

# Lakefront Downtown Action Plan Phase I

June 2008

Downtown Development Authority  
City of Lake Charles



MOORE PLANNING GROUP, LLC  
LANDSCAPE ARCHITECTS ■ SITE PLANNERS

# Lakefront Overview

**DDA Chairman  
Rick Richard**

**DPZ Lakefront Plan**

**May 5<sup>th</sup> 2007**

**\$18.5M City Bond Issue  
November 2006**

**Lakefront/Downtown  
Development Action Plan  
March 2008**



# Lakefront Overview

DDA Chairman  
Rick Richard

## Tract Maps

May 5<sup>th</sup> 2007



# Lakefront Overview

DDA Chairman  
Rick Richard

Refined DPZ Plan

Development  
Envelopes

Traffic  
Engineering



# Overall Phase I Projects



## SHORT TERM PROJECTS

- 1 Ryan Street Streetscape
- 2 Lakefront Promenade
- 3 Renovations - City Owned Public Realm (Entire LDAP area)
- 4 Gateways – Ryan St. / Lakeshore Drive
- 5 South Park / Pylon Marina Structure

## MEDIUM TERM PROJECTS

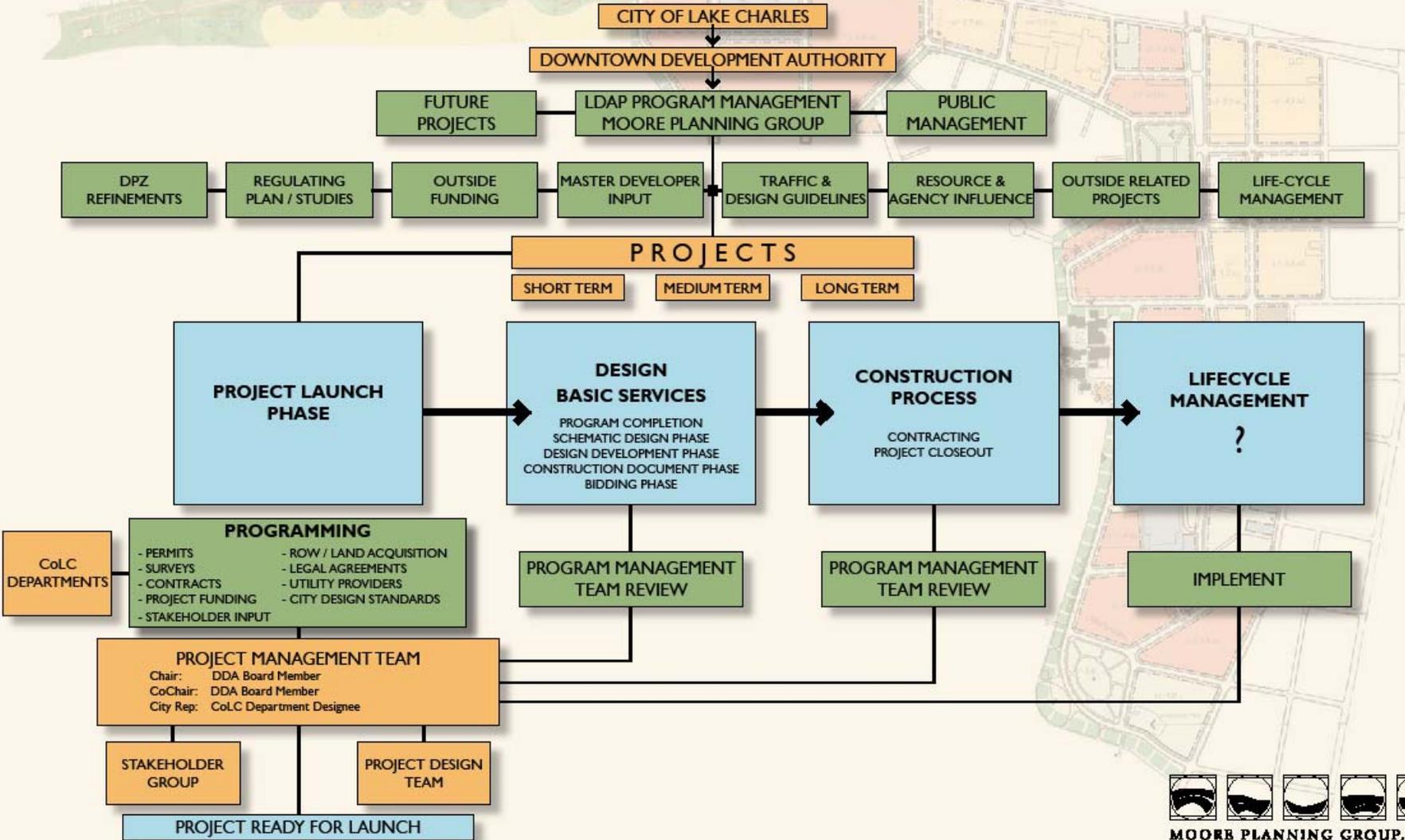
- 6 North Beach Site Improvements
- 7 Lakeshore Drive Median Enhancements
- 8 Bor du Lac Park Development
- 9 Yacht Club
- 10 Lifecycle Management Program (Entire LDAP area)

## LONG TERM PROJECTS

- 11 Harbor Development
- 12 American Wetlands Discovery Center
- 13 Veterans Park Reconfiguration / Upgrades

# Program Management

## LDAP PHASE II PROGRAM MANAGEMENT



# Lakefront Promenade

**DDA Project  
Mr. Jonald Walker**

**Approximate  
Schedule  
20 Months**

**ROM Cost  
\$2,500,00**



# Lakefront Promenade

DDA Project  
Mr. Jonald Walker



## ***Current Issues:***

- ADA Accessibility to existing and future Site Features
- Memorial Sites / Relocated Markers  
(911 & Art Association to remain)
- Seawall - Possible Wall Seepage
- Utility Upgrades – Festival Electrical / Storm Water
- Roadway Improvements to Bord Du Lac  
- reduced to 2 lanes.

# Lakefront Promenade

DDA Project  
Mr. Jonald Walker

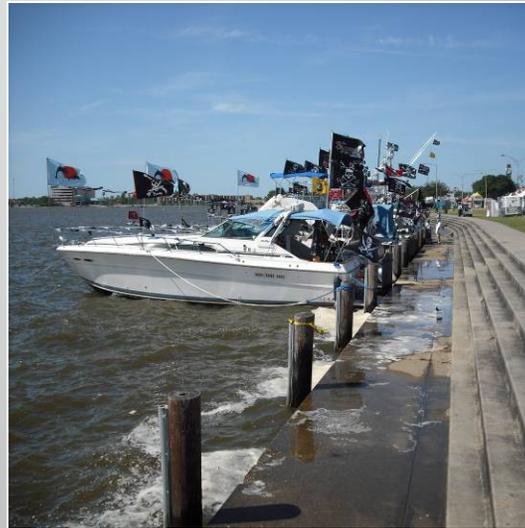


## ***Current Program Elements:***

- Special Public Gathering Spaces
- Custom Lakefront Lighting w/ Banner Panel
- Upgrades to Memorial Site Features
- Promenade Signage (safety, interpretive)
- Special Site Amenities
- Landscape and Irrigation

# Lakefront Promenade

DDA Project  
Mr. Jonald Walker



## ***Project Update:***

- Survey is 85% complete.
- Programming is 80% complete (Site Visit May 16<sup>th</sup>, 2008).
- Architect Contract signed June 2, 2008.

# Lakefront Promenade

DDA Project  
Mr. Jonald Walker



## ***Action Items:***

- Seeking input from citizens, user and festival groups, and management of the Civic Center.

# Bord Du Lac Park Marina and Pylon Structure

DDA Project  
Mr. Patrick Marcantel



Approximate Schedule = 18 Months  
ROM Cost = \$2,000,000.00

# Bord du Lac Park Marina Pylon Structure

DDA Project  
Mr. Patrick Marcantel



## ***Current Issues:***

- Existing Dock Structure
- Seawall Connectivity to new Improvements
- Boat Accessibility / Usage – water depth
- Utility relocation / upgrade for boating and festivals

# Bord Du Lac Park Marina and Pylon Structure

DDA Project  
Mr. Patrick Marcantel



## ***Current Program Elements:***

- New Floating Dock Structure
- Custom style lakefront lighting and utilities.
- Expanded Seawall
- Safety signage and furniture
- Architectural Icon / Pylon Structure

# Bord Du Lac Park Marina and Pylon Structure

DDA Project  
Mr. Patrick Marcantel



## ***Project Update:***

- Survey (Bathymetric) is 75% complete
- Programming is 70% complete.

# Bord Du Lac Park Marina and Pylon Structure

DDA Project  
Mr. Patrick Marcantel



## ***Action Items:***

- Site Visit and Programming upcoming (June).
- Marina Market/Feasibility Research
- Seeking input from citizens, user and festival groups, and management of the Civic Center.
- Contract with Architectural Firm plan for July 2008.

# Bord du Lac Park

**DDA Project  
Adley Cormier**

**Approximate  
Schedule  
30 Months**

**ROM Cost  
\$3,100,000.00**



# Bord du Lac Park

DDA Project  
Adley Cormier



## ***Current Issues:***

- Memorial Sites / Monuments – Relocation Program
- Millennium Park & Restrooms – Lifecycle Maintenance
- Tennis Court Removal
- Utility relocation / upgrade for festivals.
- Roadway (Bord Du Lac) to be reduced to two lanes.

# Bord du Lac Park

DDA Project  
Adley Cormier



## ***Current Program Elements:***

- Reconfigure Amphitheater
- Site furniture, (benches and litter receptacles),
- Millennium Park Expansion / Upgrade
- Promenade signage (safety, interpretive)
- Expanded Park Elements
- Landscape and irrigation

# Bord du Lac Park

DDA Project  
Adley Cormier



## ***Project Update:***

- Survey is 70% complete.
- Programming is 50% complete (Site Visit May 16, 2008).

# Bord du Lac Park

DDA Project  
Adley Cormier



## ***Action Items:***

- Seeking input from citizens, user and festival groups, and management of the Civic Center.
- Continuing Programming and update of costing projections.

# Renovations Project

DDA Project  
Mr. Thomas Guillory

Approximate  
Schedule  
2-3 Months

ROM Cost  
\$150,00.00



# Renovations Project

DDA Project  
Mr. Thomas Guillory



## ***Current Issues:***

- Several “image” items throughout Downtown are being addressed

*(See March 2008 ‘Renovations of Properties and R.O.W.)*

# Renovations Project

DDA Project  
Mr. Thomas Guillory



## ***Current Program Elements:***

- Small Drainage Improvements
- Hardscape / Paving
- Landscape Improvements
- Operations / Maintenance
- Other Various Items

# Renovations Project

DDA Project  
Mr. Thomas Guillory



## ***Project Update:***

- Implementation Plan is complete.
- City Departments are beginning work or Contracting with Local Contractors.
- Work efforts will increase June 2008.

# Renovations Project

DDA Project  
Mr. Thomas Guillory



## ***Action Items:***

- Seeking input from citizens, user and festival groups, and City Departments

# Ryan Street/ Lakeshore Drive Gateways

DDA Project  
Mr. Stan Johnson

Approximate  
Schedule  
18 Months

ROM Cost  
\$ 1,650,000



# Ryan Street/ Lakeshore Drive Gateways

DDA Project  
Mr. Stan Johnson



# Ryan Street/ Lakeshore Drive Gateways

DDA Project  
Mr. Stan Johnson



## ***Current Program Elements:***

- Bridge(s) Enhancement Improvements
- Gateway Architectural Icon Structures
- Streetscape Paving improvements
- Way finding Signage
- Landscape Enhancements

# Ryan Street/ Lakeshore Drive Gateways

DDA Project  
Mr. Stan Johnson



## ***Project Update:***

- Survey is 50% complete,
- Programming is 60% complete (Site Visit planned for June 2008).
- Architect Contract being prepared for execution June /July 2008.

# Ryan Street/ Lakeshore Drive Gateways

DDA Project  
Mr. Stan Johnson



## ***Action Items:***

- Seeking input from citizens, historic association, adjacent property owners, and LaDOTD.
- Finalize Survey and any permitting required

# Ryan Street Streetscape

**DDA Project  
Ms. GiGi Kaufman**

**Approximate  
Schedule  
22 Months**

**ROM Cost  
\$5,100,00**



# Ryan Street Streetscape

DDA Project  
GiGi Kaufman



## ***Current Issues:***

- Utilities Upgrades - Coordination
- Overhead Street Lighting - Responsibilities
- Curb Relocation – Limitations, Bulb-Outs
- Roadway Parking (2 Lanes)
- Streetscape Improvements – Overhead Canopy Limitations

# Ryan Street Streetscape

DDA Project  
GiGi Kaufman



## ***Current Program Elements:***

- Extensive Subsurface Utility work.
- Special Pavement Enhancements
- Streetscape and Site Furniture
- Decorative Lighting and Way finding Signage
- Water System Improvements

# Ryan Street Streetscape

DDA Project  
GiGi Kaufman

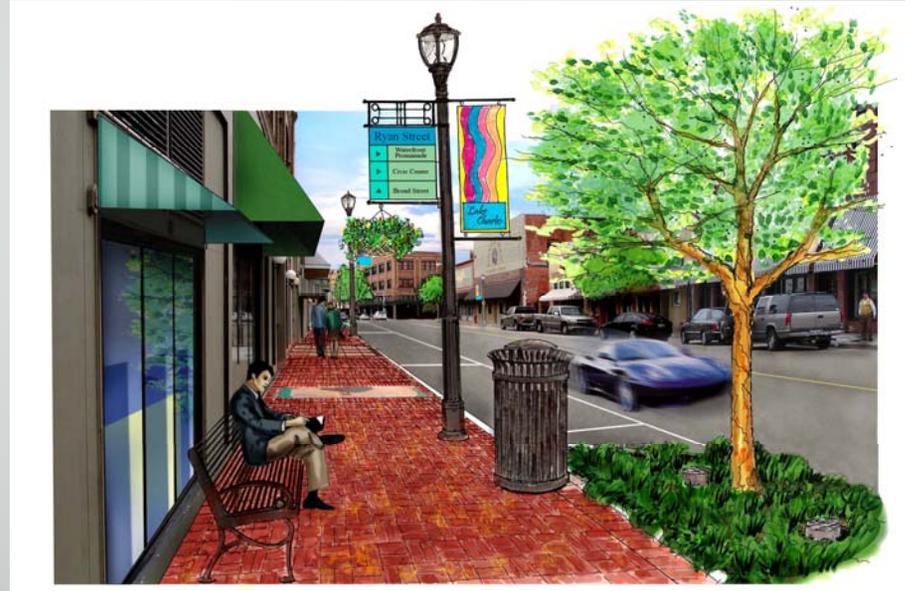


## ***Project Update:***

- Survey is 85% complete
- Programming is 80% complete (Site Visit May 16<sup>th</sup>).
- Architect Contract being prepared for executions July/August, 2008.

# Ryan Street Streetscape

DDA Project  
GiGi Kaufman



## ***Action Items:***

- Seeking Input from citizens, user groups, property and business owners.
- Develop Street scape Design Standards
- Continue Coordination with Utility Providers and City Departments
- Finalize Engineering Programming