, and the hatched area demonstrates the added square footage now available for expansion.



LAFRENIERE RESIDENTIAL NEIGHBORHOODS: UNIT CONVERSION

Conversions from 3 to 2 units or 2 units to single-family are allowed in the proposed zoning code; adoption by property owners would reduce parking issues and could raise property values.

Before



After



Permeable parking along the street

Driveway to landscape conversion

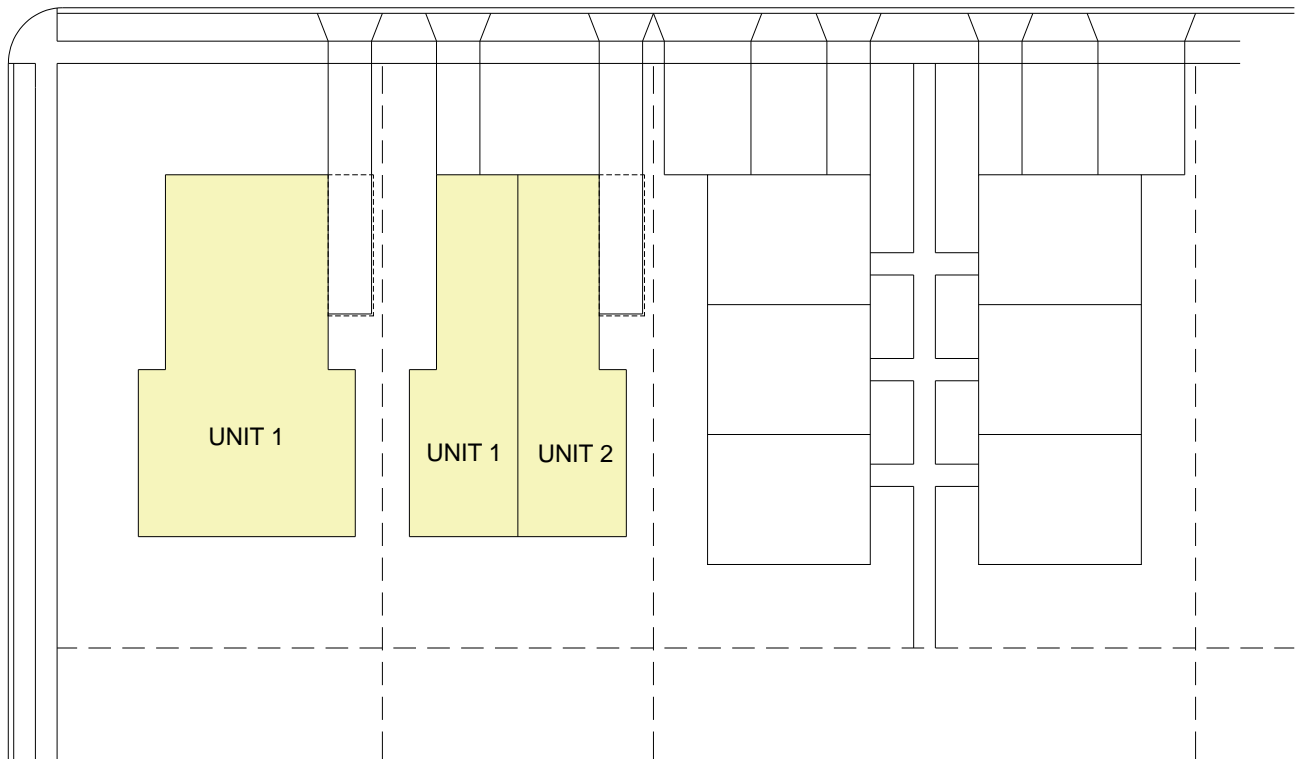
Driveway conversion from two to one

Front door renovation for privacy, added planters for additional privacy and depth of facade

Addition of windows for a more dynamic facade

LAFRENIERE RESIDENTIAL NEIGHBORHOODS: UNIT CONVERSION

Conversion of two unit to single unit homes reduces parking needs and increases the availability of street parking.



Conversion of two unit to single unit home; project also takes advantage of relaxed front yard setback with an addition in the front yard.



Screen provides privacy and visual upgrade for carport

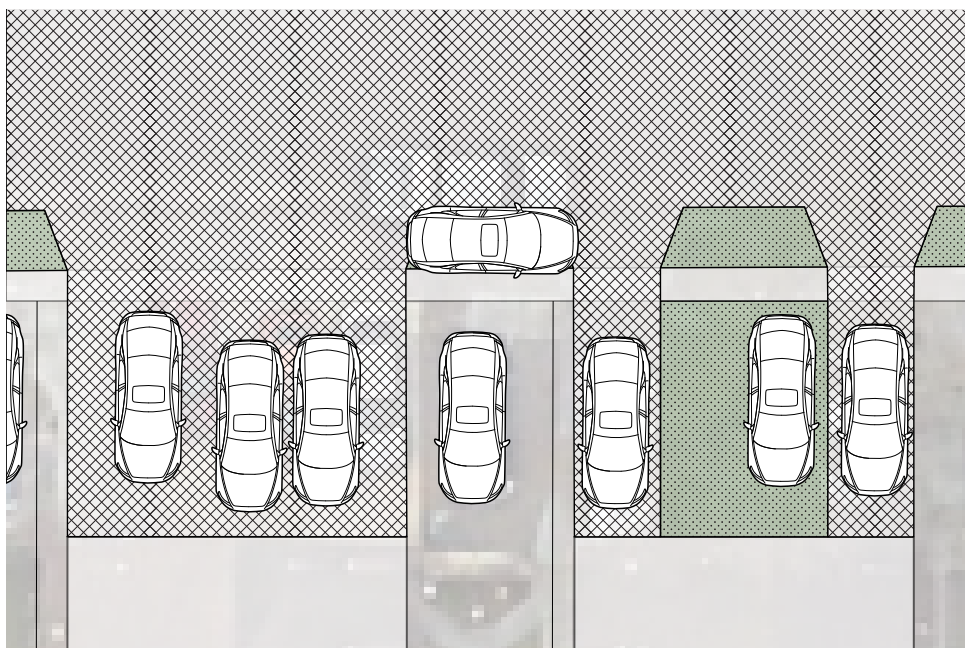
Landscaping provide visual relief for flat facade

Addition takes advantage of relaxed front yard setback (10ft.), provides additional depth to facade

LAFRENIERE RESIDENTIAL NEIGHBORHOODS: INFRASTRUCTURE

Longer term solutions to identified parking challenges could include the widening of residential roadways to utilize the entire municipal right-of-way. The amount of driveway curb cuts prevent the use of parallel parking on the street and encourage either parking on front lawns or paving the entire front yard.

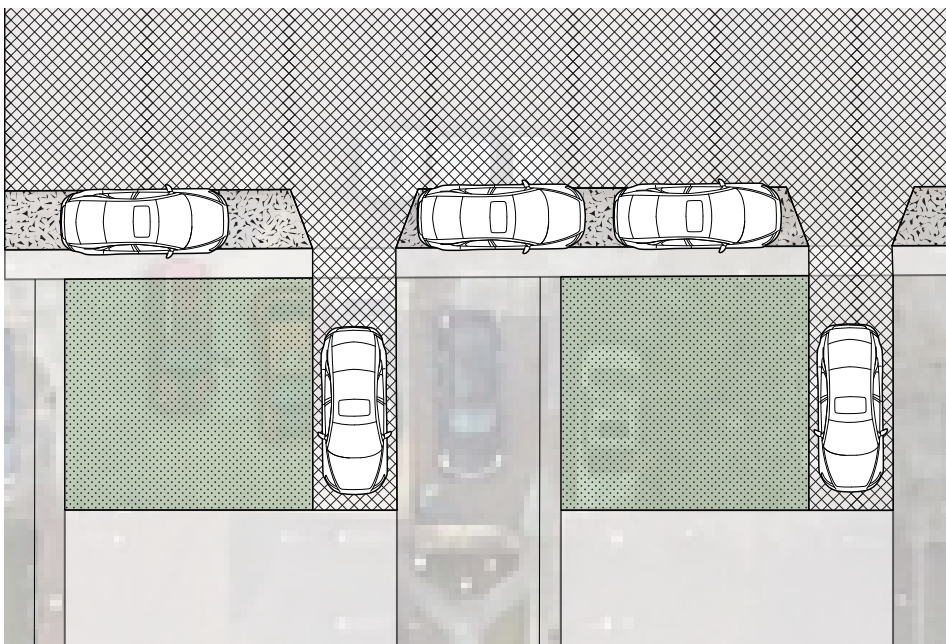
EXISTING: parking on front lawn, too many driveways, parking on sidewalk and landscaping



Instead, with the removal of some driveways, additional parallel parking along the street becomes possible. Widening the street to include permeable parking strips instead of grass on the municipal side of the sidewalk allows for parking on both sides of the street while allowing two-way traffic to safely pass each other.

When these methods are employed along the length of an entire street (Wytchwood Drive pictured below), the amount of legal parking spaces equals or can even increase the amount previously available, and creates a more visually pleasing and safe pedestrian environment.

PROPOSED: Permeable parking strip installed, less visual clutter, reduced pedestrian danger





TULANE SCHOOL
OF **ARCHITECTURE**



THE ALBERT AND TINA
**SMALL
CENTER**
FOR COLLABORATIVE DESIGN