Even in higher ground locations, natural systems must be maximized to retain stormwater in response to current and heightened future flood risk. French Branch Pond will be converted to a high-capacity stormwater detention area in 2018, providing 324 acres of floodplain storage in a critical drainage area. This proposal adds a suite of recreational and educational amenities transforming the traditional detention pond into a community asset. Proposed amenities include educational signage throughout, a walking/biking path surrounding the pond, floodable boardwalks within the pond, and a new trail under I-10 connecting to the City of Slidell’s existing trail network.

Key Info
- **Project Area**: Approx. 55 acres
- **LA SAFE Investment**: Up to $3.7M
- **Estimated Project Cost**: $3.7M
- **Partners**: St. Tammany Parish, FEMA, City of Slidell
- **Location**: Slidell

**Community Benefits**
- Reduces surrounding neighborhood and street flooding by expanding detention capacity.
- Improves property values and incentivizes new development by creating a community asset and reducing flood risk.
- Helps to alleviate potential for street flooding and danger to motorists by retaining stormwater runoff; increases neighborhood walkability and bikeability.
- Creates a community asset and educational tool for nearby schools to highlight the benefits of stormwater management projects.
- Provides community recreational opportunities through access to water and trails.

**Comments**

- [Image of existing condition: Transform informal path into community amenity]
- [Image of proposal: Open Classroom overlook and boardwalk]
- [Image of proposal: Pedestrian and bicycle pathway]
- [Image of proposal: Floodable boardwalks crossing over cypress forest]
- [Image of proposal: Formalized trail under highway to connect French Branch Pond to existing trail network]
SAFE HAVEN BLUE-GREEN
CAMPUS & TRAILS

Plan View

Campus Plan

- The Safe Haven campus strategically repurposes existing buildings and land to manage stormwater in critical drainage areas, creates spaces for education and workforce development and spurs smart growth opportunities with expanded parks and trails.
- Enhances detention capacity in a critical drainage area adjacent to Cane Bayou, protecting campus facilities and surrounding neighborhood residences.
- Helps to alleviate street flooding adjacent to critical drainage area on key Hwy. 190 corridor, reducing danger to motorists and enabling better access for emergency vehicles.
- Integrates Safe Haven campus into Northshore culture, destigmatizing behavioral health services by collocating community amenities; creates a holistic mental healthcare campus and expands recreational opportunities.

Key Info

- Project Area: 10 acres
- LA SAFE Investment: Up to $6M
- Estimated Project Cost: $11.5M
- Partners: St. Tammany Parish, City of Mandeville, St. Tammany Parish Public Schools, potential private and nonprofit entities
- Location: Near Mandeville

Request for Comments

1. Water storage
2. Planned program / workforce development
3. Potential for repurposing existing kitchen for community events
4. Potential for repurposing existing kitchen for community events
5. Enhances detention capacity in a critical drainage area adjacent to Cane Bayou, protecting campus facilities and surrounding neighborhood residences.
6. Helps to alleviate street flooding adjacent to critical drainage area on key Hwy. 190 corridor, reducing danger to motorists and enabling better access for emergency vehicles.
7. Integrates Safe Haven campus into Northshore culture, destigmatizing behavioral health services by collocating community amenities; creates a holistic mental healthcare campus and expands recreational opportunities.
This proposed project is modeled after Propeller, a business incubator in New Orleans that offers a training program for accelerating new business development, as well as office space and amenities for small-business owners. The St. Tammany incubator will support businesses that address: alternative energy, coastal restoration, construction, and digital manufacturing.

**Economic resilience is a cornerstone of LA SAFE. A business incubator will help launch new businesses, diversifying the economy with industries that will strengthen the region in the future.**

As part of the accelerator program, entrepreneurs will have access to a mentor in their field to help guide them through the program as they start their business. The incubator provides a co-working space with access to shared office equipment and a communal kitchen, and a makerspace for new fabrication and creative projects that make use of tools such as laser cutters, CNC machines and 3D printers.

### Key Info

- **Estimated Project Cost:**
  - $4 million for accelerator program development;
  - $2 million for facility construction or renovation;
  - TBD

- **Partners:**
  - Propeller, Northshore Technical Community College (NTCC), St. Tammany Parish Government

### Comments

- Incentivizes the development of new firms and emergent technologies in stormwater management.
- The development of this incubator will use smart building strategies that respond to the environment and mitigate stormwater on site.
- The accelerator promotes small business development and economic diversity, creating jobs in growing industrial sectors.
Leveraging recent planning efforts to enhance connectivity and address flood risk, the proposed water garden and green street along S. Jefferson Avenue in Covington is a replicable, scalable model that provides a host of recreational and water management benefits. The proposal incorporates green infrastructure components to enhance water storage capacity and addresses street flooding issues. It also expands a multi-use trail, currently planned to extend from the end of the Tammany Trace to the intersection of N. Jefferson Avenue and 21st Avenue, to 15th Avenue. In addition, the water garden in front of William Pitcher Jr. High provides opportunities for in-field education on the benefits of green infrastructure and complete streets for the school’s students.

### Community Benefits

- **Culture & Recreation**: Strengthens and protects key city corridor containing residences, business, and governmental facilities; improves property values; incentivizes new development.
- **Economy & Jobs**: Alleviates potential for street flooding and dangers to motorists by retaining stormwater runoff; promotes increased neighborhood walkability and bikeability; incorporates trail connectivity (Trace Trailhead).
- **Education**: Creates a community asset and educational tool for nearby schools to highlight the benefits of stormwater management projects.
- **Stormwater Management**: Enhances neighborhood and community beautification in a high-traffic area for bikers, walkers and near the Tammany Trace Trailhead.

### Key Info

- **Project Area**: Approx. 6 acres
- **LA SAFE Investment**: Up to $4.7M
- **Estimated Project Cost**: $4.7M
- **Partners**: St. Tammany Parish, City of Covington, DOTD
- **Location**: Covington
In locations projected to have moderate future flood risk, it will become more important to maximize natural areas for their capacity to absorb and retain stormwater, providing flood mitigation to surrounding communities and commercial corridors. This project utilizes a parish-owned parcel west of Airport Road to create a park including increased stormwater capacity, new trail connections to the Tammany Trace, new market and picnic spaces, a promenade and educational signage and installations outlining the importance of stormwater management in Louisiana.

**Key Info**
- **Project Area**: 48 acres
- **LA SAFE Investment**: Up to $5.0M
- **Estimated Project Cost**: $5.0M
- **Partners**: St. Tammany Parish, FEMA, City of Slidell; potential corporate partners via Walmart/Walton Family Foundation and Northshore Mall

**Location**: Slidell
Low flood risk areas are well positioned to receive population and economic growth. Higher density, multi-generational, residential and mixed-use developments should be prioritized. St. Tammany Parish’s population is projected to double in the next 15 years. According to the Urban Land Institute (ULI), under current development trends, this growth would consume about 50 percent of available land for future development. This is due to the fragmented and disconnected nature of conventional development patterns that exacerbate current traffic and transportation challenges. ULI proposes a “villages-in-the-woods” model that would only consume 6 percent of available land, by using smart-growth techniques, providing opportunities for more sustainable growth. This model manages natural and engineered systems holistically for increased resilience, promotes more focused, mixed-use patterns for more walkable/bikeable neighborhoods, and enhances the suburban identity of new neighborhoods.

Plan View
- Residential village
- Village green square and water feature
- Commercial centers
- Community park with retention ponds
- Wetland park with trail system

Perspective View

Conventional Development Pattern
- Fragmented and disconnected
- Exacerbates current traffic and transportation challenges

Village in the Woods Concept
- Higher density, walkable/bikeable
- Comprehensive management of natural and engineered systems

Precedent Images of I’On Village in Mt. Pleasant, SC; DPZ Partners, LLC and Dover-Kohl and Partners
Credit: Dover-Kohl and Partners
Precedent Images of TerraBella in Covington, LA
Steve Oubre, Architects Southwest

LA SAFE Investment
Up to $6M
St. Tammany Parish; potential private developer (TBD through NOFA process)
Between LA-1088 & LA-434, north of I-12

Key Info
- Introduces higher-density, multi-family development typology in rural area of the parish and incentivizes smart-growth development concepts within an area of the parish targeted for future growth.
- Multiple horizontal and vertical points of ingress and egress reduce choke points and promote cross-flow of traffic, counter to current transportation development patterns.
- Stormwater features built into facility can be used for educational purposes, while development typology will incentivize higher-density development with higher economic output in area targeted for future growth.
- Includes community spaces and recreation components within the site, coupled with stormwater management features, promoting social resilience and community connectivity.