



University of Louisiana - Lafayette

SCHOOL OF ARCHITECTURE AND DESIGN

COMMUNITY DESIGN WORKSHOP

**REINVISIONING
THE OIL CENTER**

5TH MEETING

Oil Center Meeting Main Issues

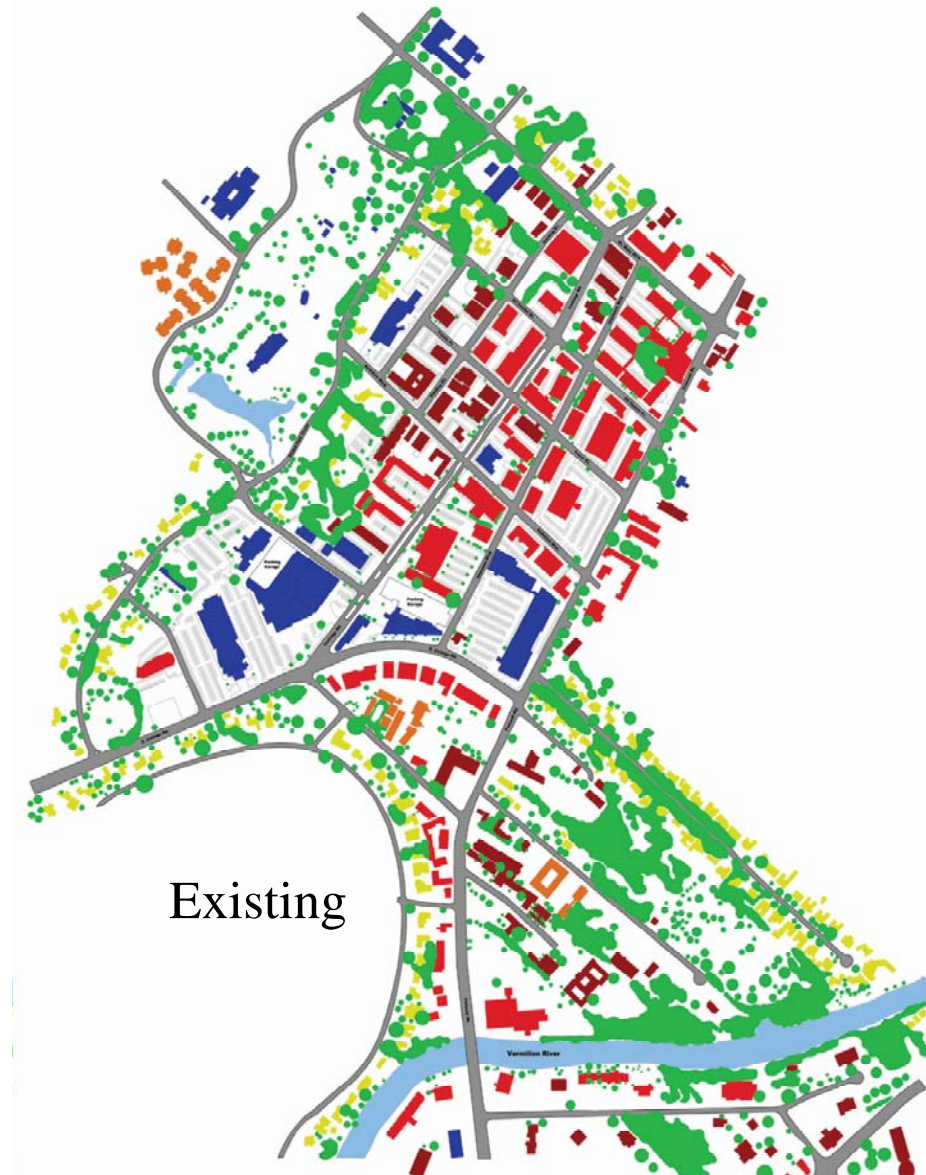
- Updated Masterplan
- T.I.F. District
- ARCH 502 Studio Work
- Presentation of the Urban Code

History

Oil Center Charrettes



Masterplan



Reinvisioning
The Oil Center
March 3, 2010

TIF(Tax Incentive Financing) District

4th Meeting

Any increase in tax revenues (caused by new development and higher property values) is paid into a special TIF fund to finance improvements into designated areas.

The goal is to stimulate new private investment and thereby increase real estate values.

The TIF operates on an increase in property value. This can be achieved through higher density. For the Oil Center to succeed a TIF is hinged on multi-story residential.

Potential improvements include:

Utilities

Sidewalks

Public landscaping/lighting

Parking Towers



Cityplace, Texas
300 acres



Oil Center, Louisiana
217 acres

Codes Researched

- Lafayette, Louisiana (Louisiana Ave Overlay District)
- Austin, Texas (Transit-Oriented Development)
- Dallas, Texas (Cityplace Overlay District)
- Dallas, Texas (Urban Corridors)
- Atlanta, Georgia (Buckhead Village District)

Researched the successes of each code and synthesized that information into a new code for the Oil Center Overlay District.

Codes Tested

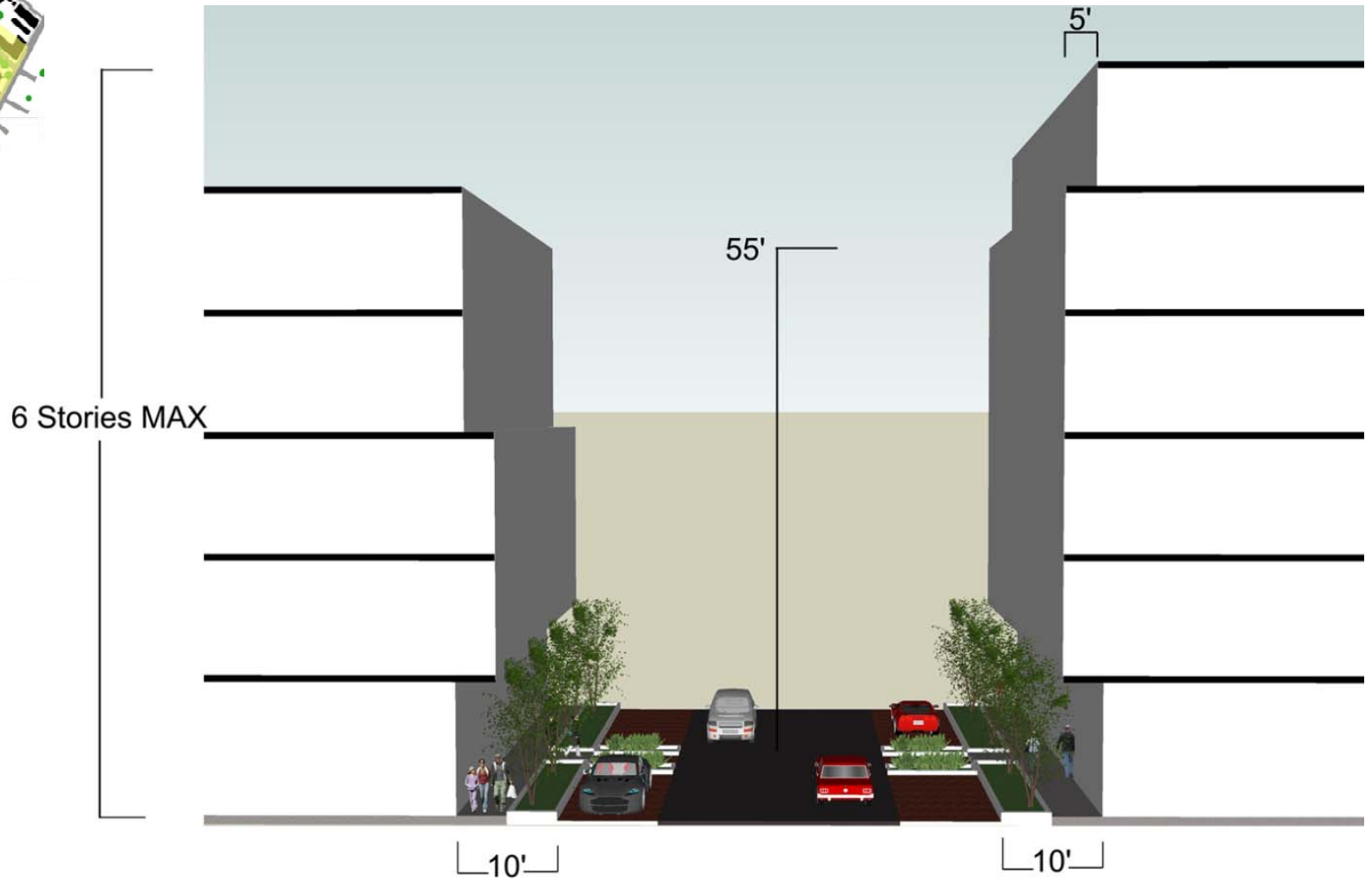
- Height restriction
- Parking
- Setbacks
- Uses
- Proximity slope
- FAR – Floor Area Ratio
- Public Building Spaces – Plaza

Oil Center District Map

Oil Center Commons – Yellow
Medical District – Blue
Vermilion District – Red



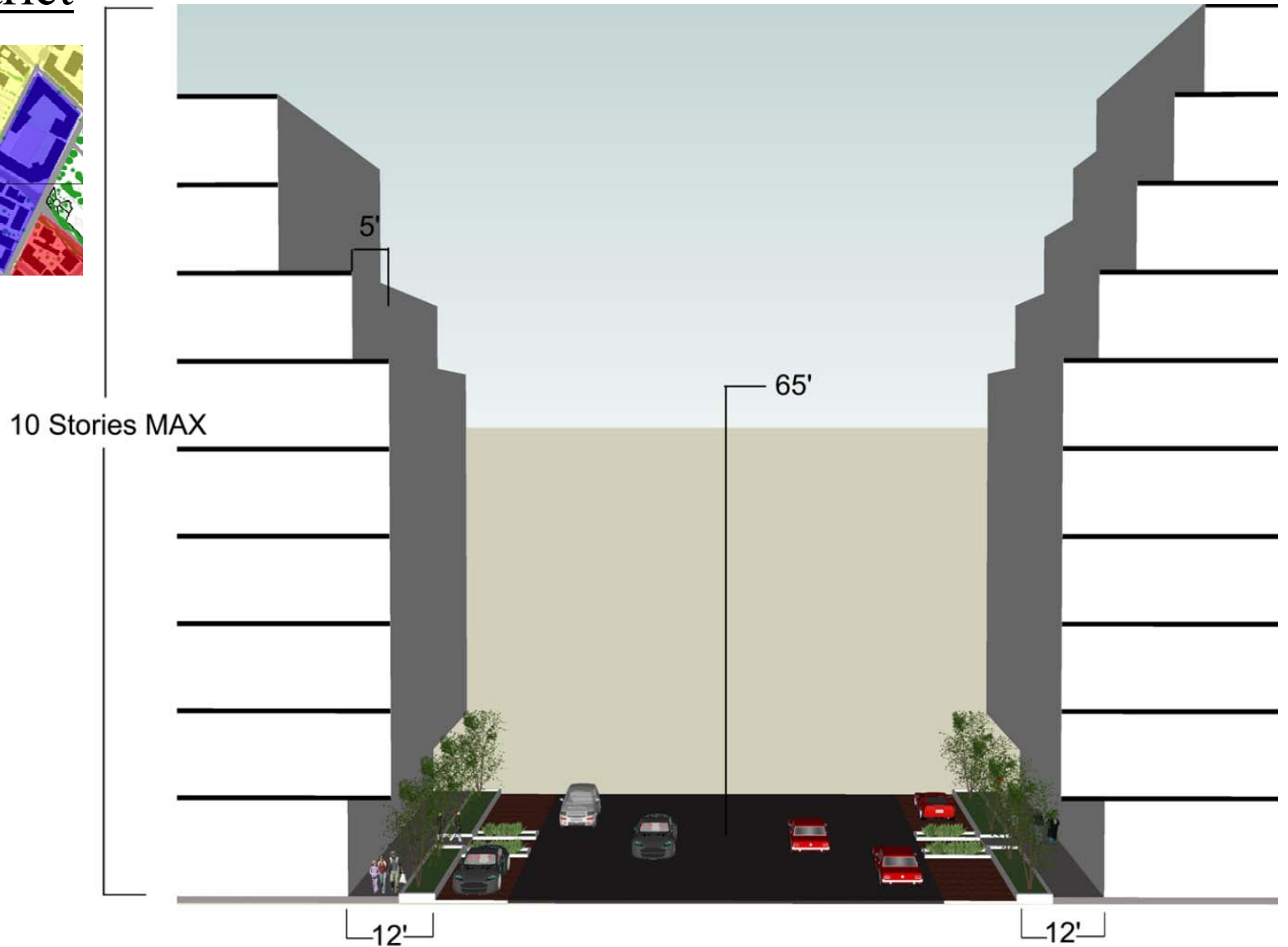
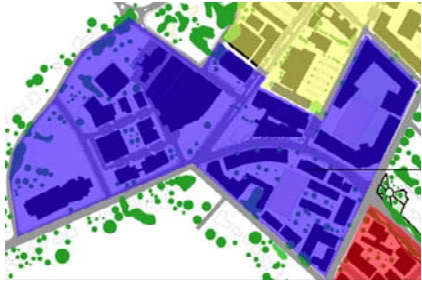
Commons District



- At 55 ft. building must set back 1ft. for every 2 ft. in height
- Setback from curb is minimum 10ft. And max 15 ft.

Heights & Setbacks

Medical District



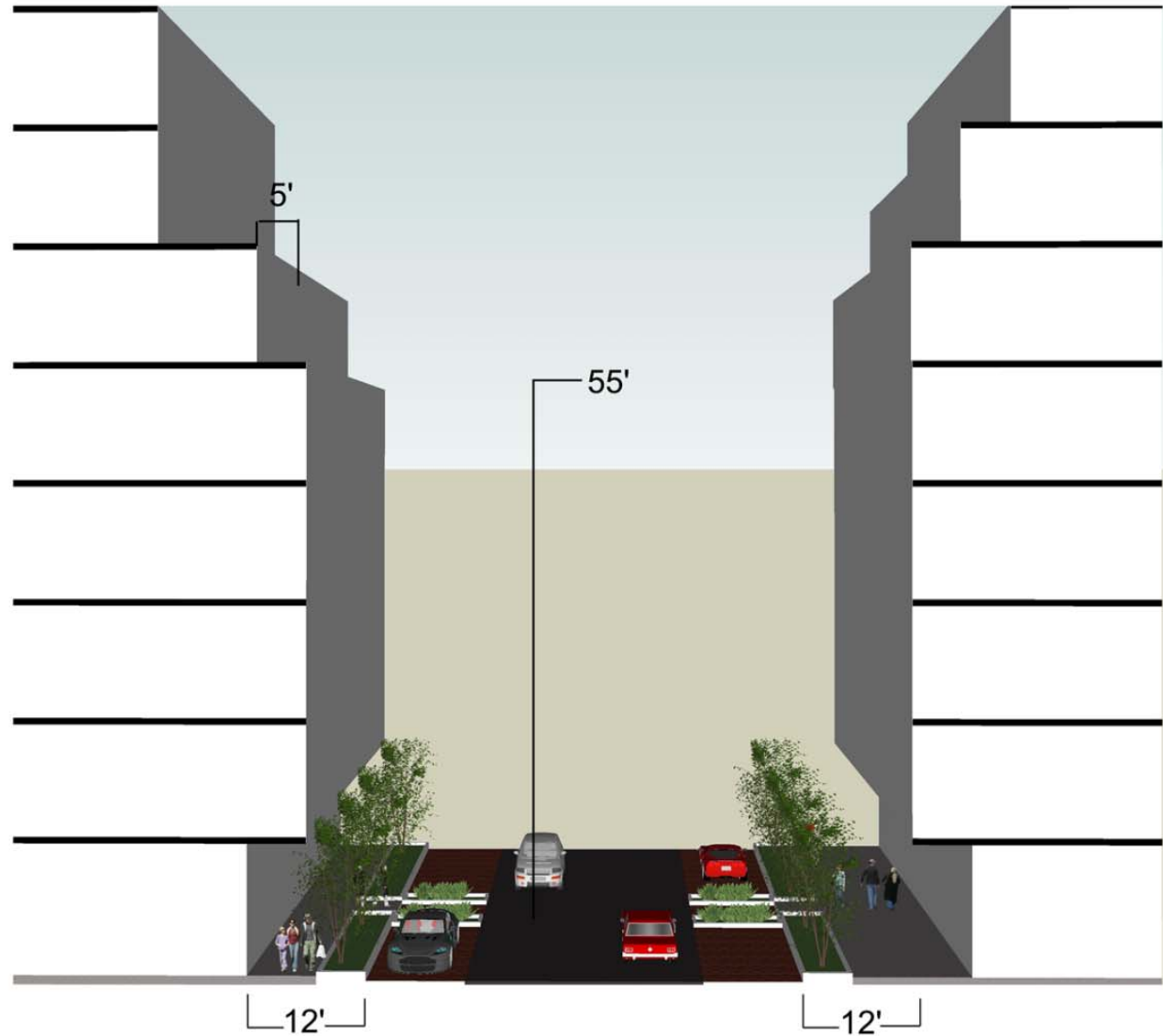
- At 65 ft. building must set back 1ft. for every 2 ft. in height
- Setback from curb is minimum 12ft. And max 18 ft.

Heights & Setbacks

Vermilion District



8 Stories MAX



Heights & Setbacks

- At 55 ft. building must set back 1ft. for every 2 ft. in height
- Setback from curb is minimum 12ft. And max 18 ft.

Parking

The adjusted standard for off-street parking is calculated by adding the “time-of day” columns of the uses that are applicable to the site. Multiply the number use categories used in the previous step by 100 then divided the highest total from the “time-of-day” column by this total.

Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential Uses	80%	50%	60%	70%	100%
Office-related Uses	100%	80%	100%	85%	30%
Retail-related Uses	60%	70%	70%	65%	70%
Bar and Restaurant Uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

Uses

Residential Uses are a required for the Oil Center Commons and Vermilion District. A minimum of two land uses must be developed per lot.

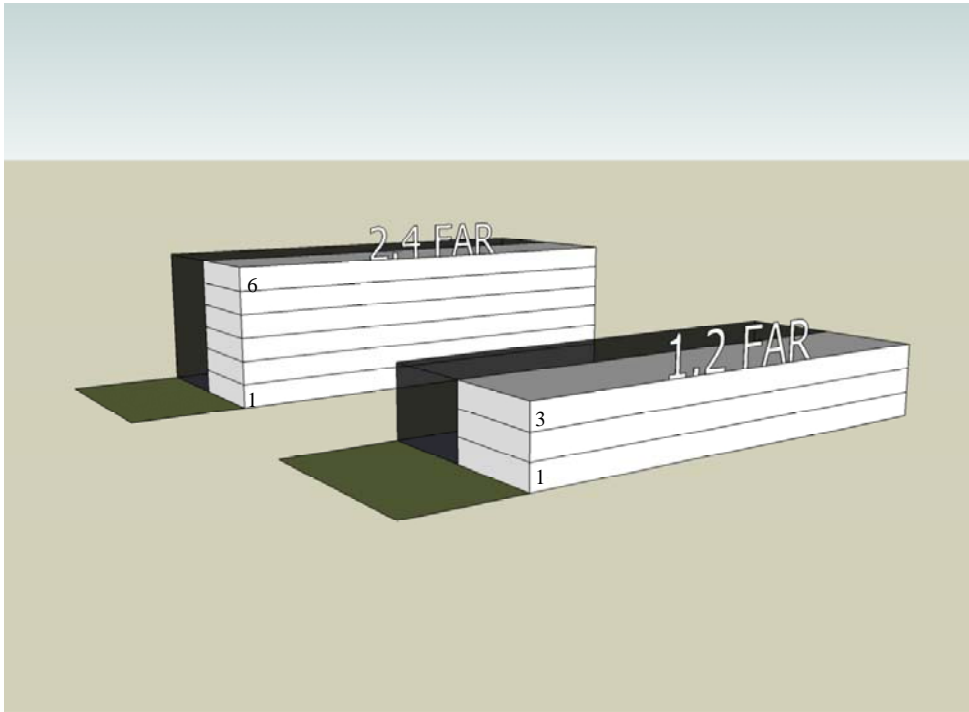
Uses **NOT** Permitted

- Agricultural
- Industrial
- Wholesale
- Distribution

Businesses **NOT** Permitted

- Automobile sales
- Bars
- Drive Through Facilities
- Liquor stores
- Mobile home parks
- Nightclubs
- Pawn Shops
- RV or Travel Trailer sales
- Storage Facilities

FAR – Floor Area Ratio at 80% Lot Coverage



Gross Site Area multiplied by FAR gives you maximum building area.
 Parking (transparent black) is not included in FAR calculations

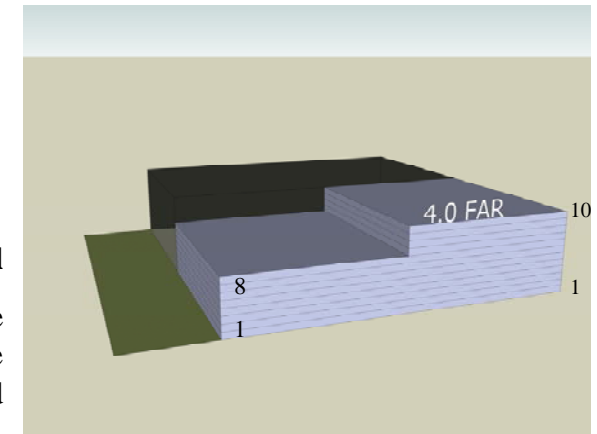
FAR for Commons District

Base FAR – 1.2

The base FAR sets that the smallest building you can build would be a 3 stories with a parking garage

Max FAR – 2.4

The max FAR sets the largest you can build which would be 6 stories with a parking garage



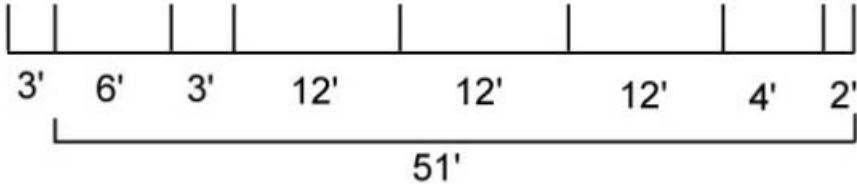
Medical

Higher Stories can be achieved by allowing the floors to tier and be stacked

<u>FAR</u>	<u>COMMONS</u>	<u>VERMILION</u>	<u>MEDICAL</u>	
BASE	1.2 FAR	1.6 FAR	2.2 FAR	*Bonuses
MAX	2.4 FAR*	3.2 FAR*	4.0 FAR*	to achieve
MAX STORIES	6 stories	8 Stories	10 Stories	Max

Proximity Slope to Residential

Bendel Street Section - Proximity Slope 33 degrees



Proximity cone - $\tan(33) = x/51'$
 $X = 33'$
Height of Building must be 33' or less
Third story must step back to allow for proximity cone

Public Space

Vermilion RiverFront Project

South College Extension and Linear Park Section

