MEETING 4 OVERVIEW

In October, LA SAFE conducted two types of meetings in St. John Parish: round table discussions with parish officials and community open houses.

The LA SAFE team met with leaders and potential partners at the city and parish level in order to learn how the proposed projects could align with existing related efforts. This also helped the team identify potential hurdles in implementing certain projects, so they could plan with those obstacles in mind.

These same project and program updates were shared with community members at the Andouille Festival, where LA SAFE hosted an informational tent and surveyed residents for their thoughts on the proposal ideas. These events and meetings provided the opportunity for residents and the project team to discuss ideas one-on-one. Meetings in Round 4 helped hone the ideas residents generated in the previous three rounds of meetings into final proposals to be evaluated during Round 5.

Round 4 Meeting Events in St. John
- Stakeholders & Parish Staff Round Table
  Tuesday 10.03.17
- Andouille Festival
  Saturday 10.14.17
- West Bank Civic Association
  Tuesday 11.07.17
MEETING 5 OVERVIEW

In the fifth and final round of meetings, residents reviewed six potential demonstration proposals for their parish, and voted for their preferred projects at a polling station. The meeting was a gallery-style exhibit with boards set up around the room, so that the residents could understand the LA SAFE process. The boards included a summary of previous meetings; future flood risk, land loss and subsidence maps; a 50-year vision map for the parish; and a policy proposal board that covered a range of issues expressed by residents in earlier meetings.

Demonstration proposal boards (shown in the Appendix) illustrated six different projects and programs that LA SAFE could fund. The boards included detailed descriptions, concept drawings and example images along with information on cost, location, area, and potential partners to give residents an idea of each project. Each proposal highlighted multiple community benefits, using the five categories that emerged in the previous meetings: Culture & Recreation, Stormwater Management, Housing & Development, Transportation, and Education, Economy & Jobs. This provided residents with a complete understanding of each project, in order to help them decide on their preferred proposals.
Below are summary descriptions of each of the 6 demonstration proposals that residents evaluated at the meeting. The full description of all these proposals can be found in the appendix.

**AIRLINE & MAIN COMPLETE STREETS**
This proposal will add green stormwater management infrastructure, sidewalks, native plantings and historic light poles and banners to planned improvements on Airline Highway and Main Street. These complete street designs aim to attract reinvestment in these commercial corridors, reduce flooding and improve safety.

**DUBOURG CANAL PARK**
This proposal will include an improved canal with enhanced drainage, a linear park and trail system that connects Fairway Drive to Dominican Drive. The improvements will provide better drainage and serve as an educational and recreational hub for the community.

**MIXED-USE HOUSING DEVELOPMENT**
This proposal will fund the development of approximately 30 housing units and 10,000 sf of commercial space in either LaPlace or Garyville, providing a model for mixed use development in low risk areas. The development will include shared green space that doubles as stormwater management infrastructure and may serve as Phase 1 of a larger neighborhood master plan.

**EDGARD COMMUNITY CENTER & SHELTER**
This proposal funds the design, permitting and site preparation for a multi-service community center on the West Bank to meet the needs of a growing population in the area. The community center will incorporate energy-efficient design and best stormwater management practices. It may include facilities for community events, sports, arts and crafts, a commercial kitchen or a health clinic and will also serve as a hurricane shelter.

**HISTORIC/CULTURAL DISTRICTS & GREEN STREETS**
Louisiana’s unique culture and history are major attractions for visitors and residents alike. This proposal promotes St. John’s four historical districts to attract new residents, businesses and tourists. It also increases walkability in the districts by improving sidewalks, adding additional lighting and planting native vegetation to beautify the streets and increase stormwater management capacity.

**LAPLACE MULTI-MODAL TRANSIT STATION**
This proposal will develop a multi-modal transit station in downtown LaPlace, linking roads, trails, bus routes and eventually the proposed commuter rail line between Baton Rouge and New Orleans. It will also include retail opportunities and flexible space for community events that can double as a disaster shelter during emergencies.
Residents left comments and feedback on the boards describing what they liked and disliked about each proposal. A summary of their feedback is below. All of the comments gathered are in the appendix.

A: AIRLINE & MAIN COMPLETE STREETS
Stakeholders enjoyed the stormwater management aspects of this proposal. They commented that the design would improve safety and encourage pedestrian activity. However, there was a concern that it puts the interests of businesses before residents.

B: DUBOURG CANAL PARK
Residents commented that the proposal promoted education and active recreation, which they saw as a good way to attract and retain younger populations in the area. Stakeholders also liked the enhanced drainage capacity in the canal. There was a suggestion that the canal still maintain the ability for dredging in the future.

C: MIXED-USE HOUSING DEVELOPMENT
Residents commented that this proposal was well located for expanded development in the future. They enjoyed the fact that there would be added commercial space, but commented that they would prefer more than 30 housing units.

D: EDGARD COMMUNITY CENTER & SHELTER
Stakeholders liked that the proposals included the West Bank in the plan. There was some concern that the center might be underutilized, as the majority of residents on the West Bank are used to commuting east, and that the East Bank residents would not feel the need to come over to the west.

E: HISTORIC/CULTURAL DISTRICTS & GREEN STREETS
Residents liked that the proposal incorporated increased green space and historical markers. Stakeholders wanted to be sure there would be historically accurate descriptions of how the parish was originally developed.

F: LAPLACE MULTI-MODAL TRANSIT STATION
Residents viewed multi-modal transportation positively, but were concerned with the urbanization involved in transitioning from a small town to a larger city.
After reviewing all of the 6 proposals, residents visited the polling station and reviewed the proposal selection criteria, which includes public preference as one of the six components. Residents were given tokens to mark their preference for each of the six proposals. They used their two gold tokens to select their favorite two proposals; green tokens for their 3rd and 4th favorite proposals, and blue tokens for their least favorite proposals. Gold tokens were worth two points, green tokens were worth 1 point and blue tokens were worth 0 points.

At the end of the evening, the results of the polling were revealed, giving the participants a general idea of the outcome. In order to make the polling accessible to residents throughout the parish, and to minimize geographic bias, residents not at the meeting could access an online poll for 3 weeks following the meeting.

The St. John the Baptist Parish meeting was held on Monday, December 11th at LaPlace Elementary School. Thirty-six residents and stakeholders signed in and participated. Following this meeting, an online poll collected preference input from 29 additional residents. The graph on the right shows the results of the preference polling.
PROPOSAL SELECTION

Both the public preference results from Round 5 and the online poll will inform the proposal selection. Public preference is one of the six scoring criteria that the project team will use to select proposals for funding. The LA SAFE team will announce the proposal selection in the first quarter of 2018, when the LA SAFE planning document is released.

1. **Public Preference** - The result of the meeting preference polling and an online poll.

2. **Leverage Funds** - The level of matching funds from other sources.

3. **LMI Benefit** - Points awarded to projects that benefit low-to-moderate income populations.

4. **Public Benefit (Quantitative)** - The level of benefit to the public that can be measured. For example, the number of units created in a housing proposal, or the amount of water stored in a stormwater management proposal.

5. **Public Benefit (Qualitative)** - The degree to which the project addresses future flood risk in a unique way and/or improves quality of life for residents.

6. **CRS Score** - Awarded to projects that gain points in FEMA’s Community Rating System (CRS), which utilizes floodplain management planning to lower flood insurance rates.

APPENDIX

The following pages contain additional materials produced for the meetings, as well as comments gathered at the meetings.
LA SAFE OVERVIEW
LA SAFE is an approach to planning for future risk, using planning expertise, science, and community input to envision the future of southeast Louisiana. When the plan is complete, we will begin implementation with pilot projects to demonstrate adaptive strategies that will help decrease flood risk for the Louisiana coast.

HOLISTIC APPROACH
Increasing flood risks and environmental challenges lead to changes in population, culture, economy, and education. To address these challenges, we are collecting data and perspectives to find adaptation strategies that can provide multiple benefits across community life.

SOCIAL VULNERABILITY
POPULATION SHIFTS
AGE + DIVERSITY
HOUSING
INCOME

TAX BASE
REAL ESTATE
JOBS + INDUSTRY
FISHING + FARMING
COMMUTER PATTERNS

CONNECTING LOCAL TO REGIONAL
The six LA SAFE parishes - Jefferson, Lafourche, Plaquemines, St. John the Baptist, and Terrebonne - will develop plans that include programs, policies, and projects to support southeast Louisiana communities over the next 50 years.

So far, more than 1,500 residents discussed issues related to stormwater management, transportation, and development policy that affect their communities. Through this process, local, regional, and state-scale solutions emerged as well as ways for governments to coordinate across political boundaries.
ST. JOHN THE BAPTIST PARISH MEETING 4 & 5 APPENDIX

BIG PICTURE VISION

A 50-YEAR VISION FOR ST. JOHN THE BAPTIST PARISH AND ITS DIFFERENT RISK AREAS

VISIONING AROUND RISK

Low Risk: Growth and Community Character. Continue to make areas with high growth and development by providing denser residential and commercial development.

Moderate Risk: Protect and Preserve in moderate risk areas, help current communities and cultures safeguard their way of life and at the same time adapt to changing dynamics. Provide elevated transportation routes, improved stormwater management, safe elevated housing, new industries and green spaces.

High Risk: Recreation and Tourism. In the sparsely populated high-risk areas of the parish, encourage expanded recreational, ecotourism, and fishing industries.

Low Risk Areas

Moderate Risk Areas

High Risk Areas

WHAT DO YOU THINK?

PLEASE FILL OUT A SURVEY SHEET WITH YOUR COMMENTS!

MEETING 4 INFORMATIONAL BOARDS
EXAMPLE ADAPTATION STRATEGIES
POSSIBLE PROJECTS, PROGRAMS, AND POLICIES TO IMPLEMENT THE LA SAFE VISION FOR ST. JOHN THE BAPTIST PARISH

REDUCE FLOOD RISK BY MANAGING STORMWATER
Parishwide
All Risk Zones
Use water as an asset and reduce future flood risk

- Create a parishwide stormwater management plan
- Build weirs on canals to raise water level and develop canals as waterfront amenities
- Use a large breasted area as a stormwater storage park and create park paths that connect people to public spaces
- Sustain hydrology between future levee and I-10 to fight future subsidence

HELP FUND ALREADY-PLANNED COMPLETE STREETS PROJECTS
Airline Highway and Historic Main Street, LaPlace
Low Risk Zones
Increase quality of life by improving streets

- Fund the design of the Airline Highway Streetscape Improvement Plan between Belle Terre Blvd. and Main St
- Fund historic Main Street improvements:
  - Add sidewalks
  - Create bike lanes separated from car lanes
  - Add parallel parking
  - Shorten street-crossing distances for walkers
  - Connect to Mississippi River levee trail

FUND COMMUNITY CENTERS ON THE WEST BANK
Edgard and Pleasure Bend
Low Risk Zones
Improve places where people gather

- Fund the renovation or rebuilding of the Westbank Community Center in Edgard
- Make improvements to the Pleasure Bend fire station to create a community center

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@liveLasafe

WHAT DO YOU THINK?
PLEASE FILL OUT A SURVEY SHEET WITH YOUR COMMENTS!
EXAMPLE ADAPTATION STRATEGIES
POSSIBLE PROJECTS, PROGRAMS, AND POLICIES TO IMPLEMENT THE LA SAFE VISION FOR ST. JOHN THE BAPTIST PARISH

CREATE A PEDESTRIAN NETWORK AND A STATION FOR ALL KINDS OF TRANSIT
LaPlace, East Bank, and West Bank
Low Risk Zones

Build a transit station in LaPlace and use it to anchor a pedestrian network along canals

- Partner with ongoing efforts to develop a station area plan for Baton Rouge-New Orleans rail
- Leverage resources to plan and build a center for all kinds of transit at LaPlace station
- Create a plan to provide parishwide transit options (prior to rail and coordinated with future rail)
- Develop canals as waterfront amenities and establish pedestrian paths to connect people to public spaces
- Look at new ways to connect East and West Banks

FUND HOMEOWNER INCENTIVES ON HIGHER GROUND
Parishwide
Low Risk Zones

Make it affordable for people to live in safer areas

- Use best available data on future flood risk
- Create programs to reduce homebuying costs in the less risky areas
- Start with LA SAFE funding, then use other funds to sustain
- Expand existing housing repair and maintenance programs to renovate substandard housing
- Provide housing education and counseling programs for new homeowners

INCREASE JOB TRAINING AND EDUCATION FOR PARISH RESIDENTS
Parishwide
All Risk Zones

Increase parish residents in local jobs

- Partner with industry, school systems, and economic development to facilitate training programs for future industries:
  - Renewable energy
  - Future coastal restoration construction
  - Creative industries
  - Medical field
  - Information technologies
  - Other emerging industries
- Enhance technical training for existing industries using local employers and educational institutions
- Create apprenticeship programs for key industries—“learn-and-learn”

WHAT DO YOU THINK?
PLEASE FILL OUT A SURVEY SHEET WITH YOUR COMMENTS!

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Conceptual rendering of a possible multi-modal station area along Main Street, Airline Highway, and the existing rail line in LaPlace, from the Feasibility and Conceptual Plan for Passenger Rail and Multi-Modal Transit Center prepared for Southern Rail Commission and St. John the Baptist Parish

Projected risk in 2067 using FEMA RiskMaps and PRIMA model of flood risk for a 100-year storm in 2007, with full implementation of the Coastal Master Plan and with moderate trend loss projections

Solar panel installation
Apprenticeship
Students learning about coastal restoration

ST. JOHN THE BAPTIST PARISH MEETING 4 & 5 APPENDIX
A
AIRLINE & MAIN
COMPLETE STREETS

Main Street Plan View

1. Shaded Multi-use Pathway, Lights & Banners
2. Bioretention Cells
3. Permeable Street Parking
4. Future Water Storage
5. Median Zone Bioswales

Airline Highway Perspective View

Main Street Perspective View
PROPOSAL

Envisioning a future with heightened flood risk, it is important to incorporate stormwater strategies within urban and suburban environments, while also providing residents enhanced transportation options. This proposal is for street improvements to a 1.3-mile segment of Airline Hwy. and a 0.3-mile segment of Main St. Funding is currently available for Airline Hwy. improvements including an off-street pedestrian and cyclist path, a green median and shade trees. This proposal adds green infrastructure components to hold and filter runoff and extends to Main St., adding new bioretention cells, sidewalks, permeable parking, native plantings and historic light poles and banners. These complete street designs aim to attract reinvestment in commercial corridors, alleviate drainage systems and reduce flooding, improve safety for pedestrians and cyclists and enhance both aesthetics and urban identity.

Key Info

| Project Area          | Airline Hwy - 1.3 mi  
|                       | Main St. - 0.3 mi      |
| LA SAFE Investment    | Up to $4.7M            |
| Available Funding     | $8M                     |
| Estimated Project Cost| $12.7M                  |
| Partners:             | LA. Dept. of Transportation & Development; New Orleans Regional Planning Commission; St. John the Baptist Parish |
| Location:             | LaPlace                 |

Incorporates green infrastructure into Airline Highway and Main Street to minimize the impacts of stormwater runoff. Creates opportunities for development and reinvestment in older, higher ground areas of the parish. Provides separated bicycle and pedestrian paths, giving transportation choices to everyone, including low-income, diverse, and elderly populations. Provides multimodal connections between jobs, services, educational and medical facilities and homes. Encourages redevelopment and reinvestment in established neighborhoods. Connects to regional Mississippi River levee trail system and encourages use and redevelopment of historic Main Street.

What do you like about this proposal?

- It reduces flooding and improves safety love the fact it encourages folks to walk safety from area to the next. Gets youth outside more.

What do you not like about this proposal?

- It appears to promote the interest of business before residents (not for natives or encouraging natives to stay).
B  DUBOURG CANAL PARK

Plan View

Perspective View

Phase I
1. Expanded canal capacity with vegetated edges
2. Shared-use trail connecting Fairway Drive to Dominican Drive
3. Retention ponds with trail network and pavilions, native plantings and trees

Future Vision
4. Shared-use trail extension to Airline Highway
5. Tree plantings and water storage in shopping center parking
6. Future Opportunities for Water Storage

Precedent images of paths, boardwalks, and crossings in a wetland park
Precedent image of pathway along waterway
PROPOSAL

Areas subject to future flood risk must consider stormwater management features in addition to current and planned structural protection systems. This proposal is to design and construct an improved canal with enhanced drainage capacity and a shared trail connecting Fairway Dr. to Dominican Dr. On the grounds of Place Dubourg Senior Independent Living Facility, water storage expands into a new park with detention ponds to further improve drainage and provide senior citizens a beautiful outdoor space for recreation. The proposed linear park connects two schools, a park, a senior living facility, and adjacent neighborhoods, while a future phase envisions cutting through Riverlands Shopping Center and extending to Airline Hwy. This project improves drainage to alleviate flooding in the area and provides an educational and recreational amenity to the community.

Key Info

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<tr>
<td>Partners</td>
<td>St. John the Baptist Parish; property owners; nonprofits</td>
</tr>
<tr>
<td>Location</td>
<td>LaPlace</td>
</tr>
</tbody>
</table>

Community Benefits

- Onsite retention capacity and stormwater management interventions slow water flow as it moves into the bayou.
- Creates a park and natural walking amenities to adjacent neighborhoods and nearby civic facilities.
- Extends a shared trail system connecting commercial centers and residential developments.
- Potential for outdoor nature learning center, parks and recreational areas to make area attractive for neighborhood and business reinvestment.
- Provides walking and recreational amenities and the opportunity to learn about the natural systems that have helped shape the parish’s culture.

What do you like about this proposal?

- It’s my 1st choice. I love how it is promoting education along with recreation which is where I see encouragement for youth to stay. Love the drainage ideas also.
- There’s nothing I don’t like about it at all.

What do you not like about this proposal?

- Make sure that the canal can still be dredged.
Mixed-Use Housing Development

Low Risk Example in LaPlace
Existing Housing Density: 3.6 units per acre | Proposed Density: 12 units per acre

- **Mixed-Use Buildings** in low-risk areas attract local businesses like coffee shops, restaurants and retail stores to neighborhoods. Multistory buildings accommodate more people while preserving green space for recreation and stormwater management. In turn, more residents are likely to patronize businesses within walking distance.

- **Pier and Beam Foundations** raised above ground level can reduce long-term costs. They also make future home elevation less expensive than slab-on-grade construction.

- **Wind Resistant Design** protects from hurricanes and reduces insurance costs.

- **Solar Power** is integrated into the community and market space.

- **Permeable Paving** allows stormwater to be absorbed into the ground and vegetation. A mature bald cypress can absorb 8,000 gallons per year!

- **Community & Market Space** provides gathering areas.

- **Stormwater Park & recreation paths** protect from flooding and provide space underneath for parking and gathering. In the model above, homes share a single elevated platform, reducing construction costs while preserving a single-family housing typology.

- **Complete Streets with Bump-outs, Bioswales & trees** improve the overall quality of streets and sidewalks.

- **Community Gardens** promote sustainability and increase green space.

Moderate Risk Example
Model based on another parish.

- **Elevated Housing** in moderate-risk areas protect from flooding and provide space underneath for parking and gathering.
PROPOSAL

Low flood risk areas are well positioned to receive population and economic growth. Medium-density, affordable, residential and mixed-use developments should be prioritized. LA SAFE has identified LaPlace and Garyville as two potential locations for this type of development. This project will incorporate approximately 30 housing units and ground-floor commercial space for neighborhood amenities like restaurants or cafes. Depending on final site selection, the built units could be Phase 1 of a larger neighborhood master plan, or stand alone as a single development. Landscaping and shared green space will manage stormwater while adding beauty to the surrounding neighborhood. Roughly half the units will be market rate and the rest will be affordable to residents earning 20%, 30% and 50% of area median income.

Key Info

- Housing Units Created: Approx. 30 units
- Commercial Space: Approx. 10,000 sf
- LA SAFE Investment: $4-6 million
- Estimated Project Cost: $10-12 million
- Partners: Private developers; St. John the Baptist Parish Housing Authority

Location: LaPlace or Garyville

Community Benefits

- Incorporates green infrastructure to manage all stormwater on site.
- Provides quality, affordable housing and commercial development.
- Locations will be chosen to take advantage of existing transportation networks to connect housing to jobs.
- Opportunity for jobs in the ground-floor commercial space.
- Includes public amenities such as community gardens, gathering and market space, pavilion, walking and biking paths.

What do you like about this proposal?

- I like that funding wouldn’t be an issue. I would like to see all homes are built above flood elevation.
- Mixed housing with commercial space the fact it doubles in space to occupy stormwater.
- This area is well located for future development.

What do you not like about this proposal?

- I don’t like it only provides 30 housing units which don’t even specify residential or business housing. I’d like all of it to be residential housing.
This community center is designed as a simple metal-framed structure with durable, hurricane-rated materials and sheltered outdoor space on the site of the existing 4,000 sf community center. The proposed building features permeable pavers and bioswales to hold stormwater.
PROPOSAL

Areas with low flood risk are expected to experience population and economic growth, requiring facilities to support that growth. This proposal is for a multi-service community center in Edgard to replace the existing E. 3rd St. facility. The new 7,500 sf facility includes a multi-purpose room, a commercial kitchen, and office/meeting space, and doubles as a hurricane evacuation shelter. It is elevated above the street level to avoid localized flooding, is hurricane resistant, energy efficient, handicapped accessible and fitted with a generator to remain functional during power outages. The community event space extends outside to a covered porch and the site incorporates stormwater best management practices, with rain gardens, bioswales, cisterns and pervious parking.

Key Info

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<td>Location</td>
<td>Edgard</td>
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Community Benefits

- Engineered landscaping and pervious parking retains stormwater on-site, reducing loads on the drainage system.
- Provides a centralized gathering area amenity which helps attract future housing and development.
- The West Bank Community Center will be located near the courthouse and other parish buildings, creating a center that could be more easily served by transit in the future.
- Educational signage explains stormwater management systems, enhances community awareness and encourages replication of best practices throughout the parish.
- Provides a facility for cultural and recreational activities for all age groups.

What do you like about this proposal?

- The simple fact it’s even taking into consideration the West Bank residents or future.

What do you not like about this proposal?

- I feel as if the community is already adjusted to coming to the East Bank for elsewhere therefore, it will only cater to that small population because I’m knowing the East bankers will not commute there before utilizing neighboring parishes on the East Bank side.
HISTORIC / CULTURAL DISTRICTS & GREEN STREETS

Precedent image of branding and signage in a historic neighborhood
E-House, Town of Lunenburg, Skowhegan

Precedent images of educational green infrastructure signage
Top: Downtown Warwick, RI; Bottom: Sunset, CA; East: Hard-End-English, Hardings Park

Precedent image of a green street

Precedent images of light poles and banners

Context: Historic Structures in St. John the Baptist Parish
Credit: State of Louisiana, Office of Cultural Development, Division of Historic Preservation, National Register Database
PROPOSAL

As populations migrate to lower risk areas, it is important to preserve and promote historic assets and local cultures within receiving communities, enhancing quality of life. The four historic and cultural districts in LaPlace, Reserve, Garyville and Edgard represent the parish’s most culturally significant places. Their location on higher ground makes them ideal candidates for retaining stormwater in their street networks to help reduce flooding in lower lying areas. This project provides seed funding to install demonstration sections of green streets in all four districts, develop a complete streets design manual and create marketing materials to promote cultural awareness, investment and revitalization in the districts. Demonstration green streets include roadside bioswales with native plantings, upgraded sidewalks, street lighting and banners for improved safety and walkability.

Community Benefits

- Provides bioswales and other green infrastructure to detain and infiltrate water.
- Serves as a ‘kick start’ for the development and administration of more creative placemaking projects.
- Potential to reduce trips by creating more complete neighborhoods with housing, stores and services within walking distance.
- Increases opportunities to market incentives historic, sales tax credits to property owners and businesses and to collaborate with nonprofits.
- Increases public awareness and community engagement around cultural identity, the arts and stormwater management.

Key Info

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<tr>
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<td>Partners</td>
<td>St. John Cultural District Coalition; St. John Parish, LA. Historic Preservation Office, Office of Cultural Development, Division of Historic Preservation Tax Incentives; LA. Trust for Historic Preservation; Garyville Timbermill Museum Association; River Region Arts and Humanities Council; River Parishes Tourist Commission; Lions Club; Reserve-Godchaux House Historical Society; Westbank Stakeholders Group; Whitney Plantation</td>
</tr>
<tr>
<td>Location</td>
<td>Garyville, Reserve, Edgard, LaPlace</td>
</tr>
</tbody>
</table>

Source: CPRA & FEMA

What do you like about this proposal?
- The fact it’s promoting vegetation and its historical facts because of how important the German coast was for New Orleans in late 1700’s early 1800’s.

What do you not like about this proposal?
- I like it all, but as it is presently there are not enough historical facts about the residents who built the parish and did the actual later. Breakdown: slave labor and freedmen’s contribution.
LAPLACE MULTI-MODAL TRANSIT STATION

Phase I
1. New Multi-Modal Hub for us, Automobile and Future Rail Transportation
2. Parking with Permeable Pavers and Bioswales
3. Rain gardens along Railroad Right-of-Way

Phase II
4. Building and Parking Expansion

Long Term Vision
5. Park with Water Retention
6. Farmer’s Market and Outdoor Plaza with Permeable Parking and Bioswales
7. Office & Retail with Outdoor Plaza
8. Retail Infill Buildings

Plan View

In-treet Perspective View
PROPOSAL

As populations migrate to lower risk areas, development should be clustered in locations with existing infrastructure and amenities. The multi-modal transit station incentivizes economic and population growth in LaPlace’s town center, which is situated on a high-ground ridge along the Mississippi River. In addition to providing a centralized hub and transfer location for local and regional bus and automobile transportation in the near term, the station offers flexible space that can be used for rentals, public meetings, disaster staging and other civic uses. In the long-term, it will provide a hub for the proposed regional rail line between Baton Rouge and New Orleans. Quick rail service to these job centers will spur economic development on high ground with strong local and regional connections. Potential components include waiting and boarding areas, a solar energy system, a multi-purpose area, retail/concessions space to generate operating revenue and best practices on site for stormwater management in parking and green areas.

Key Info

Project Area: 1 acre
LA SAFE Investment: Up to $4.7M
Estimated Project Cost: $4.7M
Partners: St. John the Baptist Parish; South Central Planning and Development Commission; Louisiana Southern Rail Commission
Location: LaPlace

Community Benefits

- Manages stormwater runoff onsite and showcases green infrastructure components.
- Incentivizes housing and commercial development in central LaPlace. Supports additional investment in Main Street corridor.
- Expands transportation options for residents and improves access to jobs and services. Reduces energy use.
- Benefits regional economy by connecting south Louisiana workers to jobs.
- Ties into regional Mississippi River levee trail system.

What do you like about this proposal?
- Double disable space.
- Multi-modal transit station is the way to go.
- I like this proposal because of the drowning possibility of tourist from New Orleans.

What do you not like about this proposal?
- Sounds like too much of transition to a city. It’s my 2nd least favorite.
ST JOHN THE BAPTIST PARISH 50-YEAR VISION

ST. JOHN THE BAPTIST PARISH MEETING 4 & 5 APPENDIX
FLOODING & SUBSIDENCE MANAGEMENT

Flood Risk Modeling*

- According to CPRA modeling for a 100-yr storm in 2067
- < 3 ft.
- 3 ft. - 6 ft. or within the 100 yr floodplain
- > 6 ft.

Elevation

- 0 ft.
- 6 ft.

Soils

- Highly Organic
  - High Subsidence Potential
- Moderately Organic
  - Moderate Subsidence Potential
- High Plasticity Silt and Clay
  - Shrink and Swell Potential

History

- Pre-European Settlement
- Mississippi River
- Upland Forest
- Bottomland Hardwood Forest
- Lake Maurepas
- Natural levee
- Saturated Organic Soils

Future

- Flood Protection Encourages Urban Expansion in Wetlands
- Forced Drainage Induces Subsidence

Future with Conventional Development

Flood Risk Modeling* according to CPRA modeling for a 100-yr storm in 2067

Sources: NOAA digital elevation map
Sources: USDA soil map

History

- Settlement on High Ground
- Agriculture

Future with Conventional Development

Future with Adaptation

Federal Levee
Major Non-Federal Levee
CPRA Proposed Levee
Parish Boundary

Artificial Levees

Current Conditions

Chronic Flooding in Low Lying Areas
Planned Levee

Legend

Legend