


Airline Hwy Phasing Plan; credit: St. John the Baptist Parish



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
WAGGONNER & BALL



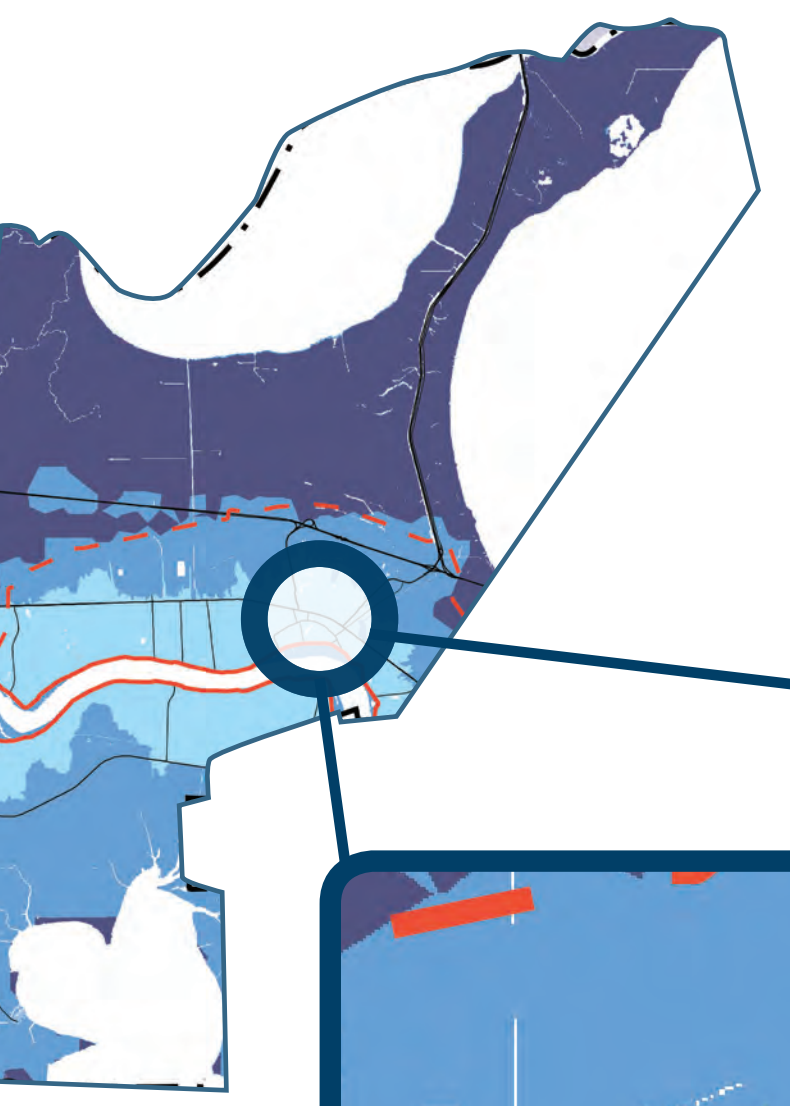
Main Street Perspective View
WAGGONNER & BALL

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.

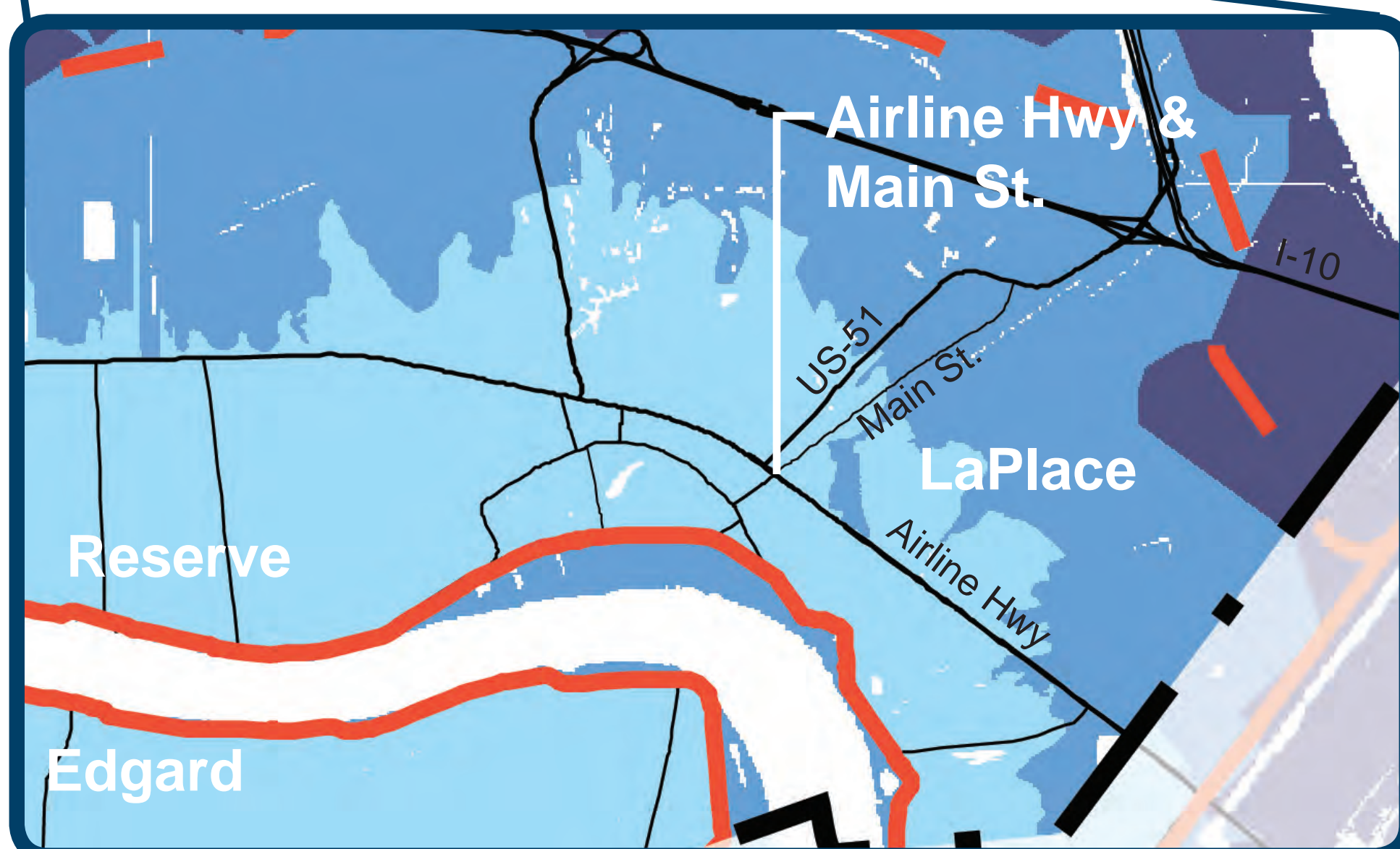
Key Info

| | |
|------------------------|---|
| 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 |



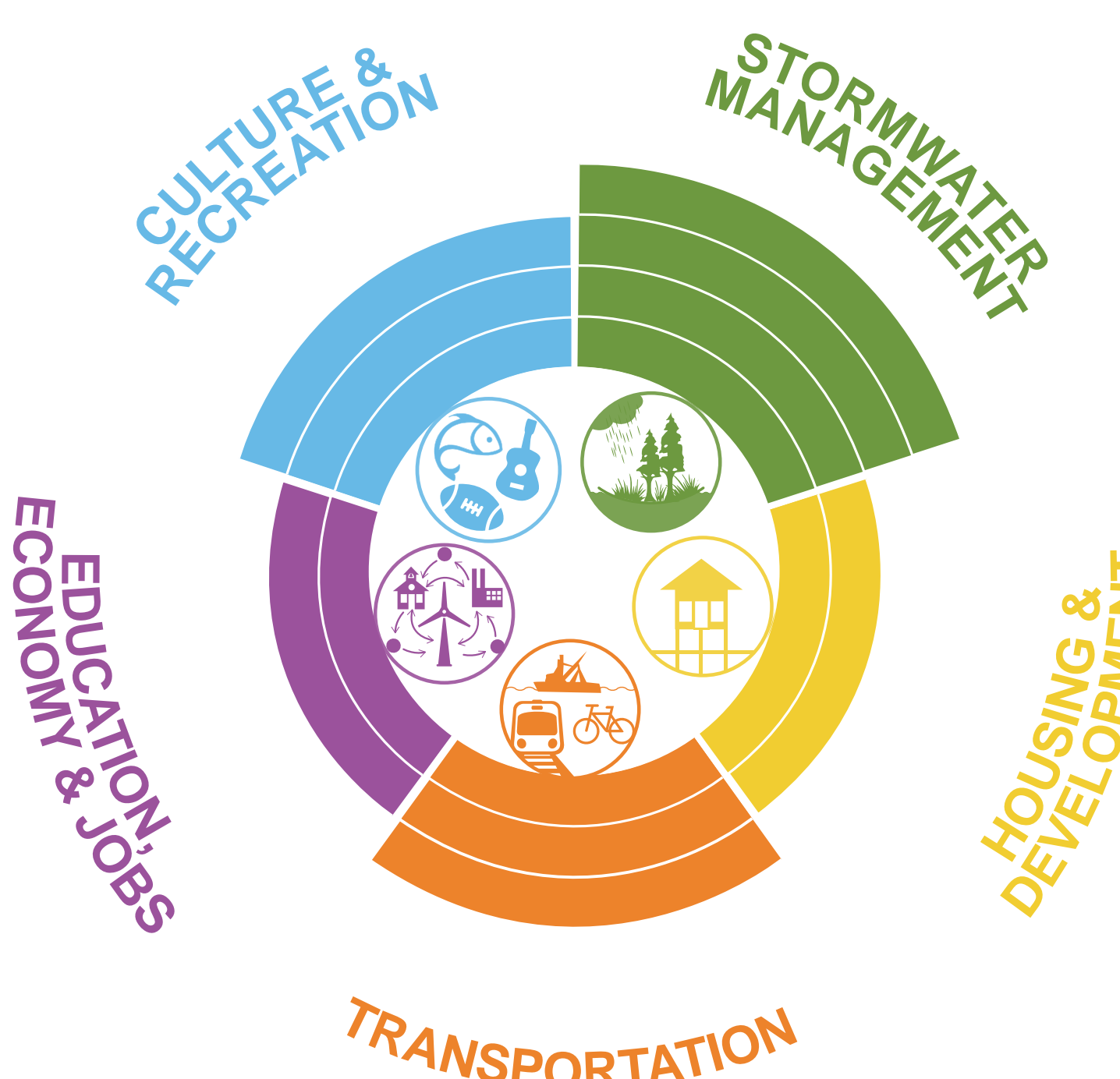
Partners: LA. Dept. of Transportation & Development; New Orleans Regional Planning Commission; St. John the Baptist Parish

Location: LaPlace



Source: CPRA & FEMA

Community Benefits



-  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.

COMMENTS

B DUBOURG CANAL PARK



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



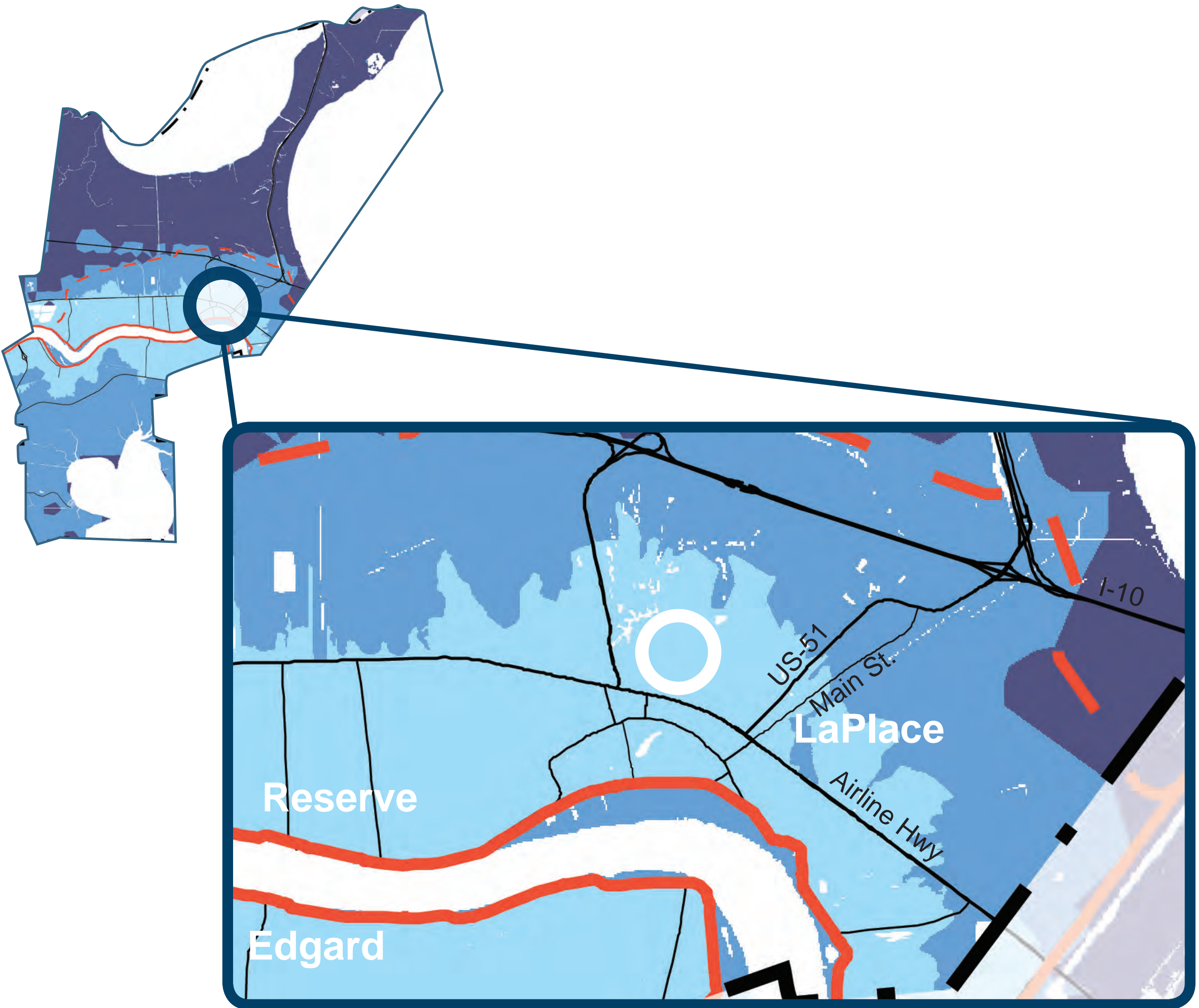
Precedent image of pathway along waterway

PROPOSAL

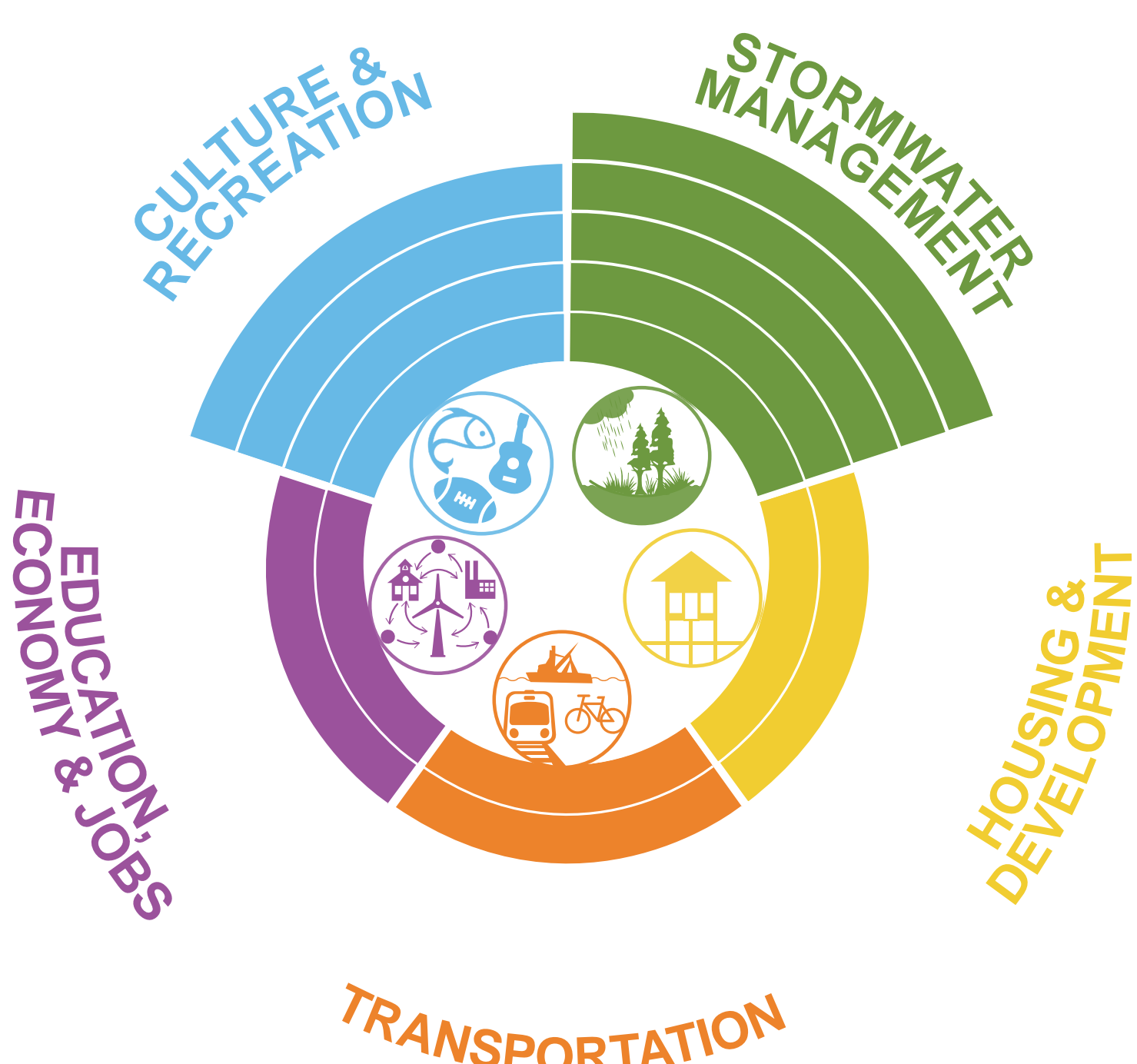
Areas subject to future flood risk must consider stormwater management features in addition to current and planned structural protection systems. This proposal is to design and construct an improved canal with enhanced drainage capacity and a shared trail connecting Fairway Dr. to Dominican Dr. On the 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

| | |
|------------------------|--|
| Project Area | Canal - 3,600 LF Park - 5 acres |
| LA SAFE Investment | Up to \$4.7M |
| Estimated Project Cost | \$4.7M |
| Partners | St. John the Baptist Parish; property owners; nonprofits |
| Location | LaPlace |



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.

COMMENTS

Low Risk Example in LaPlace

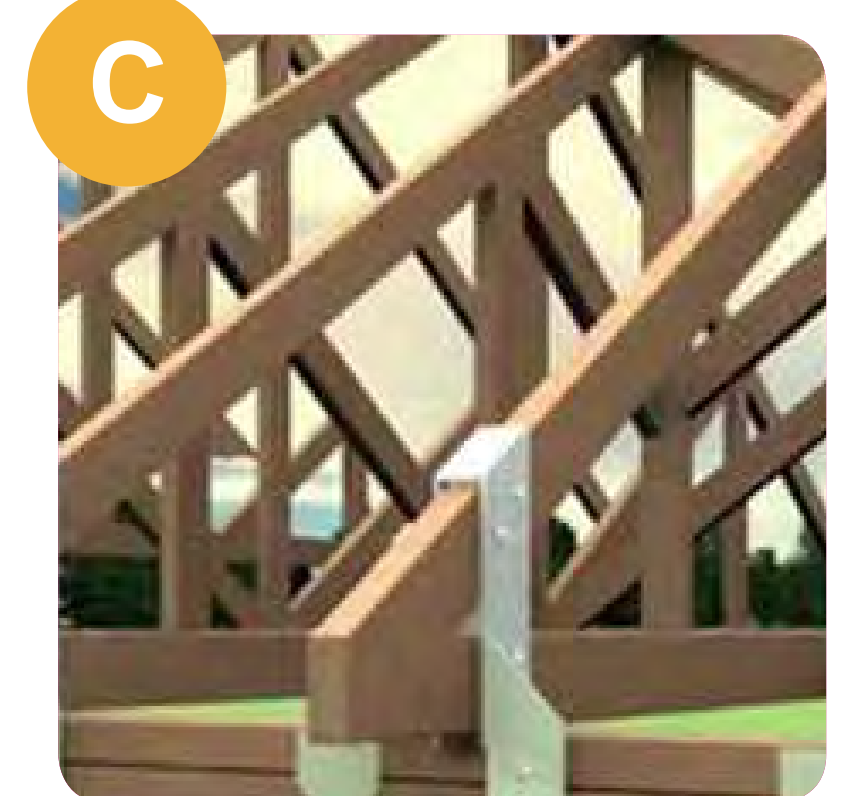
Existing Housing Density: 3.6 units per acre | Proposed Density: 12 units per acre



* **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.



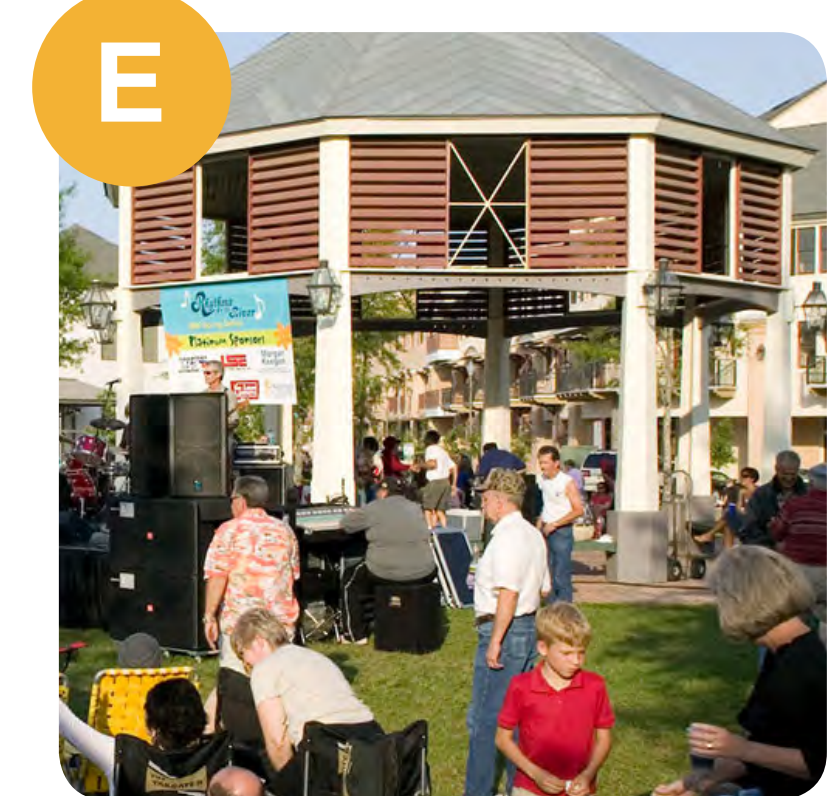
* **Pier and Beam Foundations**



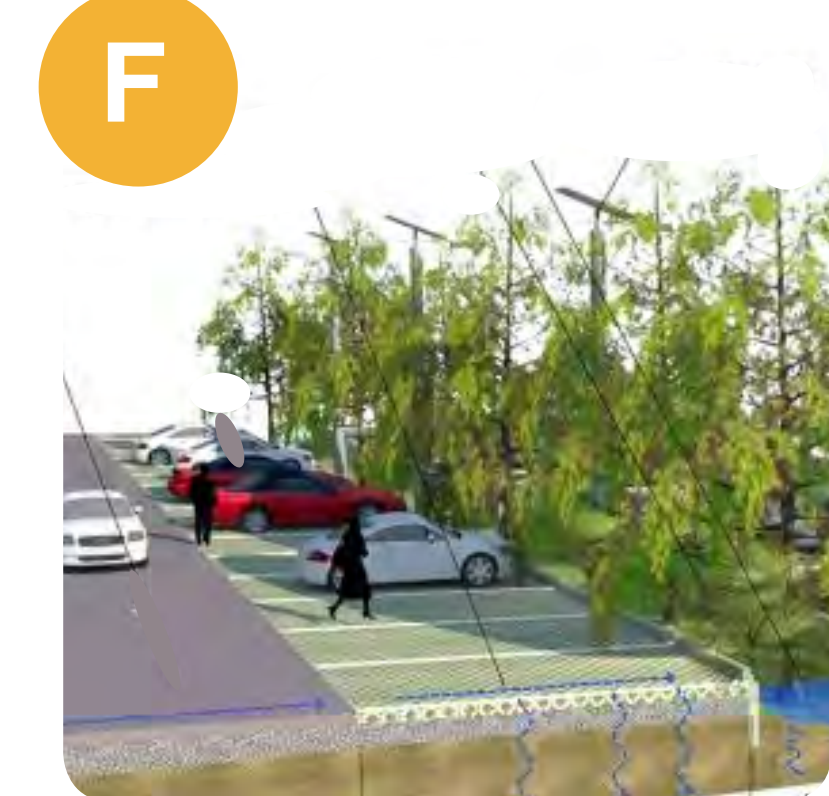
* **Wind Resistant Design**



* **Solar Power**



* **Community & Market Space**



* **Permeable Paving**



* **Stormwater Park & recreation paths**

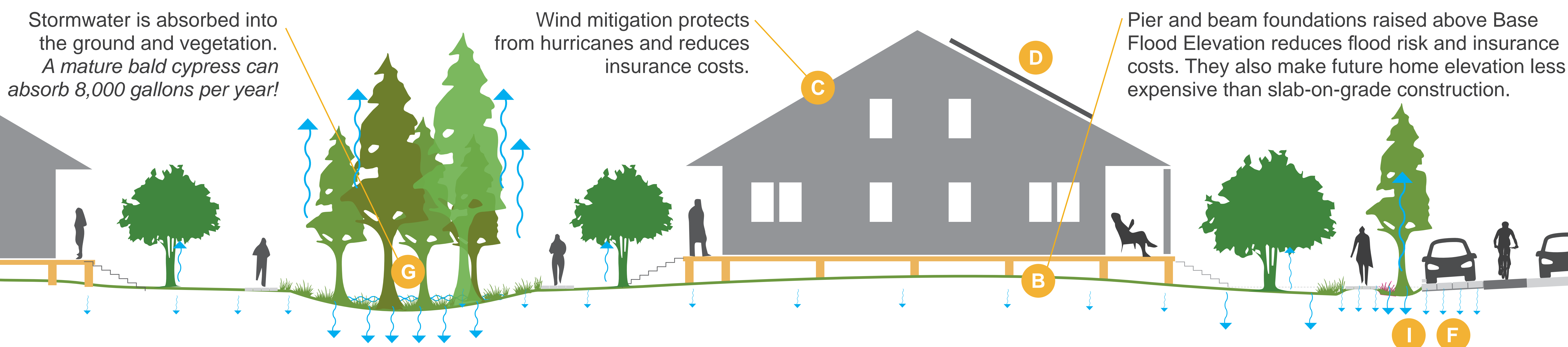


* **Complete Streets with Bump-outs, Bioswales & trees**



* **Community Gardens**

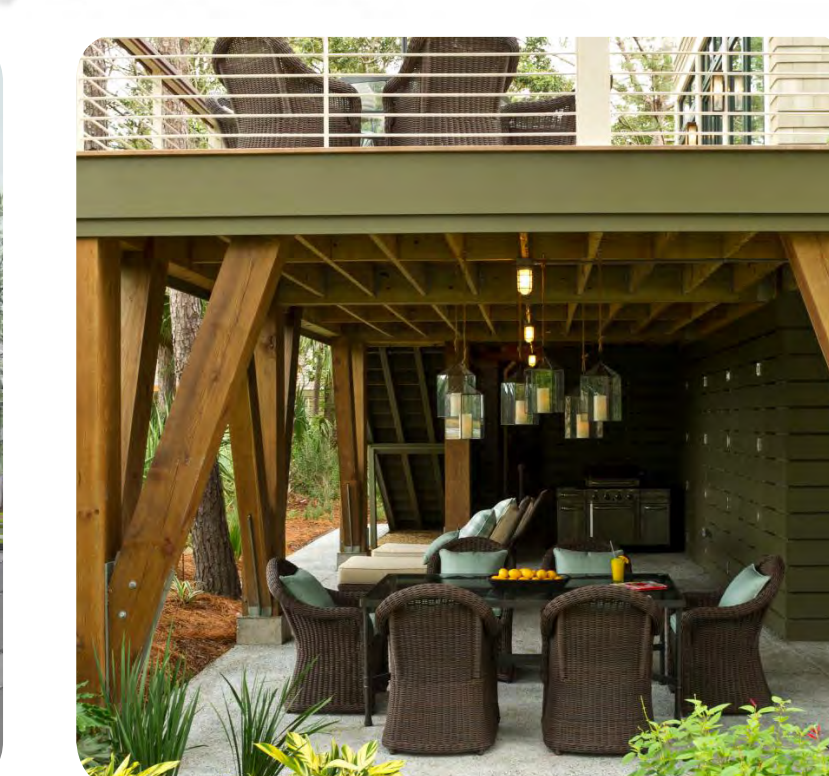
* denotes ideas rated highest by St. John residents at Meeting 3.



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. In the model above, homes share a single elevated platform, reducing construction costs while preserving a single-family housing typology.



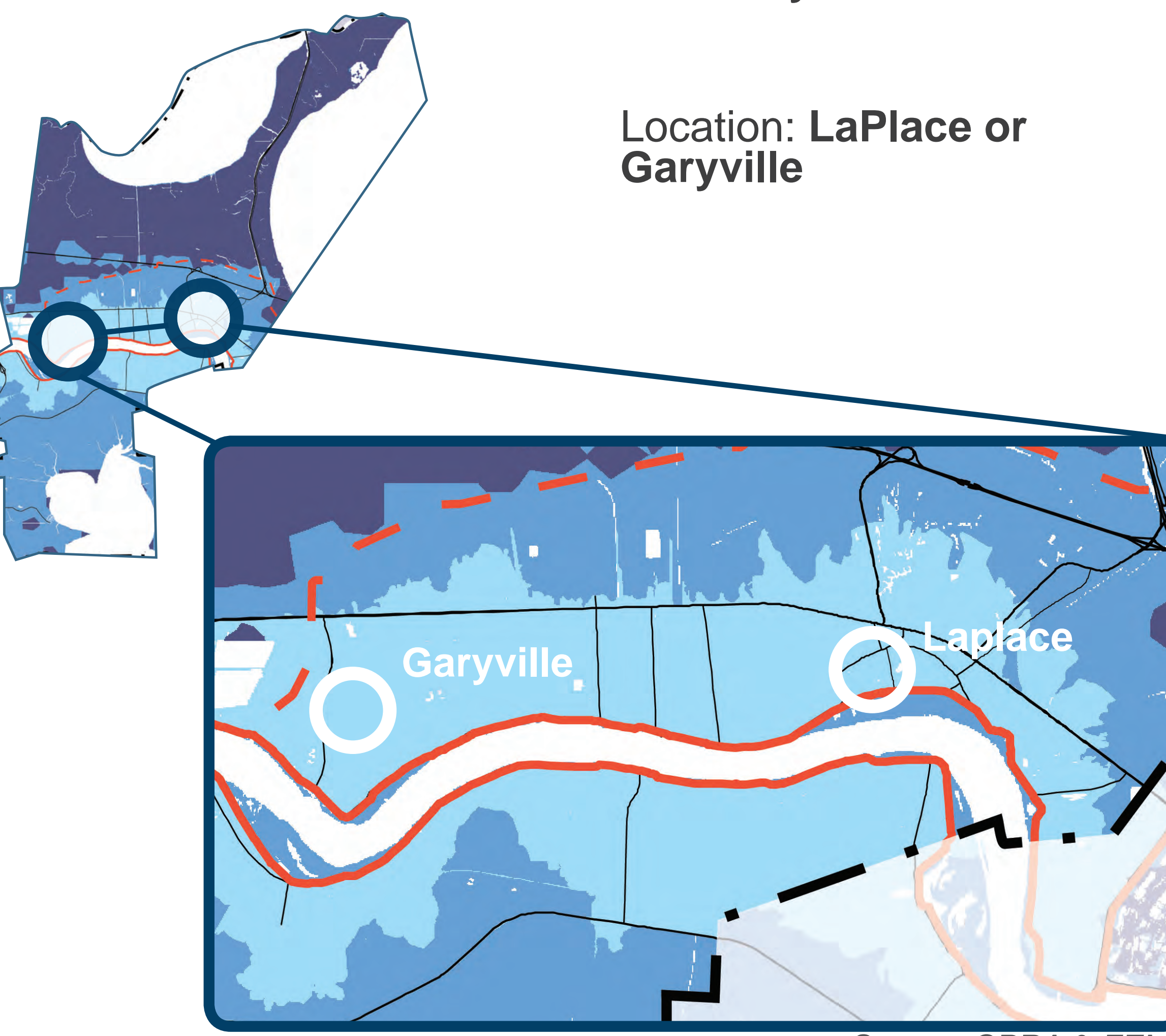
PROPOSAL

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

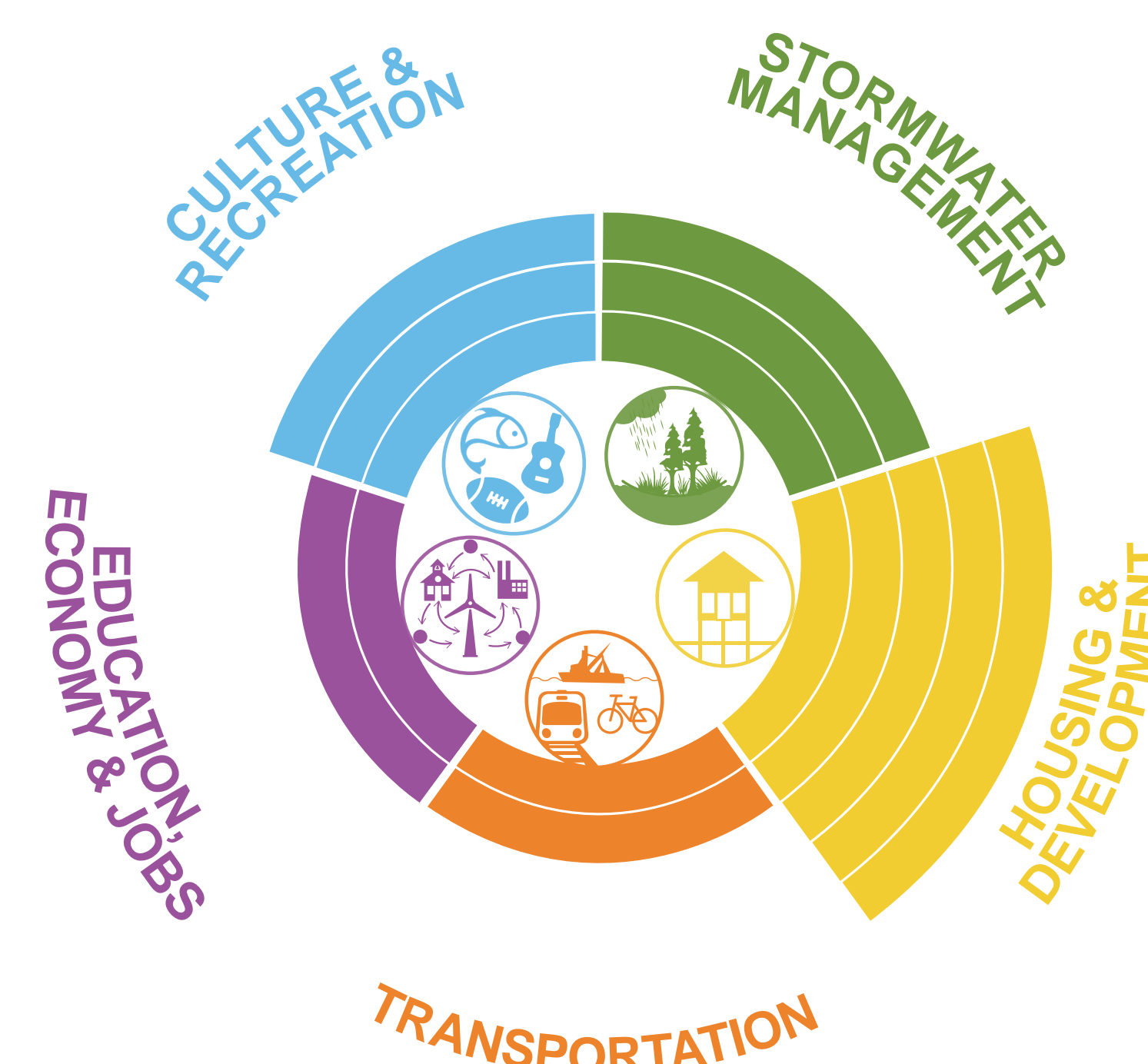
| | |
|------------------------|--|
| Housing Units Created | Approx. 30 units |
| Commercial Space | Approx. 10,000 sf |
| LA SAFE Investment | \$4-6 million |
| Estimated Project Cost | \$10-12 million |
| Partners | Private developers; St. John the Baptist Parish Housing Authority |

Location: LaPlace or Garyville



Source: CPRA & FEMA

Community Benefits



Incorporates green infrastructure to manage all stormwater on site.



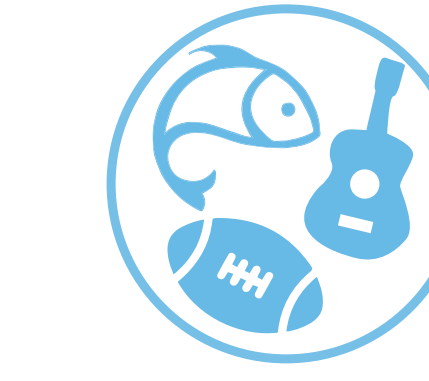
Provides quality, affordable housing and commercial development.



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.

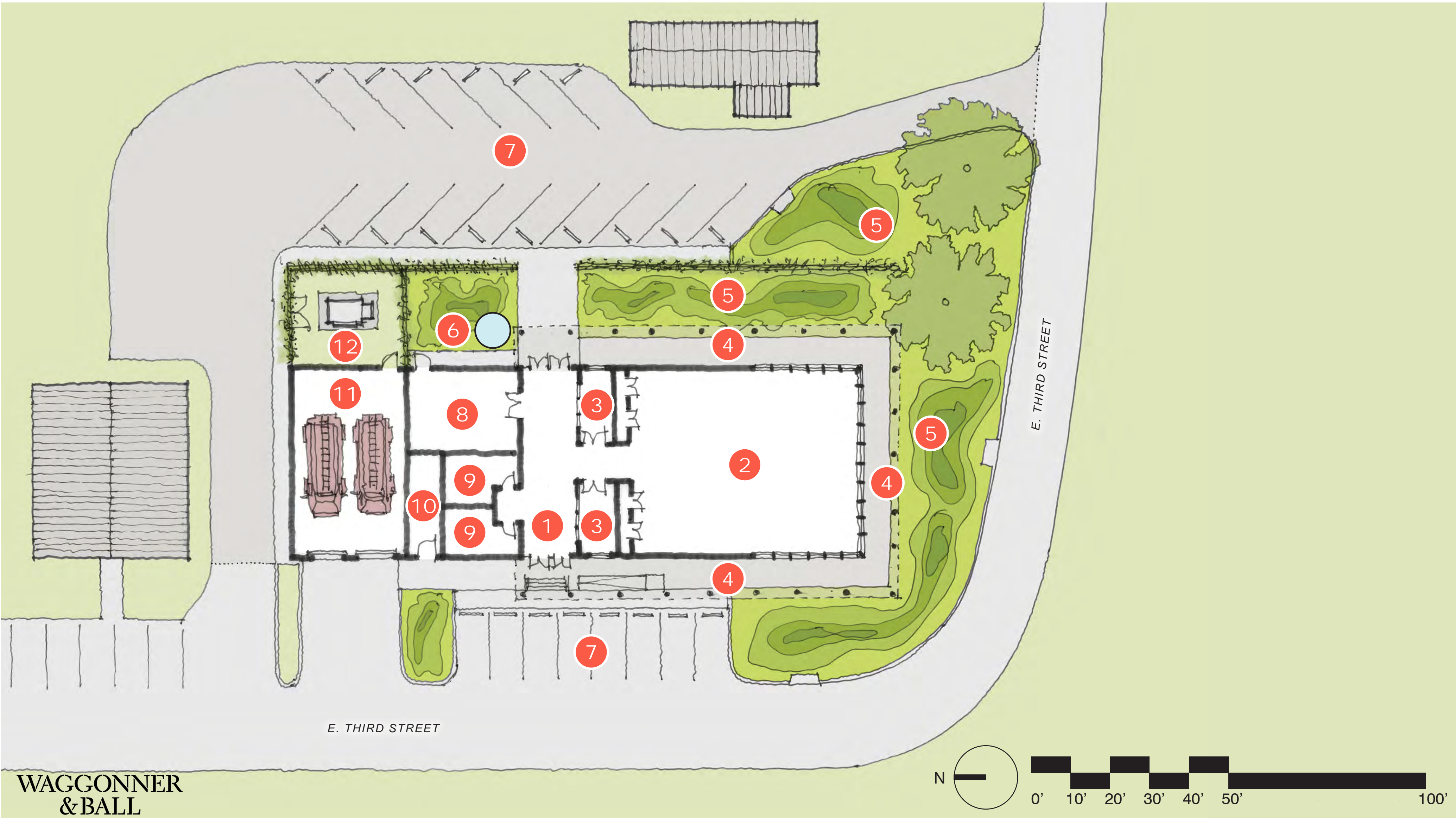


Includes public amenities such as community gardens, gathering and market space, pavilion, walking and biking paths.

COMMENTS



Aerial View Looking Northeast



Building and Site Plan View

Westbank Community Center & Evacuation Shelter

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 7,000 sf community center. The proposed building features permeable pavers and bioswales to hold stormwater.



Existing West Bank Community Center

- 1 Entry Hall

2 Community Room

3 Office & Meeting Space

4 Covered Porch

5 Rain Gardens

6 Rainwater Cistern

7 Pervious Parking

8 Commercial Kitchen

9 Restroom

10 Mechanical

11 Fire Trucks

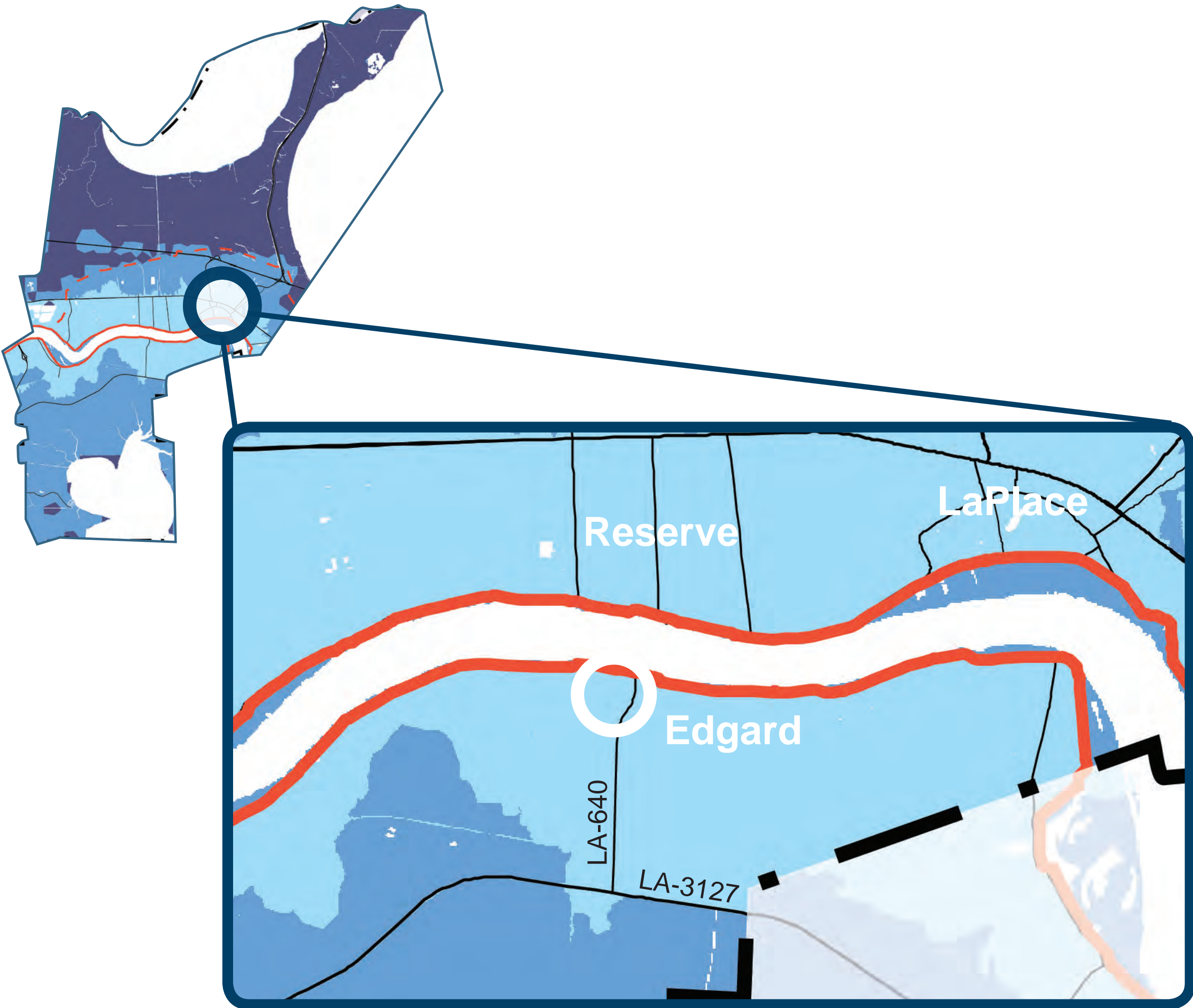
12 Generator

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, handicap 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


| | |
|------------------------|---|
| Project Area | Approx. 1 acre |
| LA SAFE Investment | Up to \$4.3M |
| Estimated Project Cost | \$4.3M |
| Partners | St. John the Baptist Parish; private industry; nonprofits |
| Location | Edgard |





Source: CPRA & FEMA


Community Benefits




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Engineered landscaping and pervious parking retains stormwater on-site, reducing loads on the drainage system.
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Provides a centralized gathering area/amenity which helps attract future housing and development.
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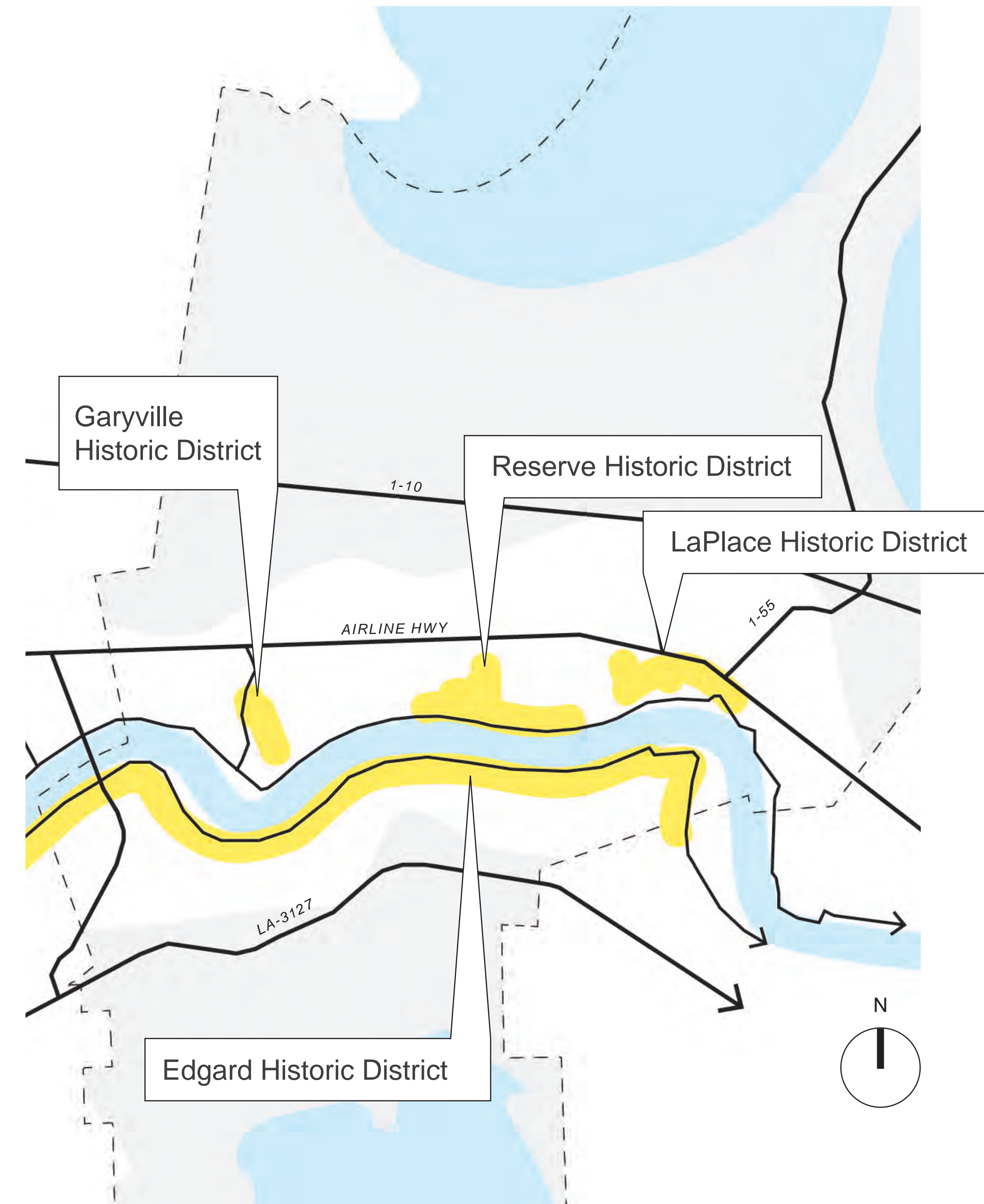
The West Bank Community Center will be located near the courthouse and other parish buildings, creating a center that could be more easily served by transit in the future.
- 

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.

COMMENTS

E HISTORIC / CULTURAL DISTRICTS & GREEN STREETS



Aerial View of Edgard Looking Southeast



Precedent image of branding and signage in a historic neighborhood
E&F.M., Town of Lunenburg Wayfinding

Precedent images of educational green infrastructure signage
Top: Dockside Wastewater Treatment,
Bottom: Sarah Hart English, Hastings Park

Precedent image of a green street

Precedent images of light poles and banners



Bacas House Dugas House Emilie Plantation House Evergreen Plantation Gary State Bank Garyville Timbermill Museum E.J. Claire & Co. Stores

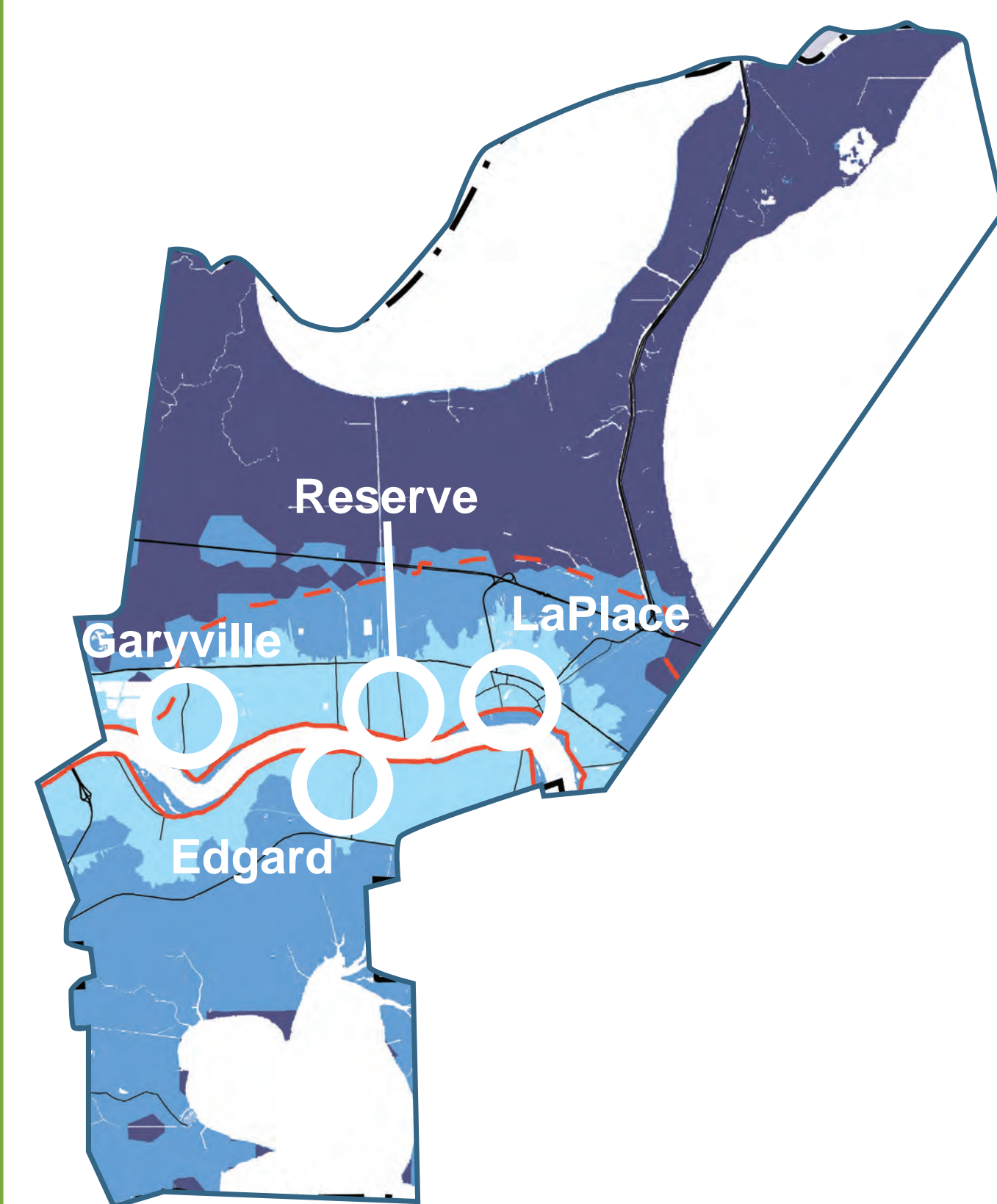
Context: Historic Structures in St. John the Baptist Parish
Credit: State of Louisiana, Office of Cultural Development, Division of Historic Preservation National Register Database

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.

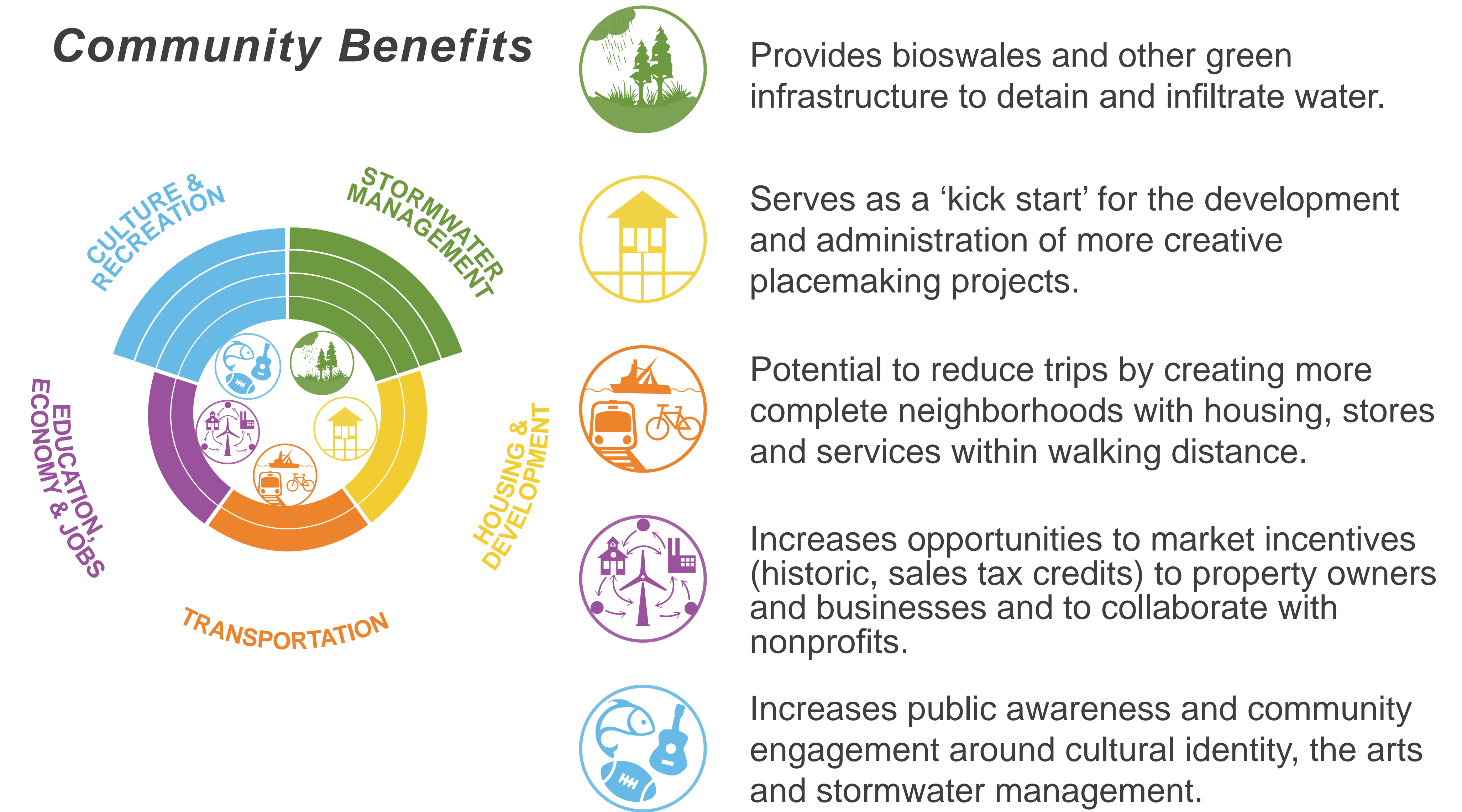
Key Info

| | |
|------------------------|--|
| Project Area | Four Historic Districts |
| LA SAFE Investment | Up to \$3M |
| Estimated Project Cost | \$3M |
| Partners | 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 |
| | Location: Garyville, Reserve, Edgard, LaPlace |



Source: CPRA & FEMA

Community Benefits



COMMENTS

LAPLACE MULTI-MODAL TRANSIT STATION



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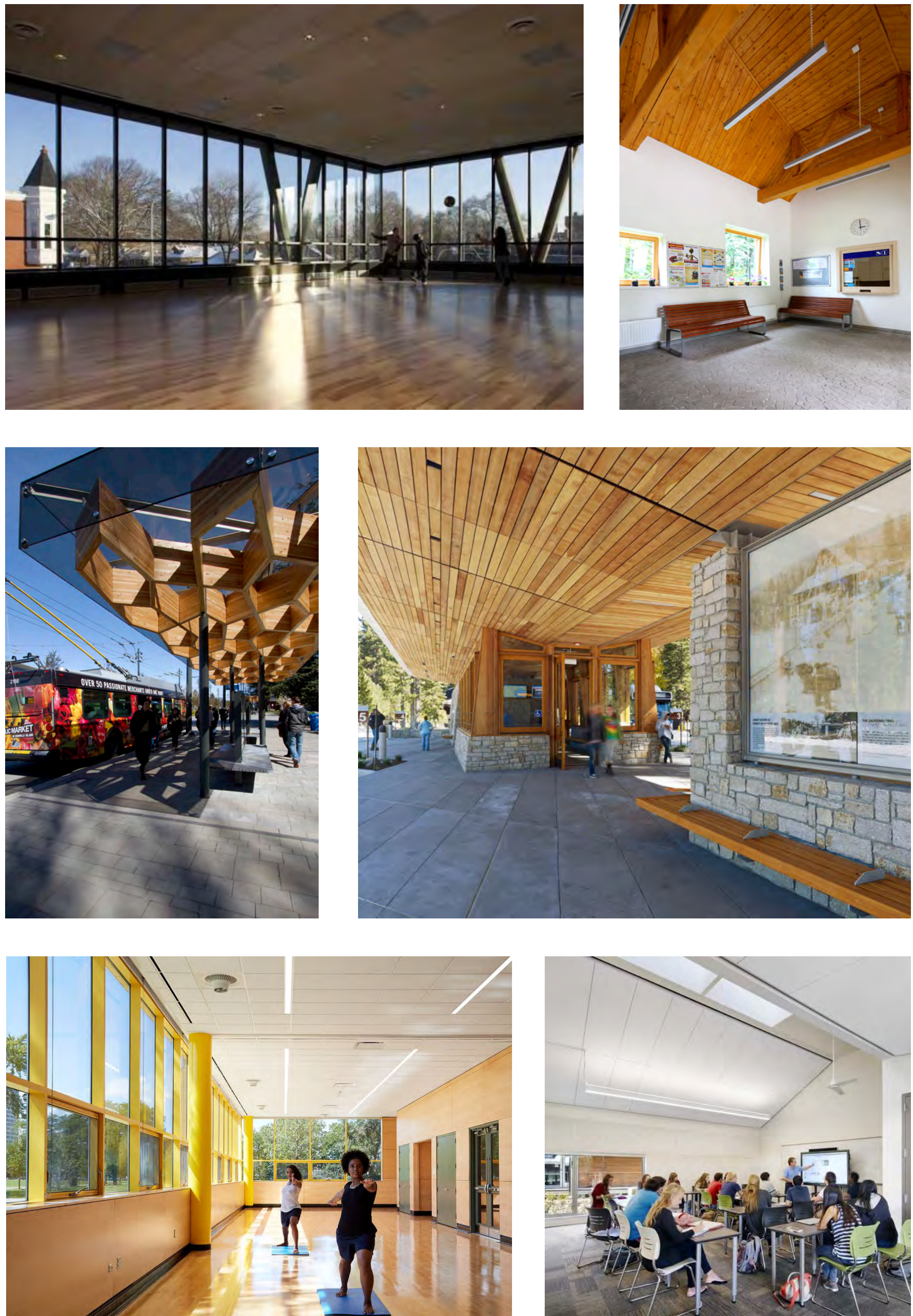
Main Street Perspective View



WAGGONNER & BALL

Plan View

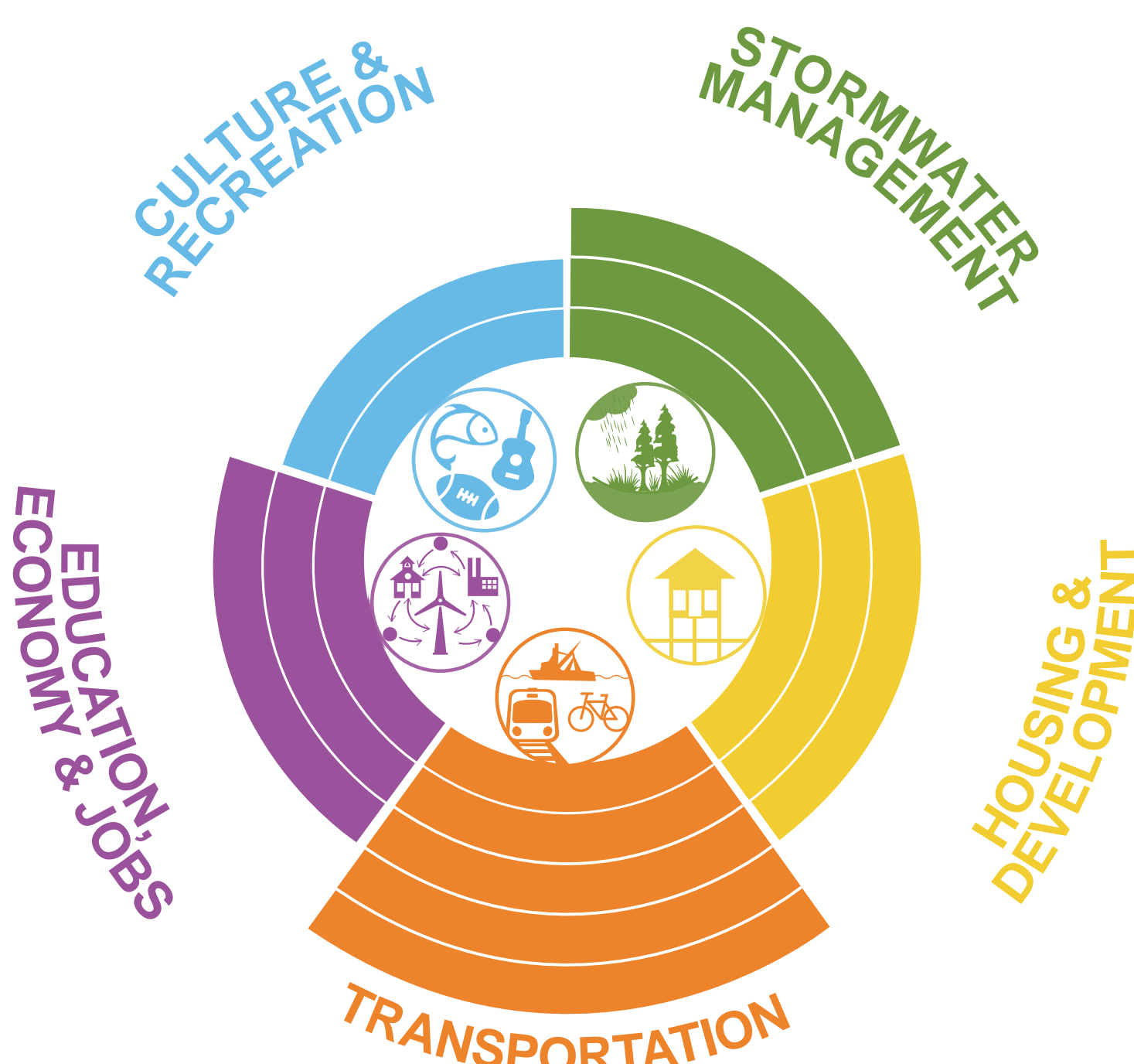
- Phase I**
- 1 New Multi-Modal Hub for Bus, Automobile and Future Rail Transportation
 - 2 Parking with Permeable Pavers and Bioswales
 - 3 Rain Gardens along Railroad Right-of-Way
- Phase II**
- 4 Building and Parking Expansion
- Long Term Vision**
- 5 Park with Water Retention
 - 6 Farmer's Market and Outdoor Plaza with Permeable Parking and Bioswales
 - 7 Office & Retail with Outdoor Plaza
 - 8 Retail Infill Buildings



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.

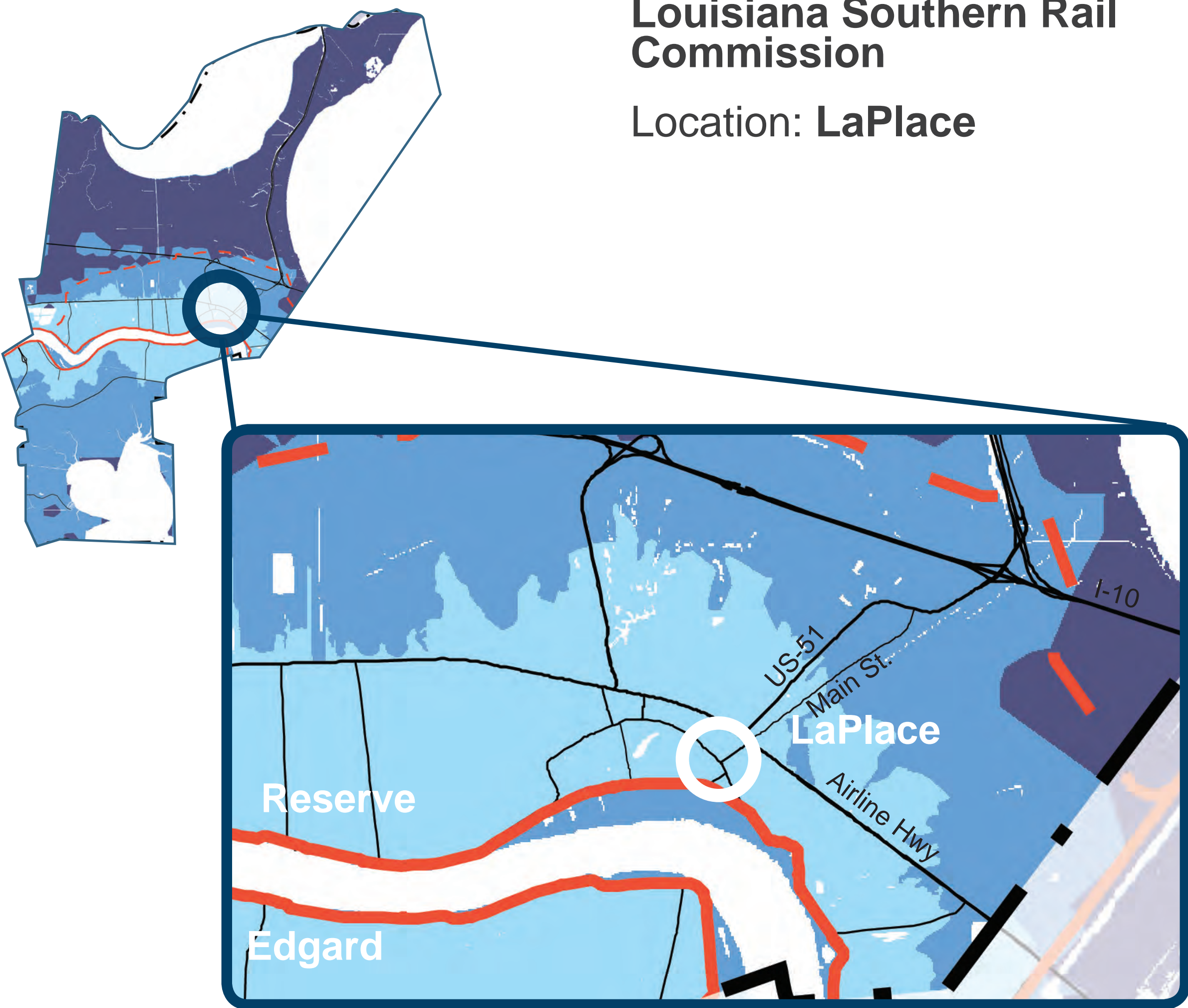
Community Benefits



- 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.

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 |



Source: CPRA & FEMA

COMMENTS