

LINC

MC COMB/VEAZEY
NEIGHBORHOOD



12TH STREET REVITALIZATION



Revitalization Components

- Rezoning
- Tree assessment –La. Dept. Ag. & Forestry
- Street Tree Plan
- Street Lighting
- Picket Fence Program
- Entry Signage/Monuments
- Encouraging Mixed Use Development
- Vacant Lot Reclamation
- Distressed Housing Programs
- Community Housing Rehabilitation

Streetscape Considerations

- Street Trees
- Connect Sidewalks
- Enhance Corner/Crosswalks
 - ▣ ADA ramp access
 - ▣ Asphalt paint or pavers at intersection
- Benches and trash receptacles
- Bus stop Shelters
- Bio-swale between sidewalk and street for stormwater infiltration
- ▣ Traffic calming devices
- ▣ On-street parking





12th Street

Street Trees

Proposed Tree Selection

Purple Leaved Flowering Plum



Chinese Elm





Pistachio

Redbud 'Forest Pansy'



Golden Rain Tree

Benefits of Trees

- **Reduced energy use:** Trees and vegetation that directly shade streets provide more comfortable walking environment.
- **Improved air quality and lower greenhouse gas emissions:** Trees and vegetation decrease air pollution and greenhouse gas emissions.
- **Enhanced stormwater management and water quality:** Vegetation reduces runoff and improves water quality by absorbing and filtering rainwater.
- **Reduced pavement maintenance:** Tree shade can slow deterioration of street pavement, decreasing the maintenance needed.
- **Improved quality of life:** Trees and vegetation provide aesthetic value, habitat for many species, and can reduce noise.

Example of Benefits:

National Tree Benefit Calculator

<http://www.treebenefits.com/calculator/>

Sample: 70506 zip code

- **Only (1) Drake Chinese Elm @ 4" caliper:**
 - ▣ will intercept 261 gallons of storm water runoff this year
 - ▣ will reduce atmospheric carbon by 59 pounds.
 - ▣ will conserve 12 Kilowatt / hours of electricity for cooling
 - ▣ will raise the property value by \$23 this year

- **Total proposed number of street trees on 12th street (+/- 100 trees)**
 - ▣ will intercept 26,100 gallons of storm water runoff this year
 - ▣ will reduce atmospheric carbon by 5,900 pounds
 - ▣ will conserve 1,200 Kilowatt / hours of electricity for cooling
 - ▣ will raise the property value by \$2,300 this year

Current Block Section





Simcoe St

Crosswalks







**Storm water
Bio-filtration**





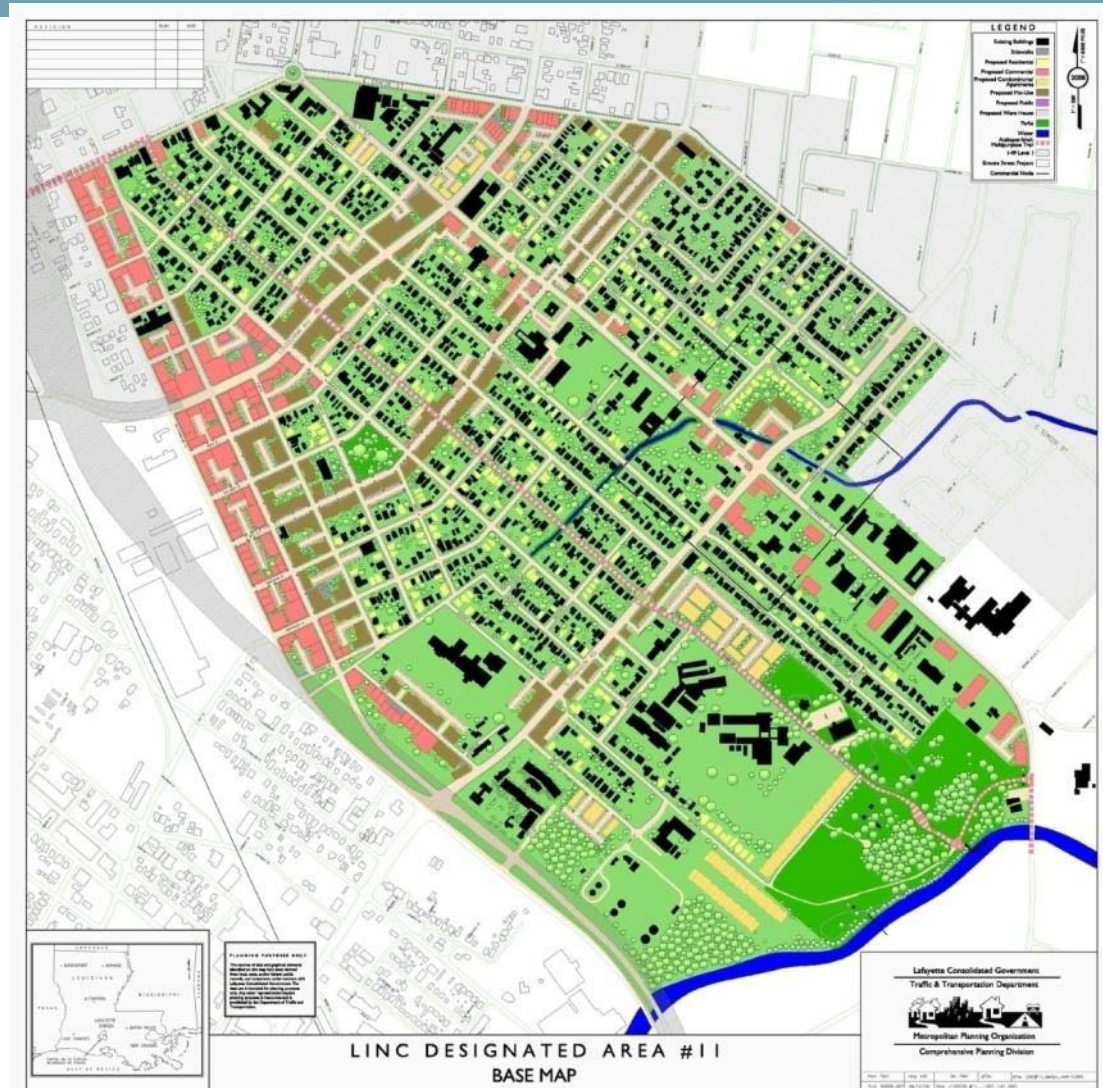
Landscaped Pedestrian Buffer

McComb/Veazey Neighborhood Plan

- A group of residents, the McComb/Veazey Advisors, met from December of 2006 to March of 2007.
- the Advisors and LCG planning staff held a series of five public meetings in May of 2007 to determine the main concerns in the neighborhood.
- Staff, in consultation with the advisors, drafted a plan and held a series of five public meetings in June of 2008.
- Advisors reviewed comments from five public meetings, revised plan accordingly, and forwarded to Planning Commission.
- The Planning Commission directed staff to hold a Public Hearing. That Public hearing was held on November 6, 2008.
- Planning Commission Adopted by Resolution No. 2008-10 the McComb/Veazey plan on November 24, 2008.

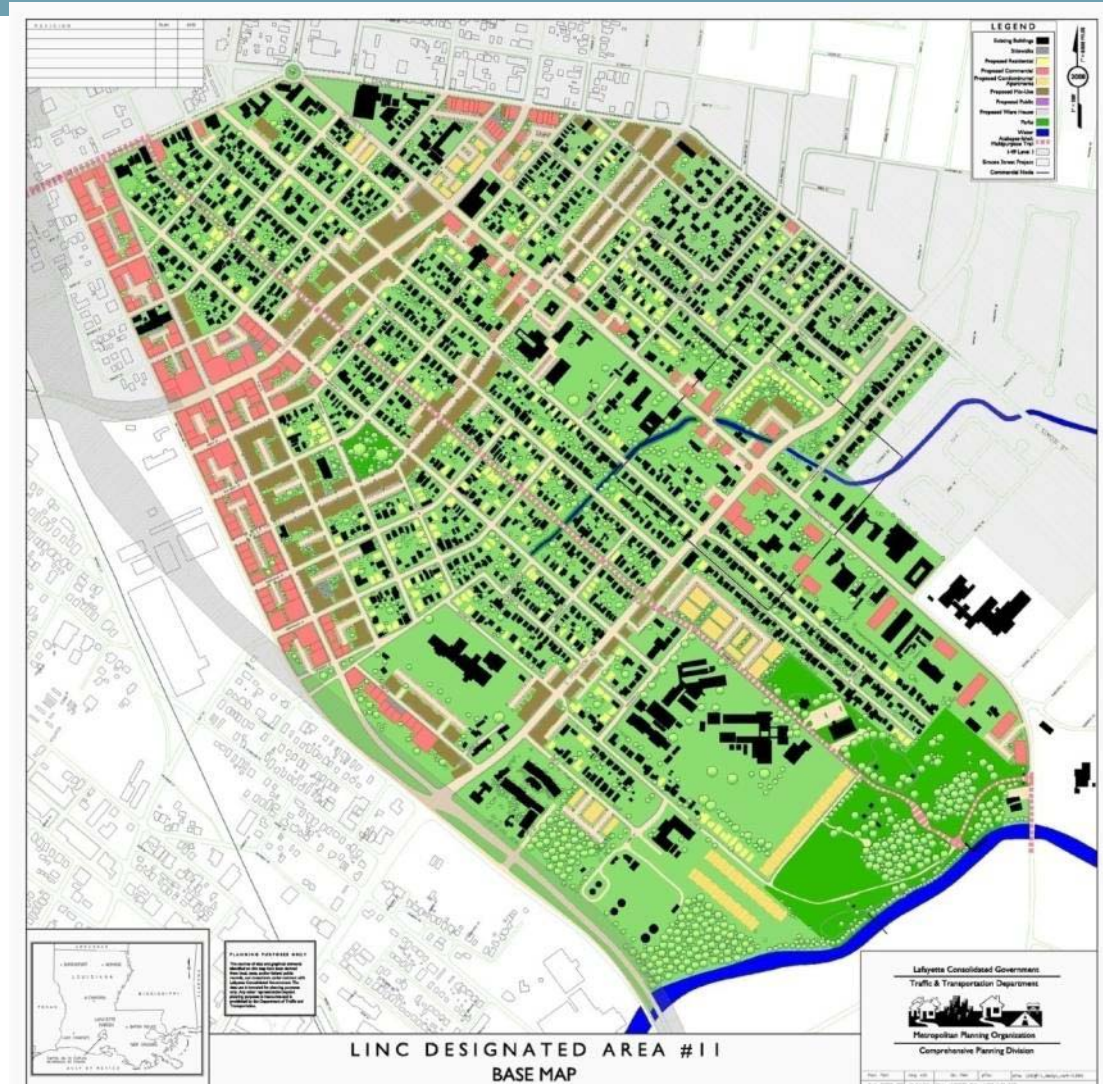
Proposed Land Use

- Infill single family where appropriate throughout the neighborhood.
- Commercial development between the existing Evangeline Thruway.
- Mixed Use adjacent to the commercial development.
- Mixed Use along 12th Street (Evangeline Thruway to Simcoe).
- Commercial and Mixed Use Nodes
- Commercial infill along Surrey Street
- Apartment and condominiums facing Heymann Park and along Pinhook
- Louisiana proposed to be commercial and mixed use



Parks and Recreation

- Linear Park along Coulee Webb.
- Neighborhood Center and Park.
- Pedestrian river crossing and boat launch.
- Increase usage and improve Heymann Park.



Streetscape

- Parking and streetscape improvements along 12th Street.
- Tree line Orange St. and designate as a multi-use trail.
- Roundabouts.
- Incorporate the Simcoe Street Plan.

