

West LaFayette Transformation Plan

In partnership with the City of LaFayette, Rea Ventures Group, LLC and Village Habitat Design



Project Overview

The West LaFayette Transformation Plan was created to help the LaFayette community capitalize on investments in housing that are currently being implemented. The Southface team collaborated with local officials and partners to engage the community to develop a shared transformation vision and plan.

The current state of West LaFayette and recommendations for change were discussed with the community through multiple meetings, using tactics such as a *Visual Preference Survey*, *Online Survey* and *2-day Design Charrette*.

The Transformation Plan proposed four community concepts – **Architectural Design Guidelines, Streetscapes, Greenspace and Walkability Network and Housing and Development Concepts** – to address community challenges that were identified and include: Need for Improved Housing Options (missing middle), Pedestrian Accessibility, Health Care Access and Economic Development.

Outcomes

Southface provided **Architectural Design Guideline** recommendations that were adopted as an overlay zoning requirement for the West LaFayette study area. The intention was for new construction to be compatible with existing historic mill housing in the area. Future steps could include establishing a historic district in which the guidelines would be expanded and administered by an independent historic commission.

Southface designed **Streetscapes** for two primary streets leading to and from the West LaFayette center. We designed a streetscape for West Villanow Street to connect the communities

on either side of the railroad tracks. The streetscape includes larger sidewalks, with tree wells set low between the sidewalk and street, allowing for runoff capture. The West Main Street streetscape was designed to include street lighting, a sidewalk and an eight-foot multi-use path separated by a buffer of trees adjacent to the street. The trees lining the street inhibit long views, prompting drivers to lower their speed.

The focal point of the West LaFayette Transformation Plan is a **Greenspace and Walkability Network** that expands a half-mile radius around the Mars Theatre District and includes greenspaces (parks and pocket parks), connections (greenway multi-use trail, street multi-use trail, street striped trail and on-street bikeway), and conservation development (development opportunities for preservation of greenspaces in and adjacent to town and greenway trail development). The greenway connects to the West Main streetscape and onto the trails of the local elementary school so that students can safely bike along nature paths away from the danger of cars.

Housing and Development Concepts were tailored to fit in with adjacent structures. They include:

- Quadplex apartments that were designed to appear as a single larger home with a single front porch.
- Retail developments that compliment revitalized retail and attract an arts district to this location, including live/work loft-style housing.
- Health care access, identified as a big need through our public input process.

Innovative concepts show the full potential of missing middle housing types on a single development parcel.