



## ***ST. TAMMANY PARISH MEETINGS 4 & 5 SUMMARY***



## MEETING 4 OVERVIEW

In October, LA SAFE conducted two types of meetings in St. Tammany 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.

Each St. Tammany Parish meeting began with a stakeholders round table. After this meeting, the LA SAFE team opened the doors to the community for an open house. Meetings in Round 4 helped refine the resident-generated ideas from the previous meetings into final proposals. These proposals were then evaluated in Round 5.

### Round 4 Meeting Events in St. Tammany

- Covington Stakeholders, Parish Staff Round Table, & Open House  
*Tuesday 10.24.17*
- Slidell Stakeholders, Parish Staff Round Table, & Open House  
*Thursday 10.26.17*



*Open House*



*Resident at Proposal Board*

## 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.



*Host at the Vision board*



*Meeting 5 participants casting their preferences for the six demonstration proposals*



*Unveiling the poll results*

## MEETING 5 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.



### **A FRENCH BRANCH POND CONNECTIVITY**

This proposal adds recreational and educational amenities to the French Branch Pond stormwater retention project, including a walking/biking path, floodable boardwalks and a new trail under I-10 connecting to the City of Slidell's existing trail network.



### **B SAFE HAVEN BLUE-GREEN CAMPUS & TRAILS**

This project will divert stormwater into existing forested land within critical drainage areas. This project will demonstrate how to develop near critical drainage areas to minimize exposure to severe, repetitive flood events.



### **C NORTHSORE LAUNCHPAD**

This proposal will program and construct a business incubator and accelerator, supporting new businesses in alternative energy, construction, coastal restoration, and digital manufacturing. The building will house shared working space and a makerspace with equipment and tools. An accelerator program will partner entrepreneurs with mentors in their field to help them start and grow their business.



### **D COVINGTON GREEN BLOCK**

This proposal develops a water garden and green street along S. Jefferson Avenue in Covington that will help address street flooding issues and provide safe access to a planned multi-use trail in the area. The project's close proximity to William Pitcher Jr. High School will enable it to be an educational asset to students and the public.



### **E BAYOU LIBERTY PARK**

This proposal transforms a parish-owned parcel of land next to a Walmart into a stormwater detention space with trail and blueway connections to the Tammany Trace. The resulting park will incorporate trails, waterways, and a promenade, and could be used to educate the public on the benefits of stormwater management.



### **F VILLAGE IN THE WOODS PROTOTYPE**

This proposal will invest in a "village-in-the-woods" development prototype. The "village-in-the-woods" model creates nodes of walkable, higher density, mixed-use neighborhoods, surrounded by natural areas and connected by trails and roads. This land use strategy preserves natural areas for stormwater management and recreational uses.

## COMMENTS AND FEEDBACK

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: FRENCH BRANCH POND CONNECTIVITY

Residents commented that this proposal was a creative, cost effective way to reduce flooding, retain stormwater, and provide recreational opportunities for the community. They suggested building wetlands and rain gardens instead of just a pond, and expressed a need to incorporate native plants in the design.

### B: SAFE HAVEN BLUE-GREEN CAMPUS & TRAILS

Parish residents commented that this proposal would have a broad, long-term effect on the area. They said there was a critical need for drainage, and the design could serve as an innovative model for communities nationwide. Stakeholders were curious about how the proposal would affect traffic, and wanted the designers to be aware of vulnerable native flora and fauna on the land.

### C: NORTHSHORE LAUNCHPAD

Stakeholders viewed this proposal as a much-needed and cost-effective addition to the parish that could boost small business and promote innovation. Residents suggested Northshore Technical Community College as a possible location.

### D: COVINGTON GREEN BLOCK

Residents commented that this proposal would increase walkability and bikeability, while reducing traffic and providing opportunities to revitalize the Covington commercial area. They viewed the design as an example for other communities to follow in the future. Some residents thought the location was not the most effective for drainage, so impact would be limited.

### E: BAYOU LIBERTY PARK

Stakeholders viewed this proposal as a good way to provide access to greenspace and promote active recreation and education. They commented that the design would create a new amenity that could be used by many people in the community. There were suggestions about prioritizing wetland restoration over retention ponds and limiting new development.

*“Bayous are everywhere yet, we have so little public access. This is great. Use environment, play space to promote physical activity, health promotion, and learning.”- St. Tammany Parish Resident*

### F: VILLAGE IN THE WOODS PROTOTYPE

Residents enjoyed this proposal's proximity to Northshore Technical Community College, but had concerns about the allocation of affordable housing, as well as a similarity to the Terra Bella community. Some believed that the land should be kept in its natural state, and that focus should be on mixed-use development and revitalizing abandoned properties.

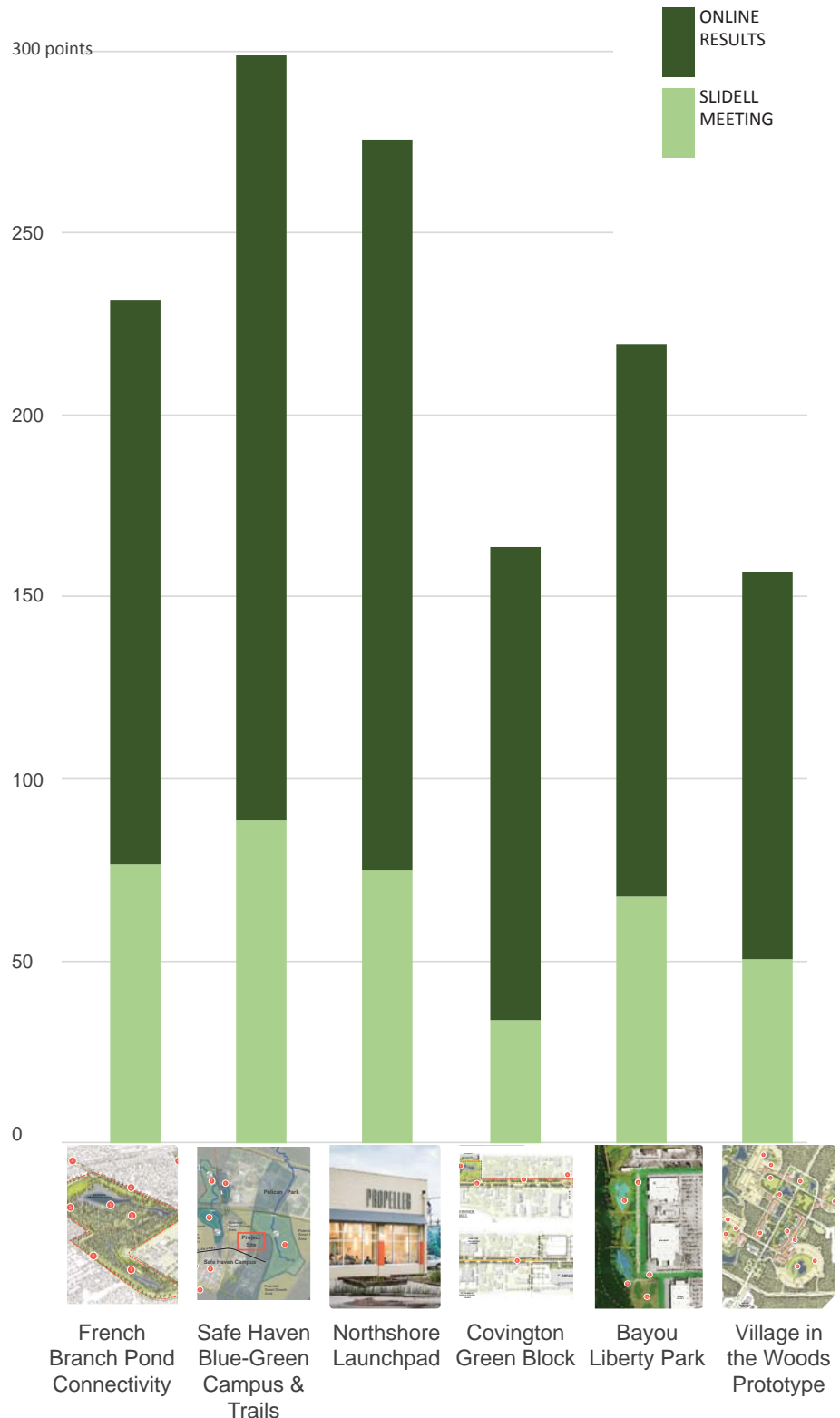
## MEETING 5 POLLING

After reviewing all of the 6 proposals, residents visited the polling station and reviewed the proposal selection criteria. The criteria incorporates public preference as one of the six components. The project team gave residents tokens to mark their preference for each of the six proposals. The residents used gold tokens to select their favorite two proposals; green tokens for their 3rd and 4th favorite proposals, and blue tokens for their two 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 project team revealed the results of the polling. In order to make the polling accessible to residents throughout the parish, and to minimize geographic bias, residents who could not attend the meeting were able to access an online poll for 3 weeks following the meeting.

The St. Tammany Parish meeting was held on December 12 at the Slidell Municipal Auditorium. Sixty-one residents and stakeholders signed in and participated. Following this meeting, an online poll collected preference input from 159 additional residents. The graph on the right shows the results of the preference polling.

### POLLING RESULTS



## 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.



*Proposal voting results*



*Resident casting their preference*



*Residents at Flood Loss Board*

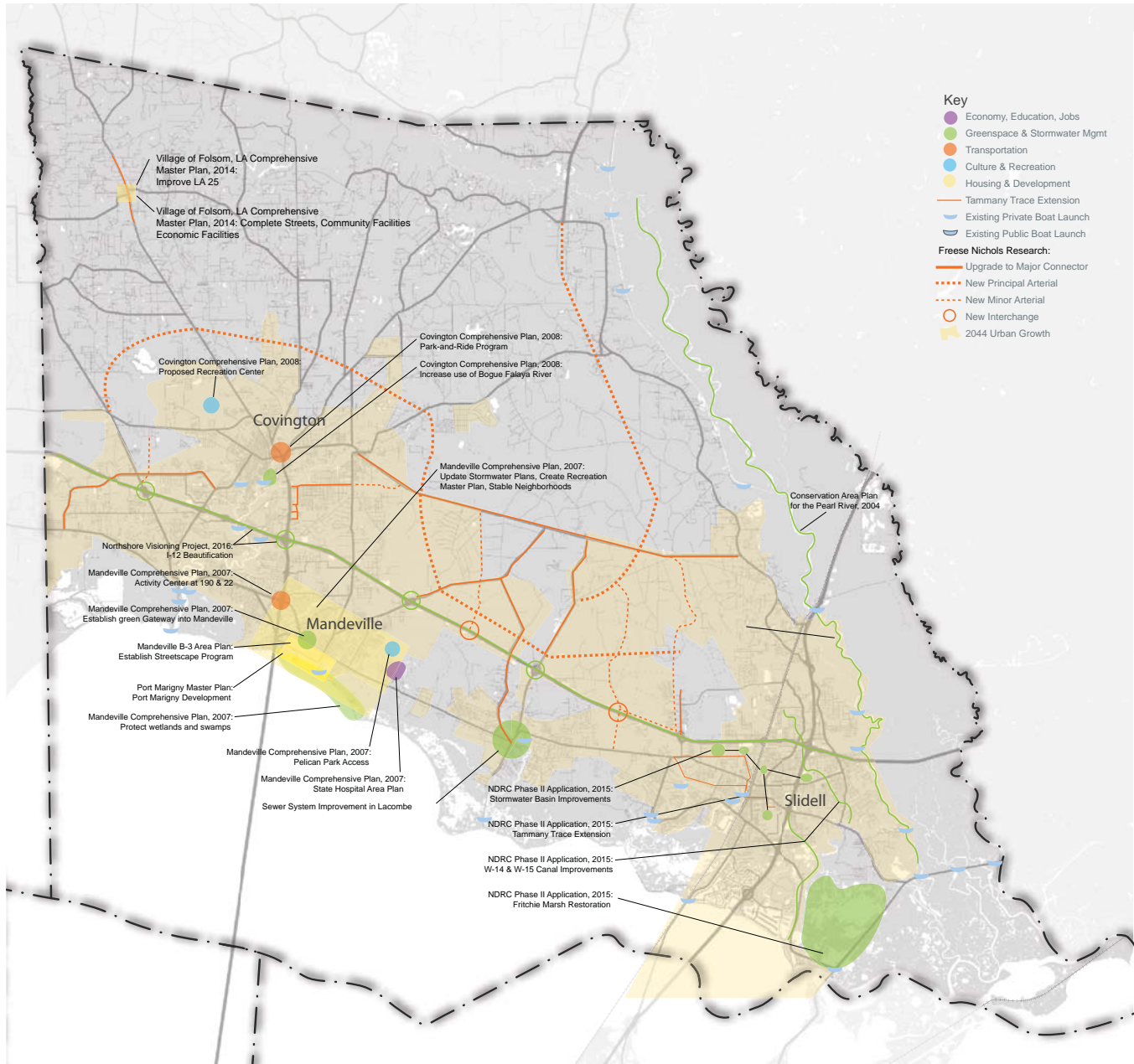
## APPENDIX

The following pages contain additional materials produced for the meetings, as well as comments gathered at the meetings.

## MEETING 4 INFORMATIONAL BOARDS

# Existing Efforts Map

*This map shows existing plans, projects, and efforts underway in St. Tammany Parish.*



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## DEMONSTRATION PROPOSAL BOARDS

A

FRENCH BRANCH POND  
CONNECTIVITY

Precedent image of outdoor classroom on the water



Precedent image of pavilion along trail with boardwalk and overlook



Precedent image of multi-use trail under bridge along water



Precedent image of multi-use trails with steps and lighting along water



**Existing Condition**  
Transform informal path into community amenity



Aerial View



Perspective View

- 1 Open Classroom overlook and boardwalk
- 2 Pedestrian and bicycle pathway
- 3 Floodable boardwalks crossing over cypress forest
- 4 Formalized trail under highway to connect French Branch Pond to existing trail network

## DEMONSTRATION PROPOSAL BOARDS

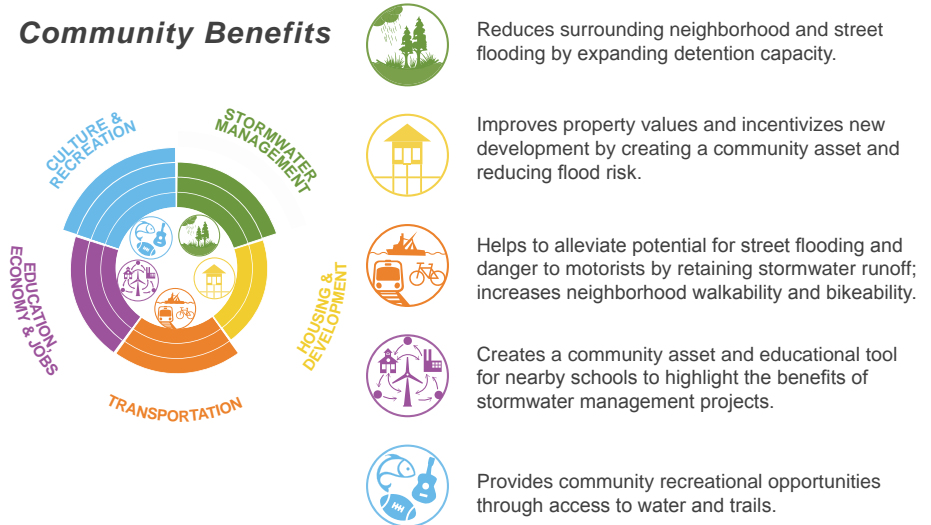
A



## PROPOSAL

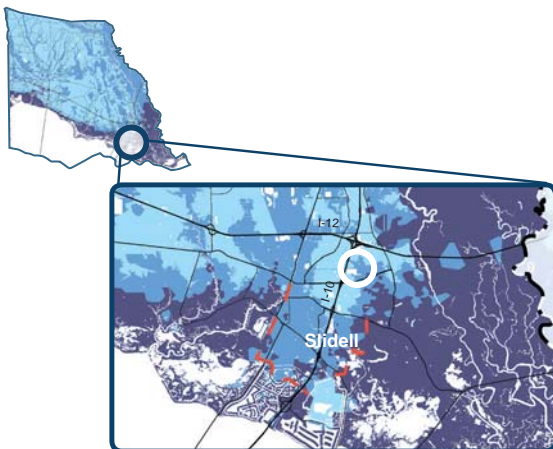
Even in higher ground locations, natural systems must be maximized to retain stormwater in response to current and heightened future flood risk. French Branch Pond will be converted to a high-capacity stormwater detention area in 2018, providing 324 acres of floodplain storage in a critical drainage 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.

## Community Benefits



## 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



Source: CPRA &amp; FEMA

## What do you like about this proposal?

- This proposal incorporates health, environmental inter/multigenerational education. We need safe, learning places for growth and development.
- Making something very will needed into something positive.
- Big drainage improvement. Reduced flooding.
- I like including the educational aspect and biking/hiking paths.
- Connects entire community.
- Everything!
- Awesome job!
- It will finally help to improve the drainage southeast of I-10 and I believe it will reduce flooding in the area.
- Reasonable cost to an already existing project space. Area beautification and increased sense of community. More trail space!
- This area needs this and can benefit greatly from this project.
- Perspective view from the interstate- may draw increased travel. Reminds me of City of Austin, TX.

## COMMENTS

## What do you not like about this proposal?

- Only 3.7M doable, public access.
- It's not as severe as some other.
- Taking so long.
- I'd like to see some of this as natural wetlands, not just a pond. It's an opportunity to incorporate native plants, maybe a hydroponics garden, rain garden.
- Nothing.
- Please rescue native plants before digging.
- Limited long term impact on the whole parish.

## DEMONSTRATION PROPOSAL BOARDS

# B SAFE HAVEN BLUE-GREEN CAMPUS & TRAILS



Plan View



Precedent image of stormwater management landscape at an entrance of a school



Precedent image of rain garden in a courtyard adjacent to parking



Precedent image of water storage area that doubles as terraced gathering space



Precedent image of boardwalk over water storage area integrated with architecture

## 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.

- 1 Water storage
- 2 Farming program / workforce development
- 3 Potential for repurposing existing kitchen for community events

## DEMONSTRATION PROPOSAL BOARDS

## B

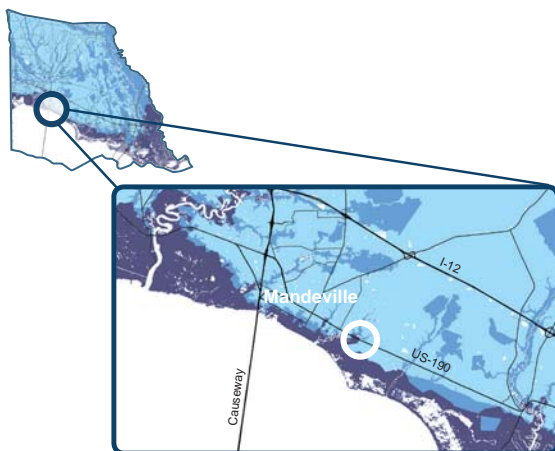


## PROPOSAL

Even in higher ground locations, natural systems must be maximized to retain stormwater in response to current and heightened future flood risk. On the Safe Haven campus, this project will divert stormwater into existing forested land within critical drainage areas for detention benefits, while discouraging future development in these areas. Simultaneously, this project will implement the first of a multi-phase development illustrating how existing structures within vulnerable environments may be repurposed to benefit surrounding areas. Additionally, this project demonstrates how development buildouts can be juxtaposed alongside critical drainage areas to minimize exposure to severe, repetitive flood events.

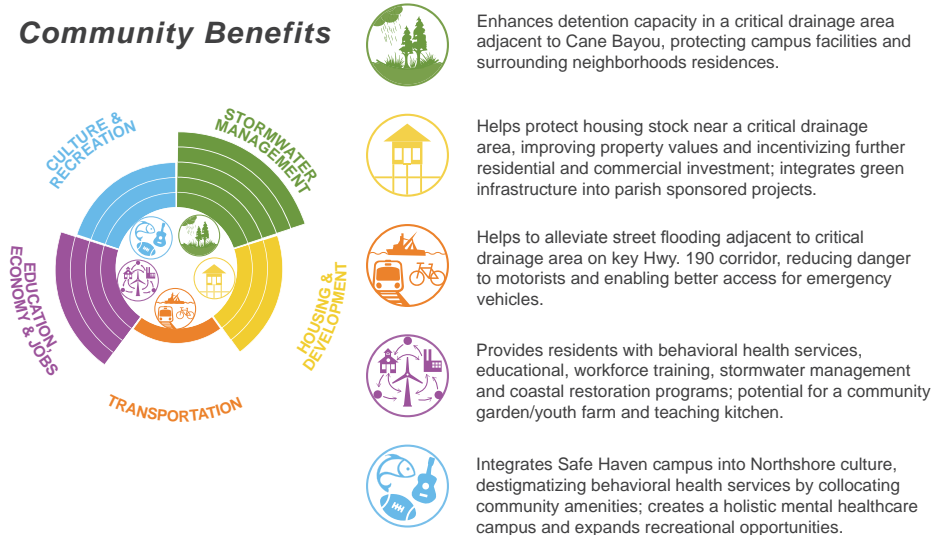
## Key Info

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



Source: CPRA &amp; FEMA

## Community Benefits



## What do you like about this proposal?

## COMMENTS

- The health of the economy transcends the health of the community. This is an innovative model proven in other progressive communities through out the nation.
- Benefit a broad section of parish. Multiple benefits.
- Long-term, much needed, high impact proposal.
- I like the community kitchen idea, rain gardens.
- St. Tammany parish has a significant problem with mental health. This will help alleviate some of the problem.
- Major impact and long term need in whole parish, on whole community- Has to happen! My only favorite and my only vote.
- Critical need for parish. Excellent project!

## What do you not like about this proposal?

- Please be careful of the native orchids that live on this land.
- Not clear what is included in project cost.
- How would this project affect existing traffic, especially to and from Pelican park?
- Most expensive proposal so far.
- Plant more trees. Protect the red cockaded woodpeckers- this proposal doesn't even mention them.

## DEMONSTRATION PROPOSAL BOARDS

C

NORTHSHORE  
LAUNCHPAD

Alternative Energy  
Wind and Solar



Coastal Restoration



Construction



Digital Manufacturing  
e.g. 3D/computerized modeling

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.



**A** Accelerator program to help grow new businesses



**B** Collaborative work stations



**C** Private meeting rooms



**D** Communal work area



**E** Technology center & fabrication space



**F** One-on-one mentoring & career counseling

## DEMONSTRATION PROPOSAL BOARDS

## C

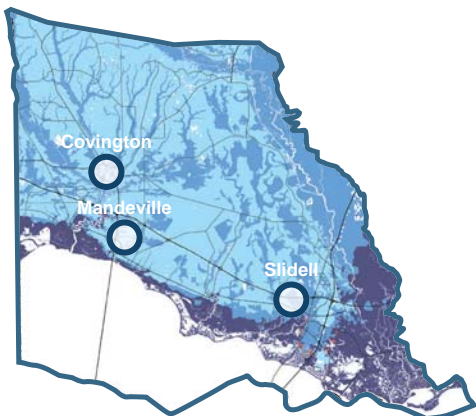


## PROPOSAL

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.

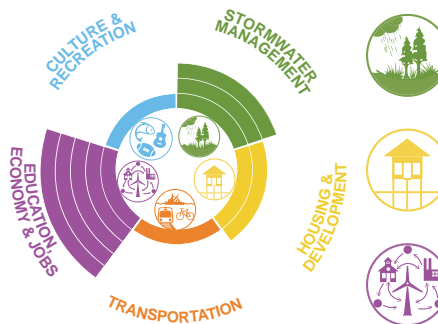
## Key Info

LA SAFE Investment	\$4 million
Estimated Project Cost	\$2 million for accelerator program development; \$2 million for facility construction or renovation
Location	TBD
Partners	Propeller, Northshore Technical Community College (NTCC), St. Tammany Parish Government



Source: CPRA &amp; FEMA

## Community Benefits



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.

## What do you like about this proposal?

## COMMENTS

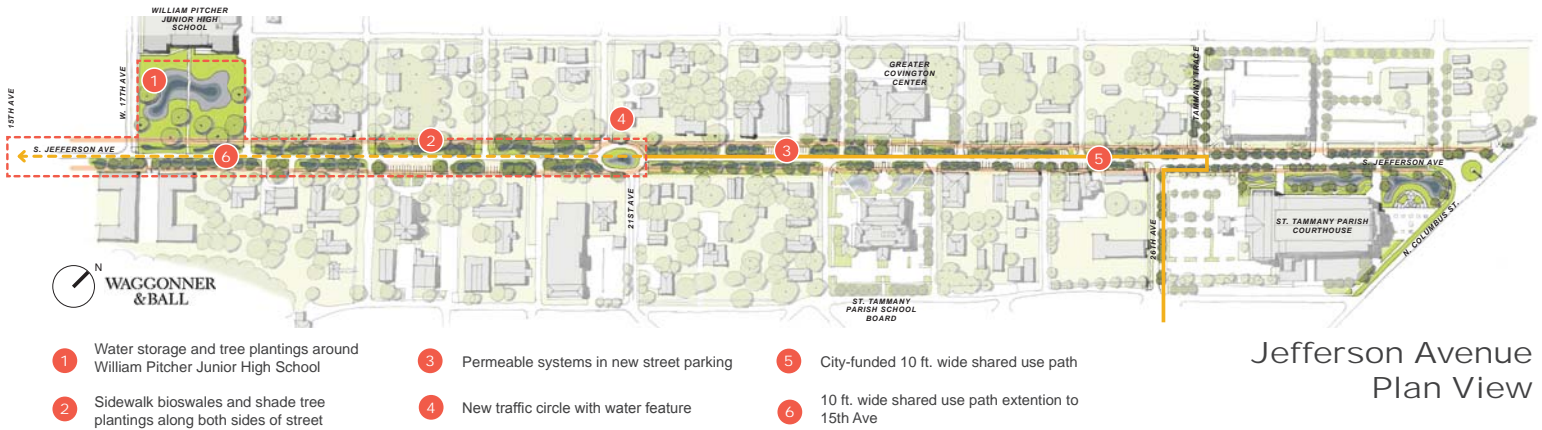
- Locate this project at the NTCC site on Hwy 434.
- Has potential to being with these new companies middle skill jobs which are essential to the entire parish population.
- Potential location: on Gause. Textron Bldg./DISA, (owned by the city) across from the hospital.
- Need somewhere people can go as well as student just getting out of school. Been needing this.
- Innovations. Progressive vision for future. Relevant.
- We need co-working space for creative/technological stimulation. I must for nurturing growth and expansion!
- Could be placed near Northshore Technical Community College.
- Excellent.
- I like the alternative energy jobs emphasis.
- Innovative, progressive, needed, promotes small business, relatively low cost.

## What do you not like about this proposal?

- Only 2million, business development.
- It's a salvation for an economy that can support the residents.

## DEMONSTRATION PROPOSAL BOARDS

# D COVINGTON GREEN BLOCK



St. Tammany School Board Perspective View



Precedent images of stormwater management landscape at an entrance of a school



Precedent images of green streets



Precedent image of permeable street parking

Precedent image of shared use path

## DEMONSTRATION PROPOSAL BOARDS

D

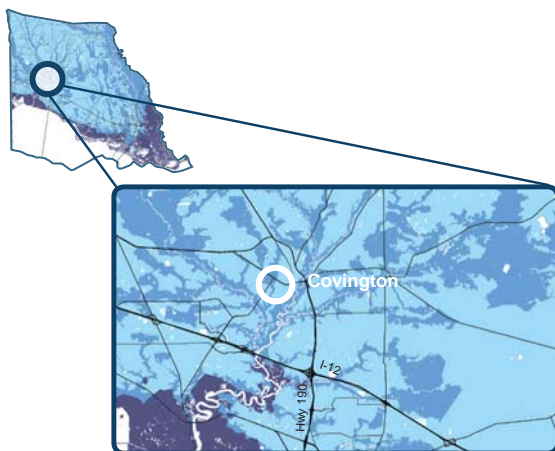


## PROPOSAL

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.

## 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



Source: CPRA &amp; FEMA

## Community Benefits



## What do you like about this proposal?

## COMMENTS

- Anything that gets us on our feet (walking) or bicycling gets my vote. If this gets built hopefully it could be an example other neighborhoods can follow.
- This project will help continue the forward path and revitalization of the Covington Business/Retail/Commercial area.
- Student education and involvement. Expands area beautification. Cut down traffic and make better sense of street layout.
- Appearance and idea. Connect with trailhead.
- Water garden. Educational opportunities near school.

## What do you not like about this proposal?

- Limited long term impact on the whole parish.
- My only concern is that an area that is already beautiful, well kept, and monied would benefit from this, rather than areas just 2-3 blocks away which are not as kept up and could certainly use funding instead.
- Location/area targeted not a central drainage area. May after taxpayer support since area has had millions invested in.

## DEMONSTRATION PROPOSAL BOARDS

## E

## BAYOU LIBERTY PARK



Plan View

1 Tammany Trace Connection



2 Pavilion



3 Trails



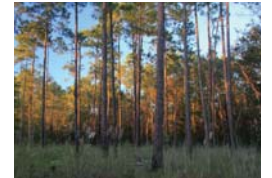
4 Promenade



5 Stormwater Display Ponds



6 Native Hardwoods



7 Kayak Connection



8 Market



9 Nature Play Area



10 Flex Picnic Space



## DEMONSTRATION PROPOSAL BOARDS

## E



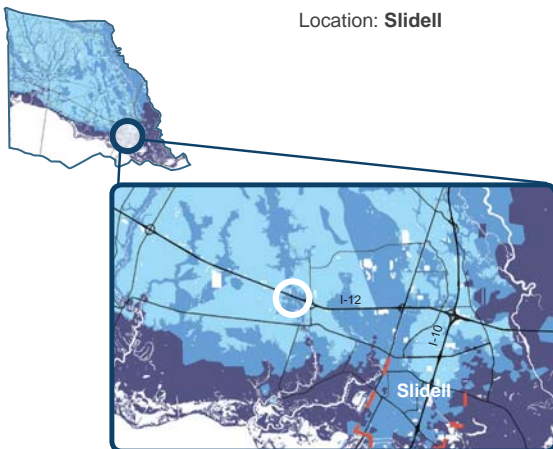
## PROPOSAL

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

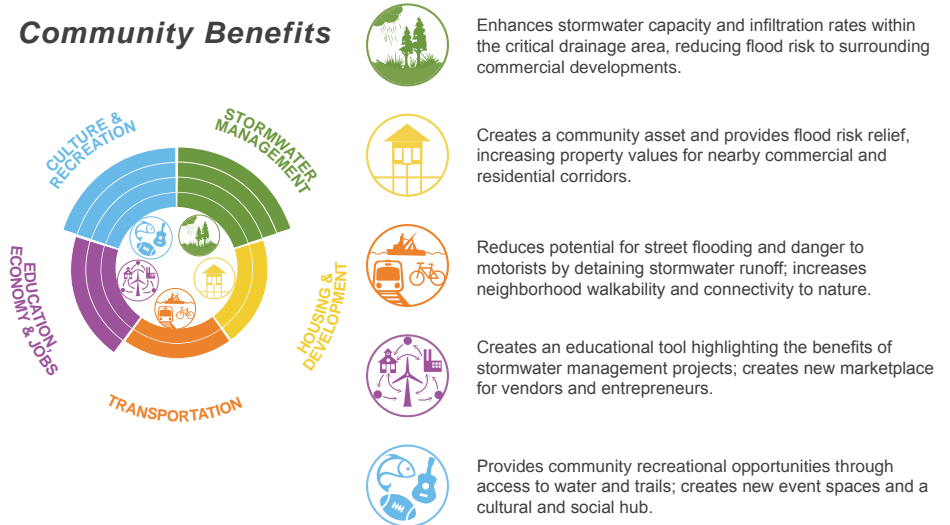
Project Area	48 acres
LA SAFE Investment	Up to \$5.0M
Estimated Project Cost	\$5.0M
Partners	St. Tammany Parish, FEMA, City of Slidell; potential corporate partners via Walmart/ Walton Family Foundation and Northshore Mall

Location: Slidell



Source: CPRA & FEMA

## Community Benefits

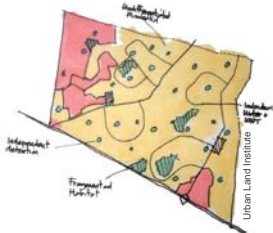
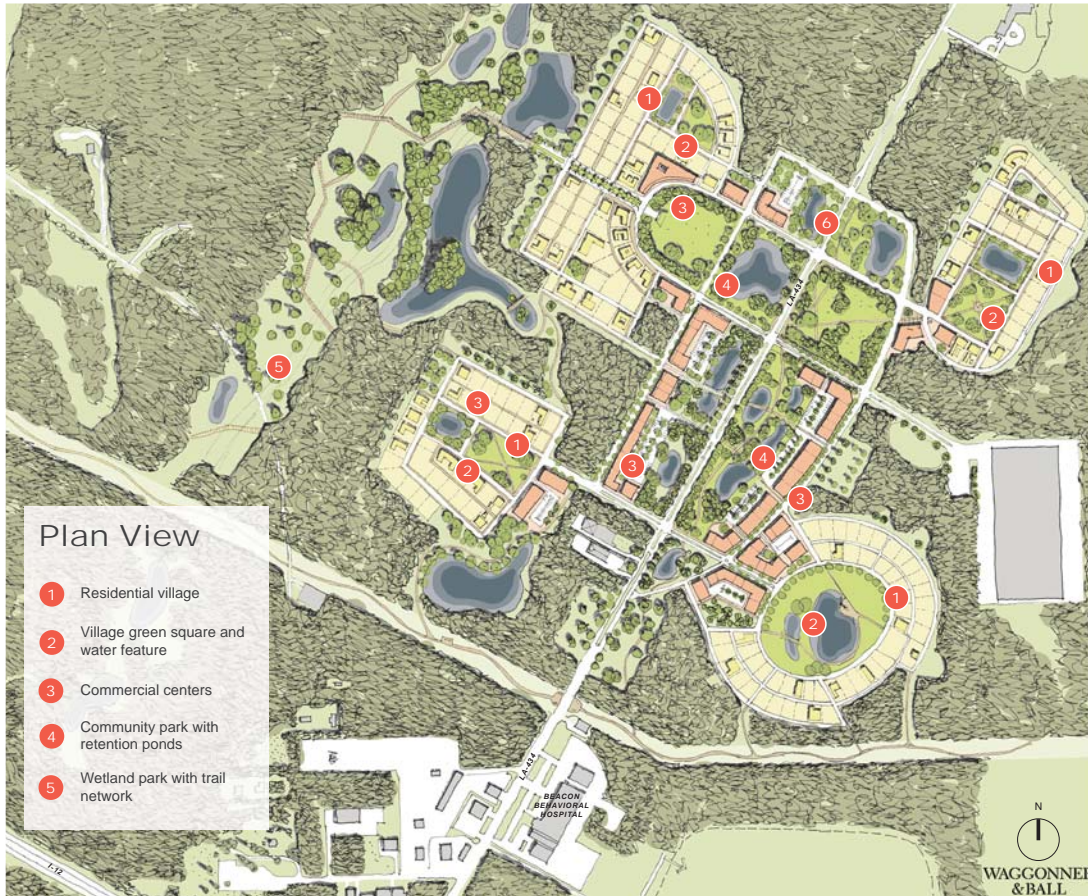
What do you like about this proposal? **COMMENTS**

- Would make a wonderful community area, used by many. Makes Sense.
- The green space for people to recreate and enjoy the outdoors.
- Bayous are everywhere yet we have so little public access. This is great use environment, play space to promote physical activity, health promotion, and learning.

## What do you not like about this proposal?

- This stimulates creativity and physical activity. I see farmers markets and concerts and multiple uses by both East and Western St. Tammany.
- Limited long term impact on the whole parish.
- I'd like to see more wetland restoration, not just retention ponds. Also bioswales. We need to limit new development, rather let's concentrate on redeveloping unused or abandoned developments- maybe a tax incentive.

# F VILLAGE IN THE WOODS PROTOTYPE



**Conventional Development Pattern**

- Fragmented and disconnected systems
- Exacerbates current traffic and transportation challenges



**Village in the Woods Concept**

- Higher density walkable/bikeable neighborhoods
- Comprehensive management of natural and engineered systems



Perspective View



Precedent Images of I'On Village in Mt. Pleasant, SC; DPZ Partners, LLC and Dover-Kohl and Partners



Precedent Images of TerraBella in Covington, LA  
Steve Oubre, Architects Southwest

## DEMONSTRATION PROPOSAL BOARDS

F



## PROPOSAL

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.

## Key Info

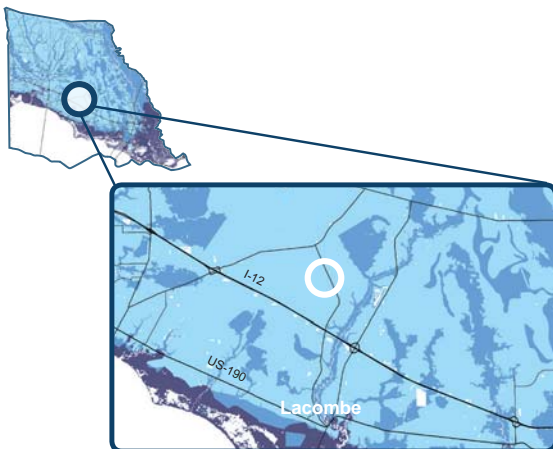
LA SAFE Investment  
Partners

Up to \$6M

St. Tammany Parish;  
potential private  
developer (TBD through  
NOFA process)

Location

Between LA-1088 &  
LA-434, north of I-12



Source: CPRA & FEMA

## Community Benefits



Reduces floodplain impacts by utilizing residential stormwater management best practices incorporated into multi-family development with minimalized paving, built in detention and increased density.



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.

## What do you like about this proposal?

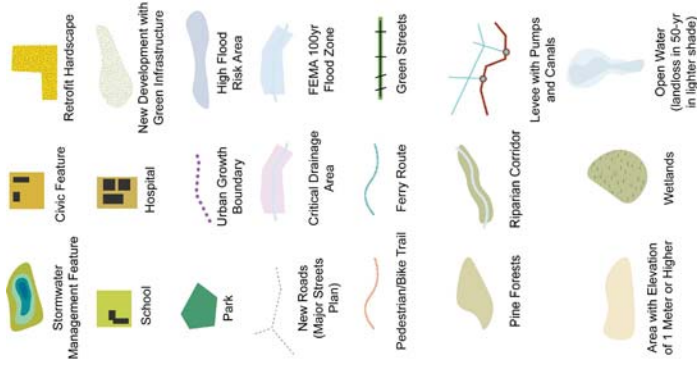
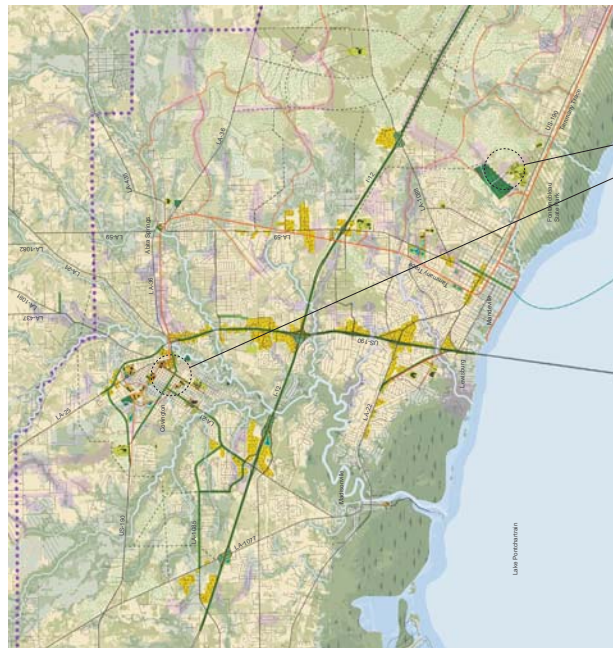
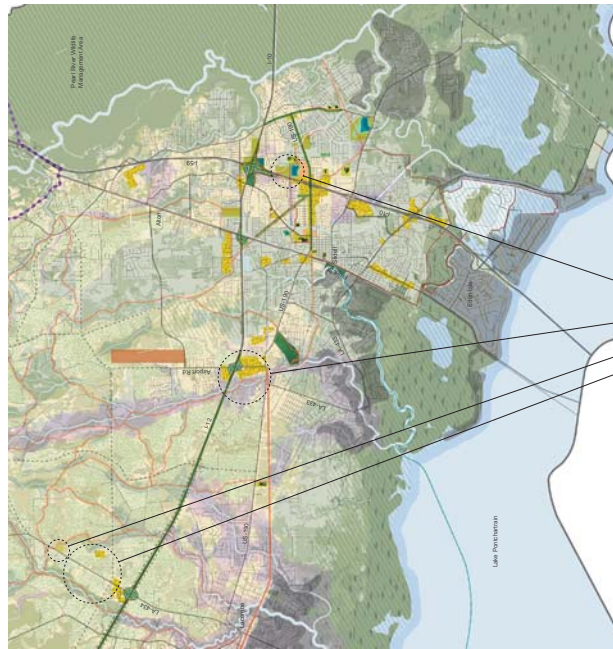
- Everything.
- Proximity to Northshore Tech CC.

## COMMENTS

## What do you not like about this proposal?

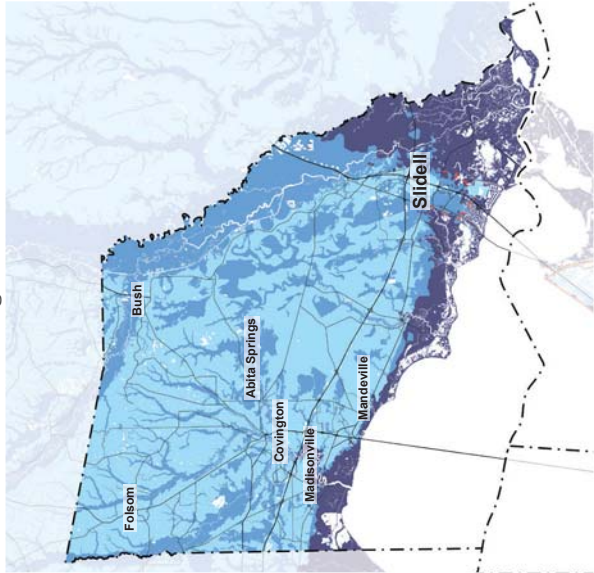
- Nothing.
- Limited long term impact on the whole parish.
- Let's leave it natural. Let's develop abandoned property, run-down property. Let's build stores in multiple levels- go vertical instead of urban sprawl.
- No clear target population. Example of Terra Bella appears to negate my view.

# ST TAMMANY PARISH 50-YEAR RESILIENCE VISION



# FLOODING & SUBSIDENCE MANAGEMENT

Flood Risk Modeling\*

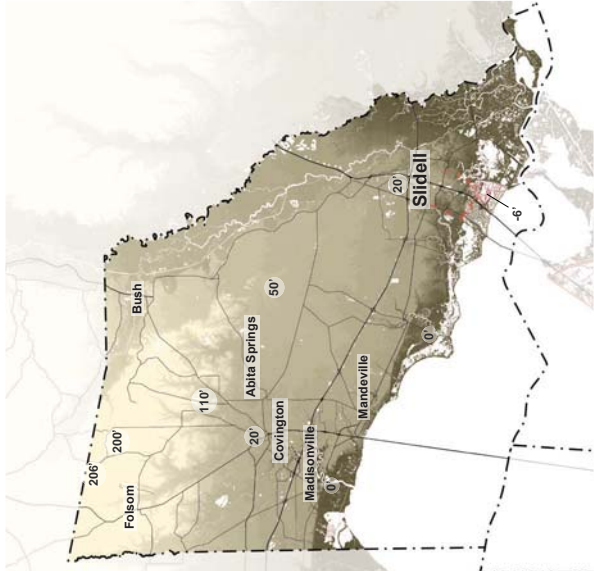


\*According to CPRA modeling for a 100-yr storm in 2067

- < 3 ft.
- 3 to 6 ft. or within the 100 yr floodplain
- > 6 ft.

Source: CPRA flood modeling (March 2016) 100 yr floodplain

Elevation

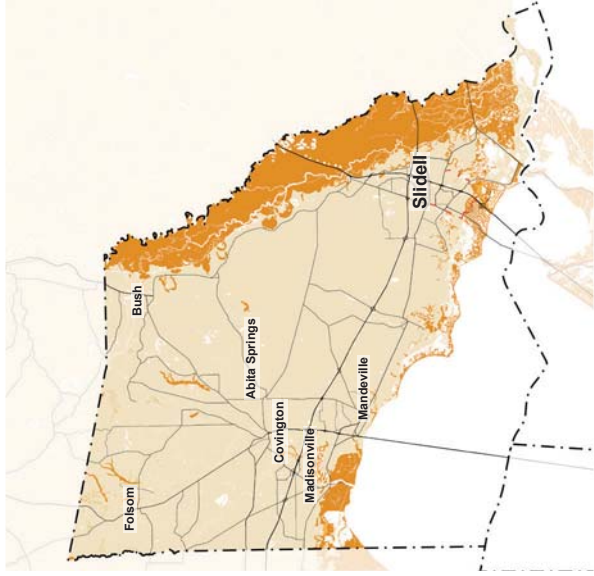


0 ft.      50 ft.      206 ft. (high point)

< -6 ft.      < -3 ft.      < 0 ft.

Source: NOAA digital elevation map

Soils

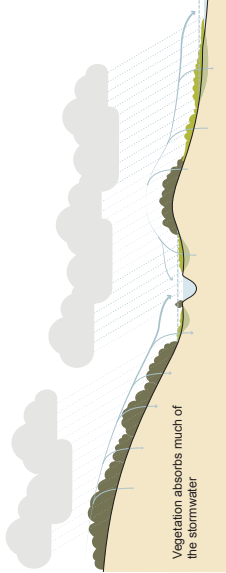


Highly Organic  
High Subsidence Potential  
Moderately Organic  
High Plasticity Silt and Clay  
Shrink and Swell Potential  
Low Plasticity Silt and Clay, Sand  
Stable

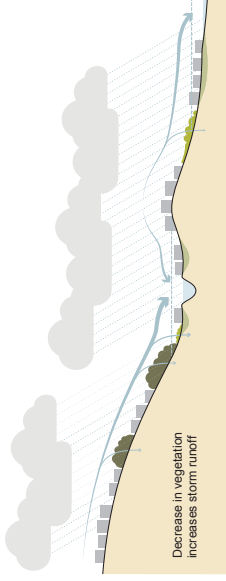
Source: USDA soil map

CPRA Proposed Levee      Parish Boundary

Pre-Development Hydrology



Current Development Pattern



Proposed Development Pattern

