



Metairie CBD Land Use & Transportation Plan



Prepared for:

Regional Planning Commission Jefferson Parish

Prepared by:



In association with:

URS Corporation

College of Urban & Public Affairs, UNO

Urban Planning & Innovations, Co.

December 2001

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The project team would also like to thank all those who gave of their time and resources to be a participant in the development of this plan:

Project Steering Committee

- Ray Baas
- Jim Fantaci
- Ken McLaughlin
- Jeanne Rappold
- Philip Rebowe
- Henry Shane
- Rick Smith
- Lynda Nugent-Smith
- Glen Wilson

Jefferson Parish Government

- President Tim P. Coulon
- Louis Savoye
- Ed Durabb
- Terri Wilkinson, AICP
- Shannon Burke

Jefferson Parish Council

- Councilman Nick Giambelluca, Sr.
- Ed Voltolina

Regional Planning Commission

- Walter Brooks
- Jim Harvey
- Lynn Dupont

Jefferson Economic Development Corporation (JEDCO)

- Scott Adams
- Dottie Stephenson
- Jerry Bologna

Plus those residents, property owners, and interested citizens who attended our meetings and provided their views, input and suggestions on the Metairie CBD

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Regional Planning Commission

Jefferson • Orleans • Plaquemines • St. Bernard • St. Tammany Parishes
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The *Metairie CBD Land Use and Transportation Planning Study* is a joint planning effort of the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany Parishes (RPC) and Jefferson Parish. The preparation of this document was financed in part through grants from the US Department of Transportation, Federal Highway Administration S.P. No. 700-36-0147 FAP STP 0035 (043) in accordance with the Transportation Equity Act for the 21st Century (1998).

Project Study Area

The project area is the heart of the office and retail corridor within Metairie. Figure ES-1 provides an overview of the boundaries as established for the planning area.



Methodology

The objective of the project is to identify current conditions and issues, propose future development alternatives and outline an implementation strategy. This planning process utilizes a methodology consistent with accepted land-use and community-based planning initiatives.

The planning team collected data on existing land use activities within the defined project area following the procedures and methods of the American Planning Association (APA) Land Based Classification System.ⁱ Details on the characteristics of the current transportation system were collected using a combination of in-field observations and project area aerial photographs.

In addition to this original data, the planning team utilized a real estate and development market study of the project area completed by Herbert/Smolkin Associates of Louisiana.ⁱⁱ

Project Steering Committee

As part of the project planning process, a steering committee was established with the

purpose of providing input and oversight to the planning process. Membership on the committee was through appointment by Jefferson Parish Government, but was comprised of individuals recommended by Parish Government, Parish Planning Department, Regional Planning Commission and Jefferson Economic Development Corporation (JEDCO). This committee met 4 times over the course of the project to work through identification of issues and concerns, review conceptual plans, and assess priorities for implementation.

First things first...

When asked to identify which Plan items to be address first, the recommendation of those Project Steering Committee's members who responded was to:

1. *Establish the Metairie CBD Task Force.*
2. *Identify funding mechanism(s) to aid in plan implementation and capital improvements.*
3. *Identify a limited number of capital improvements that can be implemented immediately with existing resources and establish priorities for implementation of others following identification of a local funding mechanism.*
4. *Implement zoning changes required to incorporated land use guidance in the Metairie CBD Land Use and Transportation Plan.*



Community Meetings

One of the stated purposes of this project is to incorporate the viewpoints and ideas of the public in as many places as possible through the planning process. Members of the public were invited to attend 4 different types of meetings throughout the project from brainstorming sessions to a final public meeting/hearing on the proposed plan.

Major Concerns

The *number one* area of concern for the Metairie CBD identified by the Project Steering Committee and the community was related to the development pattern and ongoing economic fortune of the "Fat City" area. This area was the focus of most comments and suggested as the number one priority area for the planning team to concentrate their efforts to effect positive change.

Through the visioning process, it was discovered that many of the negative elements at-work in this one area could be found in varying degrees in other locations throughout the Metairie CBD project area. Correcting these perceived and actual negative elements across the entire project area, in an incremental fashion, was identified as the greatest single need to ensuring that all of the Parish, and the CBD project area, would benefit.

In addition, the Metairie CBD area contained many positives or opportunities worth exploring. These included:

- *Location in reference to the population bases in Orleans, Jefferson, and St. Tammany Parishes;*
- *Availability of office space for expansion of businesses;*
- *Strong regional retail center;*
- *Existing core of high-density development pattern that would allow for more mixed-use development opportunities not found elsewhere in Jefferson Parish.*

Major Issues

Working through the comments coming from the community and project steering committee, the project team identified the major issues resonating through the sessions.

- **Land Use Issue #1** *Address incompatibilities between residential, commercial and industrial land uses and activities in the project area.*
- **Land Use Issue #2** *Create a more livable community by addressing aesthetics, code enforcement, image and open space needs.*
- **Land Use Issue #3** *Identify and provide incentives for redevelopment that overcome challenges faced due to current market conditions and lack of vacant land.*
- **Transportation Issue #1** *Transportation system connections failed to keep pace with the needs generated by the developed environment.*
- **Transportation Issue #2** *Parking supply is not always compatible with demand generated by some activity sites.*

Goals

A series of commonly expressed action-oriented statements and comments from the community and project steering committee established the goals for the project. It is the intent of these statements to define elements needed in order for this plan, as well as any future activities in the Metairie CBD, to address the issues raised by the community and the project steering committee.

- **Goal #1** - *Provide an identity and sense of community*
- **Goal #2** - *Establish an environment, friendly to infill and redevelopment*
- **Goal #3** - *Utilize the plan to guide investments in needed infrastructure*
- **Goal#4** - *Embrace the plan as a "guide" and not as a "regulation"*
- **Goal #5** - *Ensure the plan can be implemented*
- **Goal#6** - *Define those individuals and groups who have roles in the implementation process*
- **Goal #7** - *Establish a periodic review process for the plan and its recommendations*



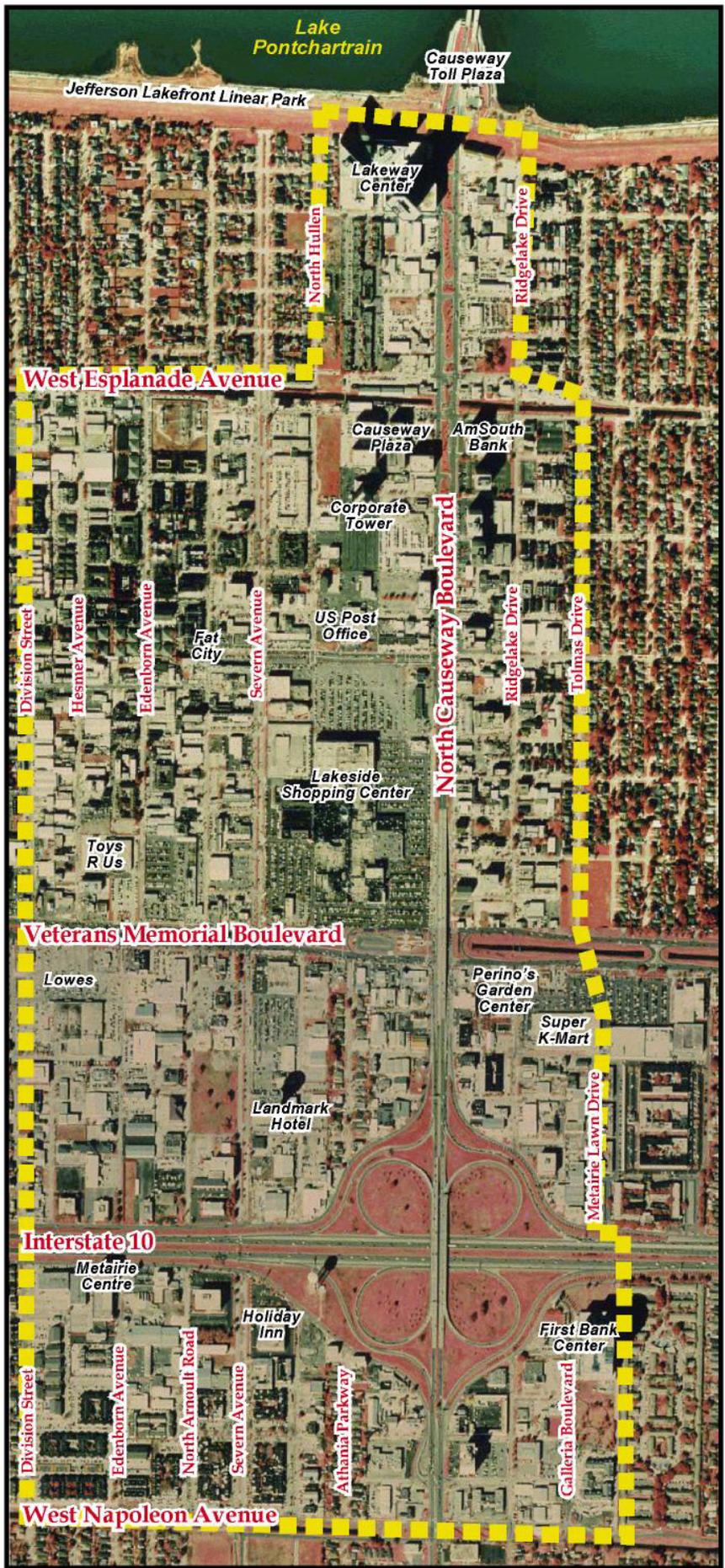


Photo: 1998 DOQQ File, www.atlas.lsu.edu



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**Comprehensive Area Planning Pilot Program
Metairie CBD Land Use and Transportation Planning Study
RPC Task A(1)**

BURK-KLEINPETER, INC.
in association with URS Corporation, College of Urban and Public Affairs-UNO, and Urban Planning and Innovations, Co.

BKJ Job 10012-01
December 2001

Figure ES-1
Metairie CBD Project Area
Jefferson Parish, Louisiana

Future Land Use Plan

The future land use plan depicted in Figure ES-2 provides a guide and foundation for land use policy decisions for the next 20 years. The concept should be used as a ready reference for decisions made through the course of the area's redevelopment. It must be regularly examined to make sure it is not creating more difficulties for the area than it is trying to address. This plan is based on the policy area model, which assumes that the delineated areas offer a proactive approach to planning, based on strategic decision-making and analysis.

Single-Family Residential (SFR) - To define those areas where single-family residential development should occur, as well as define those areas where existing single-family development should be maintained.

Mixed-Use Area 1 (MUA 1) *Multifamily Residential - Retail - Professional Office* - To define those areas where attached single-family structures, and/or multi-family residential development should occur, and/or be maintained along with a mixture of smaller retail facilities and professional offices.

Mixed-Use Core Corridor (MUCC) *Professional Office, Specialty Retail, Restaurant Core* - To define a core area along 17th and 18th Streets where a combination of commercial and professional office developments is developing, be allowed to grow and expand to offer a broader range of activities which may encourage pedestrian activity into the area from surrounding neighborhoods.

Mixed-Use Area 2 (MUA 2) *Professional Offices - Hotel - Professional Services* - To define those areas where the core of professional offices and hotels should be developed and/or maintained, along with a limited number of professional services establishments. These areas would also be oriented to or found along or adjacent to the major thoroughfares within the project area.

General Commercial (GC) - To define those areas where general commercial development should occur, and/or be maintained along or adjacent to the major thoroughfares within the project area.

Worth Exploring...

Due to the scope and depth of this study, some items could not be examined in detail. However, as they may play a role in the implementation process, it is suggested that the following items be addressed as part of plan implementation:

Accountability and enforcement of existing and proposed regulations and codes – *a system needs to be established that allows for the regular reporting of the enforcement of regulations and codes in the Metairie CBD. Some citizens felt that that a lack of uniform enforcement may be creating some of the problems in the area. Failure to address problems may also undermine efforts to improve the area.*

Creating a critical mass for redevelopment – *a recommendation is required as part of the zoning ordinance updates on the permitted massing, scale and density of buildings that may overcome some of the physical items (older building stock, smaller building lots) which are dissuading redevelopment.*

Mixing of Land Use Activities in Structures – *contained throughout this plan are references to mixed-uses. Ideally, some of this mixed-use activity will take place within single structures. However, this will require special regulations for items such as parking, waste removal, signage, pedestrian access, distribution of uses within the structure, and pedestrian entrances.*

Creation of single land use areas – *the policy areas describe locations where selected land use types and/or activities will be encouraged to amass. This will require special regulation for such items as parking, waste removal, signage, parking, and pedestrian access.*





LEGEND

■■■■ Study Area

— Streets

Land Use Policy Areas*

■ Single Family Residential (SFR)

■ Mixed-Use Area 1 (MUA 1)
MF Residential-Retail-Prof Office

■ Mixed Use Core Corridor (MUCC)
Prof Office-Specialty Retail-Restaurant

■ Mixed-Use Area 2 (MUA 2)
Prof Office-Hotel-Prof Services

■ General Commercial (CC)

■ Public/Semi Public

0 0.3 0.6 Miles

* - Policy areas are not zoning districts. Changes in current zoning designations can only be assigned following completion of an official zoning study as outlined in the Parish's Zoning Ordinance.

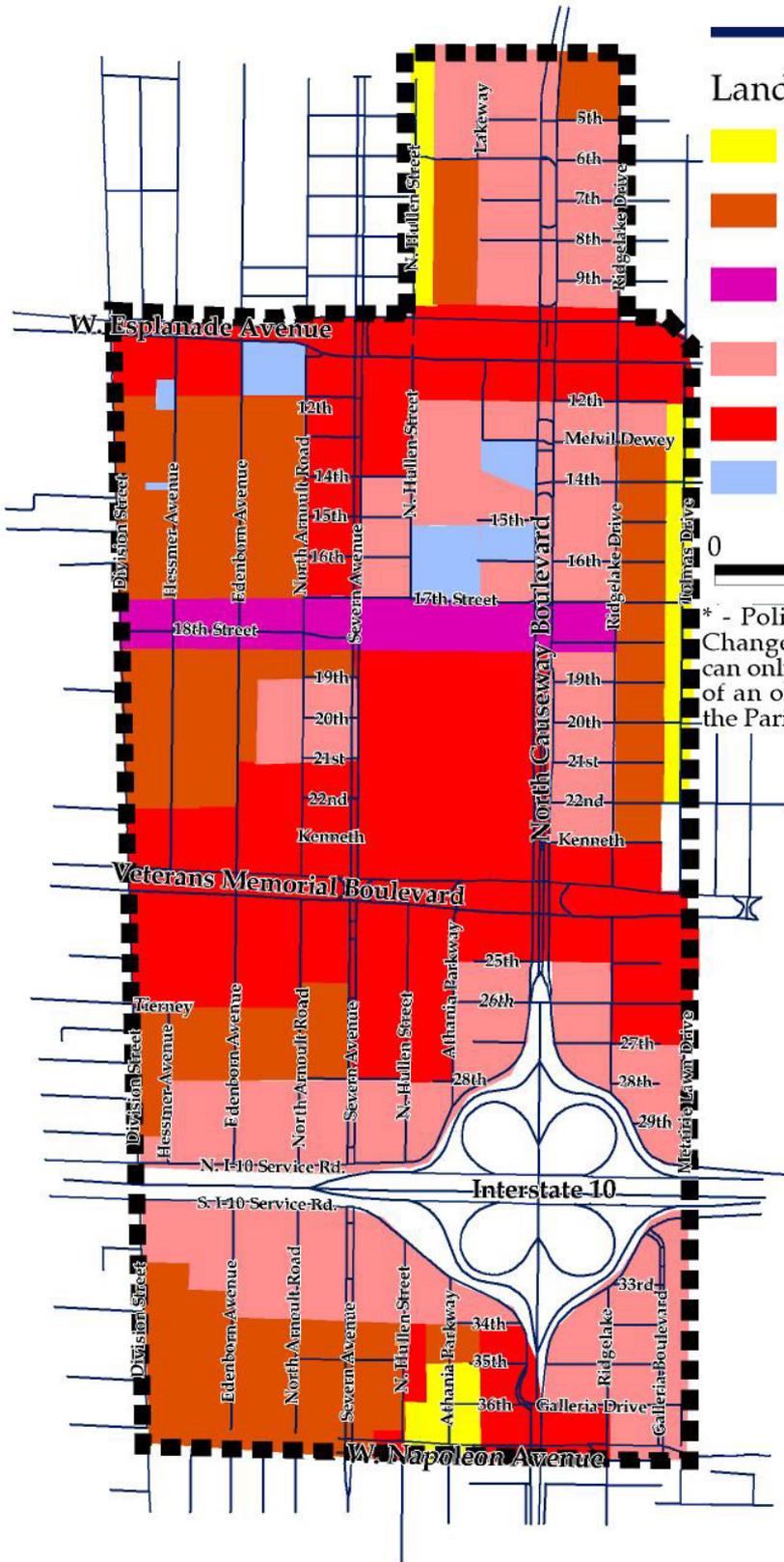


Figure ES-2

Future Land Use Plan
Metairie CBD Project Area

Comprehensive Area Planning Pilot Program
Metairie CBD Land Use and Transportation Planning Study
RPC Task A(1)

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Public Affairs-UNO, and Urban Planning and Innovations, Co.

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Jefferson Parish
Government

RGB Color Template Settings:

(255,255,0)	Single Family Residential (SFR)
(230,81,0)	Mixed-Use Area 1 (MUA 1) MF Residential-Retail-Prof Office
(223,0,185)	Mixed Use Core Corridor (MUCC) Prof Office-Specialty Retail-Restaurant
(255,150,150)	Mixed-Use Area 2 (MUA 2) Prof Office-Hotel-Prof Services
(255,0,0)	General Commercial (CC)
(166,200,255)	Public/Semi Public

Map Date 12/26/01
Map by: UNO-College of Urban and Public Affairs



Regional Planning
Commission

Future Transportation Plan

The future transportation plan depicted in Figure ES-3 is a composite of the ideas and options presented and developed in the sketch plan process. Its purpose is to provide a guide and foundation for transportation decisions for the next 20 years.

To meet the identified goals for transportation, the concept map delineates several elements covering each of the identified activity areas: roadways, streetscape, pedestrian/bikeways and transit access.

Existing Roadways - To define those elements which need to be completed on existing roadways in order to address a known capacity or operational problem in the Metairie CBD area.

New Local Streets - To define potential locations for new street connections which should be pursued in order to improve mobility through the Metairie CBD area. These streets may be possible as single alignments, or as a collection of multiple one-block segments running east to west between the existing north-south streets.ⁱⁱⁱ

Circulation Pattern - To define a series of adjustments to the local street system, which have the potential to improve local property access and may address issues such as the need for loading zones and on-street parking.

Streetscape Program - To define a series of improvements to enhance the existing system of sidewalks, landscaping and lighting in such a manner that it defines and unites the Metairie CBD project area and encourages pedestrian movements as an option.

Pedestrian Crossings - To define those locations where improvements should be made to existing at-grade crossings to facilitate the movement of pedestrians safely and efficiently.

Bicycle Elements - To define those corridors which should be considered as the primary links for bicycle traffic through the area and to the Parish's existing Lakefront linear park bike path.

Transit Elements - To define a series of improvements to upgrade and improve the existing street-side patron facilities and Metairie CBD area transit services, in accordance with comments and input from the Jefferson Transit management and planning staff.

Worth Exploring...

Due to the scope and depth of this study, many items could not be examined. However, as part of future traffic and transportation operation studies of the Metairie CBD area (and Jefferson Parish), it is suggested that the following items be considered during the implementation of this plan:

Severn Avenue Overpass at Interstate 10 - combined with the West Napoleon Avenue Extension

Causeway at 17th Street Intersection improvements - opening of 17th Street westbound across Causeway Boulevard

Grade Separation of the Causeway Boulevard at West Esplanade Avenue Intersection

Pedestrian Overpasses on Causeway Boulevard - between 17th Street and Veterans Memorial Boulevard

Pedestrian Overpass on Veterans Boulevard - between Severn Avenue and Causeway Boulevard

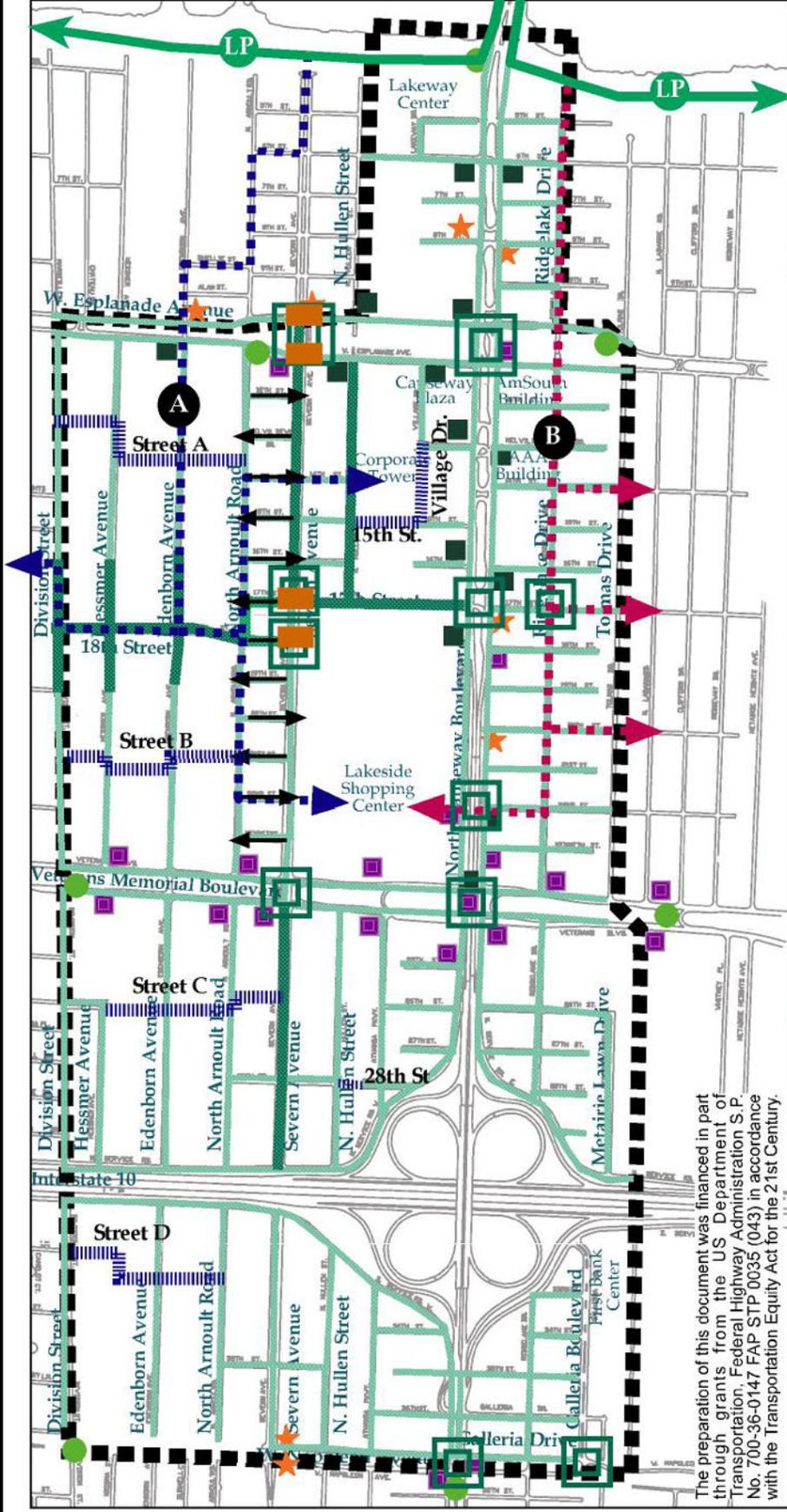
Ridgelake Drive Circulation - Create one-way southbound street for local access between West Esplanade and Veterans Memorial Boulevard

I-10 Service Road Circulation - Improve access through Causeway Boulevard intersection - create one-way flow system for east/westbound traffic

Transit Service Adjustments - peak-hour shuttle through the Metairie CBD area between major employment and retail centers with creation of a central transit terminal/center

Parking Management System - policies and facilities designed and located to address known shortages, build future capacity, and manage parking needs in the Metairie CBD area.





- Legend**
- Project Area
 - Existing Roads
 - Upgrade Existing Traffic Signals
 - New Local Streets
 - Local Street Connections
 - Circulation Pattern
 - ← One-Way Streets
 - Streetscape Program
 - Phase 1 Demo Blocks
 - Phase 2 Gateways
 - Phase 3 Super Street Pedestrian Corridors
 - Phase 4 - Existing ROW
 - Pedestrian Crossings
 - Improved Crosswalks
 - Bicycle Elements
 - LP Jefferson Parish Linear Park Bike Path
 - A West CBD Bike Route Severn/Edenborn 18th/N. Arnoult
 - B East CBD Bike Route Severn/Edenborn 18th/N. Arnoult
 - Transit Elements
 - Upgrade Passenger Shelter Areas
 - Upgrade Stops (Benches and Signs Only)
 - Upgrade Stops (Benches, Signs and Bike Racks)
 - Peak-Hour Shuttle (not shown)

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Base Map Source: Jefferson Parish GIS Base Map, 1998.
 Not to Any Scale - For Planning Purposes Only
 Source: Burk-Kleinpeter, Inc., 2001.

Figure ES-3
Future Transportation Plan
 Metairie CBD Project Area

Comprehensive Area Planning Pilot Program
 Metairie CBD Land Use and Transportation Planning Study
 RPC Task A(1)

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Implementation Action Plan

The Metairie CBD Land Use and Transportation Plan is a plan developed from participant comments. It carries no force of law. It provides no mandates that would result in immediate amendments or changes to existing ordinances, regulations or capital improvement programs. In order to complete these plan elements several steps and some additional study will be required.

Action items presented in Table ES-1 provide identify the required actions or steps with a listing of active participants who would play a role in working through each item. It is organized into three classes of action:

- **Action Plan - Land Use** – covering general items required to implement the land use plan;
- **Action Plan - Transportation** – covering general items required to implement the transportation plan;
- **Action Plan - Other** – covering general items related to plan monitoring, economic development, funding, drainage and community facility items.

Actors/ Agents identified as participants in the implementation process include:

- Jefferson Parish Council
- Jefferson Parish Council District 6 Office
- Jefferson Parish Department of Inspection and Code Enforcement
- Jefferson Parish Department of Parkways
- Jefferson Parish Department of Planning
- Jefferson Parish Department of Public Works
- Jefferson Parish Department of Streets
- Jefferson Parish Department of Traffic Engineering
- Jefferson Parish Department of Transit Administration
- Jefferson Parish Economic Development Corporation (JEDCO)
- Regional Planning Commission
- Jefferson Parish Planning Advisory Board

- Jefferson Parish Zoning Appeals Board
- Metairie CBD Task Force
- Community/Interested Citizens

Worth Exploring...

Implementation will require some work to incorporate this plan into other efforts. Additional work is also required on final designs, plans, specifications, and ordinance updates. Items specifically identified through the plan's public and project steering committee meeting process that should be addressed and/or explored include:

Update on the Restoration Tax Abatement Program in the Metairie CBD

- identification of project applications and use in the Metairie CBD since its inception

Zoning Ordinance Revisions – using prescribed Jefferson Parish process – see action plan for more details

Capital Funds Identification and Programming – coordinate funding for projects using combination of federal, state, local funds – see action plan for more details

Economic Development Strategy – incorporating existing land use data and proposed property database in development

Parking Management Issues/Policy – incorporating information collected on off-street parking spaces, areas of documented concern, and review of zoning requirements for parking

Community Facilities Plan – projected demand and potential locations for new facilities to meet projected demands

Urban Design Plan – establish area-wide planting themes, address remaining utilities and coordination issues, and identify final material needs and costs.

Water, Sewer, Drainage Plan – determine the need for new facilities, needed improvements and upgrades, and standards for such things as on-site accommodation for stormwater runoff as a part of future development



Table ES-1 - Action Item Implementation Plan
Metairie CBD Land Use and Transportation Plan

Action Item	Description	Actors/ Agents
Initiating Action on Plan Recommendations	<ul style="list-style-type: none"> Work through implementation issues - either in connection with Parish-wide Comprehensive Plan or as part of a stand-alone process 	Suggested by: Metairie CBD Project Steering Committee Initiated by: Jefferson Parish Council Jefferson Parish Planning Advisory Board
Accept Conceptual Land Use Plan	<ul style="list-style-type: none"> Accept Conceptual Land Use Plan by resolution or ordinance with or without modifications 	Initiated by: Metairie CBD Task Force Jefferson Parish Council Jefferson Parish Planning Advisory Board Final Approval by: Jefferson Parish Council
Conduct Zoning Study to determine Ordinance Amendments	<ul style="list-style-type: none"> Authorization to conduct a zoning study (change/amendment to existing ordinance) provided in Article XLVIII-Changes and Amendments - Jefferson Parish Zoning Ordinance 	Initiated by one of the following: Jefferson Parish Council Planning Director to Jefferson Parish Council Planning Advisory Board to Jefferson Parish Council Application/Petition of Property Owners Final Approval by: Jefferson Parish Council
	<ul style="list-style-type: none"> Complete zoning study with final recommendations based on review of plan, intention of Land Use Policy Areas, and community input <p>delineate/map new zoning district areas, define permitted uses and activities, define conditional uses and non-permitted uses, define design guidelines - lot sizes, floor area ratio/maximum densities, parking, access, site plan requirements, landscaping, drainage, etc.</p>	Directed by: Jefferson Parish Planning Department Input from: Property owners (or designees) Metairie CBD Task Force Jefferson Parish Attorney Jefferson Parish Planning Advisory Board
	<ul style="list-style-type: none"> Monitor issuance of permits for occupancy and use as per Section 40-800, Permits pending amendments, Article XLVIII, Changes and Amendments, Jefferson Parish Zoning Ordinance 	Coordination between: Jefferson Parish Planning Department Jefferson Parish Department of Inspection and Code Enforcement
Present Zoning Ordinance Updates for Approval and Adoption	<ul style="list-style-type: none"> Public Hearing to present revised ordinance for consideration and approval release findings of zoning study, and include all suggested amendments, text and map changes (Article XLVIII. Changes and Amendments - Jefferson Parish Zoning Ordinance) 	Hearing conducted by: Jefferson Parish Planning Advisory Board Presentation by: Jefferson Parish Planning Department Final Adoption by: Jefferson Parish Council
Implement Revised Zoning	<ul style="list-style-type: none"> Implementation of revised ordinance 	Implementation through: Jefferson Parish Planning Department Jefferson Parish Planning Advisory Board
Enforce Zoning Revisions	<ul style="list-style-type: none"> Enforce updates in zoning that reflect the land use decisions reflected in the <i>Metairie CBD Land Use and Transportation Plan</i> Monitor development requests (subdivisions, zoning changes, waivers) in Metairie CBD area following change in zoning 	Coordination through: Jefferson Parish Planning Department Jefferson Parish Planning Advisory Board Jefferson Parish Board of Zoning Adjustment Metairie CBD Task Force

Action Plan - Land Use



Table ES-1 - Action Item Implementation Plan (cont'd)

Metairie CBD Land Use and Transportation Plan

Action Plan - Land Use (cont'd)	Action Item	Description	Actors/Agents
	Enforce Codes within Metairie CBD	<ul style="list-style-type: none"> ■ Enforce existing codes within the Metairie CBD Area ■ Develop system for tracking code enforcement items in Metairie CBD Area for monthly/quarterly reporting to Task Force and public ■ Where problems or lack of enforcement issues are noted, determine reasons (personnel needs, need for revisions, etc.) and address immediately ■ Examine fee schedule and collection process for code enforcement violations to determine need for revision/update ■ Identify/determine need for assignment of code enforcement officer to special district areas (Metairie CBD) 	<p>Developed by/Implemented through: Jefferson Parish Department of Inspection and Code Enforcement Jefferson Parish Planning Department Metairie CBD Task Force</p> <p>Reporting and Monitoring through: Jefferson Parish Department of Inspection and Code Enforcement Jefferson Parish Planning Department Metairie CBD Task Force Jefferson Parish Board of Zoning Adjustment</p>

Action Plan - Transportation	Action Item	Description	Actors/Agents
	Initiating Action on Plan Recommendations	<ul style="list-style-type: none"> ■ Work through implementation issues - either in connection with Parish-wide Comprehensive Plan or as part of a stand-alone process 	<p>Suggested by: Metairie CBD Project Steering Committee</p> <p>Initiated by: Jefferson Parish Council Jefferson Parish Department of Planning Jefferson Parish Department of Public Works Jefferson Parish Department of Streets Jefferson Parish Department of Traffic Engineering Jefferson Parish Department of Transit Administration</p>
	Accept Conceptual Transportation Plan	<ul style="list-style-type: none"> ■ Accept Conceptual Land Use Plan by resolution or ordinance with or without modifications 	<p>Initiated by: Metairie CBD Task Force Jefferson Parish Council Jefferson Parish Planning Advisory Board</p> <p>Final Approval by: Jefferson Parish Council</p>
	Coordination with on-going planning programs and efforts	<ul style="list-style-type: none"> ■ Identify/confirm design standards for transportation improvements in Metairie CBD. Incorporate as required into Major Street Plan and Comprehensive Plan process. ■ Establish policy for reservation and/or dedication of new rights-of-way in Metairie CBD area to support the future development of new local street connectors as the area redevelops ■ Establish policy for incorporation of streetscape elements as alternative to or in place of landscaping requirements in the Metairie CBD area - coordination with general zoning ordinance update required 	<p>Coordinated through: Jefferson Parish Department of Planning</p> <p>Input from: Jefferson Parish Department of Public Works Jefferson Parish Department of Transit Administration Metairie CBD Task Force</p> <p>Final Approval by: Jefferson Parish Council</p> <p>Implementation through: Jefferson Parish Department of Planning Jefferson Parish Planning Advisory Board</p>



Table ES-1 - Action Item Implementation Plan (cont'd)

Metairie CBD Land Use and Transportation Plan

Action Item	Description	Actors/Agents
Refine capital elements to establish final costs, funding and priorities	<ul style="list-style-type: none"> ■ Review plan findings, determine additional data needs and coordination required with programmed transportation improvements, and existing capital improvement efforts (drainage, water, sewerage) ■ Develop final work program for design/engineering elements related to identified improvements for: <ul style="list-style-type: none"> Local Streets, Streetscape, Pedestrian/Bikeways, and Transit ■ Establish Priority for Capital Improvements <ul style="list-style-type: none"> Local Streets, Streetscape, Pedestrian/Bikeways, and Transit 	Coordinated through: Jefferson Parish Department of Planning Receive Input from: Jefferson Parish Council District 6 Office Jefferson Parish Department of Parkways Jefferson Parish Department of Public Works Jefferson Parish Department of Streets Jefferson Parish Department of Traffic Engineering Jefferson Parish Department of Transit Administration Metairie CBD Task Force Community (ROW/Design Identification) Final Recommendation through: Metairie CBD Task Force Final Approval by: Jefferson Parish Council
Confirm funding availability (federal/state funds)	<ul style="list-style-type: none"> ■ Identify plan elements eligible for federal funding and move to place these into the appropriate regional effort <ul style="list-style-type: none"> Confirm and program match amounts as required, file applications for grants as required, address transportation improvement program (TIP) amendment process 	Initiated by Jefferson Parish Department of Planning Input from Jefferson Parish Council District 6 Office Jefferson Parish Department of Parkways Jefferson Parish Department of Public Works Jefferson Parish Department of Traffic Engineering Jefferson Parish Department of Transit Administration Metairie CBD Task Force Regional Planning Commission Final Approval by: Jefferson Parish Council (match funds) Transportation Policy Committee [RPC] (federal funds)
Confirm funding availability (local funds)	<ul style="list-style-type: none"> ■ Identify plan elements eligible for local funding and move to place these into the appropriate tier of the Parish Capital Improvement Program (CIP) 	Initiated by: Jefferson Parish Department of Planning Input from: Jefferson Parish Council District 6 Office Jefferson Parish Department of Parkways Jefferson Parish Department of Public Works Jefferson Parish Department of Traffic Engineering Jefferson Parish Department of Transit Administration Metairie CBD Task Force Final Approval by: Jefferson Parish Council (local funds and match)
Implementation	<ul style="list-style-type: none"> ■ Implement capital improvement program elements (engineering/final design, right-of-way, utilities, construction) 	Initiated through: Jefferson Parish Department of Planning Jefferson Parish Department of Public Works Jefferson Parish Department of Traffic Engineering Jefferson Parish Department of Transit Administration Regional Planning Commission (fed/state only)



Table ES-1 - Action Item Implementation Plan (cont'd)

Metairie CBD Land Use and Transportation Plan

Action Item	Description	Actors/Agents
Appoint Metairie CBD Task Force	<ul style="list-style-type: none"> Appoint committee who will be responsible for monitoring plan implementation, developing business opportunities in the Metairie CBD area and working through/providing input on implementation items 	Appointed by: Jefferson Parish Council Jefferson Parish Department of Planning Jefferson Parish Economic Development Corporation (JEDCO)
Coordination with on-going planning programs and efforts	<ul style="list-style-type: none"> Identify considerations related to the Metairie CBD area to be incorporated into the Comprehensive Plan relative to updates to the market demand analysis options for the Parish 	Initiated by: Jefferson Parish Department of Planning Input from: Metairie CBD Project Steering Committee Metairie CBD Task Force Jefferson Parish Department of Planning Jefferson Parish Economic Development Corporation (JEDCO)
Identification of Alternative Local Funding Mechanisms	<ul style="list-style-type: none"> Complete <i>pro-forma</i> analysis of identified revenue producing options for the Metairie CBD Identify preferred method for establishing local revenue Identify/receive input from community and local government Identify areas of support to concept Establish procedures for approval of method Implement procedures and work through to approval 	Initiated by: Jefferson Parish Council District 6 Office Jefferson Parish Department of Planning Jefferson Parish Economic Development Corporation (JEDCO) Data from: Jefferson Parish Tax Assessor's Office Jefferson Parish Sheriff's Office Input from: Metairie CBD Task Force Community/Property Owners within Metairie CBD Approvals by: Voters (depending on option selected)
Business Retention and Development	<ul style="list-style-type: none"> Establish policy to assist businesses who may be displaced as a result of the implementation of the land use plan recommendations - target defined conditional and non-conforming uses 	Policy developed by: Metairie CBD Task Force Input from: Jefferson Parish Council District 6 Office Jefferson Parish Department of Planning Jefferson Parish Economic Development Corporation (JEDCO) Implemented through: Jefferson Parish Economic Development Corporation (JEDCO)
Business Site Development	<ul style="list-style-type: none"> Establish database resource of existing properties, current use and condition within the Metairie CBD area Develop appropriate means (electronic and/or print) of promoting available sites to general business community Develop <i>pro-forma</i> details on current market conditions and the comparative values of properties for commercial, residential, and industrial type uses in the Metairie CBD with updates on changes in value per square foot Identify target properties for sale and/or acquisition through private market for development of new commercial business sites, and residential development within the Metairie CBD Identify target properties for sale through private market or expropriation to local government to support the identified capital improvements (local streets, streetscape, etc.) 	Program developed through: Metairie CBD Task Force Jefferson Parish Council District 6 Office Jefferson Parish Department of Planning Jefferson Parish Economic Development Corporation (JEDCO) Input from: Metairie CBD Property Owners Representatives of development community Implemented through: Metairie CBD Task Force Jefferson Parish Department of Planning Jefferson Parish Economic Development Corporation (JEDCO)

Action Plan - Other



Table ES-1 - Action Item Implementation Plan (cont'd)

Metairie CBD Land Use and Transportation Plan

Action Item	Description	Actors/ Agents	
Action Plan - Other (cont'd)	Plan Monitoring Process	<ul style="list-style-type: none"> ■ Establish initial timelines and targets for plan implementation items covering all elements and implement a quarterly reporting process that updates implementation efforts. Included in this report will be updates on code enforcement and plan approvals in the Metairie CBD ■ Coordination of plan recommendations with ongoing Parish-wide Comprehensive Plan elements (Land Use and Transportation) ■ Coordination of plan recommendations with remaining elements of Parish-wide Comprehensive Plan (parks, community facilities, drainage, utilities, environment, etc.) 	<p>Coordinated through:</p> <ul style="list-style-type: none"> Metairie CBD Task Force Jefferson Parish Department of Planning <p>Input from:</p> <ul style="list-style-type: none"> Jefferson Parish Council District 6 Office Jefferson Parish Department of Public Works Jefferson Parish Department of Streets Jefferson Parish Department of Traffic Engineering Jefferson Parish Department of Transit Administration Jefferson Parish Economic Development Corporation (JEDCO)
	Drainage Items and Known Needs	<ul style="list-style-type: none"> ■ A proposed improvement along 18th Street to place a pipe from Severn to Edenborn to Veterans Canal has been planned but remains unfunded. ■ A drainage study of the Severn and North Hullen Streets was planned to begin during the course of this plan to determine drainage needs for the area. ■ Use of on-site retention standards and techniques as part of new development should be examined and considered for implementation to help alleviate current and future problems with flooding caused by stormwater runoff. 	<p>Coordinated through:</p> <ul style="list-style-type: none"> Jefferson Parish Department of Planning Jefferson Parish Department of Public Works Jefferson Parish Council District 6 Office <p>Input from:</p> <ul style="list-style-type: none"> Jefferson Parish Department of Streets Jefferson Parish Department of Traffic Engineering Jefferson Parish Department of Transit Administration Metairie CBD Task Force
	Community Facilities	<ul style="list-style-type: none"> ■ Projected population levels for Metairie CBD should be used in combination with known recreation standards to determine park needs ■ Standards that encourage use of public arts and plazas as part of future development of major office and hotel complexes should be established ■ Coordination and identification of Parish facilities within the Metairie CBD and in areas adjacent to the Metairie CBD may help direct residents to existing facilities - thus helping to meet demands 	<p>Coordinated through:</p> <ul style="list-style-type: none"> Metairie CBD Task Force Jefferson Parish Department of Planning <p>Input from:</p> <ul style="list-style-type: none"> Jefferson Parish Department of Recreation Jefferson Parish Library Department Jefferson Parish Fire Department Jefferson Parish Sheriff's Office Jefferson Parish Department of Transit Administration

Notes:

(1) – Description lists should guide implementation of the identified action item. Implied through this is a significant amount of coordination, which could help address issues, which may surface before they disrupt the implementation process.

(2) – Action items identified in the Land Use and Transportation lists represent a chronological order based on current Parish ordinances or practices. Action items identified in the Other list represent elements, which might be addressed under existing ongoing programs.

Source: Burk-Kleinpeter, Inc., 2001.



ⁱ Data was collected to the 4th level of detail (activity, function, site, structure), Land-Based Classification Standards, American Planning Association LBCS project, October 7, 1999.

ⁱⁱ Trends were identified for retail commercial, office, hotel, multifamily apartment, and condominium development in the area. Development Needs in the Metairie CBD 2000-2020, Herbert/Smolkin Associates Inc. of Louisiana, August 13, 2000.

ⁱⁱⁱ The locations shown represent locations where a minimum corridor segment (30' in width) has been passed between existing building footprints, through existing parking areas or within vacant properties. Implementation of new streets will require that serious attention be provided to property acquisition in order to support construction of the base street, along with proposed amenities (sidewalks, lights, landscaping). Vacant and occupied areas initially identified using building footprint and lot line data provided by the Jefferson Parish Department of Planning. Verification of property status was obtained during field review of area completed by the University of New Orleans as part of the land use and activity verification process. Corridor width was established by Burk-Kleinpeter, Inc. using information from the existing conditions assessment for the existing street grid in the Metairie CBD area as collected by Urban Planning & Innovations, Co.

