

LDAP Phase II
Rick Richard
DDA Chairman

July 7, 2008



City of Lake Charles
Lake Charles, Louisiana

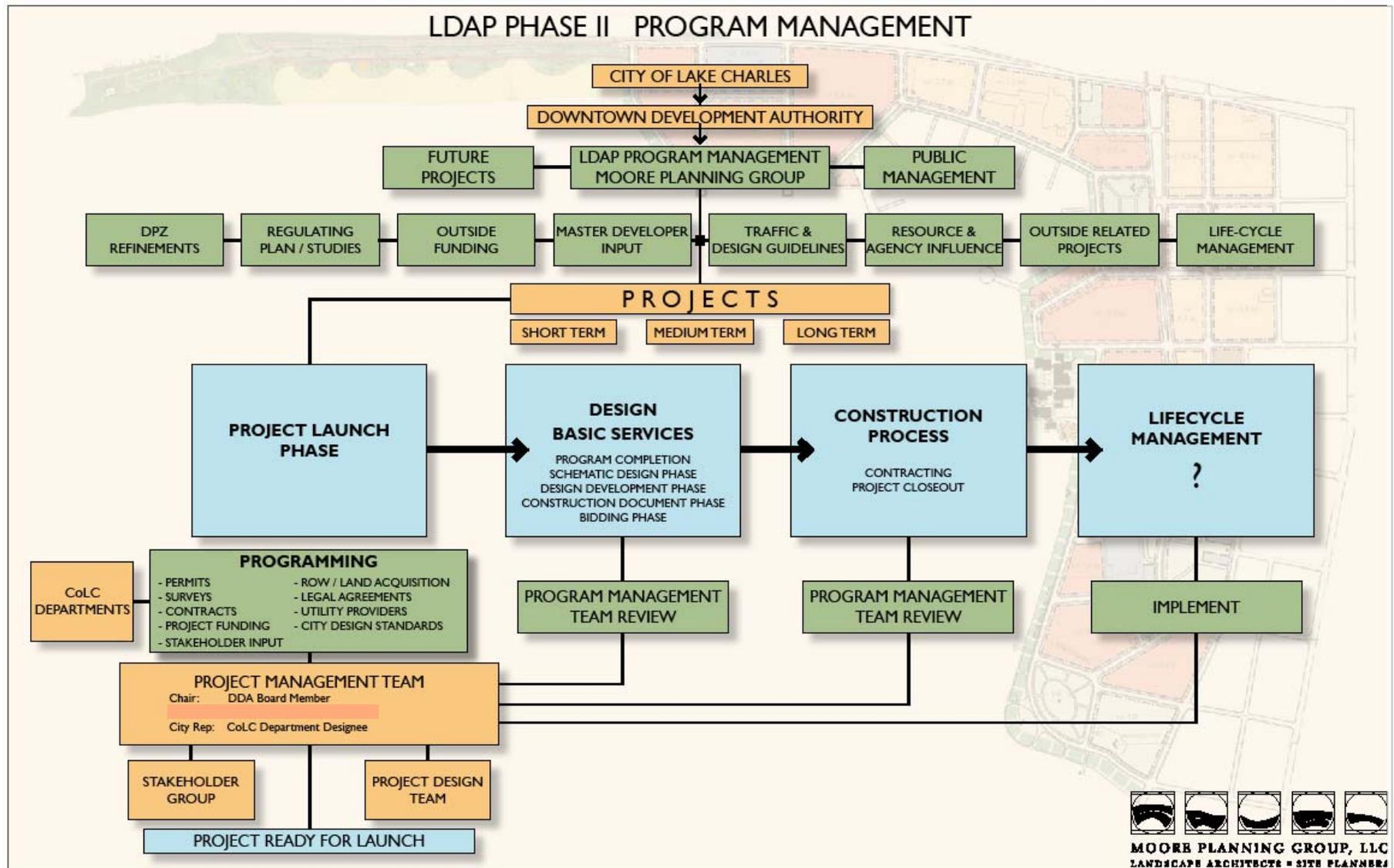
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LDAP Phase II Rick Richard DDA Chairman

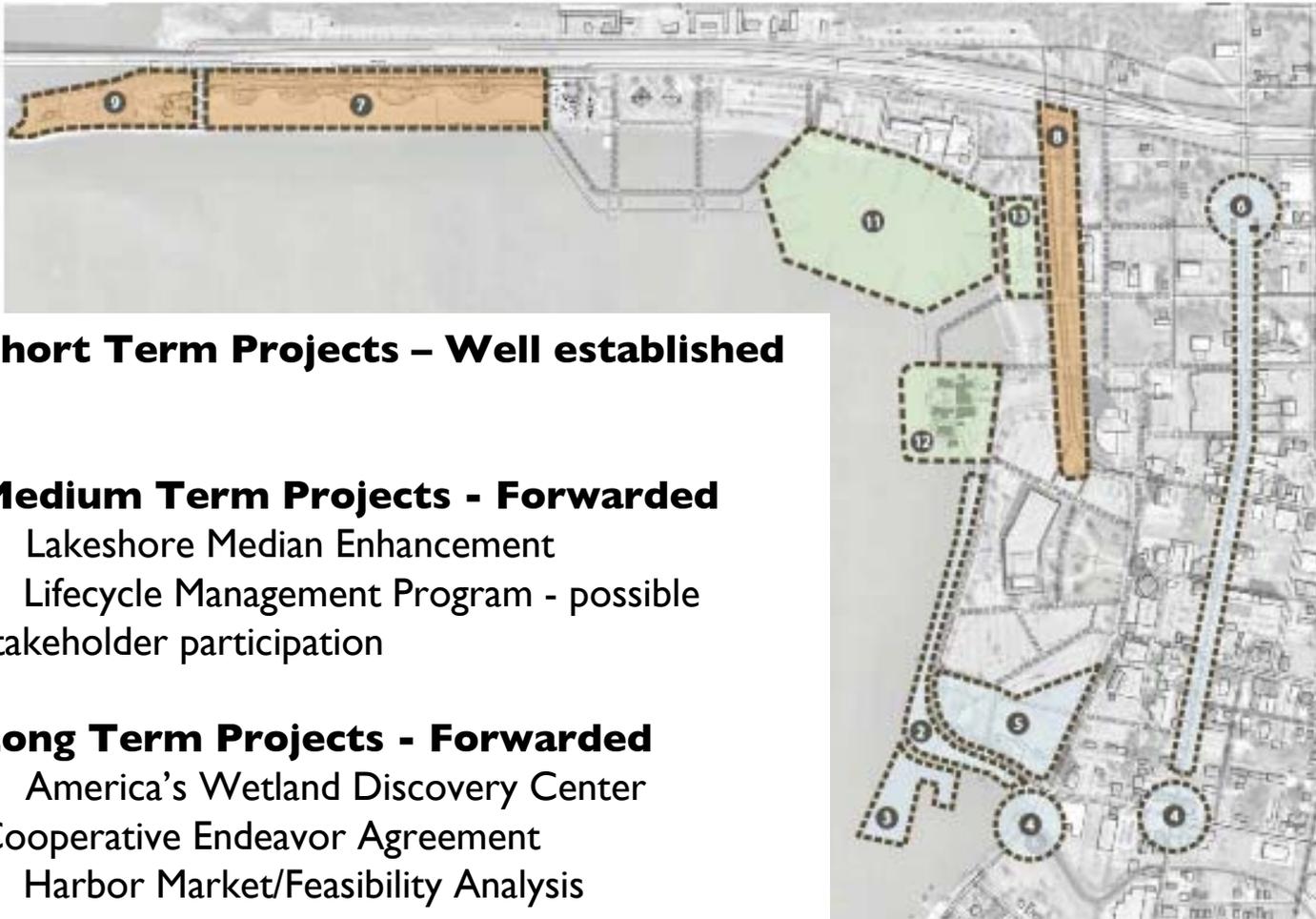
July 7, 2008

LDAP PHASE II PROGRAM MANAGEMENT



LDAP Phase II
Rick Richard
DDA Chairman

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Short Term Projects – Well established

Medium Term Projects - Forwarded

- Lakeshore Median Enhancement
- Lifecycle Management Program - possible stakeholder participation

Long Term Projects - Forwarded

- America's Wetland Discovery Center Cooperative Endeavor Agreement
- Harbor Market/Feasibility Analysis

Master Developer Update

SHORT TERM PROJECTS

- 1 Renovations - City Owned Public Realm (Entire LDAP area)
- 2 Lakeshore Promenade
- 3 Bord du Lac Marina
- 4 Gateways – Ryan St./ Lakeshore Dr.
- 5 Bord du Lac Park
- 6 Ryan Street Streetscape

MEDIUM TERM PROJECTS

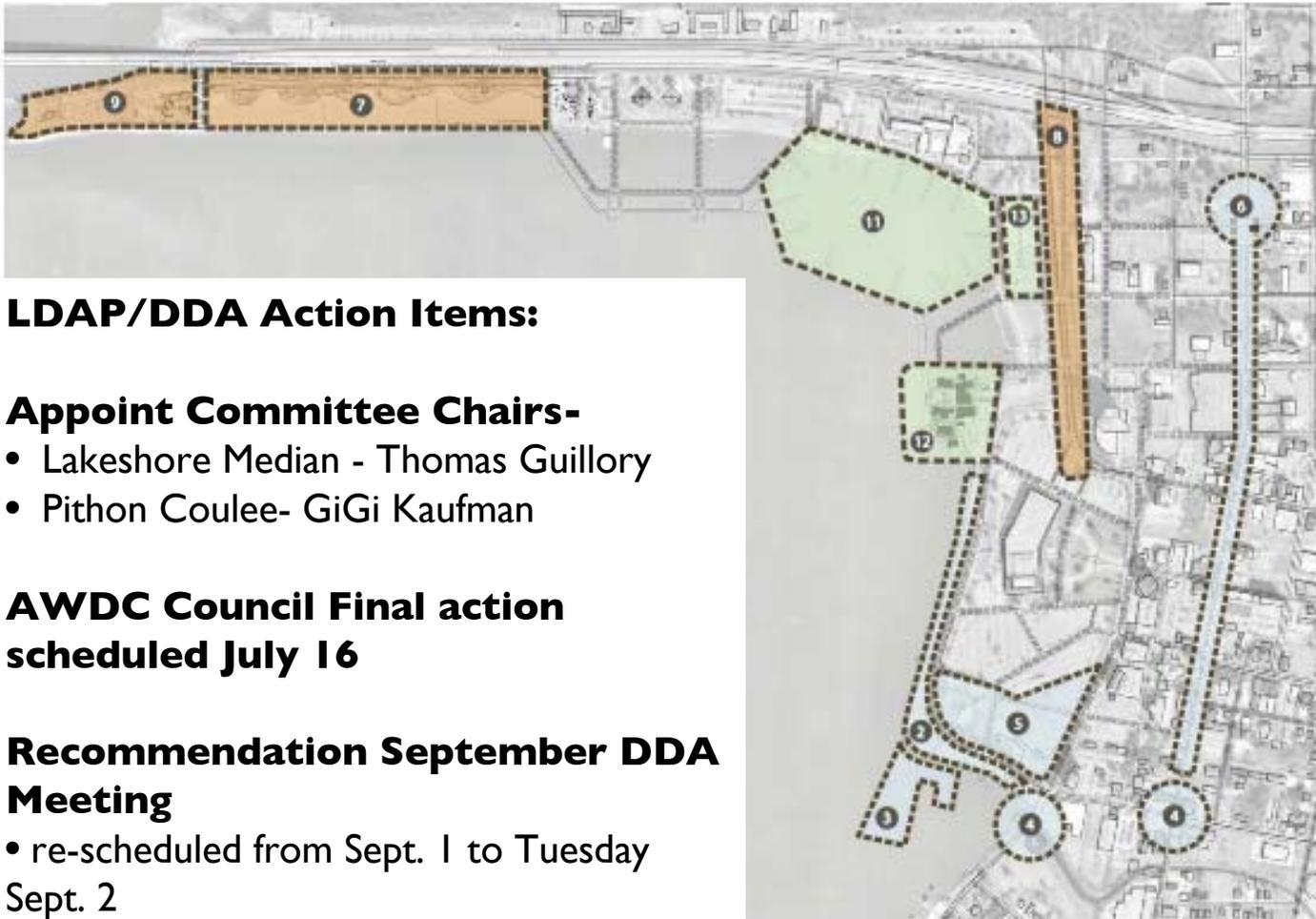
- 7 North Beach Site Improvements
- 8 Lakeshore Drive Median Enhancements
- 9 Yacht Club
- 10 Lifecycle Management Program (Entire LDAP area)

LONG TERM PROJECTS

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

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MEDIUM TERM PROJECTS

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LONG TERM PROJECTS

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LDAP/DDA Action Items:

Appoint Committee Chairs-

- Lakeshore Median - Thomas Guillory
- Pithon Coulee- GiGi Kaufman

**AWDC Council Final action
scheduled July 16**

**Recommendation September DDA
Meeting**

- re-scheduled from Sept. 1 to Tuesday
Sept. 2

Lakefront Promenade
Jonald Walker

July 7, 2008



City of Lake Charles
Lake Charles, Louisiana

July 7, 2008

Approximate Schedule = 22 Months
ROM Cost = \$3,400,00.00





Site Analysis

- 1 Park Entry:** The Park entry at the intersection of South Lakeshore and Bord Du Lac Drives is straight and cluttered with utility service equipment (traffic signal box, transformer box, etc.) and poor condition vegetation (shrub hedge planting). The southern property at the Park entry is an oversized (20x40x10) lot. This location represents the primary view of the park and is observed to not structure. Opportunity to develop a Park entry and gateway at this location that would be representative of the City of Lake Charles. Enhancement would provide signage that could screen the existing utilities, special ADA sidewalk access, lighting and landscaping. The city should investigate agreement with non-profit property Owner to provide landscape enhancements.
- 2 Bord Du Lac Drive:** Bord Du Lac Drive is a four access through the park. Potential exists to reduce the number of lanes to two and reassign the other two lanes for perpendicular parking.
- 3 Park Access:** The existing access to the park between Millennium playground and the Amphitheater is inadequate and not pedestrian friendly. Investigate reconfiguring a primary entry to the Park at this location.
- 4 Millennium Playground:** The playground structure is showing signs of lifecycle maintenance problems, fencing around the playground are overgrown for safety and offensive, the entry pavement into the playground is a mix of asphalt and concrete pavement and there are two pavilion structures that could be better utilized. Investigate making improvements to the playground that address expanding/landscaping the playground area by way of introducing a plaza space as a central park hub that has connectivity to the playground area, a future park canopy such as a water playground (i.e. recycled PPG buoy), and the amphitheater.
- 5 Floating Dock:** The existing dock structure suffers from lifecycle maintenance, is a stationary structure, aged, and evidenced for expanded access and use. The structure has a National Oceanographic and Atmospheric Administration GPS transponder attached to the dock. This structure is determined inadequate for expanded use. Investigate introducing a new floating dock structure that could adjust to the changing elevations of the lake, may provide safer access from the lake, multiple tree pits, and incorporate water and electrical service.
- 6 Amphitheater:** The Amphitheater is a beautiful structure and has historical significance derived from the old Arcade Theater. However the structure is functionally inadequate for programmed events, has poor solar orientation, and does not provide proper protection from inclement weather for the performers and patrons. Opportunity to reconfigure the pavilion-roofing portions of the structure (South column and truss), expanding the size of the performing area to accommodate larger programs (i.e. Summer symphony), relocate the earth mound that could be constructed with covered seating area with restrooms, and vendor stands may utilize service for temporary use.
- 7 Park Memorial Markers:** The Park has numerous memorial markers to family loved ones. Many of these markers are located several areas around the park and in many cases in poor condition. Opportunity to relocate the majority of the acknowledgment markers to the three island fountain spaces located to the back of the amphitheater. The fountain space is adequate to accommodate the existing as well as future markers. The landscaping in place (Crape Myrtle, Cypress, and arbutus) partially encloses the space to create a meditative room. Seating would need to be part of the planned improvements.
- 8 Memorial and Special Cultural Arts Fountains:** There are two significant fountains to the Park. The location and size of these fountain areas are somewhat dwarfed by the surrounding Lakeshore Access to the Y11 Memorial is limited to one entry from Bord Du Lac Drive parking area. The Special location has no hand surface paved access and is a trip and fall hazard with the paving up above grade. Opportunity exists to further the concept of the meditative room to both these fountain locations and have an additional location for a future space. Introducing additional pavement access, rework landscaping, and landscaping would be required.
- 9 Live Oak Tree Protection:** The existing Live Oak tree (24" diameter) in this location is subject to impact from the DPZ concept plan for future period development. The planned roadway system runs right through the space. The management team should evaluate the importance of the proposed DPZ street alignment to the survival of this significant tree. Recommendations to relocate the DPZ plan to relocate the planned road to the south of the tree and connect to the existing curb locations at Bord Du Lac Drive and Parking lot.
- 10 Restrooms:** The existing restroom facility (2003 structure at a cost of \$100,000.00) appeared to be in good condition, properly maintained, and architecturally adequate for the park space. The current location of the restroom is in the direct path of the future DPZ planned roadway system. Adjustments to the DPZ/DLAP roadway system should be considered in order to maintain the facility. If the planned DPZ/DLAP roadway system does not have the flexibility to adjust, consider removing and building a new restroom within the new amphitheater patron shade.
- 11 Tennis Courts:** The Tennis Courts (four courts) understood from OCA, members is underutilized by the citizens of Lake Charles. The chain link fence structure is showing signs of rust and age. The current understanding of the Tennis courts to be removed to accommodate the DPZ Master Plan.
- 12 Seawall:** The concrete seawall and sidewalk system appeared to be in adequate condition, there are several cracks in the sidewalk, that not significant enough to warrant removal. The sidewalk an understood to be partially connected to the seawall. It was determined that the future improvements adjacent to the seawall and sidewalk (in Lakeshore Promenade) to have minimal impact from the future development (do not remove sidewalk, connect to it).
- 13 Lakefront Intersections:** The future DPZ/DLAP roadway system plans for connectivity to Bord Du Lac Drive. As part of the planning process it was determined that the intersections would become a focal point within the lakeshore development. To further develop that goal, the opportunity of introducing a plaza space beyond these locations is desired. These plaza spaces (three total) would be planned to have their individual thematic space character. An art form feature element may be incorporated into the space.
- 14 Planned Marina and Ice Structures:** Planned program feature that could serve the lakeshore user groups by way of providing the locations for large boats, protection for the future floating dock structure, provide additional recreational activities, and as a part be an iconographically significant symbolic lakeshore structure (i.e. Lightship historically representative).

- Program completed and architectural contract executed (June 2008)



PROGRAM CONCEPT

- A** Removal of miscellaneous elements (throughout entire site)
- B** Promenade of special paving, park signage, custom lighting, decorative banners, site furniture
- C** Five Oasis Plazas - Thematic feature nodes along promenade, historical and educational components, public art and display areas, public viewing stations/vistas.

Festival service : Electrical panels, potable water, small stages, vendor spaces, covered seating, drinking fountains, and interpretive panels.
- D** Memorial Meditative Garden Rooms
911 Fountain, Cultural Arts Fountains, and relocated Memorial Markers space or other
- E** Open space / lawn for play and festival overflow
- F** Landscape and Irrigation - Hurricane tolerant trees, retain and properly prune existing trees, and allow views to lake.
- G** Connector to future Marina and Architectural Icon feature - ADA Access
- H** Private Property - potential future 'Visitor Center / Gateway' project

- Program highlights
- Pre-Design meeting completed July 1, 2008

CITY OF LAKE CHARLES – LAKEFRONT PROMENADE

2008

A/E SERVICES

PHASE	%	TIMEFRAME	DAYS
			(116)Total
Pre-Design Conference		-	1
Program Completion Phase	5%	Jul 2 – Jul 11	7
Schematic Design Phase	10%	Jul 14 – Aug 8	20
Design Development Phase	15%	Aug 11 – Sept 12	25
Construction Documents Phase	35%	Sept 15 – Dec 12	63
Bidding and Contract Phase	5%		
Construction Phase	27%		
Construction Close-Out	3%		

CALENDAR



MEETINGS

DATE	SUBJECT
July 1	DDA Update Meeting / Pre-Design Conference
July 7	DDA Meeting
July 29	DDA Update Meeting
Aug 4	DDA Meeting – Schematic Design Delivery
Aug 4 – Aug 8	DDA Review – Schematic Design
Sept 2	DDA Update Meeting
Sept 8	DDA Meeting – Design Development Delivery
Sept 8 – Sept 12	DDA Review – Design Development
Sept 30	DDA Update Meeting
Oct 6	DDA Meeting
Oct 6 – Oct 10	DDA Review – Construction Documents - 40%
Oct 28	DDA Update Meeting
Nov 3	DDA Meeting
Nov 3 – Nov 7	DDA Review – Construction Documents – 75%
Nov 25	DDA Update Meeting
Dec 1	DDA Meeting
Dec 1- Dec 5	DDA Review – Construction Documents – 99%
December 12	Final Construction Documents Delivery

Owner
City of Lake Charles

Date

Patrick C. Moore, FASLA
Managing Principal
Moore Planning Group, LLC

Date

Schedule to be executed and become part of A/E Agreement

Lakefront Promenade Jonald Walker

July 7, 2008



Action Items:

- Approve AFC Budget (\$3.4 million)
- Approve schedule (mid-December Bid Advertisement)
- Catalogue Existing Memorials
- Potential Sponsorships and Themes of Oasis Plazas, lifecycle management

Bord Du Lac Marina & Icon
Tower
Patrick Marcantel

July 7, 2008

Approximate Schedule = 18 Months
ROM Cost = \$3,000,000.00



City of Lake Charles
Lake Charles, Louisiana

July 7, 2008





PROGRAM CONCEPT

- (A)** Dock Access (10' wide), covered walkways
- (B)** Dock and slips for 40 boats first phase (boat slips to be +/- 30' length)
- (C)** Dock and slips for 20 boats for future phase (boat slips to be +/- 30' length)
- (D)** Pylons / Pier overlook structure engineered for wake reduction
- (E)** Icon structure reflective of historic / contemporary light house or other feature
- (F)** Large boat docking and access to overlook structure

- Concept Plan highlights

Bord Du Lac Marina & Icon
Tower
Patrick Marcantel

July 7, 2008



Action Items:

- Programming Phase and Engineer Contract completion planned for August 2008 (Jessen Assoc.)
- Project Phasing under consideration-
 - Phase I- Floating Docks and Icon Pier
 - Phase II- Icon Tower
- Alternative Energy design as program criteria for Icon Tower
- Possible national design competition for Icon Tower

Bord Du Lac Park
Adley Cormier

July 7, 2008

Approximate Schedule = 30 Months
ROM Cost = \$3,100,000.00



City of Lake Charles
Lake Charles, Louisiana

July 7, 2008





Site Inventory

- Vehicular Areas
- Convention Center
- Lake Charles
- Pedestrian Areas
- Tennis Courts
- Millennium Park
- Out Parcel Property
- Stationary Dock
- Pithon Coulee Pump Station
- Restroom Facility
- Seating Berm
- Seawall Sidewalk
- Fountain Features
- 9/11 Memorial
- Amphitheatre
- Gazebo
- Picnic Shelter
- Utility Box
- Memorial Markers
- Outdoor Lighting
- Existing Large Canopy Trees
- Existing Small Canopy Trees

- Survey 20% complete. Full mobilization currently underway.



PROGRAM CONCEPT

- A Gateway Entry and Signage**
Signage monument, lighting, landscape, special paving
- B Bor Du Lac Drive Parking Additions**
Striping existing roadway and landscaped bulb-outs (park access)
- C Entry Plaza**
Thematic focal point, arcade/rotunda
Landscape Enhancements
- D Millennium Playground**
Lifecycle maintenance upgrades
- E Millennium Plaza**
Special paving, seating, thematic focal point,
lighting, landscape enhancements
- F Water Sprayground**
At grade water features, existing and new shade pavilions,
special paving, landscape enhancements
- G Preserved Restroom**
New roofing to reflect new architecture
- H Floating Docks and Shade Structure**
30'-24' bays, housing 60 boats, water and electrical service
- I Marina and Icon Structure**
Expanded seawall to protect floating docks, large boat docking,
and historic icon structure-lighthouse
- J New Enlarged Amphitheater**
Historic character and materials to be incorporated
- K Patron Pavilion**
Shade pavilion with concrete seating steps
- L Vendors Bends**
Small spaces for vendors inset into the earth mound
- M Memorial Ribbon**
911 Fountain, Cultural/Arts Fountain, Relocated Memorial Space
- N Pedestrian Promenade**
Special paving, walkway, custom designed light and banners standards, multi-style type seating
- O Thematic Public Plaza space**
Large public gathering space, thematic focal point, special paving

- Concept Plan highlights
- Program Completion planned for mid-August 2008

Bord Du Lac Park
Adley Cormier

July 7, 2008



Action Items:

- Coordinate assistance and input on park function items and utility locations from Civic Center staff
- Manage existing memorial future relocations (sponsor interface)
- MPG to manage DPZ efforts for final boundary locations and influences

Renovations Project
Thomas Guillory

July 7, 2008

Approximate Schedule = 2-3 Months
ROM Cost = \$150,00.00



City of Lake Charles
Lake Charles, Louisiana

July 7, 2008



Renovations Project Thomas Guillory

July 7, 2008



INVENTORY, ANALYSIS, AND CONCEPT PROGRAMMING
SHORT TERM PROJECT

RENOVATIONS - SIGNAGE ENHANCEMENTS Lake Charles, Louisiana



Action Items:

- LDAP signage project
- Locations and design complete July 13, 2008
- Early August 2008 construction/placement

Renovations Project Thomas Guillory

July 7, 2008

PROJECT LOCATIONS

Area 'A' 1911 Old City Hall Square	
Area 'B1' City Hall Lot	
Area 'B2' City Hall Side Parking Lot	
Area 'C' Existing Sears Building	
Area 'D' Existing Sears Automotive	
Area 'E' North Beach	
Area 'F' Lakefront Promenade	



Action Items:

- Several renovation projects completed by CoLC
- Balance of projects underway or being processed for award to private contractors (certified arborist services by mid-August)
- Compiling site/landscape management documents for various locations (affects long term budgeting for life-cycle costs)

Ryan Street/Lakeshore Dr.
Gateways
Stan Johnson

July 7, 2008

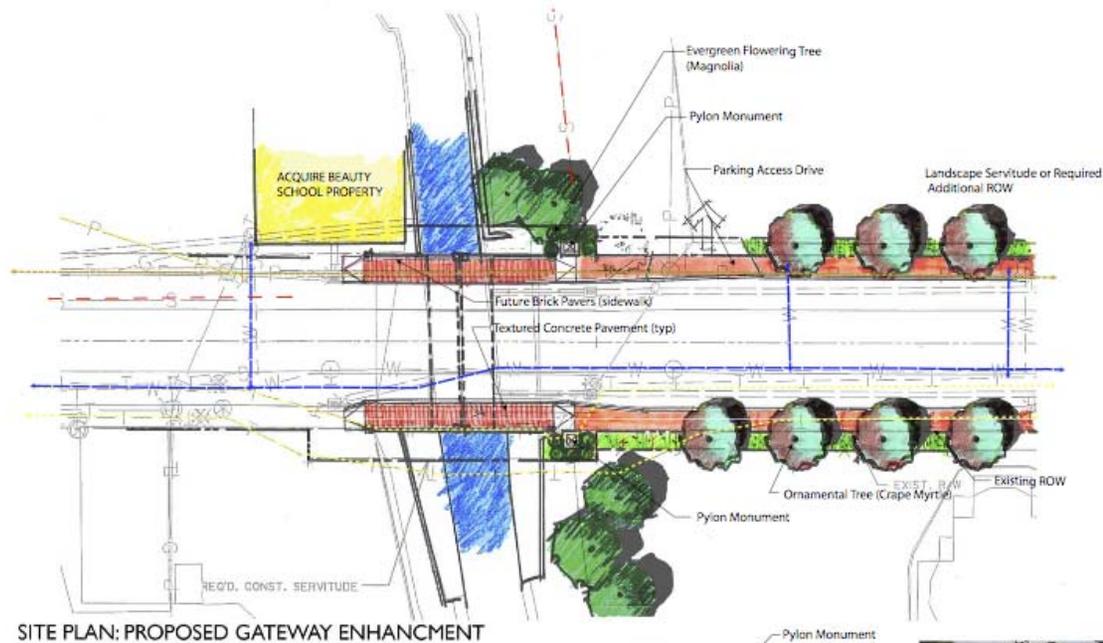
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ROM Cost = \$ 1,650,000.00



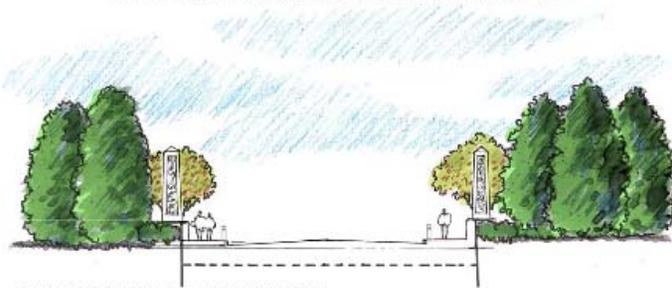
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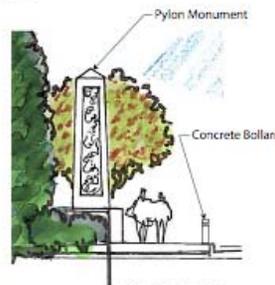




SITE PLAN: PROPOSED GATEWAY ENHANCEMENT



SECTION: BRIDGE AND PYLON



SECTION: SIDEWALK AT BRIDGE

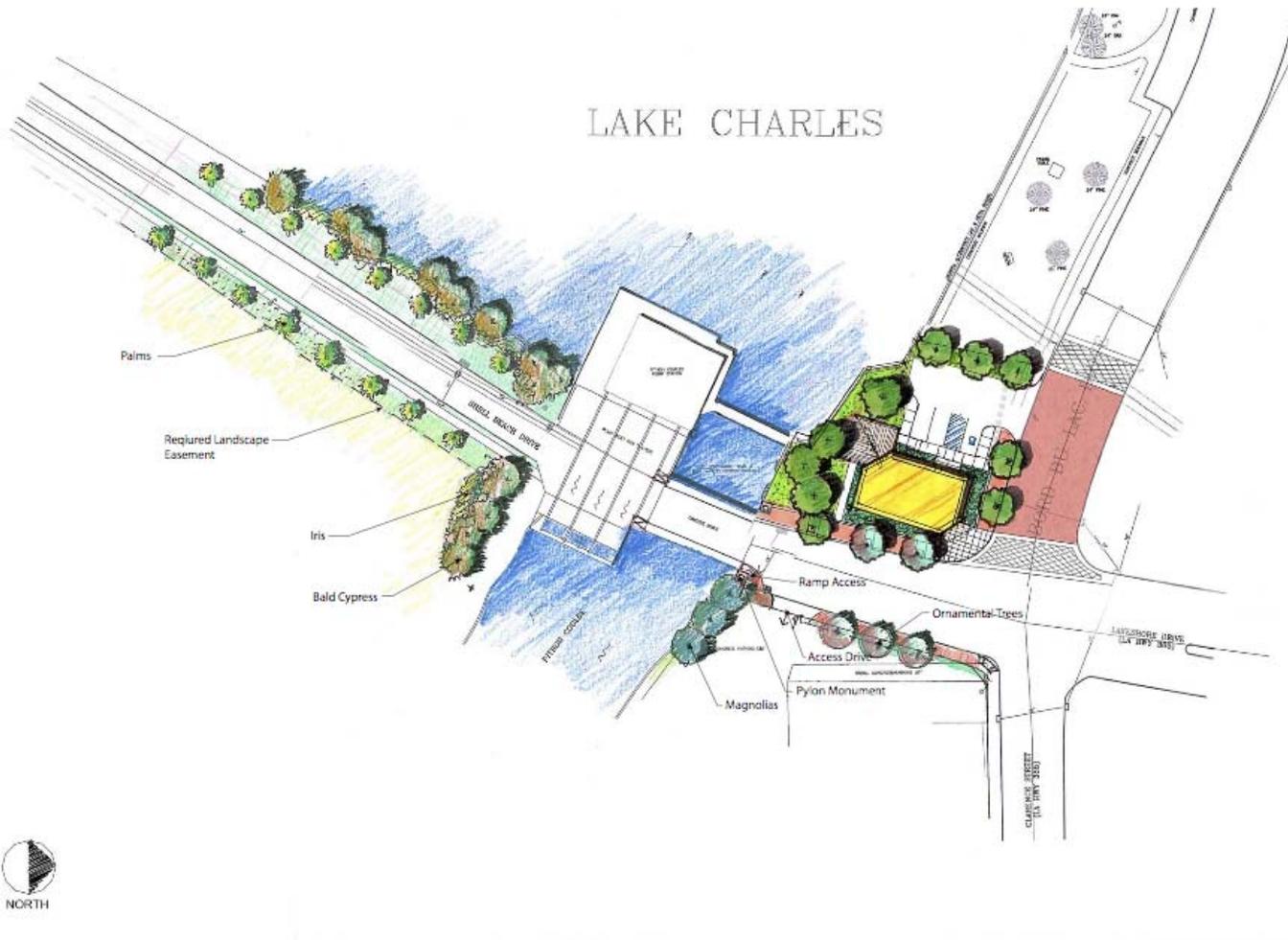


TYPICAL RAILING DESIGN AT PITHON COULEE BRIDGES AT LAKESHORE DRIVE

PROGRAM CONCEPT

- A** To Partnership with DOTD to make Future Bridge improvements congruent to City of Lake Charles goals of developing a gateway.
- B** To provide safe pedestrian access from vehicular traffic to cross the bridge.
- C** To make improvements to the bridge that reflect enhanced character, railing and bollards.

- Programming facilitated coordination with LADOTD planned project
- Letter of Support being drafted- ROW purchase and enhancements



PROGRAM CONCEPT

- A** To enhance the entry into downtown via Shell Beach Drive to Lakeshore Drive prior to Clarence Street intersection.
- B** To provide safe pedestrian ADA access from vehicular traffic to cross the bridge.
- C** To make improvements to the bridge that reflect enhanced character, railing and bollards.
- D** To introduce vegetative materials to screen unsightly utilities.
- E** To introduce a pylon monument as a gateway structure near the Pithon Coulee Bridge.

- Coordinating potential improvements as public/private partnerships

Ryan Street/Lakeshore Dr.
Gateways
Stan Johnson

July 7, 2008



Action Items:

- Coordinating proposed Inter-modal Transit Center into gateway streetscape schemes programming
- Potential late fall 2008 landscape enhancement improvements
- Continue coordination with LADOTD for property acquisition and enhancement funding

Ryan Street Streetscape
GiGi Kaufman

July 7, 2008

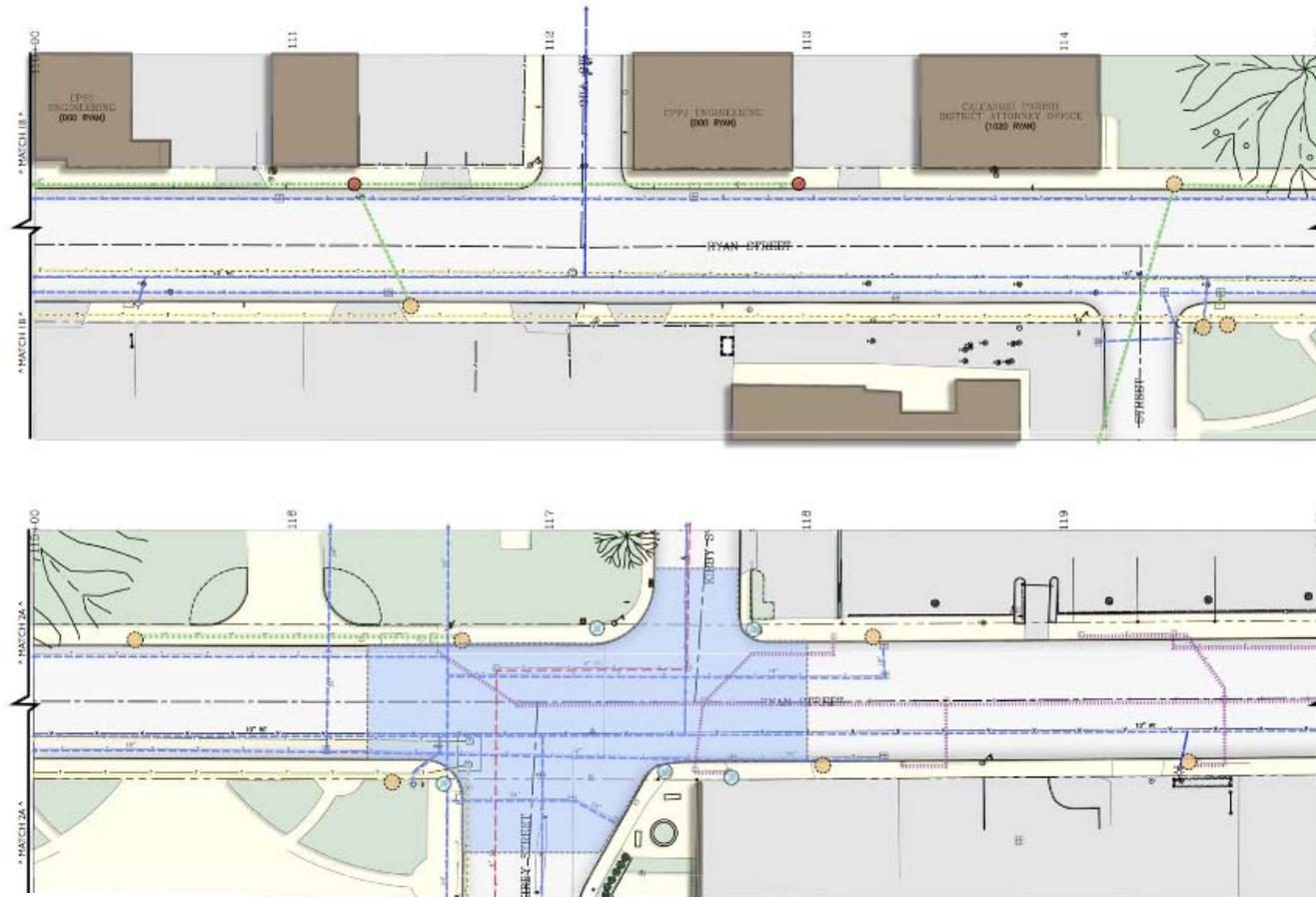
Approximate Schedule = 22 Months
ROM Cost = \$5,100,00.00



City of Lake Charles
Lake Charles, Louisiana

July 7, 2008





Site Analysis

Ryan Street - Sheet 2 of 6

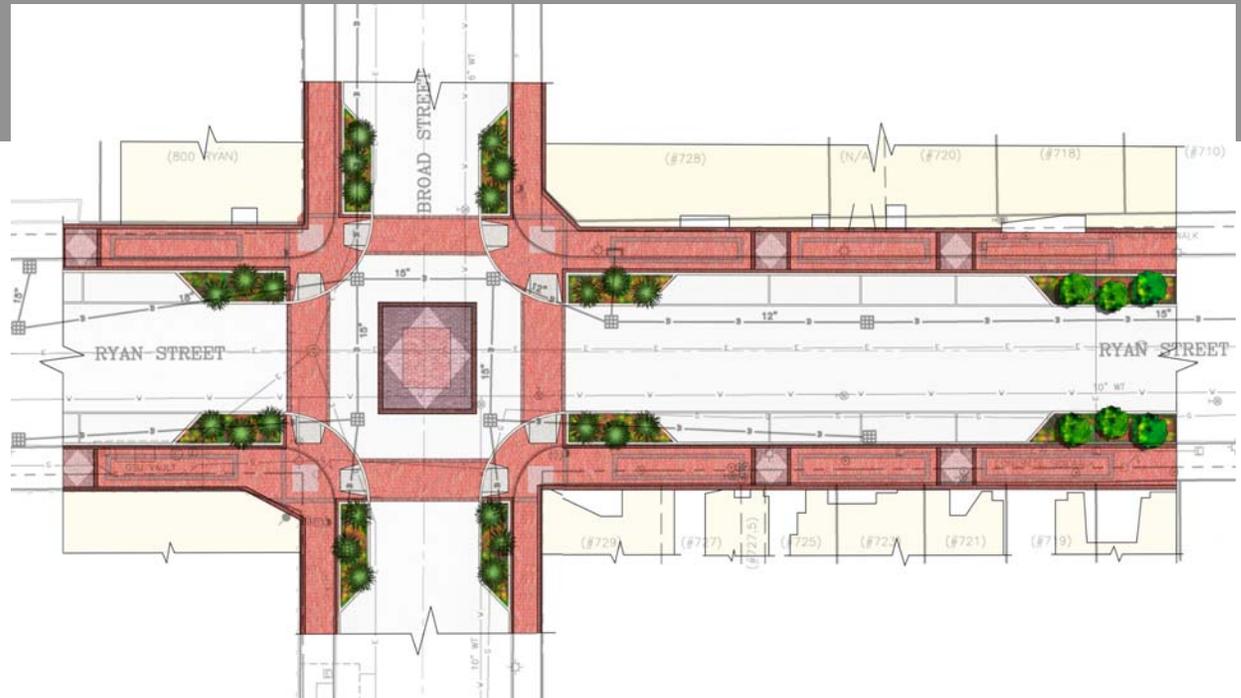
In this area, most buildings are present along the street near the street right-of-way providing a defining edge to the outdoor space. The street pavement continues to be asphalt, until reaching Kirby Street, where it becomes concrete. The block from Gill Street to Kirby Street contains the historic Courthouse and the historic City Hall which provide large landscaped public courtyard spaces adjacent to the street with large trees and contrasting sual spaces. North of Kirby Street, the block contains minimal street edge definition as buildings are located near the intersections and not within the mid block section. The majority of the mid block contains adjacent parking areas within private ownership.

-  Concrete Sidewalks: are provided along both sides of Ryan Street and appear to be in poor condition. Curb cuts located on both sides of the street minimize the delineation between vehicular and pedestrian circulation. Numerous signage types, light poles, power poles, and fire hydrants are contained within concrete pavement. Brick and exposed concrete aggregate special paving exist at street intersection corners. Streetscape and sidewalk improvements should consider uniform placement of site elements.
-  Storm Drainage and Water Lines: are contained within Ryan Street. Water service connections and valve boxes are located within the concrete sidewalk pavement. Consideration should be given to provide for uniform manhole and valve box covers.
-  Street Lighting: is provided with cobra style lighting poles and fixtures on the east side of Ryan Street. Cobra lighting fixtures are located on some wooden utility poles on the west side of the street. Coordination of street lighting poles and fixtures placement, type, and life-cycle maintenance needs to be determined between the City of Lake Charles and Entergy.
-  Electrical Service: is located underground. Several manholes are located on both sides of Ryan Street within the concrete sidewalk. Electrical panels for intersection signalization are present at both intersections. An electrical service vault is located on the west side of Ryan Street in front of the historic Courthouse near the intersection with Kirby Street. This vault contains a large electrical transformer, venting system, and sump pumps. Sidewalk and vault cover improvements must be designed to conform to Entergy specifications and meet safety guidelines if they are to be replaced. Manhole covers vary in size and shape.
-  Kirby Street Intersection: is an offset intersection containing traffic signals and electrical panels for intersection signalization.
-  Overhead Utilities: are provided along both sides of Ryan Street and end just north of the intersection of Gill Street near the CPPI Engineering Building. Overhead electrical service continues to be connected to the cobra head lighting poles in front of the historic Courthouse building.
-  Overhead Utility Lines
-  Utility Poles
-  Adjacent Properties: located along the west side are mainly used for parking areas. The adjacent property on the east side of Ryan Street, south of Gill Street contains a galvanized chain link fence with a barb-wire top. The chain link is showing signs of age, rust, and portrays a negative visual aesthetic view. The defining edge between the street right-of-way and private property varies. Coordination with Property Owners should be considered to provide a uniform edge appearance.
-  Impervious Surfaces / Parking
-  Green / Open Space
-  Buildings
-  Existing Traffic Element
-  Telephone Lines
-  Sewer Lines

- Survey analysis documents 80% complete.
- Continuing utility input gathering from providers

Ryan Street Streetscape GiGi Kaufman

July 7, 2008



Action Items:

- Temporary striping plan (Belden to Clarence) for to be completed July, 2008 with implementation early fall 2008
- Coordinate meeting with electric provider to discuss partnering in safety improvements
- Overall streetscape and program elements (see June 2, 2008 report)
- Costing analysis of curbing change to be complete July 2008

**DDA Director's Report
Lori Marinovich**

July 7, 2008



**City of Lake Charles
Lake Charles, Louisiana**

July 7, 2008

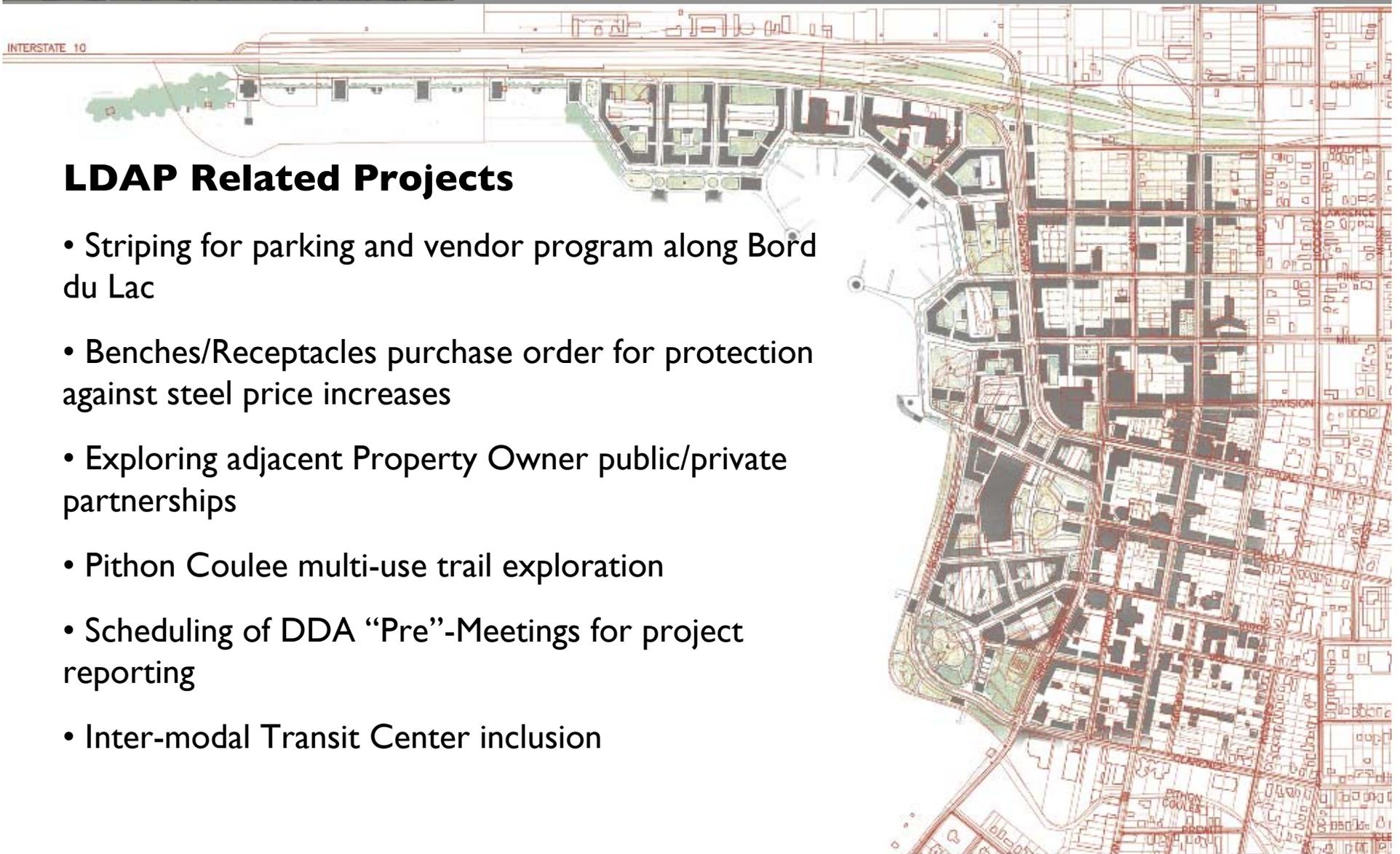


DDA Director's Report
Lori Marinovich

July 7, 2008

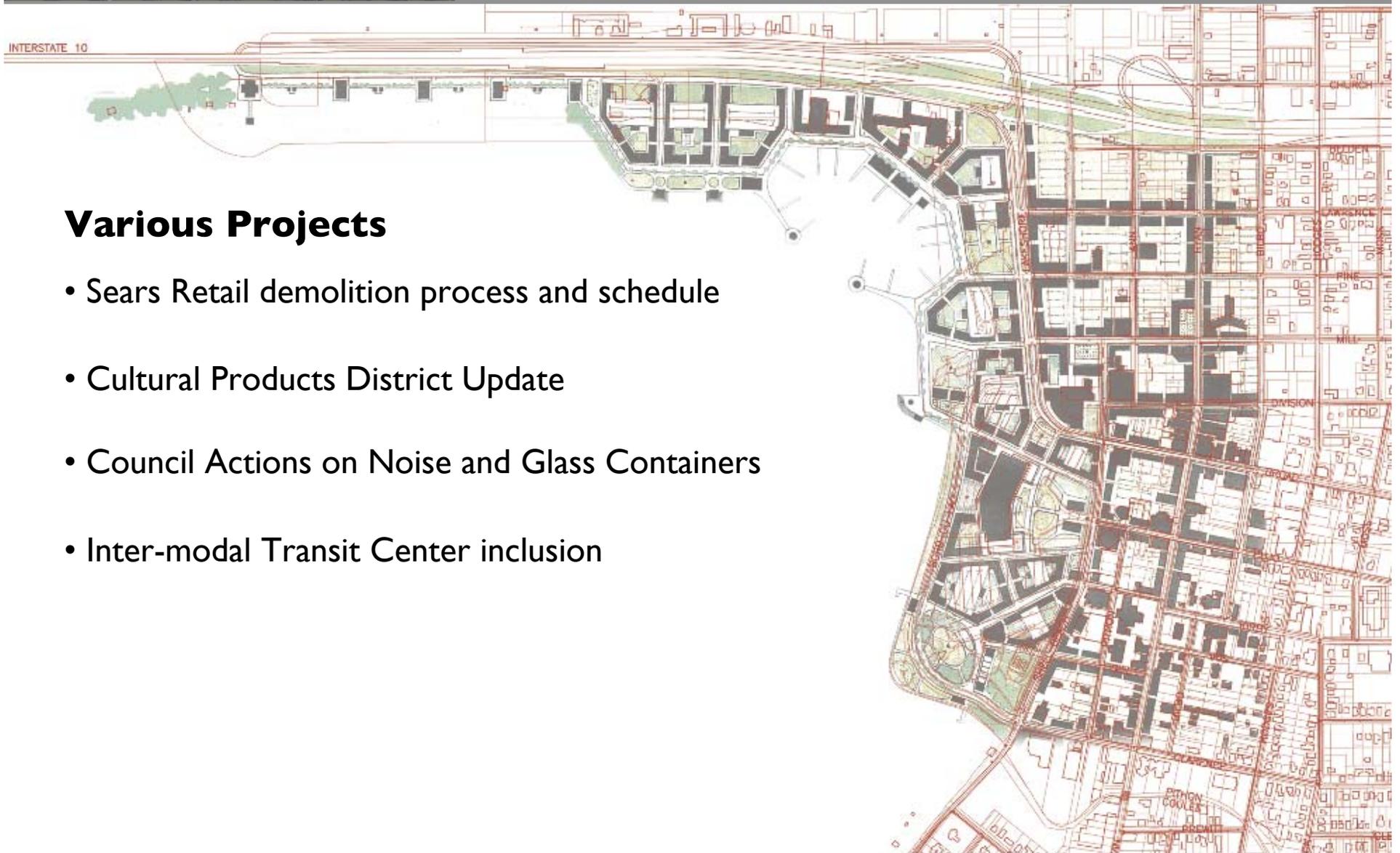
LDAP Related Projects

- Striping for parking and vendor program along Bord du Lac
- Benches/Receptacles purchase order for protection against steel price increases
- Exploring adjacent Property Owner public/private partnerships
- Pithon Coulee multi-use trail exploration
- Scheduling of DDA "Pre"-Meetings for project reporting
- Inter-modal Transit Center inclusion



DDA Director's Report
Lori Marinovich

July 7, 2008



Various Projects

- Sears Retail demolition process and schedule
- Cultural Products District Update
- Council Actions on Noise and Glass Containers
- Inter-modal Transit Center inclusion