

# Comprehensive Plan

## Hammond, LA

### PROJECT DETAILS

Project Area: 24 square miles  
Client: Northshore Community Foundation and the City of Hammond  
Year Adopted: 2011  
Website: [hammond.org/departments/plangrants/charrette.php](http://hammond.org/departments/plangrants/charrette.php)

For more information, visit [doverkohl.com](http://doverkohl.com).



Entry points into Hammond were identified and planned as landmark gateways.



A review of existing development regulations found that they were more likely to foster an undesirable auto-oriented, sprawl development pattern.



The Comprehensive Plan proposes new regulations that place an emphasis on building walkable, mixed-use neighborhoods.



### The Project

Hammond is the largest city in Tangipahoa Parish, Louisiana. The City has in recent years experienced significant growth as an inland city, rich in Southern character, with quality schools and growing regional facilities such as the Northshore Regional Airport, Southeastern Louisiana University, and a recently opened National Guard aviation facility. As the City's regional importance increases, residents want the City to grow in a way that protects and enhances its character. In 2009 Hammond began the creation of its first Comprehensive Plan in order to address future development and to ensure that the City grows in a choiceworthy, sustainable way.

Hammond's original street grid, centered on the crossing of two railroad lines, is home to a revitalized Downtown and well-loved historic neighborhoods. Outside of its intact vibrant core, however, Hammond has experienced decades of exclusively auto-oriented development. Since the construction of Interstates 12 and 55, Hammond has grown rapidly, expanding from the Downtown toward the interstates with strip-style commercial/office centers and single-use pods of housing. Hurricanes Katrina and Rita and development in the adjacent Parish brought new growth pressures to the City. The Comprehensive Plan builds upon work done as part of the statewide, post-Katrina Louisiana Speaks planning process and defines what Smart Growth means to the City, at the local level. Dover, Kohl & Partners worked in collaboration with Hall Planning & Engineering and Villavaso & Associates to create the plan.

### The Process

In December 2009, the City hosted a seven-day charrette to create the plan's vision. Over 100 community members participated including property owners, elected and appointed officials, developers, students, and representatives from civic organizations such as the Chamber of Commerce and local chapter of the Sierra Club. Through the charrette process, a series of goals were created to guide responsible growth in Hammond. These goals are encompassed in the City's vision to grow in a sustainable manner that respects the City's history, enhances our quality of life of residents, and creates a stronger, more complete community while maintaining the City's small town charm.

### Status

Dover, Kohl & Partners created a draft Comprehensive Plan document in April 2010 that identified goals, objectives and policies to improve the City's quality of life. This draft was reviewed by a Comprehensive Plan Steering Committee in a series of meetings, committee recommendations were incorporated, and the Plan was approved by the Planning and Zoning Commission in 2011.

# Comprehensive Planning

The Elements of the City of Hammond's Comprehensive Plan include goals, objectives, and policies which range from the level of the region, which includes the City and surrounding lands, to the level of the individual street and lot, both existing and proposed. By designing at all scales using the same overall principles the City has created a vision that can operate cohesively, and help guide the efforts of the City's many stakeholders and decision makers at every level.

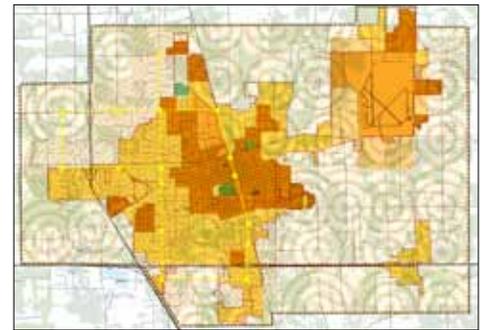
The Comprehensive Plan serves as the basis for the City's laws and policies that guide the physical development of the municipality in the exercise of its police power to protect the health, safety, and welfare of the public. This plan is a living document providing a flexible framework that can be updated, revised, and improved in order to stay relevant both to the issues the City must confront as well as the ambitions the City decides to pursue. The plan contains a detailed vision, using illustrative master plans and visualizations created with direct community input to insure that as the plan evolves it stays true to the overall vision. The plan serves as a tool to evaluate new development projects, direct capital improvements, guide public policy, and ensure that Hammond continues to be the community that its citizens desire it to be.

The Illustrative Plans for the City of Hammond identify key areas for infill development. Each plan uses the complete neighborhood as the central increment of design, and the plans combine to form a cohesive vision that will guide the growth and development of Hammond. The Illustrative Plans are coordinated with the City-wide plans such as the Sector Map, the Future Land Use Map, and the Trails Map.

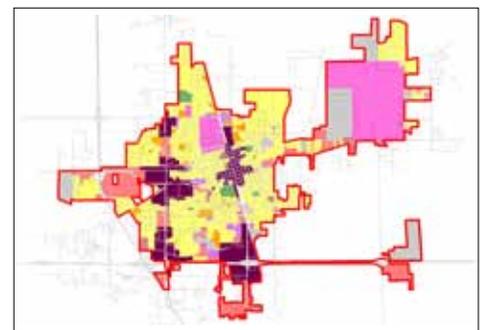
The Illustrative Plans include design details and plan recommendations for specific areas of the City, but the principles can be applied to Hammond as a whole. Plans were created for Downtown (shown below) and eight other areas identified by the community. In total, the Illustrative Plans present lot level recommendations for over one-third of the City. These plans were developed in close coordination with the property owners and representatives of the development industry.



The continued revitalization of Downtown will require the transformation of vacant land or underutilized properties into multi-story, mixed-use buildings. A variety of building types should be added to the Downtown mix, including rowhouses, live-work units, and mixed-use buildings with shopfronts.



The Sector Map prioritizes growth in established, compact, complete neighborhoods. Infill would be sensitive to the context of each respective neighborhood. A potential annexation boundary is shown which would give the City a coherent form based on the creation of new neighborhoods.



The Future Land Use Map recommends two new land use categories – a Mixed Use designation to allow development of a character similar to that found Downtown and an Agriculture designation to enable the City to annex lands while allowing the continued use of the lands for farming.



A trail network for pedestrians and bicyclists is proposed to connect the existing and proposed public spaces of the City. A seamless trails system can help satisfy recreational needs but also eliminate a number of car trips.