

A EMERGING INDUSTRY BUSINESS INCUBATOR



Alternative Energy
Wind and Solar



Coastal Restoration



Hospitality



Lost Lands Tours; photo credit: Rush Jagoe

Eco-Tourism

This proposed project is modeled after Propeller, a business incubator in New Orleans that offers a training program for starting new businesses, as well as office space and amenities for small-business owners. The Lafourche incubator would support businesses that address: alternative energy, coastal restoration, hospitality, and eco-tourism.



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



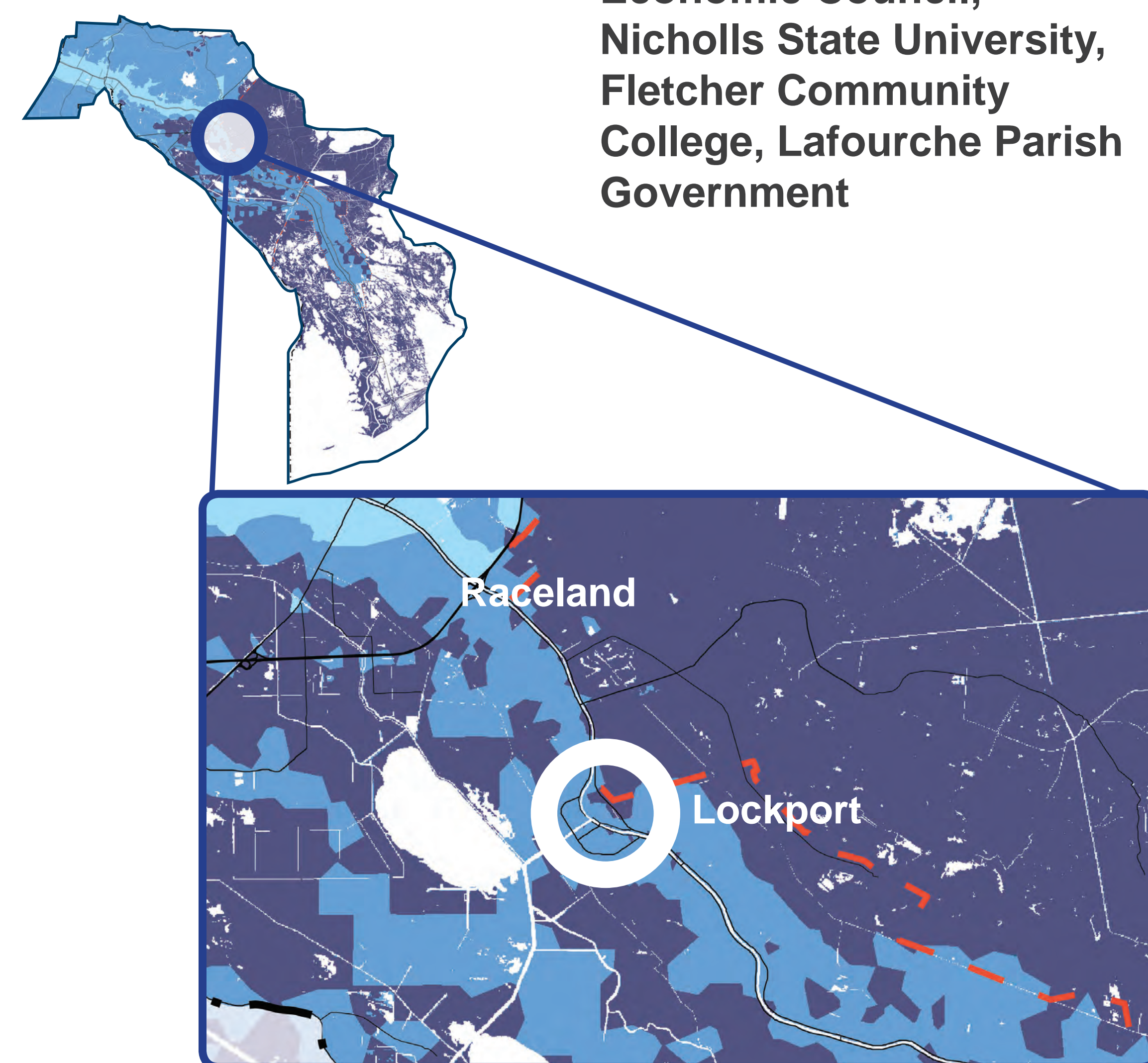
F One-on-one mentoring & career counseling

PROPOSAL

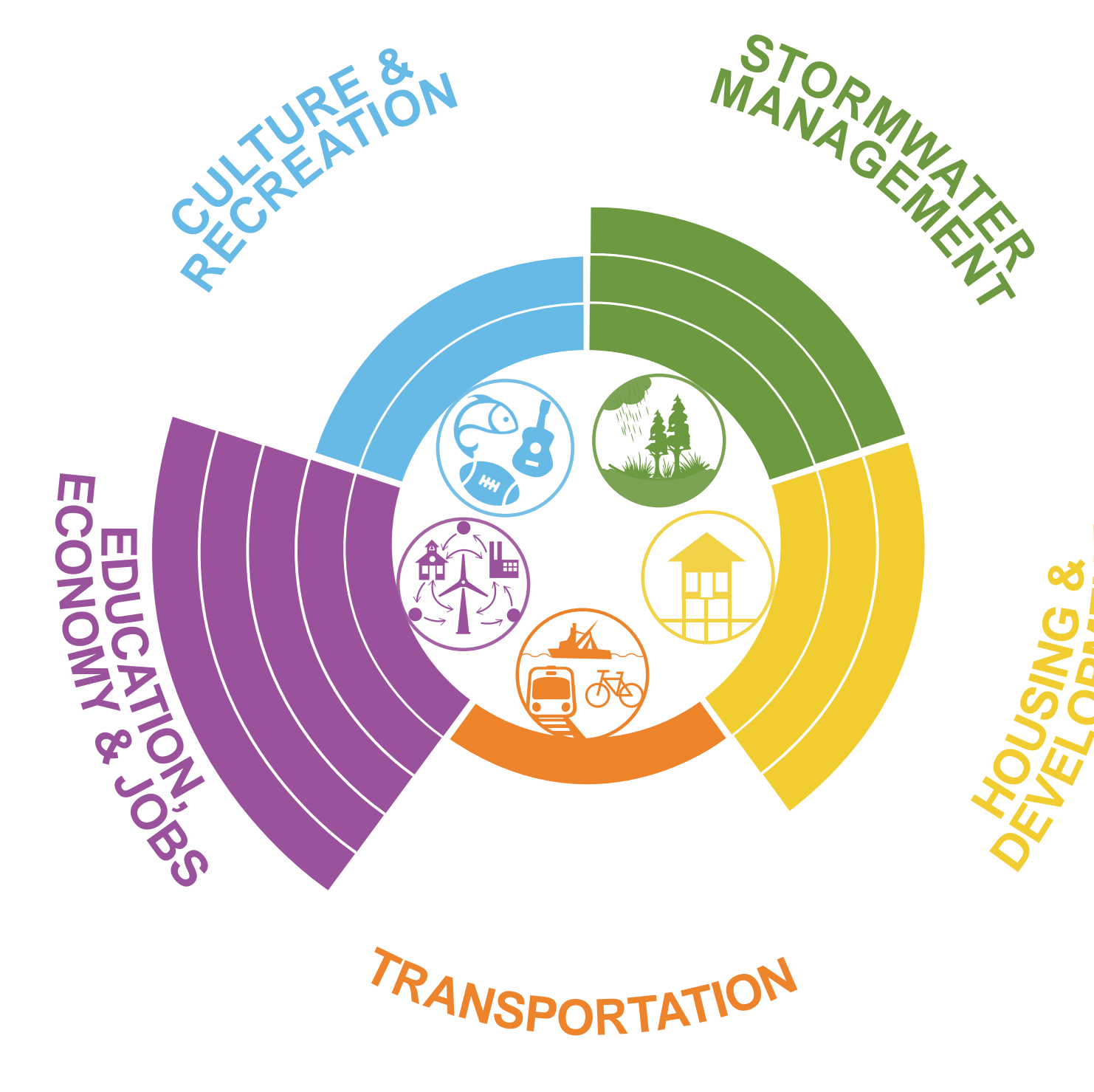
Economic resilience is a cornerstone of LA SAFE. A business incubator will help launch new businesses, diversifying the economy with industries that will strengthen the region in the future. As part of the accelerator program, entrepreneurs will have access to a mentor in their field to help guide them 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.

Key Info

LA SAFE Investment	Up to \$4 million
Estimated Project Cost	\$2 million for accelerator program development; \$2 million for facility construction or renovation
Location	Lockport
Potential Partners	Propeller, Thibodaux Chamber of Commerce, Lafourche Chamber of Commerce, South Louisiana Economic Council, Nicholls State University, Fletcher Community College, Lafourche Parish Government



Community Benefits



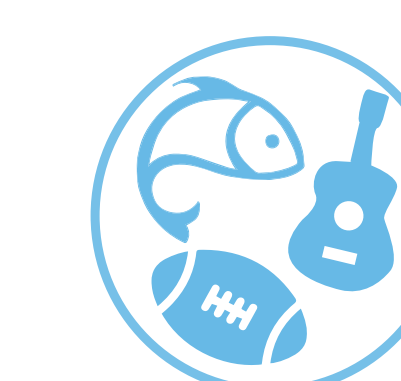
Incentivizes the development of new firms and emergent technologies in coastal restoration.



The development of this incubator will use smart building strategies that respond to the environment and mitigate stormwater on site.

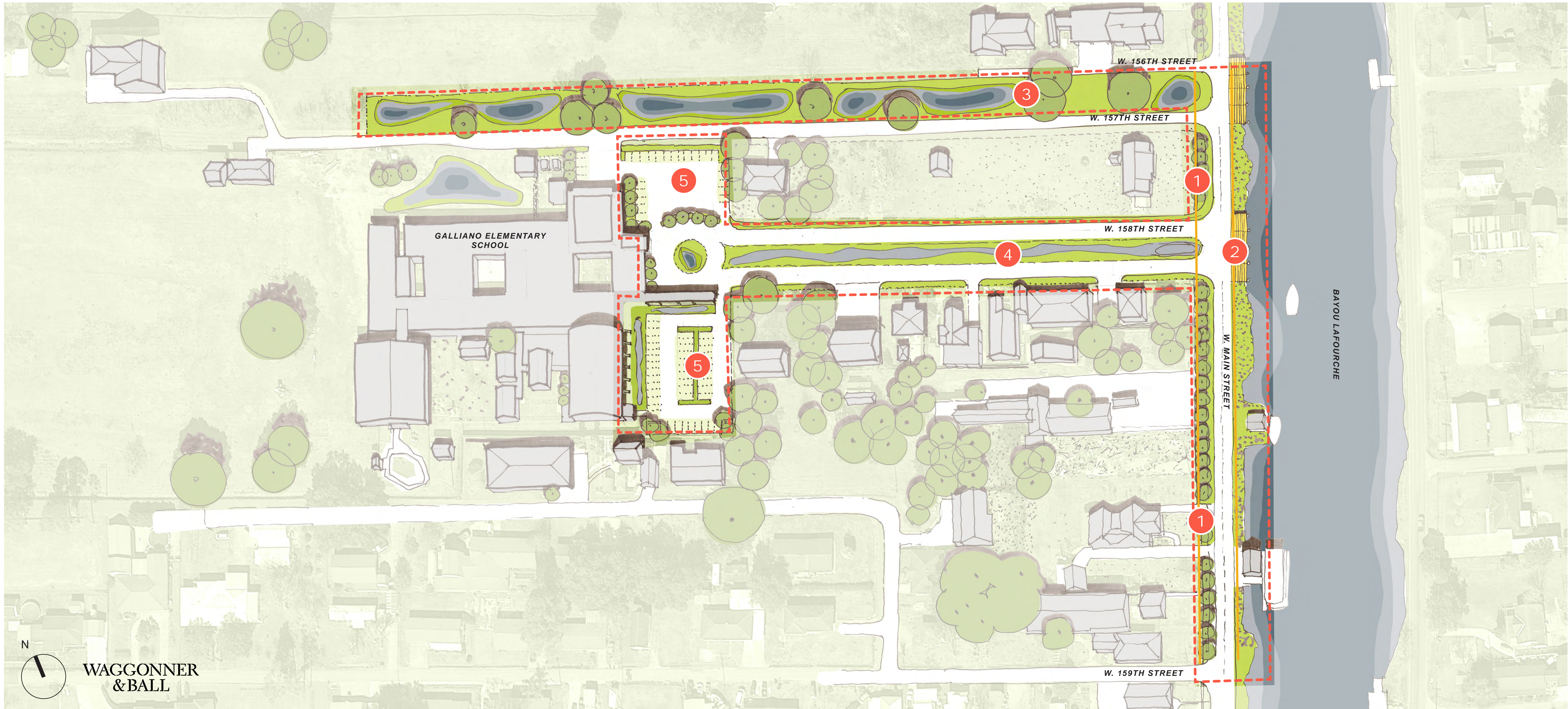


The accelerator promotes small business development and economic diversity, creating jobs in growing industrial sectors.



Eco-tourism and the growth of small local businesses provide the opportunity to share and strengthen local culture.

COMMENTS



Plan View

1 Streetside bioretention cell and shaded multi-use path



2 Boardwalk with overlooks and seating areas



3 Water Storage



4 Enhanced canal with landscape improvements



5 Permeable parking



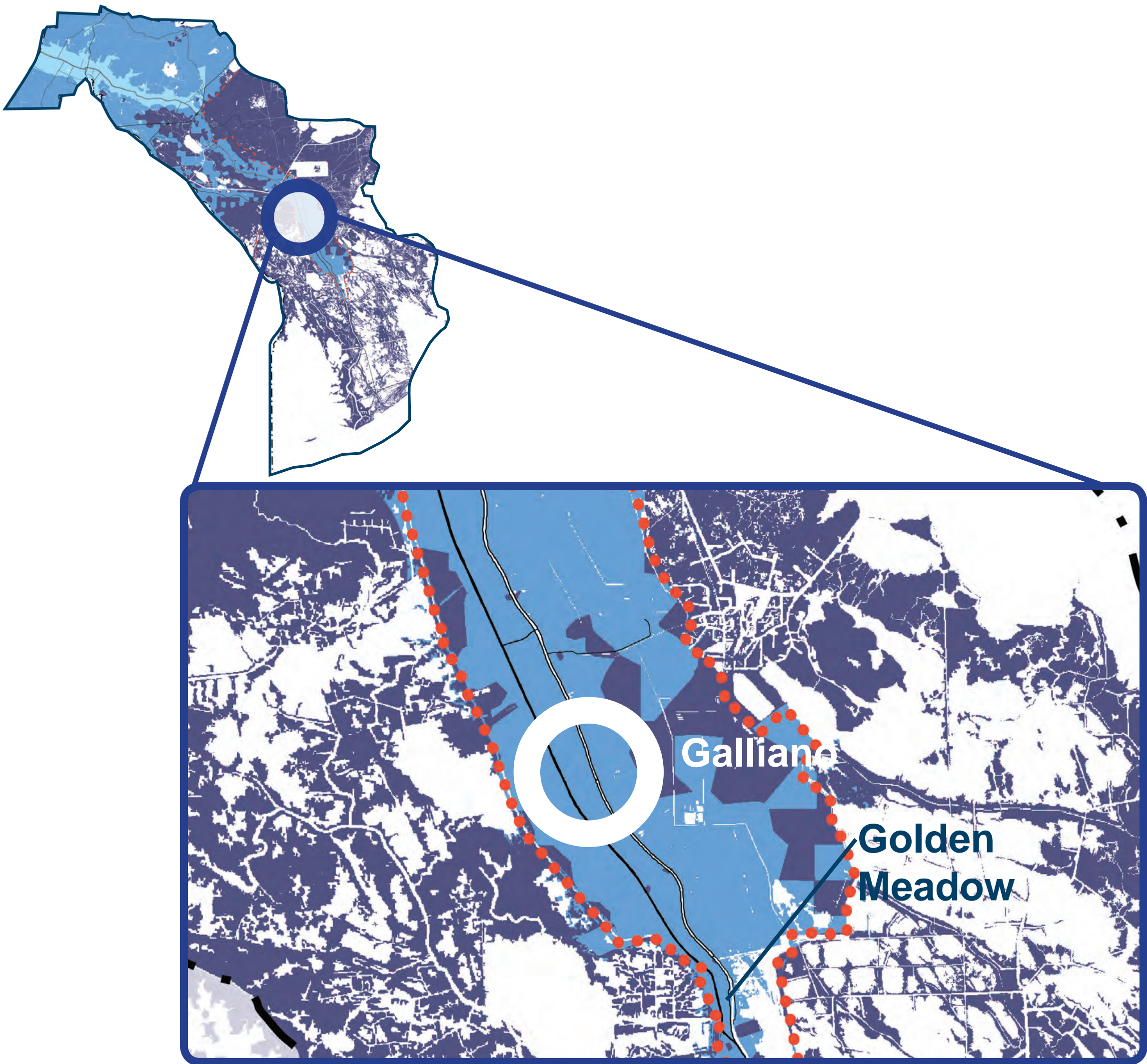
Perspective View

PROPOSAL

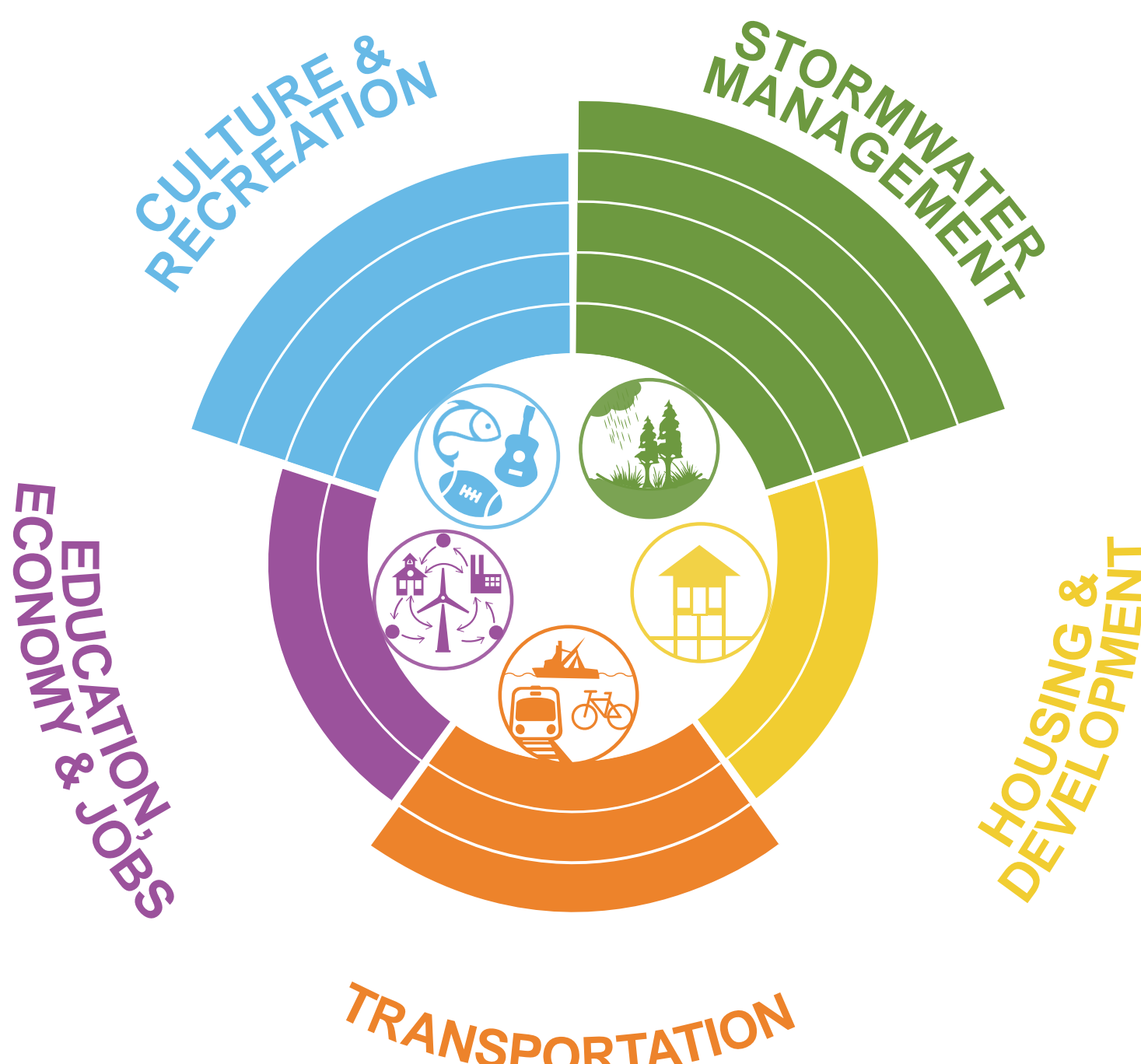
Within existing and planned structural risk reduction systems, like the one protecting portions of Lafourche Parish, it is important to incorporate best stormwater management practices that mitigate local flooding conditions and subsidence rates. Employing established green street concepts helps local neighborhoods achieve this goal, while providing residents a safer and enhanced transportation experience. This project proposes approximately 2,500 linear feet of street improvements near Galliano Elementary School. Increasing stormwater capacity on high ground along the bayou alleviates flooding in lower-lying areas downstream. The proposed project includes green infrastructure components like detention ponds, an improved canal, bioswales with native plantings and permeable parking, as well as shared-use paths, shade trees and street lights.

Key Info

Project Area	Approx. 4 acres
LA SAFE Investment	Up to \$3.5M
Estimated Project Cost	\$3.5M
Partners	Lafourche Parish
Location	Galliano



Community Benefits



Reduces potential for neighborhood and street flooding by expanding detention capacity through pervious paving, bioswales and rain gardens.



Creates opportunity 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.



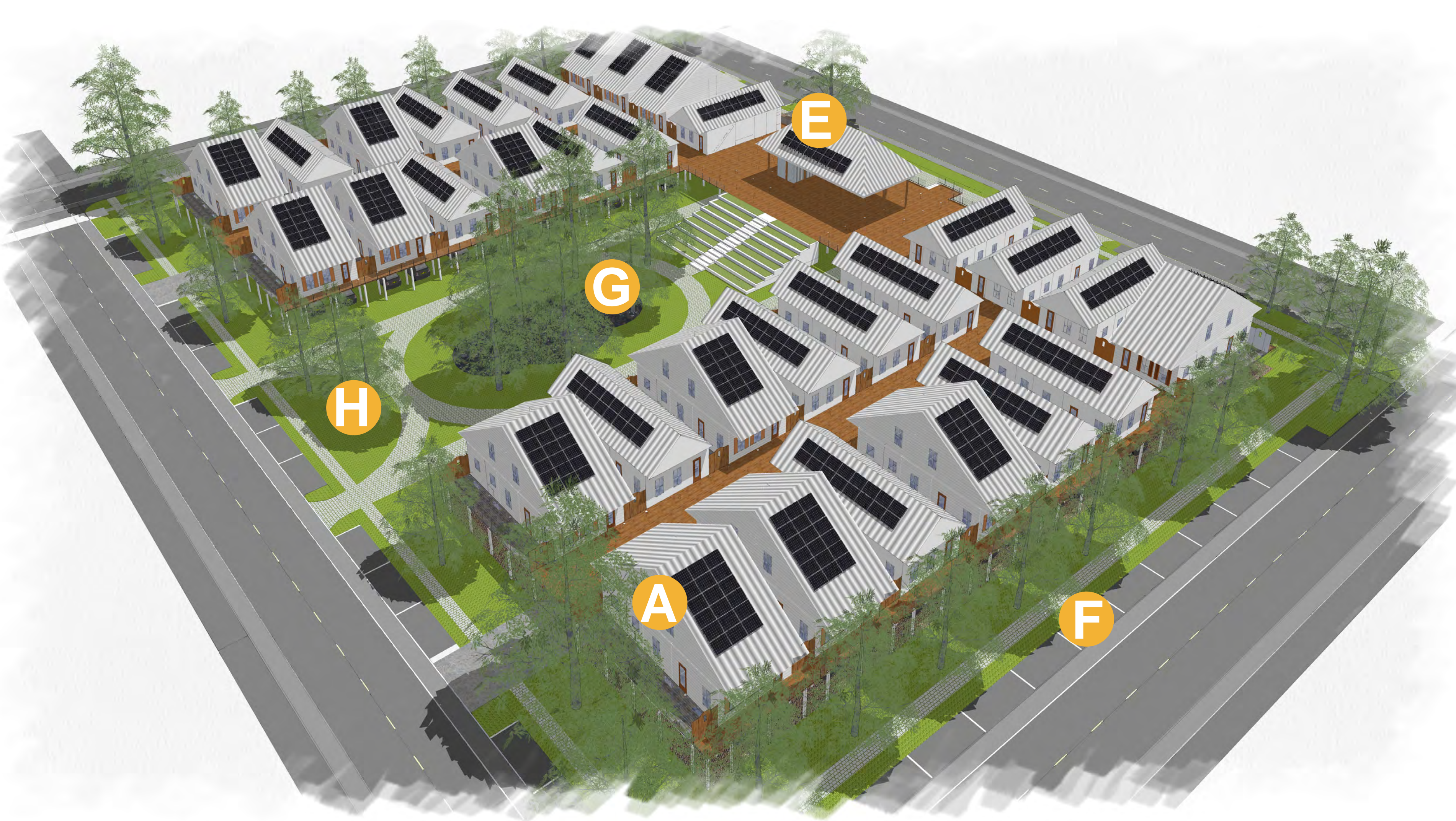
Creates a community asset and educational tool for nearby schools to highlight the benefits of stormwater management projects.



Enhances neighborhood and community beautification in a high-traffic area for vehicles, bikers and walkers.

COMMENTS

Moderate Risk Example near Lockport
Existing Housing Density: 2.1 units per acre | Proposed Density: 8 units per acre



Low Risk Example *Model based on another parish.*



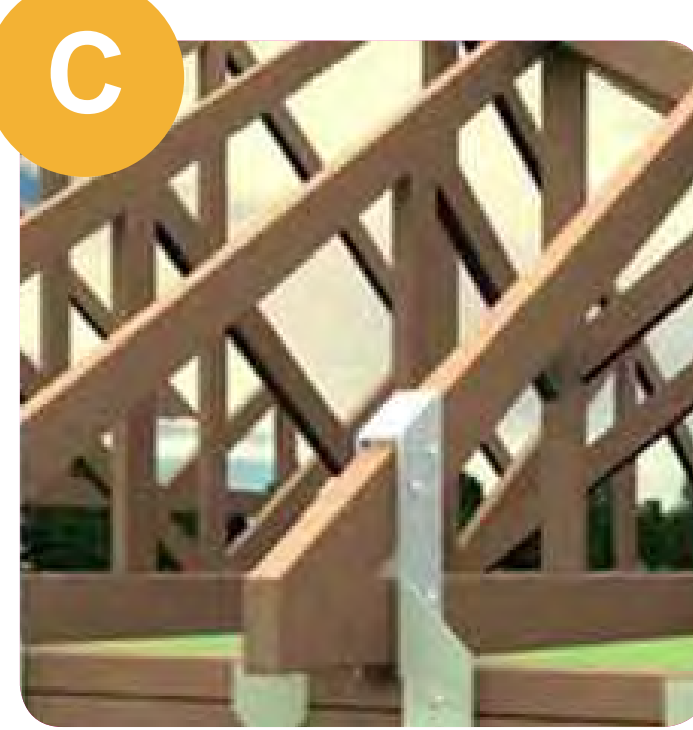
Mixed-Use Buildings in low-risk areas attract local businesses like coffee shops, restaurants and retail stores to neighborhoods. Multistory buildings accommodate more people while preserving green space for recreation and stormwater management. In turn, more residents are likely to patronize businesses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



Elevated Housing with space below for parking and gathering



Pier and Beam Foundations



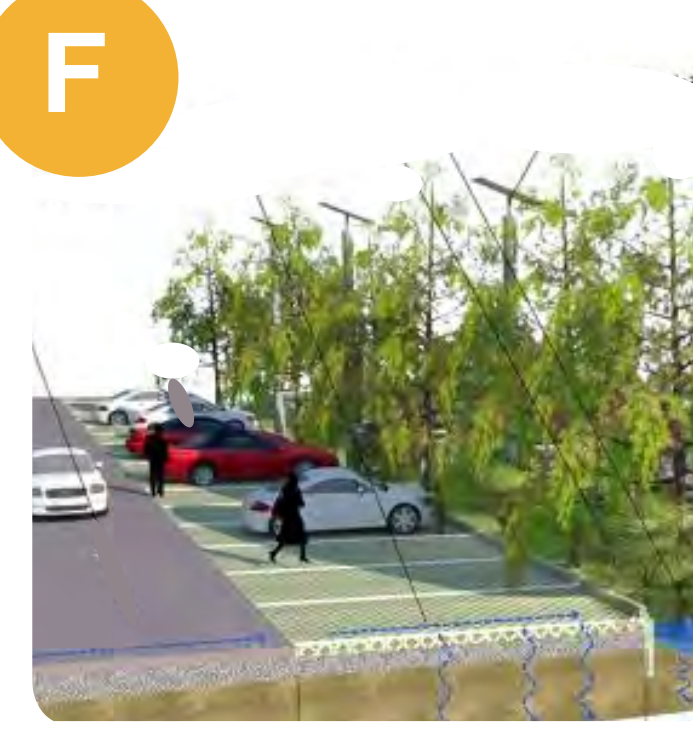
Wind Resistant Design



Solar Power



Community Pavilion



Permeable Paving



Stormwater Park

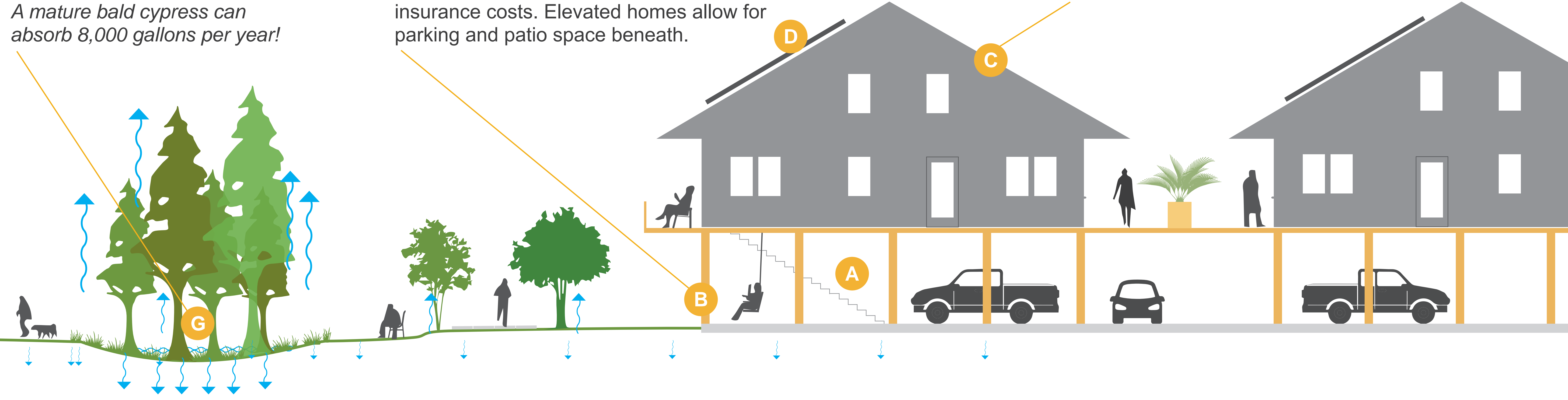


Complete Streets with Bump-outs, Bioswales & Trees

Stormwater is absorbed into the ground and vegetation. A mature bald cypress can absorb 8,000 gallons per year!

Pier and beam foundations raised above Base Flood Elevation reduces flood risk and insurance costs. Elevated homes allow for parking and patio space beneath.

Wind mitigation protects from hurricanes and reduces insurance costs.

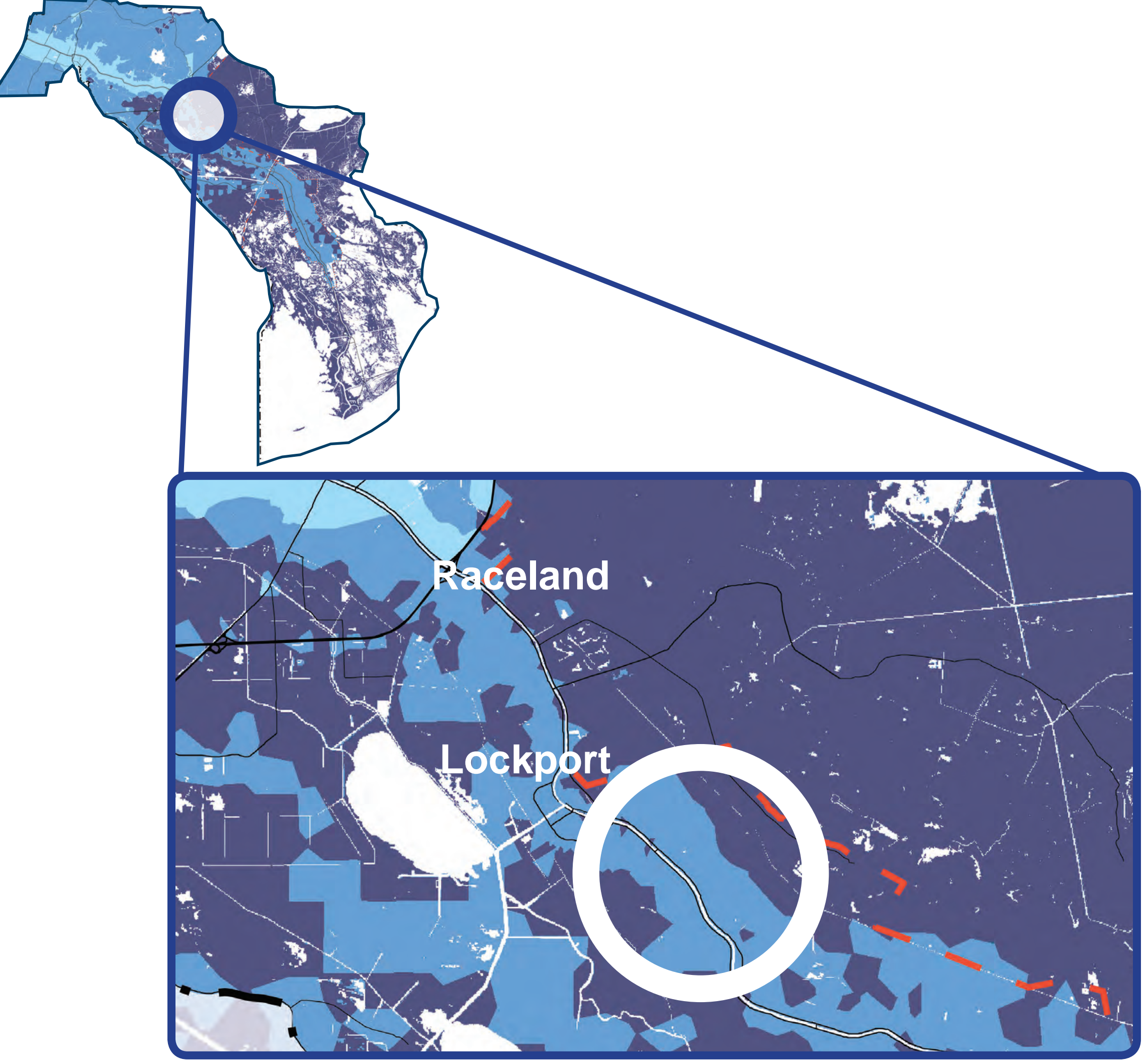


PROPOSAL

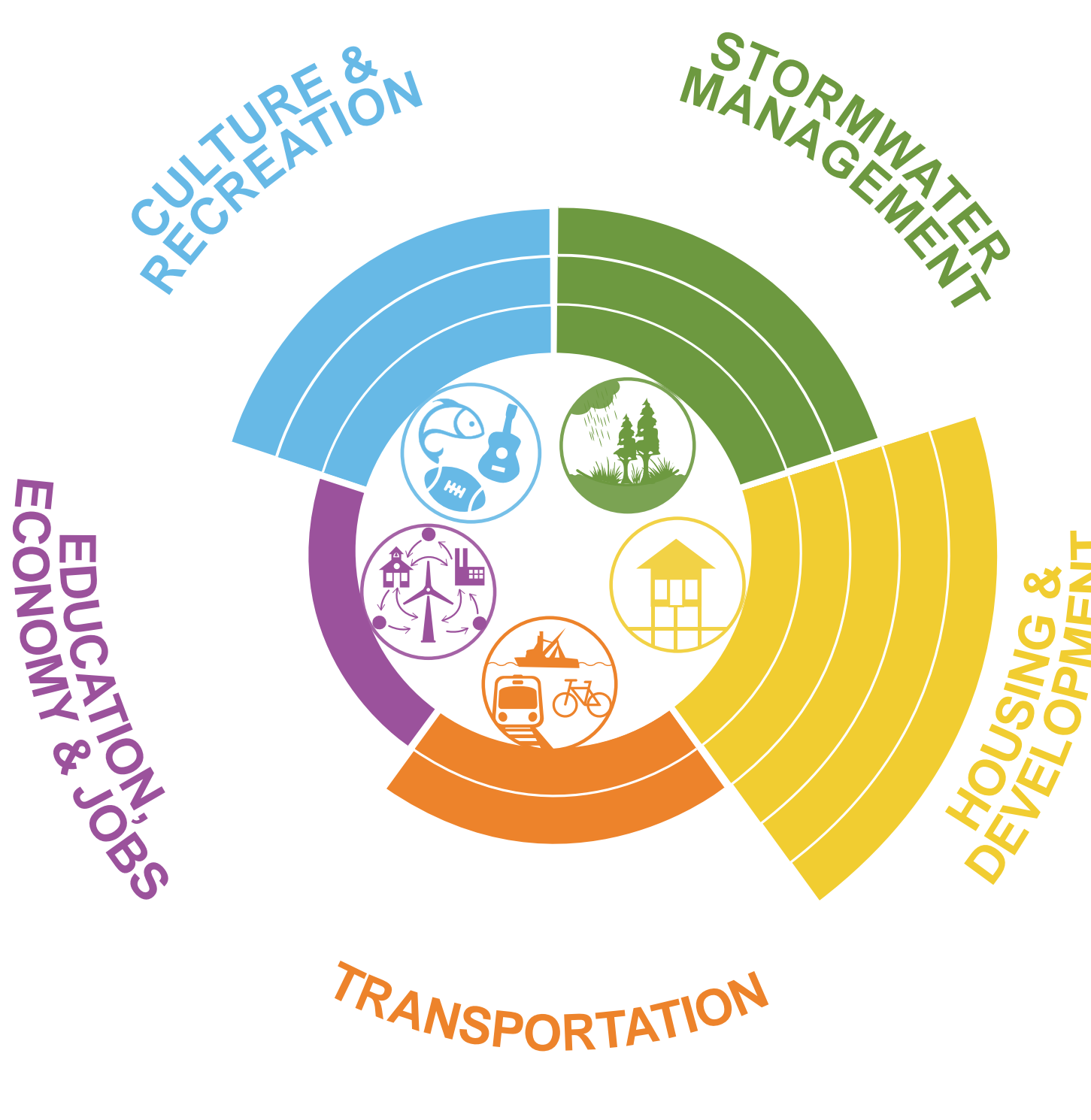
As populations migrate northward from south and central Lafourche Parish, medium-density, affordable residential developments should be prioritized in these receiver communities. This housing prototype builds density on a reduced footprint and will be resilient to flooding and wind damage. It will incorporate clean energy practices and conservation-minded components. 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. This project will serve as a model for resilient construction practices as Lafourche adapts to its changing future.

Key Info

LA SAFE Investment	\$4-6 million
Estimated Project Cost	\$7-10 million
Partners	Private Developer, Louisiana Housing Corporation
Location	East of Bayou Lafourche, near Lockport



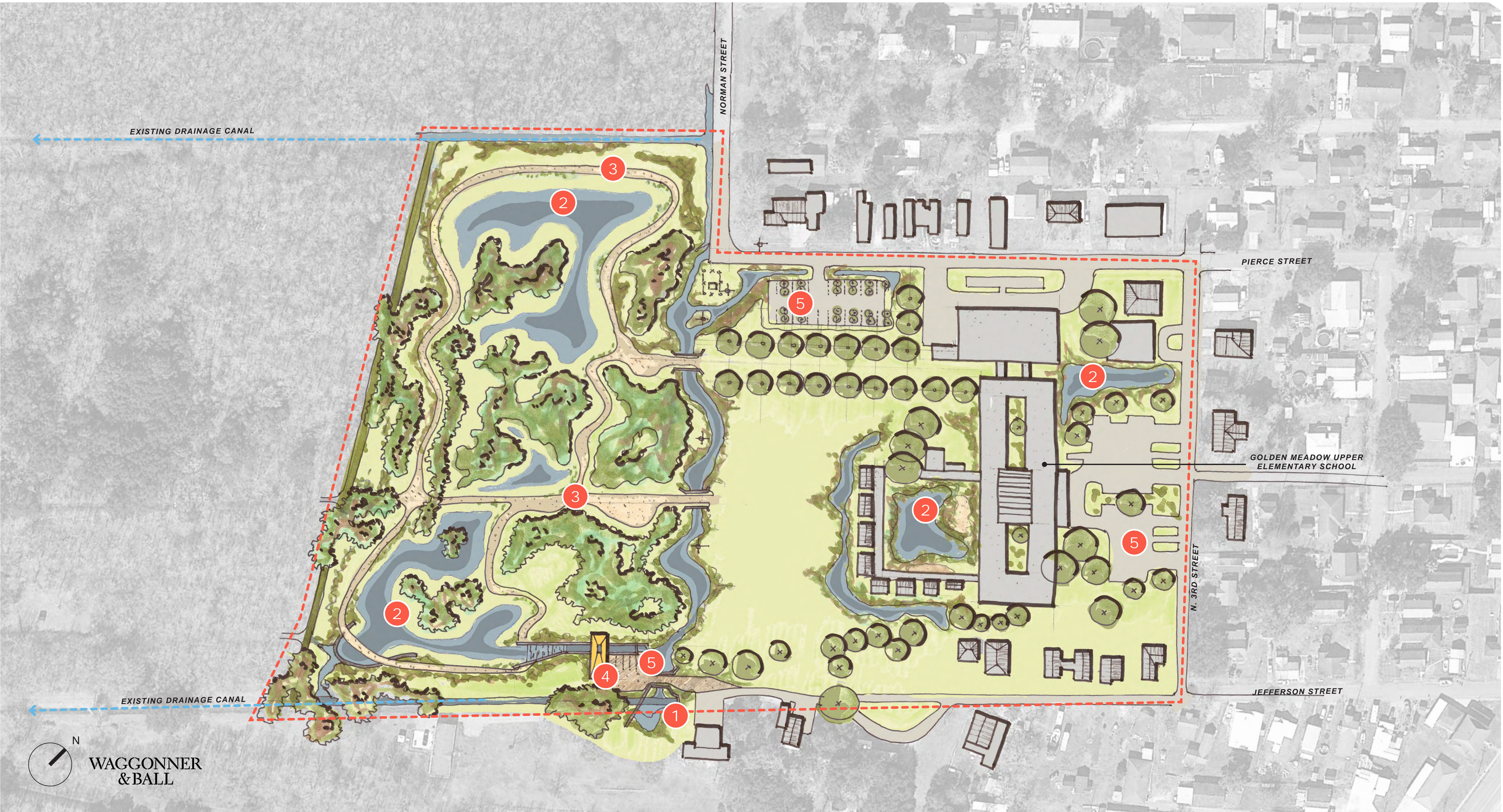
Community Benefits



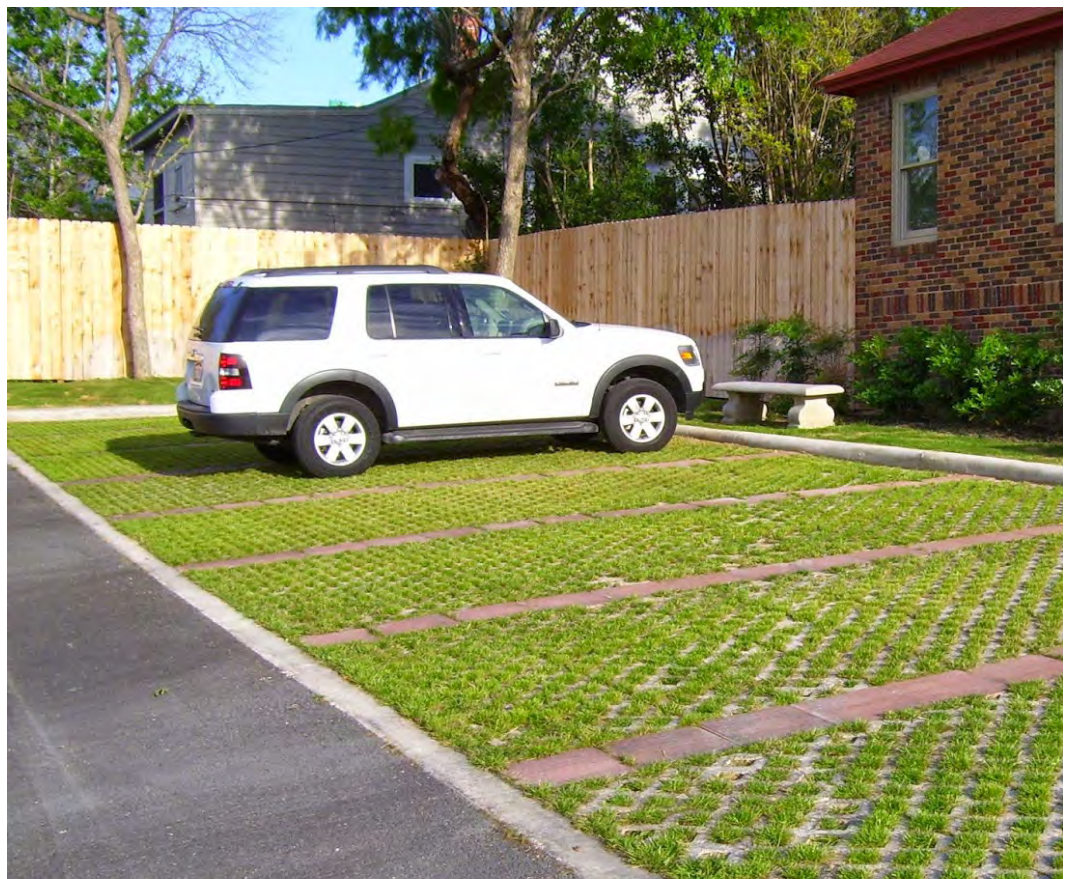
- Incorporates green infrastructure to manage all stormwater on site.
- Provides quality, elevated affordable housing.
- Locations will be chosen to take advantage of existing transportation networks to connect housing to jobs.
- Includes public amenities such as a pavilion, park, and gathering space.

COMMENTS

GOLDEN MEADOW WETLAND PARK & OUTDOOR CLASSROOM



Precedent images of pathways and seating areas in a wetland park



Precedent images of permeable parking and bioswales



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

Plan View

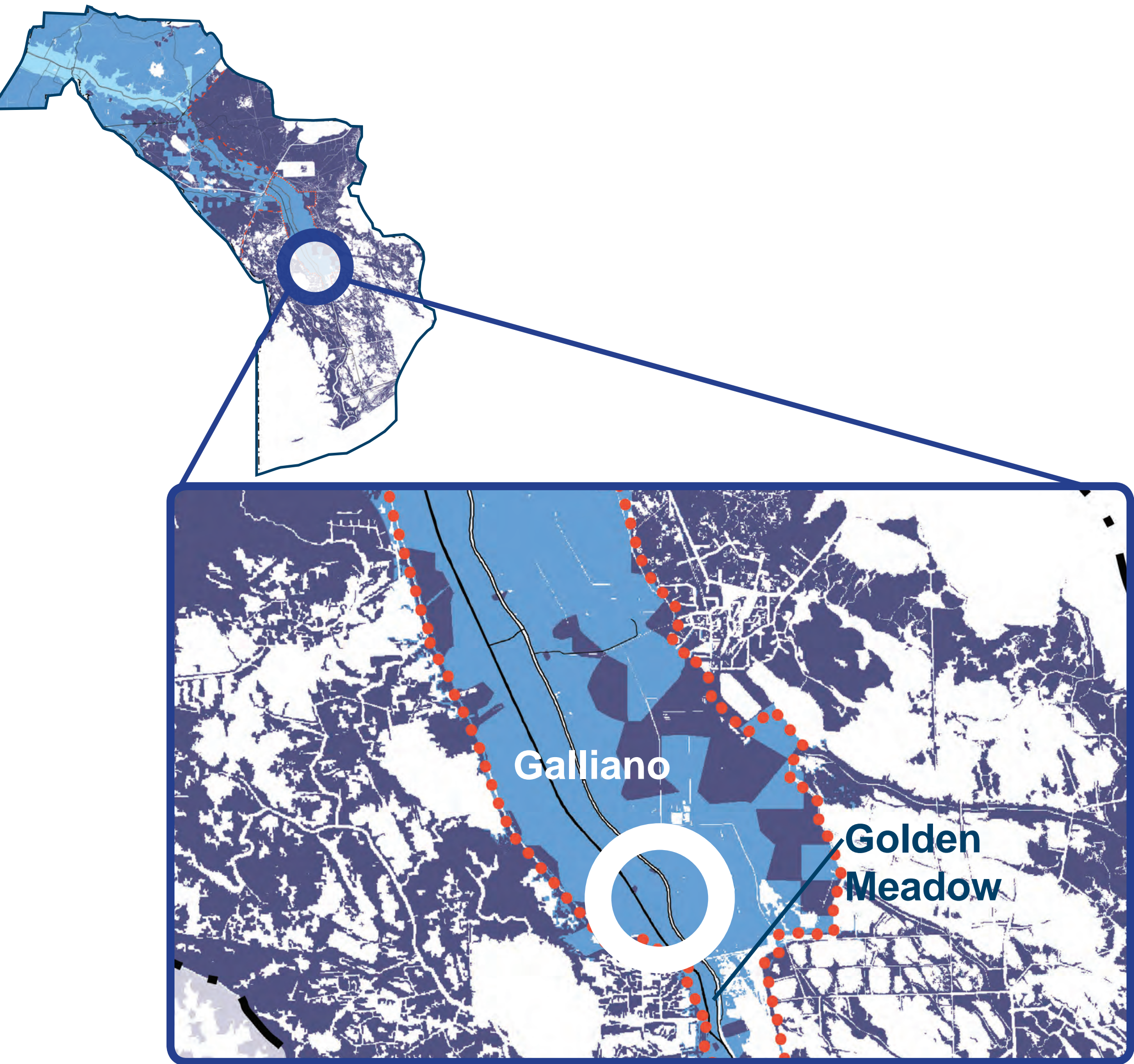
- 1 Weir to divert water from existing drainage canal
- 2 Water Storage
- 3 Pathway Network with Educational Signage in Forested Wetland
- 4 Educational Pavilion
- 5 Permeable Parking and Bioswales

PROPOSAL

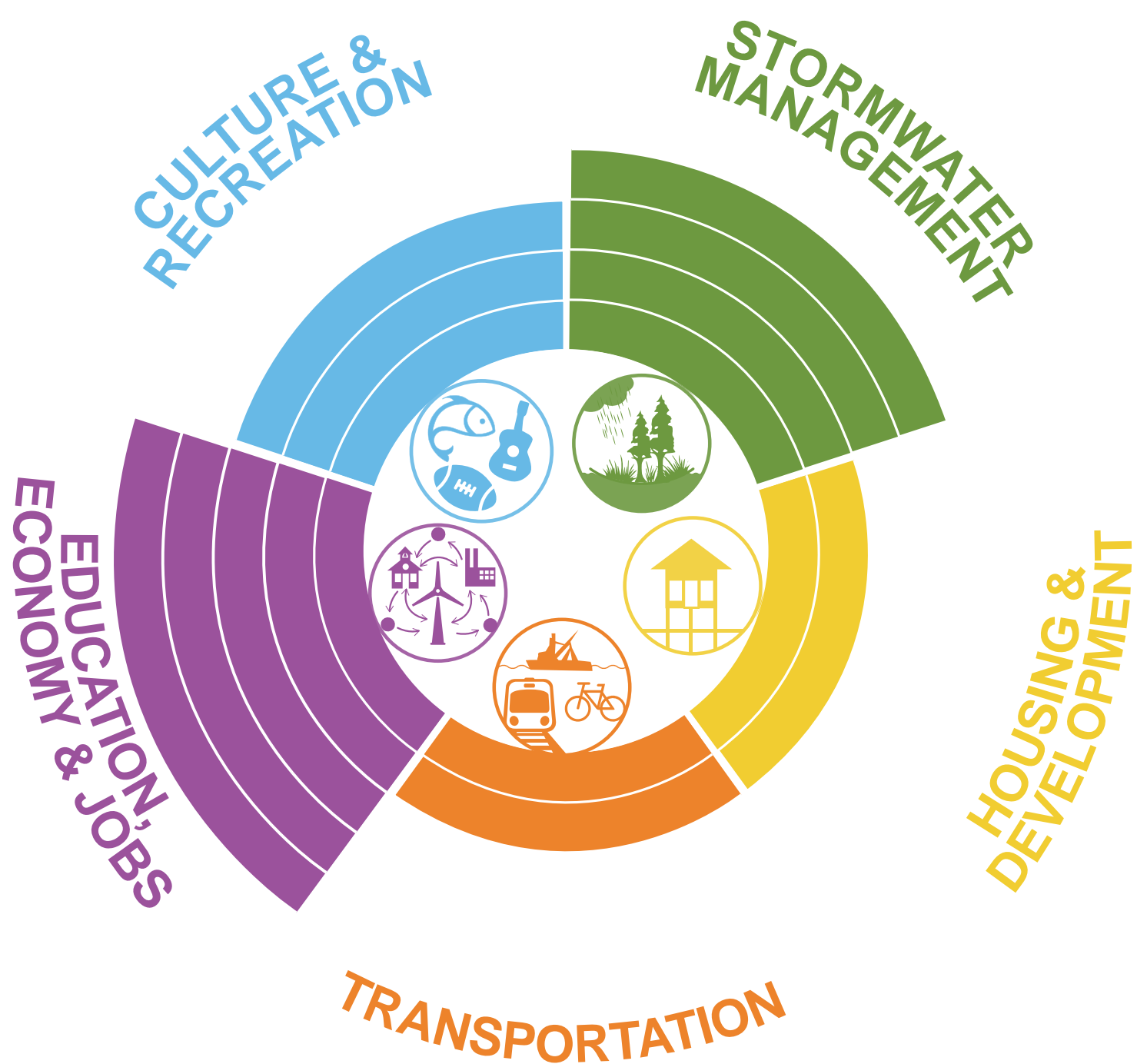
Providing coastal residents with educational opportunities to learn more about environmental changes and holistic stormwater solutions is critical to planning for a sustainable future along our coast. The Wetland Park & Outdoor Classroom at Golden Meadow Upper Elementary School incorporates best stormwater management practices, reducing flooding in surrounding areas, while providing recreational and educational opportunities to local students and residents. Detaining water within natural landscapes as long as possible, before it gets pumped out of leveed areas, both reduces flood risk and helps manage subsidence in a location that has already subsided up to five feet below sea level.

Key Info

Project Area	20 acres
LA SAFE Investment	Up to \$4.8M
Estimated Project Cost	\$4.8M
Partners	Lafourche Parish
Location	Golden Meadow



Community Benefits



Onsite retention capacity and stormwater management interventions slow water flow before it reaches the drainage canal.



Creates a park and natural walking amenities to adjacent neighborhoods and nearby educational facilities.



Reduces potential for street flooding and danger to motorists by detaining stormwater runoff; increases neighborhood connectivity to nature.



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

OAK RIDGE SEAFOOD MARKET



Perspective View



Plan View



Precedent image of bioswales



Precedent image of permeable parking



Precedent image of seafood market stalls
Westwego Fish Market



Precedent images of seafood market

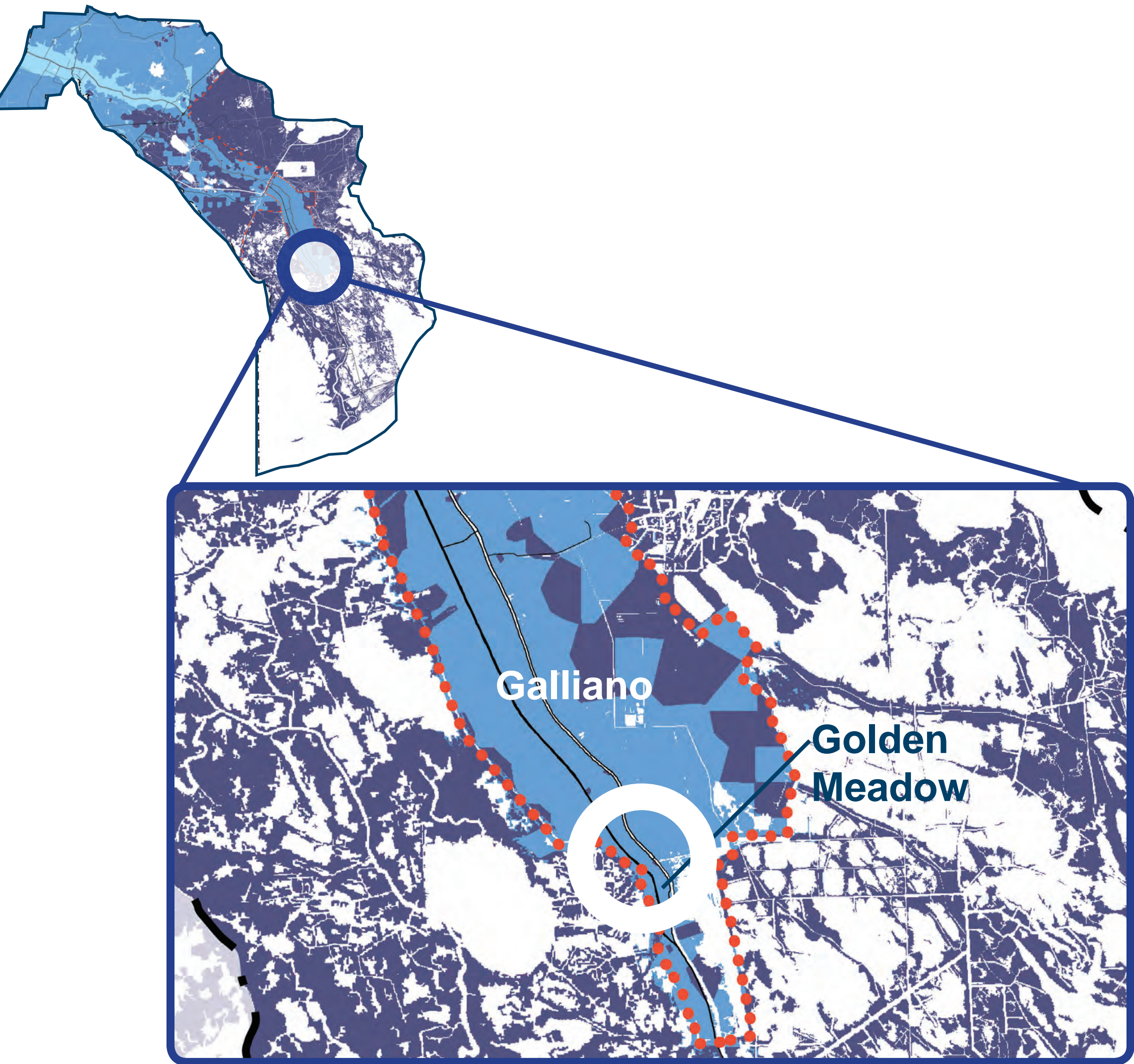
- 1 Seafood Market Stalls and Fishing Dock
- 2 Permeable Parking and Bioswales
- 3 Picnic Pavilion with Restrooms and Storage
- 4 Existing Oak Ridge Boat Launch
- 5 Existing Pump Station - Future upgrades can include windows & signage retrofits for educational purposes
- 6 Future opportunities for water storage

PROPOSAL

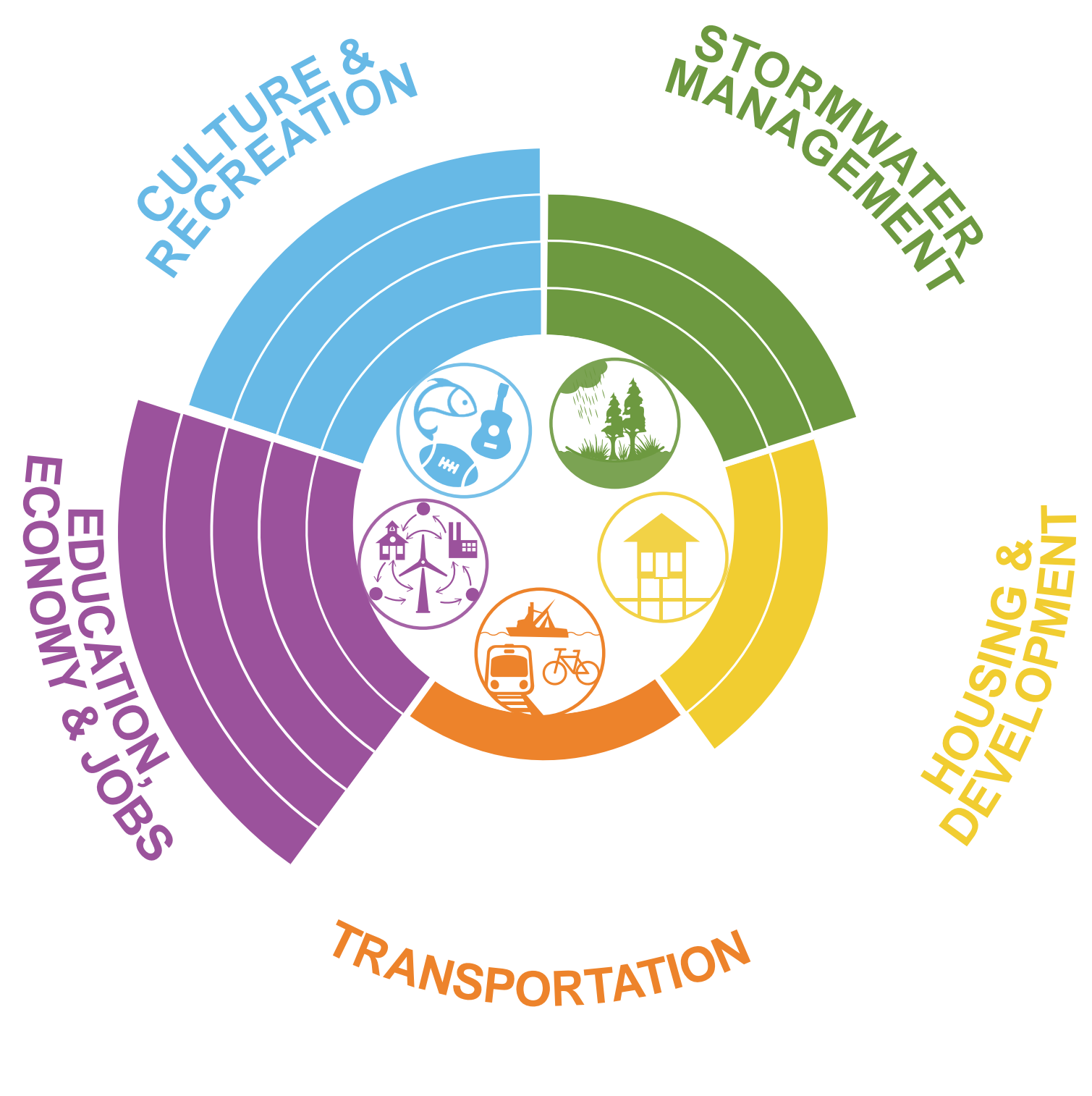
Lafourche Parish is a Sportsman's Paradise with some of the world's best commercial and recreational fishing areas. The seafood industry is one of the leading employers in Louisiana, producing millions of pounds of shrimp, oysters, crabs and fish annually. However, as flood risk increases and land loss continues to occur, this industry faces significant threats to its viability. Located in Golden Meadow's Oak Ridge Park, adjacent to an existing boat launch and pump house, the South Lafourche Seafood Market provides a centralized location for buying and selling locally caught seafood, promoting the long-term sustainability of the fishing industry. The project includes market stalls, a covered open-air pavilion, and restroom facilities.

Key Info

Project Area	6.5 acres
LA SAFE Investment	Up to \$6.0M
Estimated Project Cost	\$6.0M
Partners	Lafourche Parish
Location	Golden Meadow



Community Benefits



Reduces potential for neighborhood and street flooding by expanding detention capacity through pervious paving, bioswales, rain gardens.



Supports residents and businesses by providing access to needed goods and services.



Grows the direct seafood to consumer market and provides fishermen and farmers with a permanent location to sell and market goods.



Enhances community recreational opportunities through access to water and trails; creates new event spaces and a cultural hub.

COMMENTS

BAYOU LAFOURCHE HARBOR OF REFUGE



Plan View



Perspective View

- 1 Harbor of Refuge and Boat Docks
- 2 Pathway
- 3 Boat Dock
- 4 Permeable Parking and Bioswales
- 5 Picnic Pavilion / Seafood Market (Optional)
- 6 Raised Convenience Store and Restrooms (Optional)



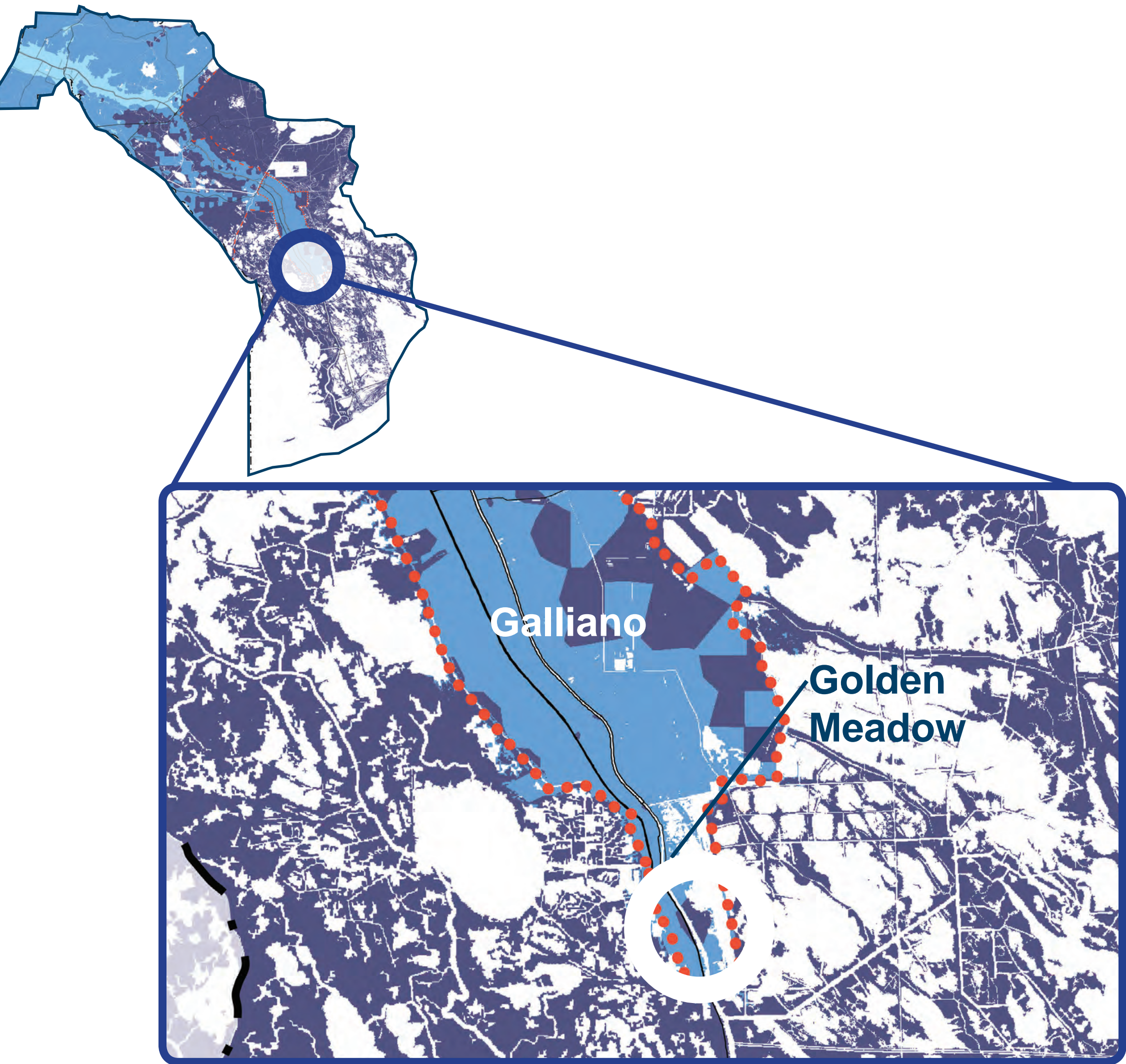
Precedent images of harbor of refuge
Delcambre, LA

PROPOSAL

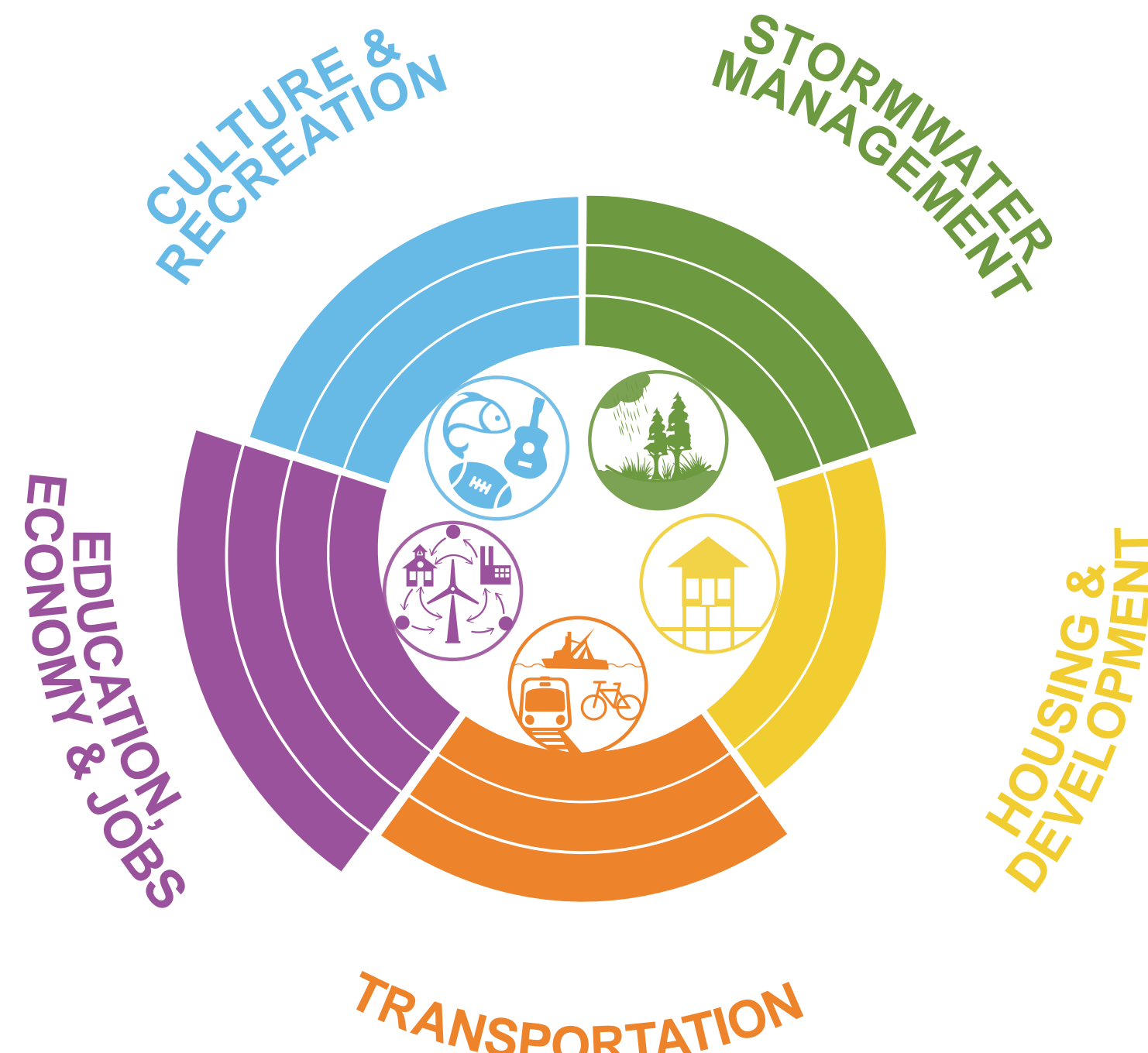
Lafourche Parish is a Sportsman's Paradise with some of the world's best commercial and recreational fishing areas. The seafood industry is one of the leading employers in Louisiana, and produces millions of pounds of shrimp, oysters, crabs and fish annually. However, as flood risk increases and land loss continues to occur, this industry faces significant threats to its viability — specifically to vital equipment and infrastructure. This proposal would create a harbor of refuge for vessels to shelter in place during disaster events. The parish-operated harbor would be a low-cost option for those commercial fishermen who do not own bayouside property, making docking safe and convenient.

Key Info

Project Area	6 acres
LA SAFE Investment	Up to \$6.3M
Estimated Project Cost	\$6.3M - \$7.6M
Partners	Lafourche Parish, Louisiana SeaGrant
Location	Golden Meadow



Community Benefits



- Reduces potential flooding in surrounding areas by expanding detention capacity on site through pervious paving, bioswales and rain gardens.
- Enhances quality of life in surrounding area, providing facility for local markets and venue for local vendors.
- Provides safe harboring and storage capacity for vessels operating in local waterways; protects seafood industry supply chain.
- Grows the direct seafood to consumer market and provides fishermen and farmers with a permanent location to sell and market goods.
- Enhances arts and festival opportunities in the parish and creates eco-tourism opportunity.

COMMENTS