

**LDAP Phase II
Rick Richard
DDA Chairman**

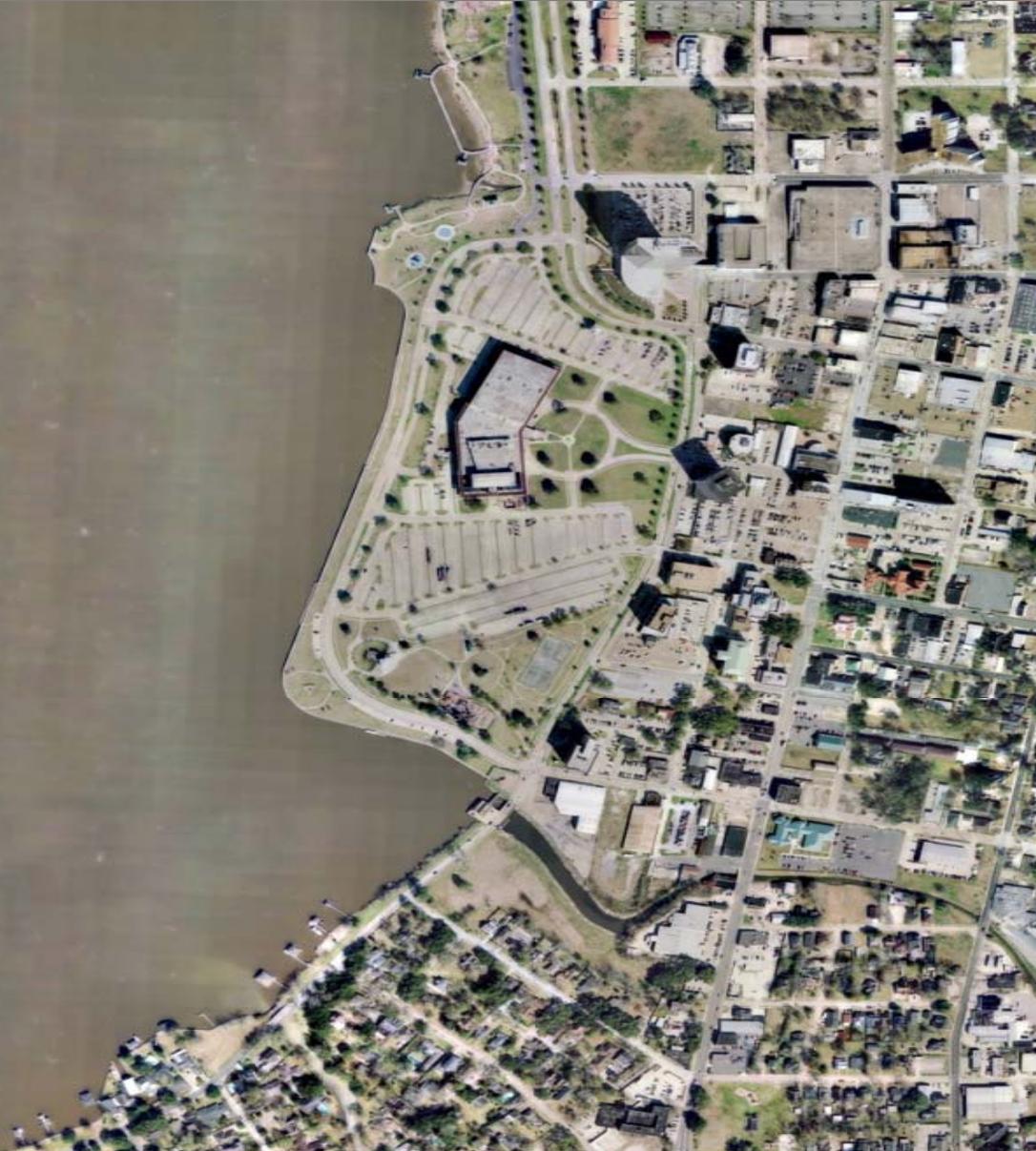
August 4, 2008



August 4, 2008

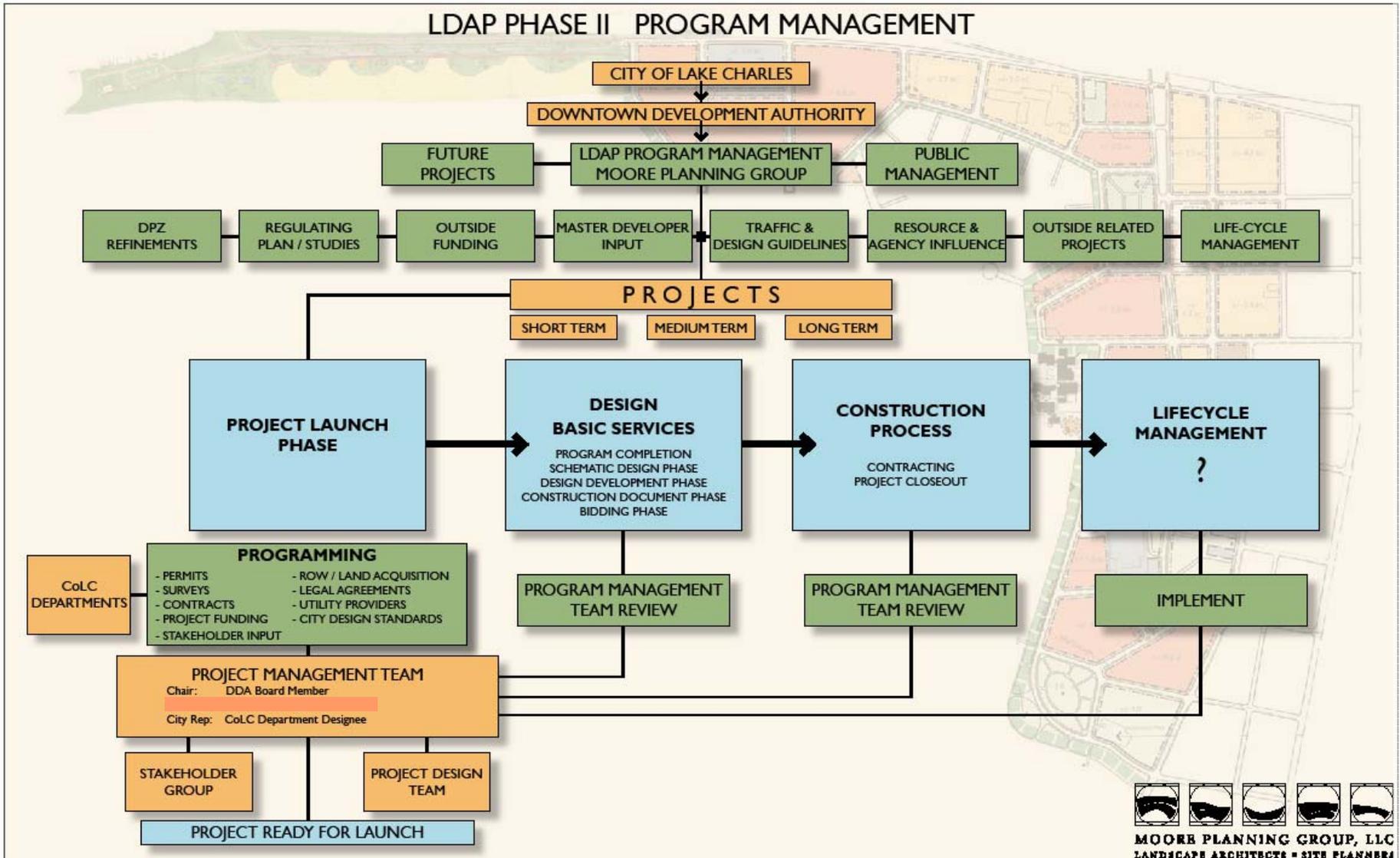


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LANDSCAPE ARCHITECTS • SITE DESIGNERS

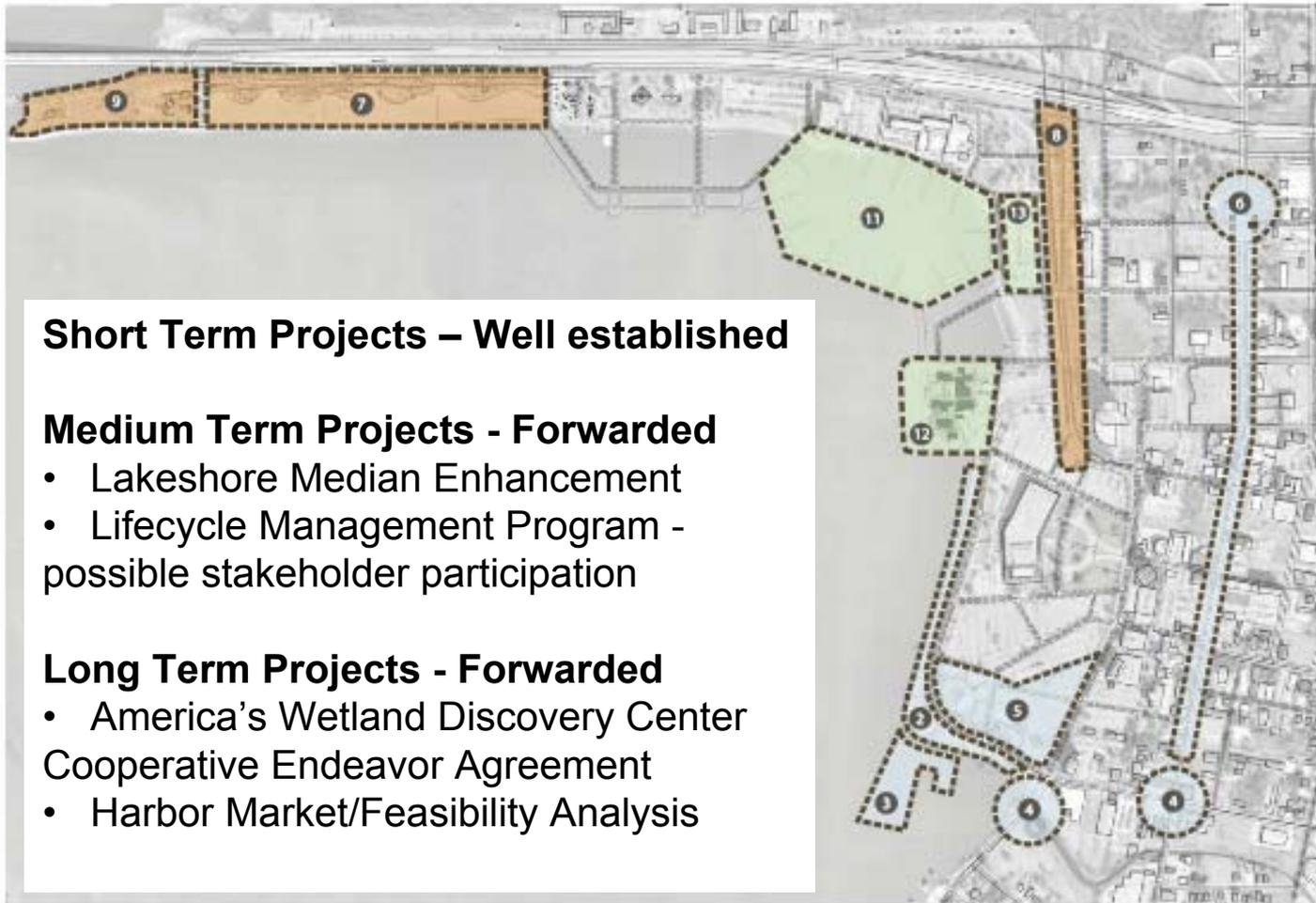


August 4, 2008

LDAP PHASE II PROGRAM MANAGEMENT



August 4, 2008



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

SHORT TERM PROJECTS

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

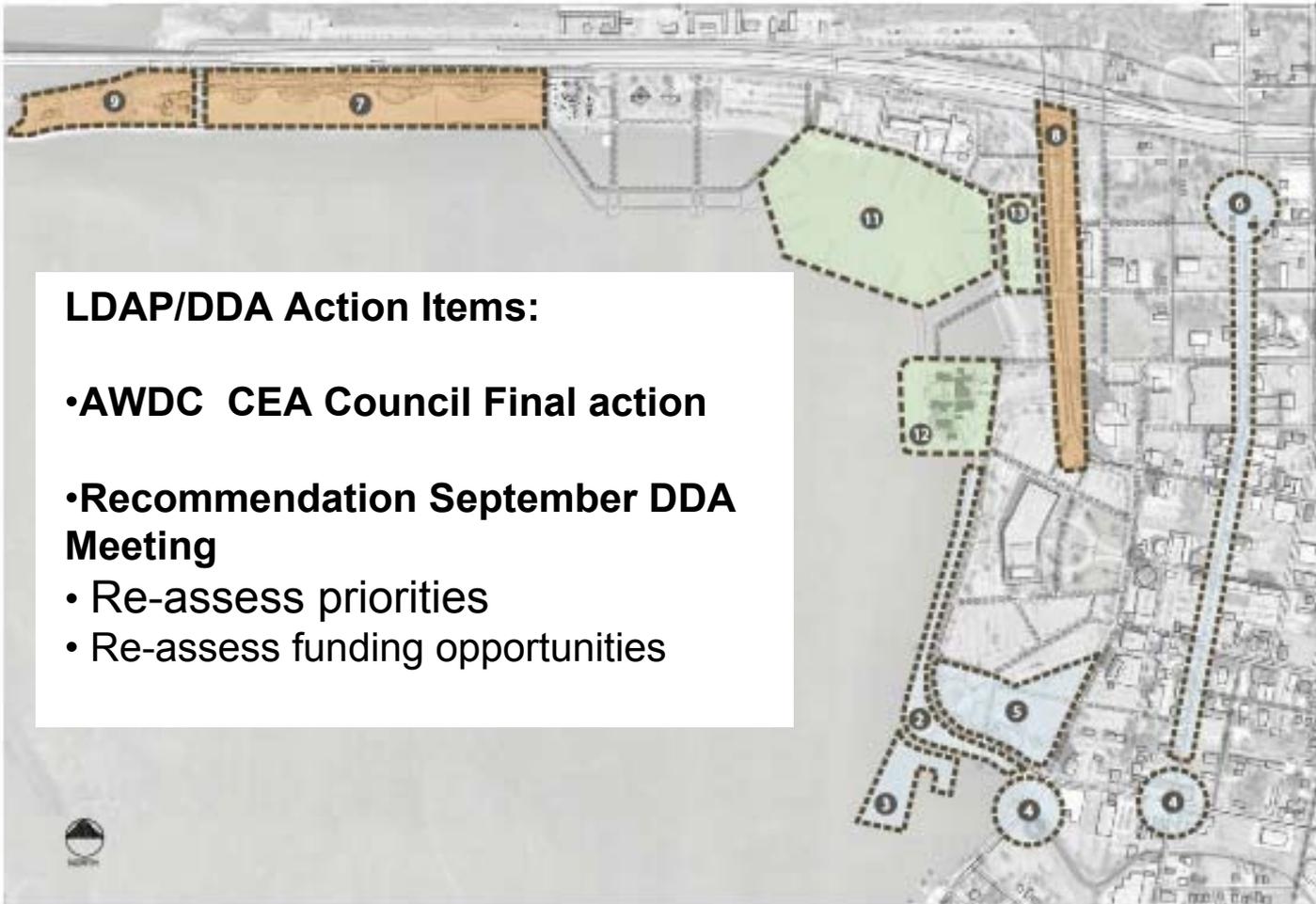
MEDIUM TERM PROJECTS

- 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

August 4, 2008



SHORT TERM PROJECTS

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MEDIUM TERM PROJECTS

- 7 North Beach Site Improvements
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LONG TERM PROJECTS

- 11 Harbor Development
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- 13 Veterans Park Reconfiguration / Upgrades

LDAP/DDA Action Items:

- AWDC CEA Council Final action
- Recommendation September DDA Meeting
- Re-assess priorities
- Re-assess funding opportunities



Lakefront Promenade
Jonald Walker

August 4, 2008



City of Lake Charles
Lake Charles, Louisiana

August 4, 2008



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Approximate Schedule = 22 Months
ROM Cost = \$3,400,000.00

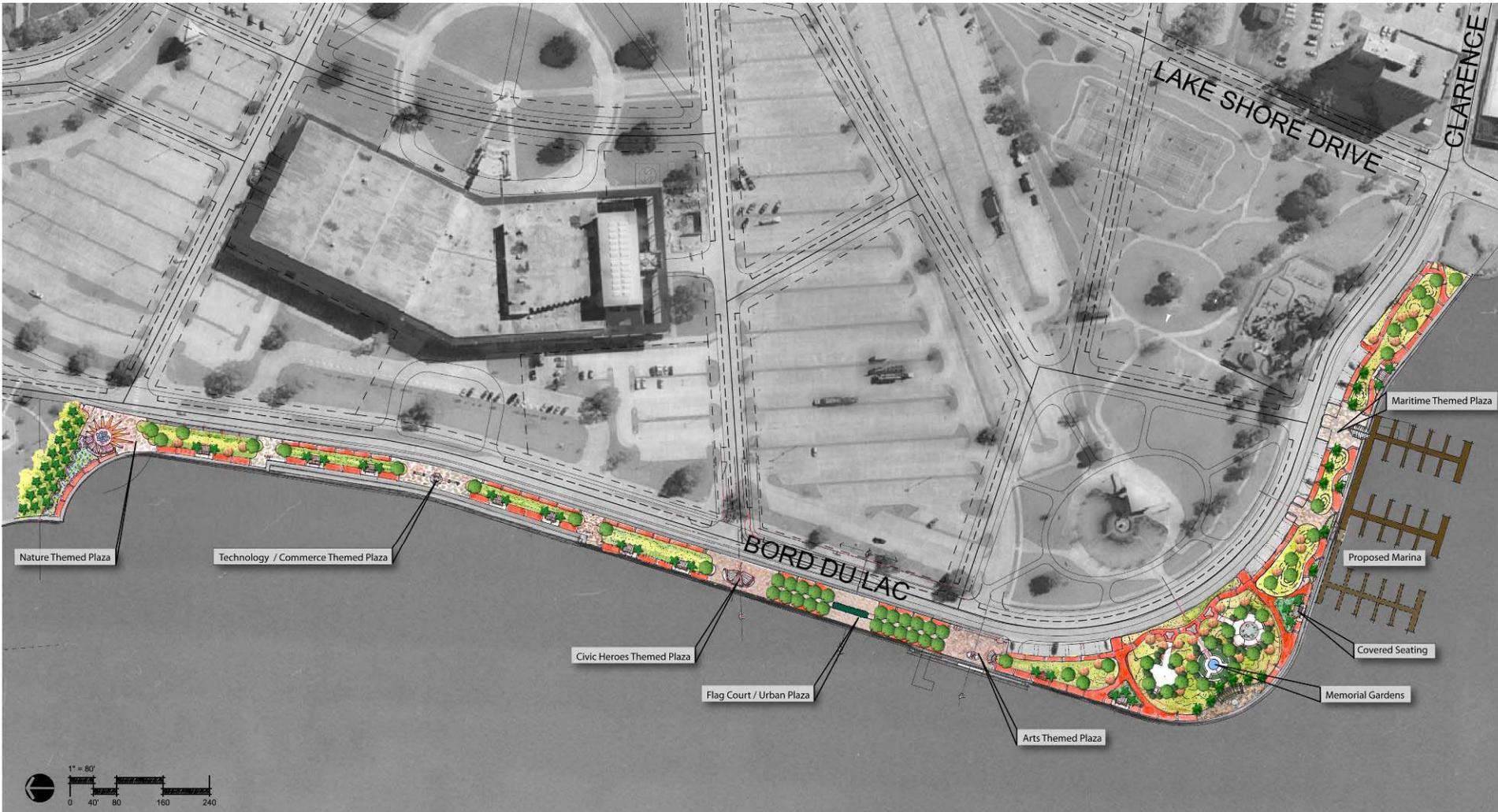


Update:

- Program Completion Phase Completed
- Preliminary Schematic Design is Underway
- Design Team will incorporate more Lake Charles Character elements with a connection to the History and Water in the overall Lakefront Promenade design
- Cultural Plazas are now referred to as “Landings”
- Schematic Design to be submitted on August 8, 2008

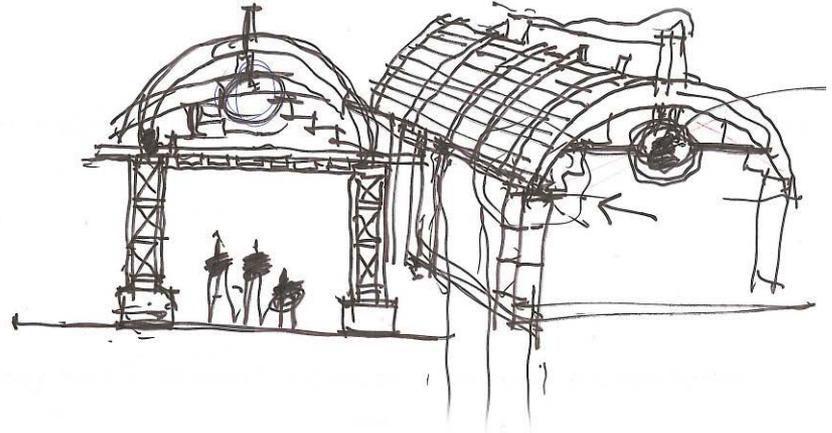
Lakefront Promenade Jonald Walker

August 4, 2008



Lakefront Promenade
Jonald Walker

August 4, 2008



**Schematic Images of
Promenade Landing Areas**



Action Items:

- CDBG Funding - MPG to continue coordination with CDBG Manager on acceptable elements and process for meeting fund parameters
 - MPG to craft Contract Amendment to reflect approved AFC
 - MPG to prepare construction / festival interface schedule
- Bench / Trash Receptacle Order – Currently on hold. MPG to research steel price projections.

**Bord Du Lac Marina
Patrick Marcantel**

August 4, 2008

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



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

August 4, 2008



**MOORE PLANNING GROUP, LLC
LANDSCAPE ARCHITECTS • SITE PLANNERS**



Update Report

Update:

- Jessen and associates has completed programming fact sheet and concept plans for floating marina.
- Plans allow for stationary dock, and floating pier system for up to 52 transient boats.
- Reassign icon structure to Bord du Lac Park amphitheater
- Pier and Pylon structure to be re-evaluated as a possible future project.

August 4, 2008

Program Concept Plan



PROJECT PROGRAMMING
SHORT TERM PROJECT

BORD du LAC PARK MARINA - FLOATING DOCKS

Lake Charles, Louisiana

DW Jessen and Associates



July 2008



PROGRAM CONCEPT

PHASE I

- A** Dock connectivity to Lakefront Promenade project.
- B** Dock Access / Stationary dock and slips for +/- 52 boats (boat slips to be +/- 30' length with dock access for a 90' boat)

August 4, 2008

Program Concept Plan

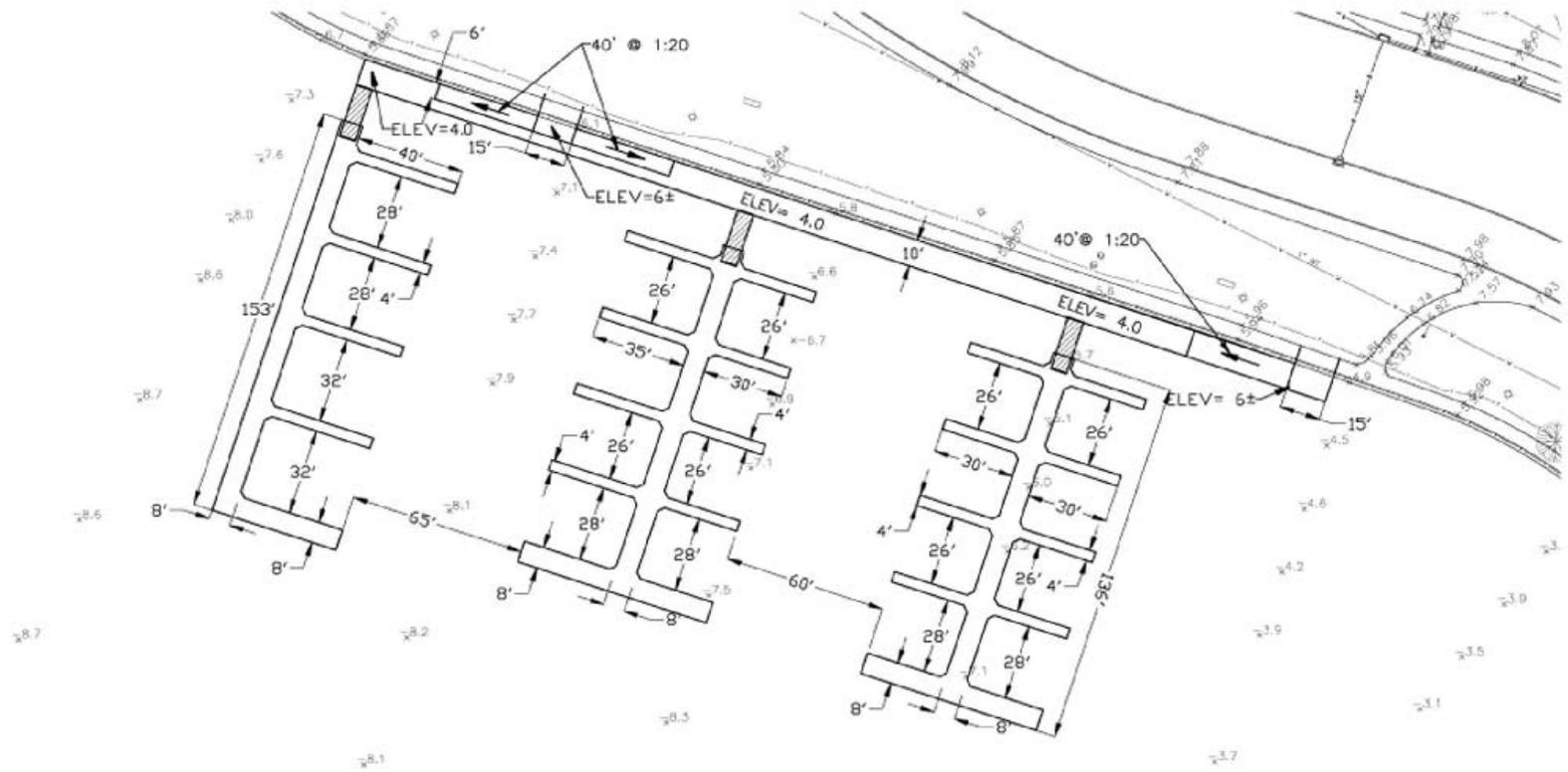


PROJECT PROGRAMMING
SHORT TERM PROJECT
BORD DU LAC MARINA
Lake Charles, Louisiana

DW Jessen and Associates



July 2008



NOTES

1. Approx. 7450 sq. ft. of floating dock
2. Approx. 3762 sq. ft. of fixed access pier & landing
3. 52 Total Boat Slips
3. // Denotes 6'x20' gangway used to attach fixed pier to concrete floatable dock
4. Gangways are to extend a minimum of 3' onto the floating dock.

**Bord Du Lac Marina
Patrick Marcantel**

August 4, 2008



Action Items:

- Finalize Programming Phase and forward Engineer Contract for completion planned for August 2008 (Jessen Assoc.)
- DW Jessen Associates to initiate Corps of Engineers permit.

Bord Du Lac Park
Adley Cormier

August 4, 2008



City of Lake Charles
Lake Charles, Louisiana

August 4, 2008



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LANDSCAPE ARCHITECTS • SITE PLANNERS



Approximate Schedule = 30 Months
ROM Cost = \$5,100,000.00



Update:

- Master Plan- DPZ agreement for consulting on the Implementation of the Master Plan.
- Survey- 95% complete.
- Species and condition of all trees have been catalogued.
- Relocation of Civic Center Parking- Bord du Lac Striping Plan is complete with approximately 158 parking spaces added.
- Amphitheatre- to become the Architectural icon for the LDAP area.

August 4, 2008

Inventory



PROJECT PROGRAMMING
SHORT TERM PROJECT
Bord du Lac Park
(Park / Lakefront Promenade / Marina)



July 2008



Inventory

- | | | | |
|--|----------------------------|--|------------------|
| | Open / Green Space | | |
| | 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 | | Utility Box |
| | 911 Memorial | | Memorial Markers |
| | Amphitheatre | | Outdoor Lighting |
| | Gazebo | | Oaks |
| | Picnic Shelter | | Pines |



PROJECT PROGRAMMING
SHORT TERM PROJECT
Bord du Lac Park
Lake Charles, Louisiana

DW Jessen and Associates



July 2008

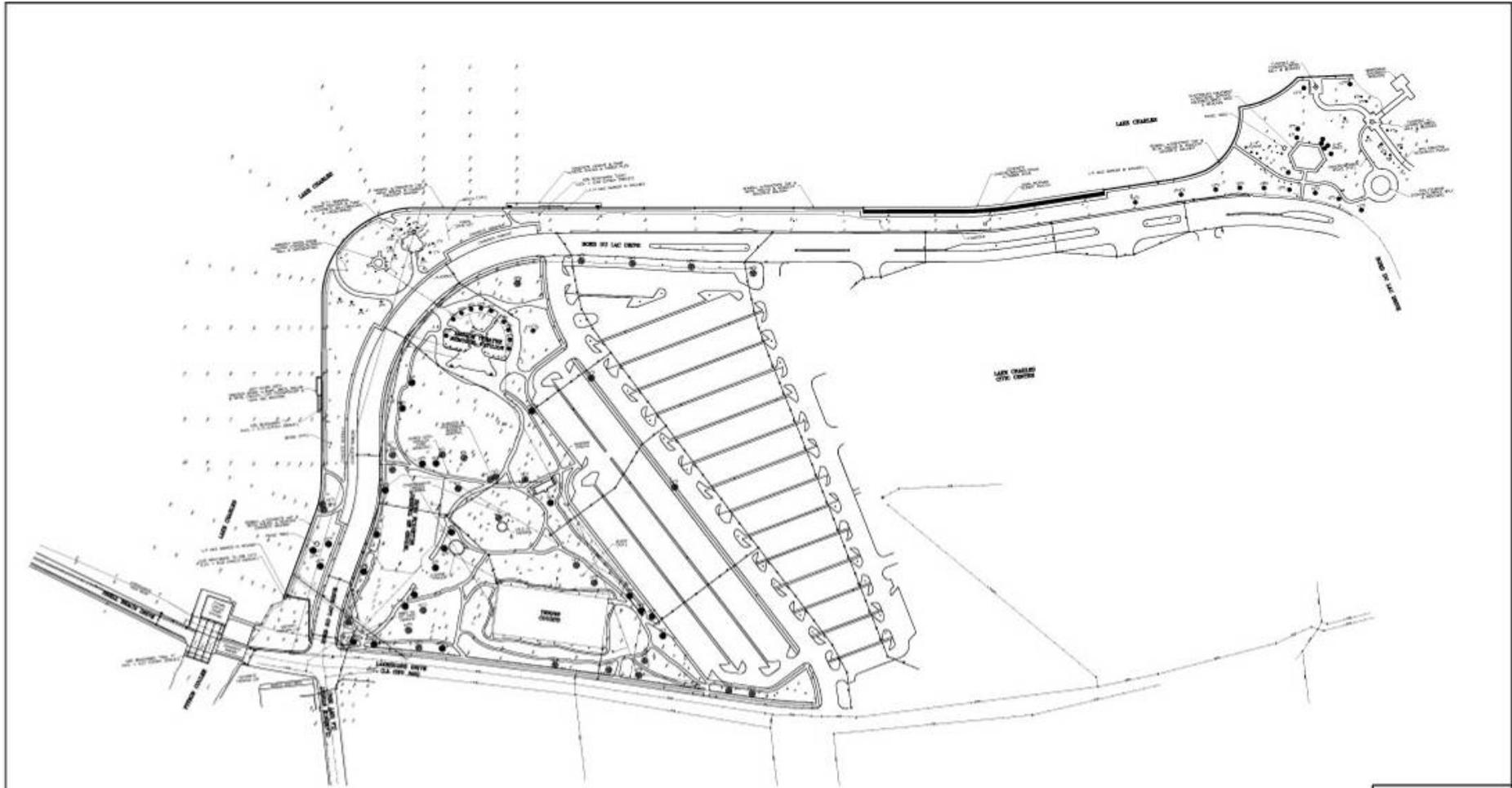


PROGRAM CONCEPT

- A** Gateway Entry and Signage
Signage monument, lighting, landscape, social seating
- B** Bor Du Lac Drives 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 upgrade
- E** Millennium Plaza
Social Paving, seating, thematic focal point,
lighting, landscape enhancements
- F** Water Spraysground
At grade water features, existing and new shade pavilions,
social seating, landscape enhancements
- G** Preserved Restroom
New roofing to reflect new architecture
- H** Floating Docks and Shade Structures
20'-24' bays, housing 40 boats, water and electrical service
- I** Marina and Loon Structures
Expanded moor to unstack floating docks, large boat docking,
and historic loon 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 (nest into the earth mound)
- M** Memorial Ribbon
#11 Fountain, Cultural Arts Fountain, relocated Memorial's Zosca
- N** Pedestrian Promenade
Social seating walkway, custom designed light and banners standards,
multiple tree seating
- O** Thematic Public Plaza space
Large public gathering space, thematic focal point, social seating

August 4, 2008

Survey – 90% Complete



PRELIMINARY

SCALE: 1" = 100' (24x36 SHEET)
SCALE: 1" = 200' (11x17 SHEET)

NO.	DATE	REVISION DESCRIPTION	BY	FIELD BOOK	2325

D.W. JESSEN & ASSOCIATES, L.L.C.
Civil and Consulting Engineers - Lake Charles, Louisiana
140 Lake Street, Lake Charles, LA 70601
Phone: (337) 433-1841 Fax: (337) 433-1842
D. W. Jessen, Jr., P.E., P.L.S.
C.E. Lic. No. 3528 P.L.S. Lic. No. 3544

DWJ

PROJECT No. LC-2008-301
CITY of LAKE CHARLES
LAKEFRONT PROMENADE, SOUTH PARK &
CIVIC CENTER SEAWALL/BOARDWALK
TOPOGRAPHIC SURVEY

SHEET No. 1

Action Items:

- Master Plan- MPG to consult with DPZ for final boundary locations and influences.
- Coordinate assistance and input on park function items and utility locations from Civic Center staff.
- Relocation of Civic Center Parking- Once approval by DoTD has been granted, obtain necessary permits and begin striping Bord du Lac Drive
- Begin Programming Bord du Lac Park project

Bord Du Lac Park
Adley Cormier

August 4, 2008

Architectural Icon



Renovations Project
Thomas Guillory

August 4, 2008



City of Lake Charles
Lake Charles, Louisiana

August 4, 2008



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



Update:

Renovations Project – Work is ongoing.

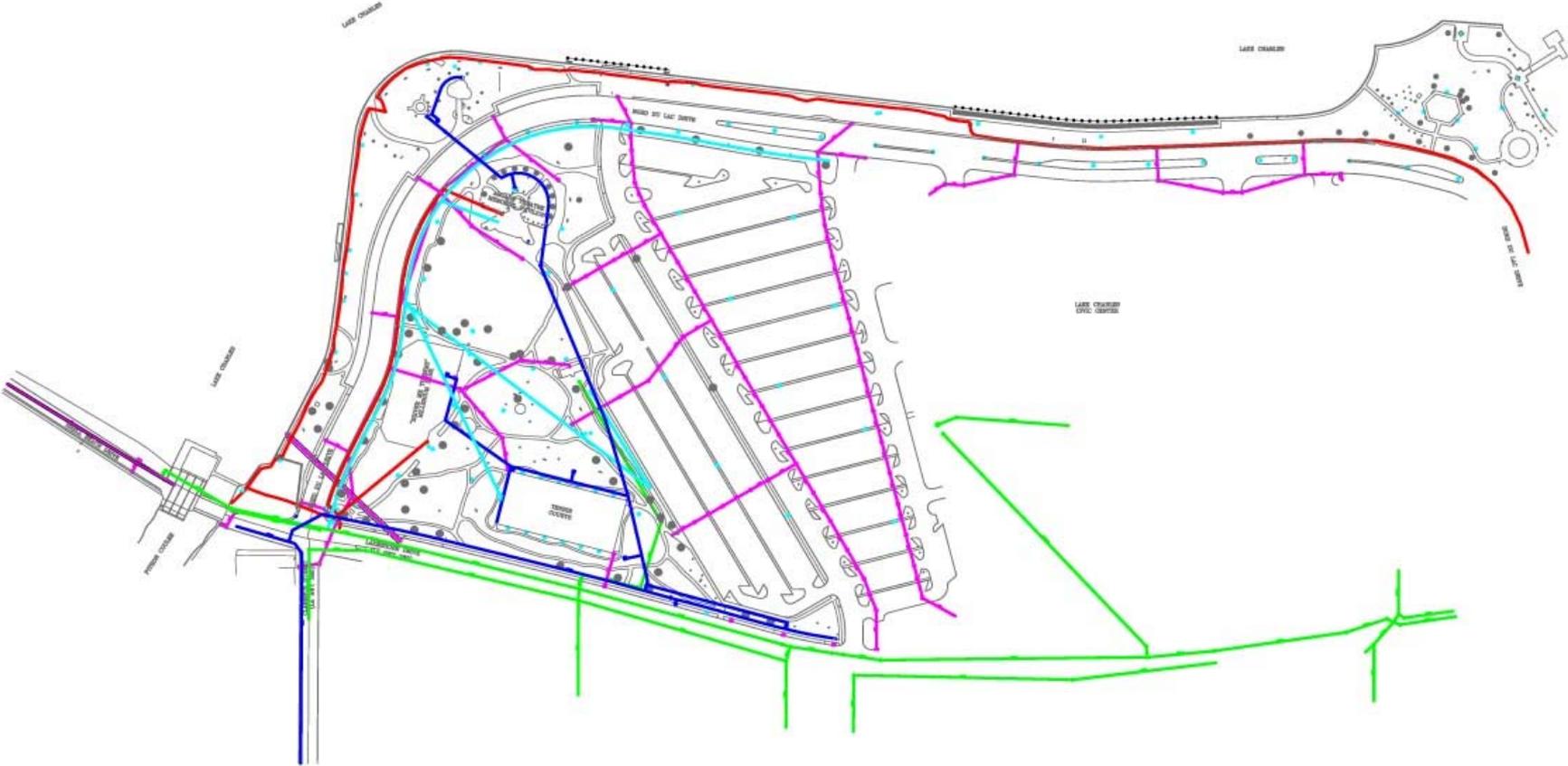
LDAP Signage/Landscape- Public Works installed the LDAP signs at two locations. Landscape to follow.

Landscape Management Specifications- Draft being finalized for public bid.

Lakeshore Medians Landscape- DOTD contacted for specifications

Utility Cataloguing- Substantial Progress in Overall LDAP area utility mapping. Survey is 90% complete.

Utility Mapping - Overall



Renovations Project
Thomas Guillory

August 4, 2008

Utility Mapping - Water



Utility Mapping - Drainage



Renovations Project
Thomas Guillory

August 4, 2008

Utility Mapping - Electric



August 4, 2008

North Ryan St. - Before



Renovations Project
Thomas Guillory

August 4, 2008

North Ryan St. – Under Construction



August 4, 2008

City Owned Properties - Before



Renovations Project
Thomas Guillory

August 4, 2008

City Owned Properties - After



Action Items

- Renovations Project – Work is ongoing.
- LDAP Signage/Landscape- Landscape will be installed in August.
- Landscape Management Specifications- City to prepare advertisement for bids.
- Lakeshore Medians Landscape- MPG to meet with DOTD regarding landscape limitations.
- Utility Cataloguing
- Tree Survey being finalized by City arborist. Survey effort is being finalized.

Ryan Street/Lakeshore Dr.

Gateways
Stan Johnson

August 4, 2008

Approximate Schedule = 18 Months
ROM Cost = \$ 1,650,000.00



City of Lake Charles
Lake Charles, Louisiana

August 4, 2008



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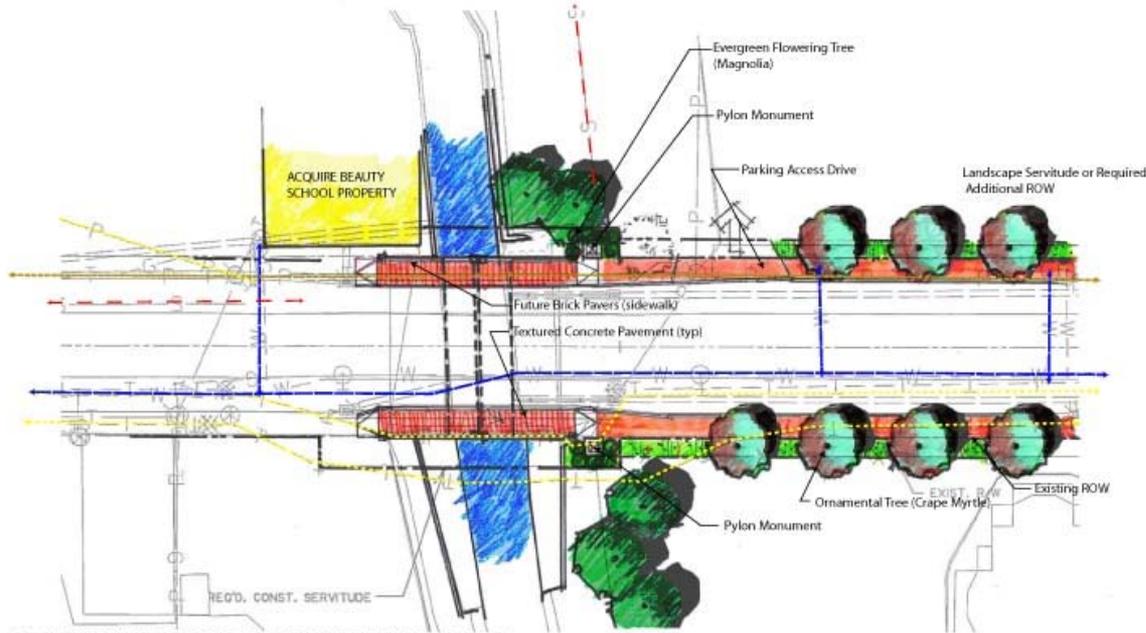
August 4, 2008

Update Report



Update:

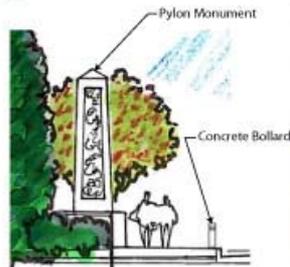
- City of Lake Charles DDA sent letter to DOTD suggesting partnership/cost sharing opportunities for the Ryan Street Pitton Coulee Bridge.
- Tausig property enhancement scenarios developed



SITE PLAN: PROPOSED GATEWAY ENHANCEMENT



SECTION: BRIDGE AND PYLON



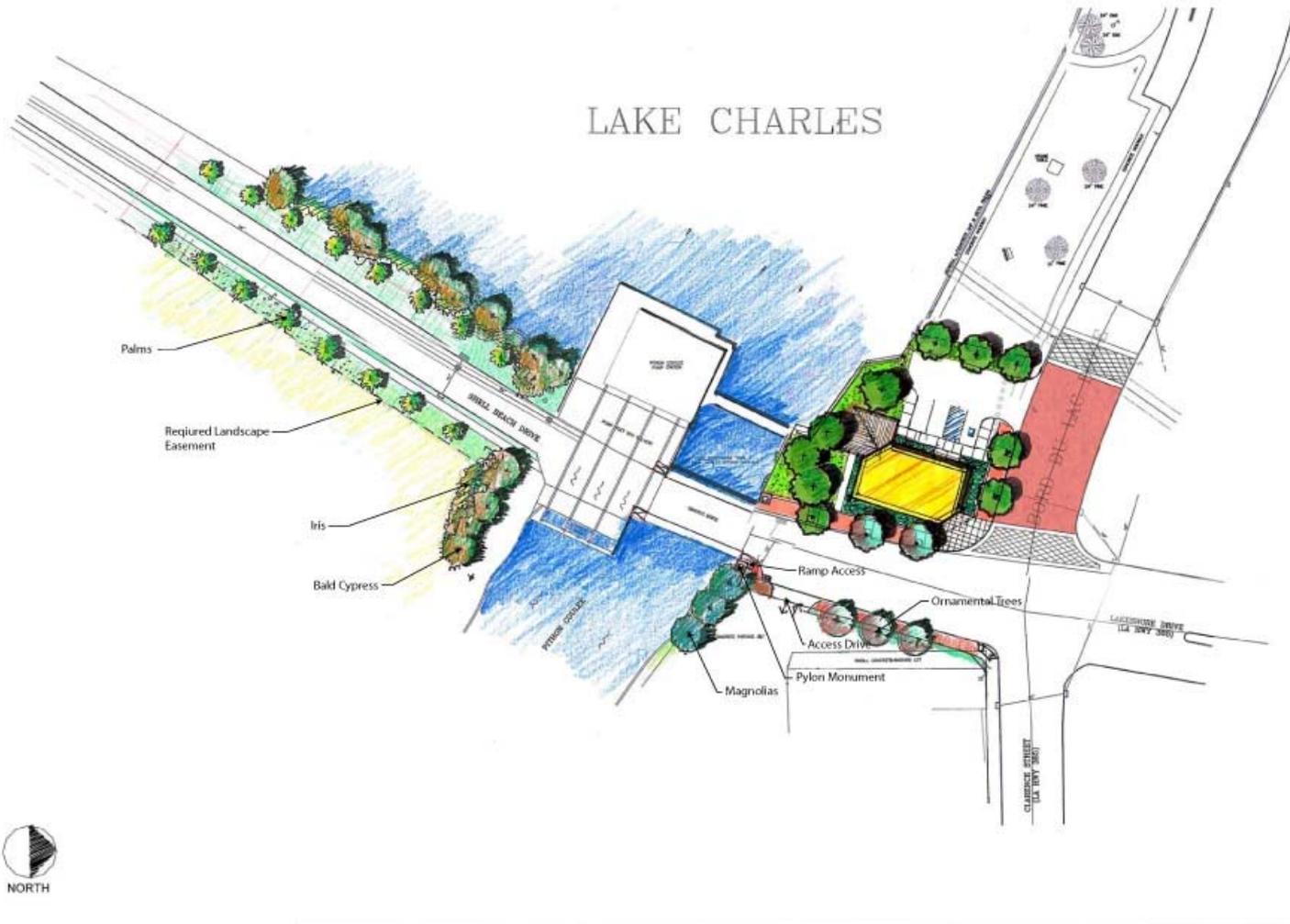
SECTION: SIDEWALK
AT BRIDGE



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.



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.



NORTH

- Coordinating potential improvements as public/private partnerships

Action Items



Action Items:

- City to schedule meeting with DDA/ Private Land Owners to review concepts and discuss sharing opportunities.
- DDA to monitor DOTD Pithon Coulee Bridge project and partnership cost sharing opportunities

Ryan Street Streetscape
GiGi Kaufman

August 4, 2008

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



City of Lake Charles
Lake Charles, Louisiana

August 4, 2008



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Update:

- Ryan Street survey work nearly complete.
- MPG is finalizing costing information for streetscape scenarios along Ryan.
- Striping plan is moving forward (“Blue Printing” the streets concept).
- Traffic Impact Analysis Update – No action



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 visual 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 paving exist at street intersection centers. Streetscape and sidewalk improvements should consider uniform placement of site elements.
-  Storm Drainage and Water Fees: 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 CPJ 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
-  Existing Traffic Element
-  Green / Open Space
-  Telephone Lines
-  Buildings
-  Sewer Lines

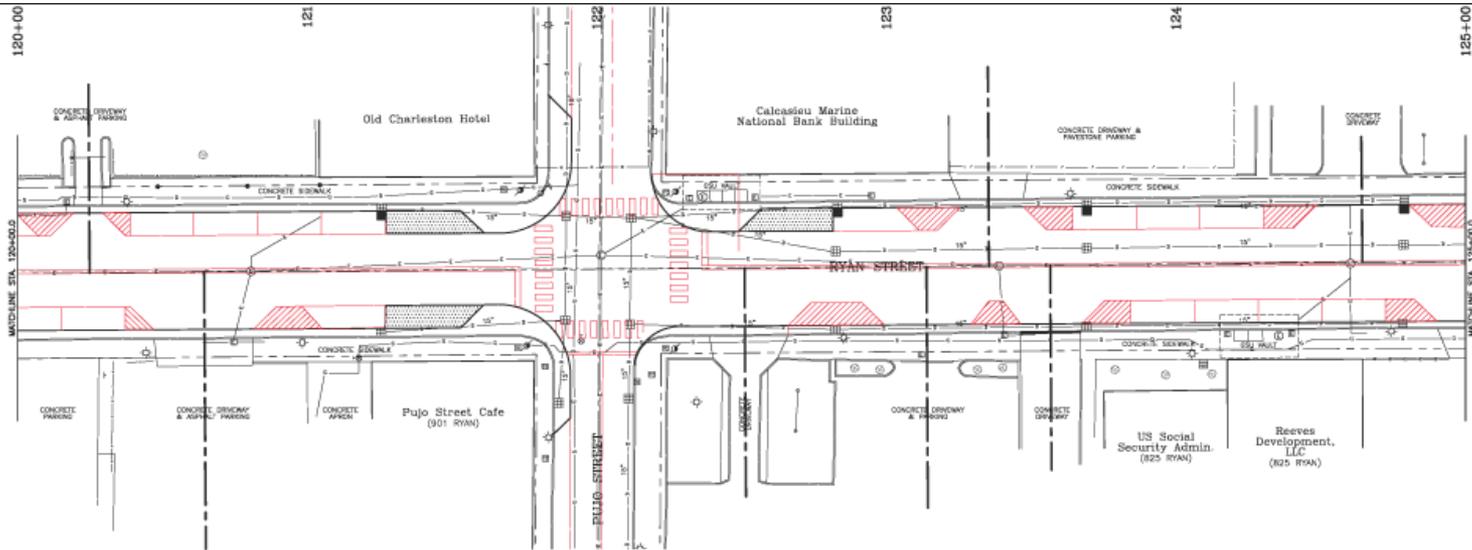
Continuing utility input gathering from providers

Ryan Street Streetscape GiGi Kaufman

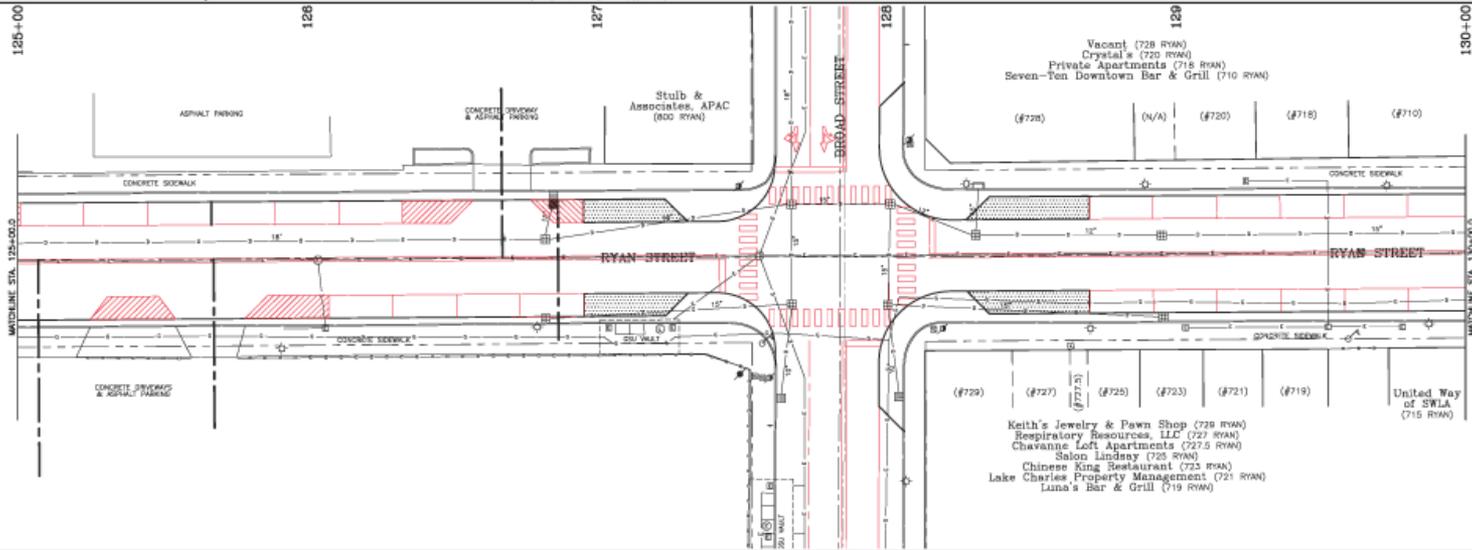
August 4, 2008

“Blue Printing” Project Plan – Striping Concepts

PRELIMINARY



SCALE: 1" = 20' (24x36 SHEET)
SCALE: 1" = 40' (11x17 SHEET)



SCALE: 1" = 20' (24x36 SHEET)
SCALE: 1" = 40' (11x17 SHEET)

NO.	DATE	REVISION DESCRIPTION	BY	FIELD BOOK
				2224

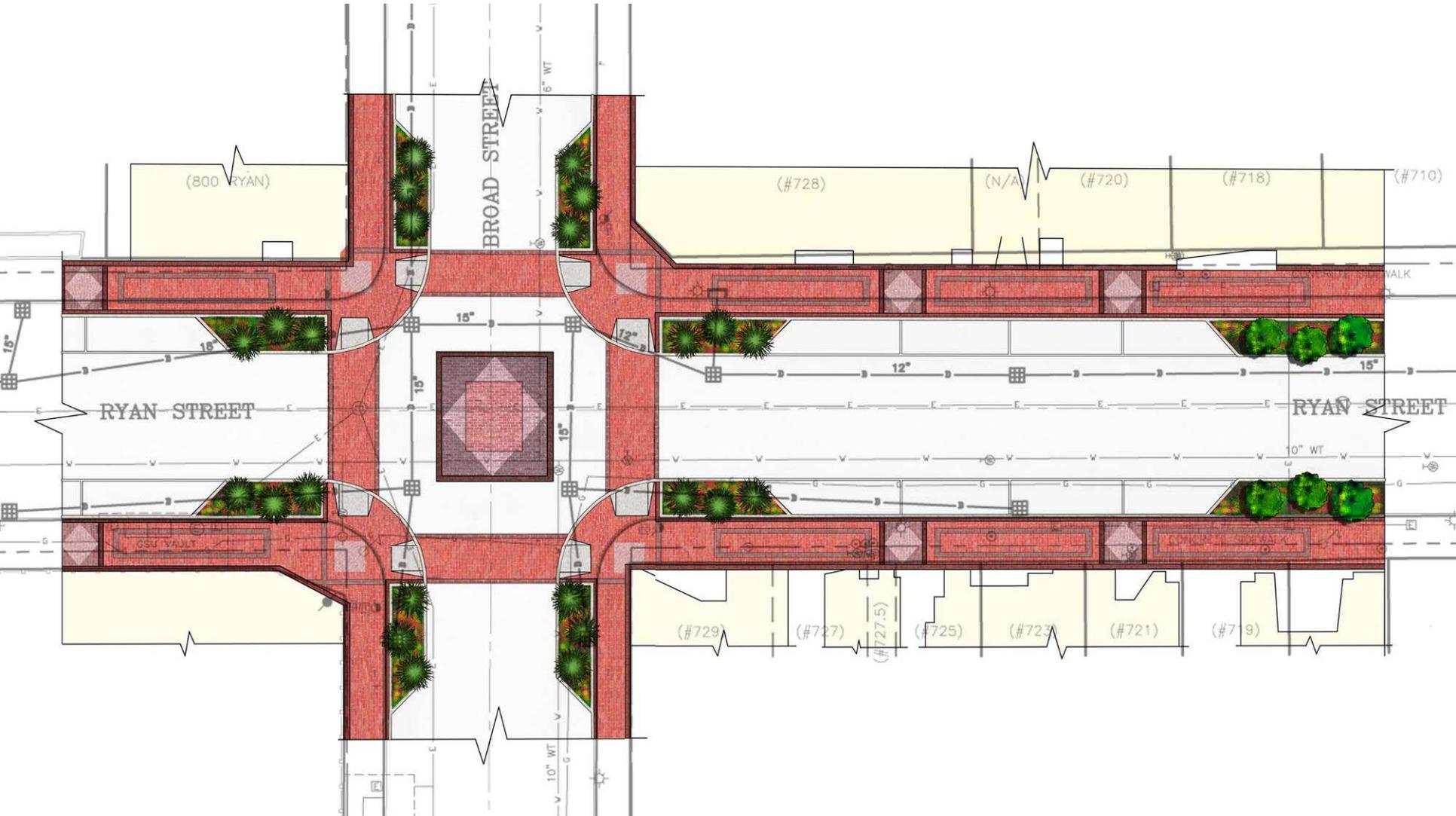
DRAWN	W. A. DUNHAM, Jr.
APPROVED	D. W. JESSEN, Jr.
DATE	05-22-2008
ACAD FILE	LC-2008-297 (Ryan Street-Lawrence to Prewitt)
REFERENCE	N/A
FIELD BOOK	2224

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 440 Kirby Street - Lake Charles, LA 70601
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 D. W. Jessen, Jr., P.E., P.L.S.
 C.E. La. Reg. No. 51569 P.L.S. La. Reg. No. 466

PROJECT No. LC-2008-297	SHEET No.
CITY OF LAKE CHARLES	
RYAN STREET CORRIDOR	
PREWITT STREET TO INTERSTATE 10	
TOPOGRAPHIC SURVEY (STAS. 120+00 TO 130+00)	4

August 4, 2008

Intersection Concept

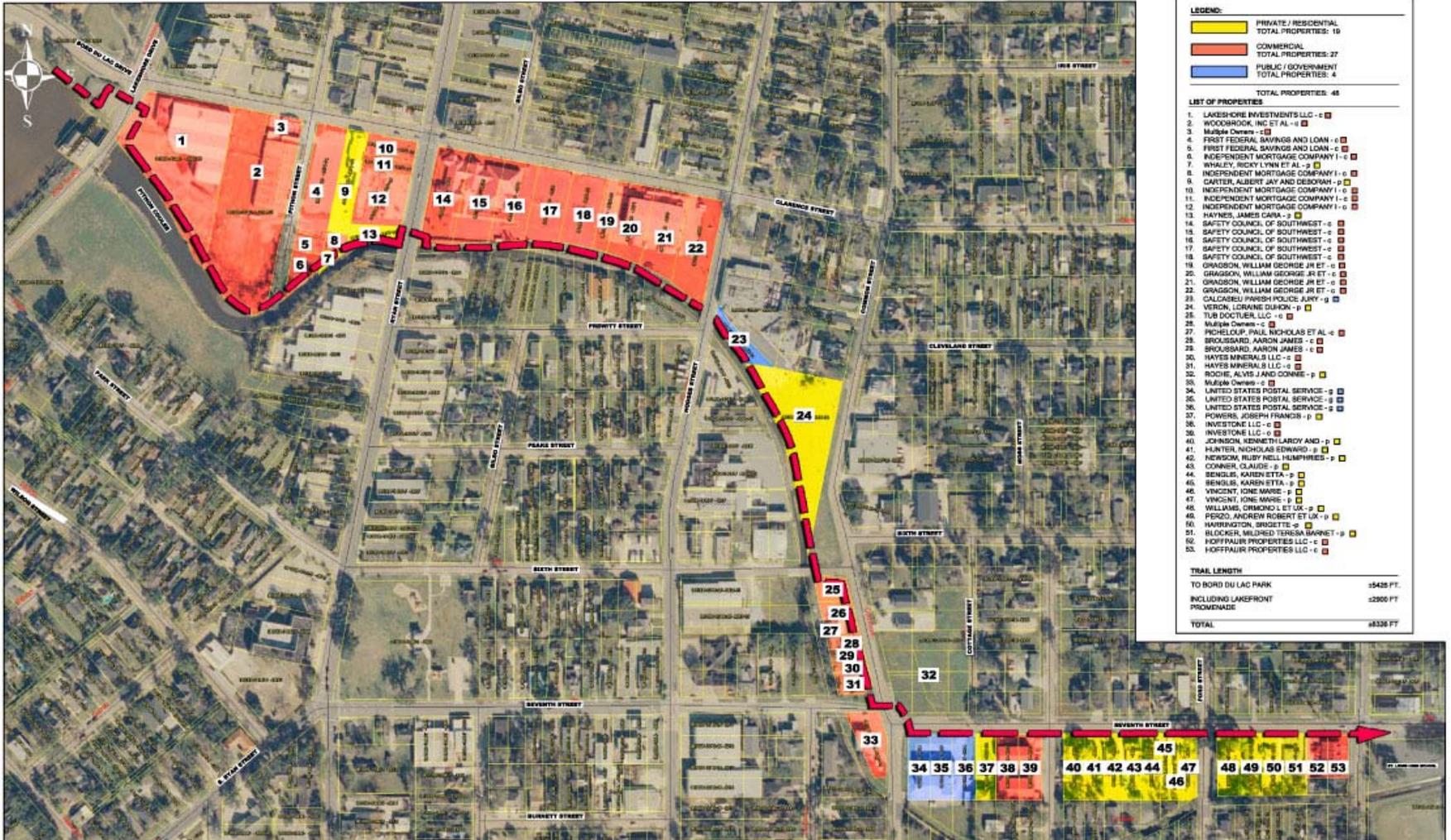


Action Items

Action Items:

- “Blue Print” the streets programming plan to be completed August 11, 2008 with implementation fall 2008
- ROM costing for Ryan Street scenarios complete by August, 2008.
- Coordinate meeting with electric provider to discuss partnering in safety improvements
- Facilitate Traffic Impact Analysis Study for the greater downtown area.
- Work with DOTD on plans for new I-10 bridge/off ramps.
- Evaluate Pithon Coulee Trail as priority for the DDA.

Pithon Coulee –Property Owners



Pithon Coulee
GiGi Kaufman

August 4, 2008

Pithon Coulee -Before



Pithon Coulee
GiGi Kaufman

August 4, 2008

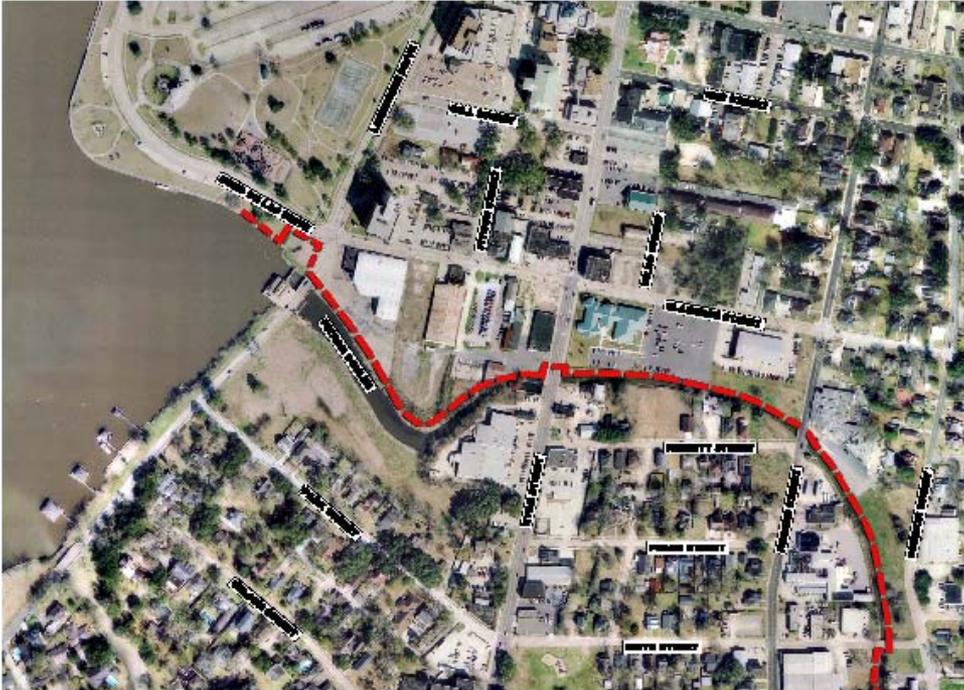
Pithon Coulee -After



Pithon Coulee
GiGi Kaufman

August 4, 2008

Pithon Coulee Trail Route



PITHON COULEE TRAIL BORD DU LAC PARK TO ST. LOUIS HIGH SCHOOL

Linda Clendenen, Landscape Architect



MOORE PLANNING GROUP, LLC
LANDSCAPE ARCHITECTS • CIVIL ENGINEERS



SCALE: 1" = 20'
DATE: 08-04-08

DDA Director's Report
Lori Marinovich

August 4, 2008



City of Lake Charles
Lake Charles, Louisiana

August 4, 2008



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LANDSCAPE ARCHITECTS • SITE PLANNERS



August 4, 2008

Director's Report

- Scheduling of DDA Committee Meetings for project reporting - Tuesday week before the DDA Monday Meeting
 - *August 26 Committee meetings, rescheduled DDA meeting to Tuesday September 2*
- Sears Retail demolition process and schedule
- Cultural Products District Update



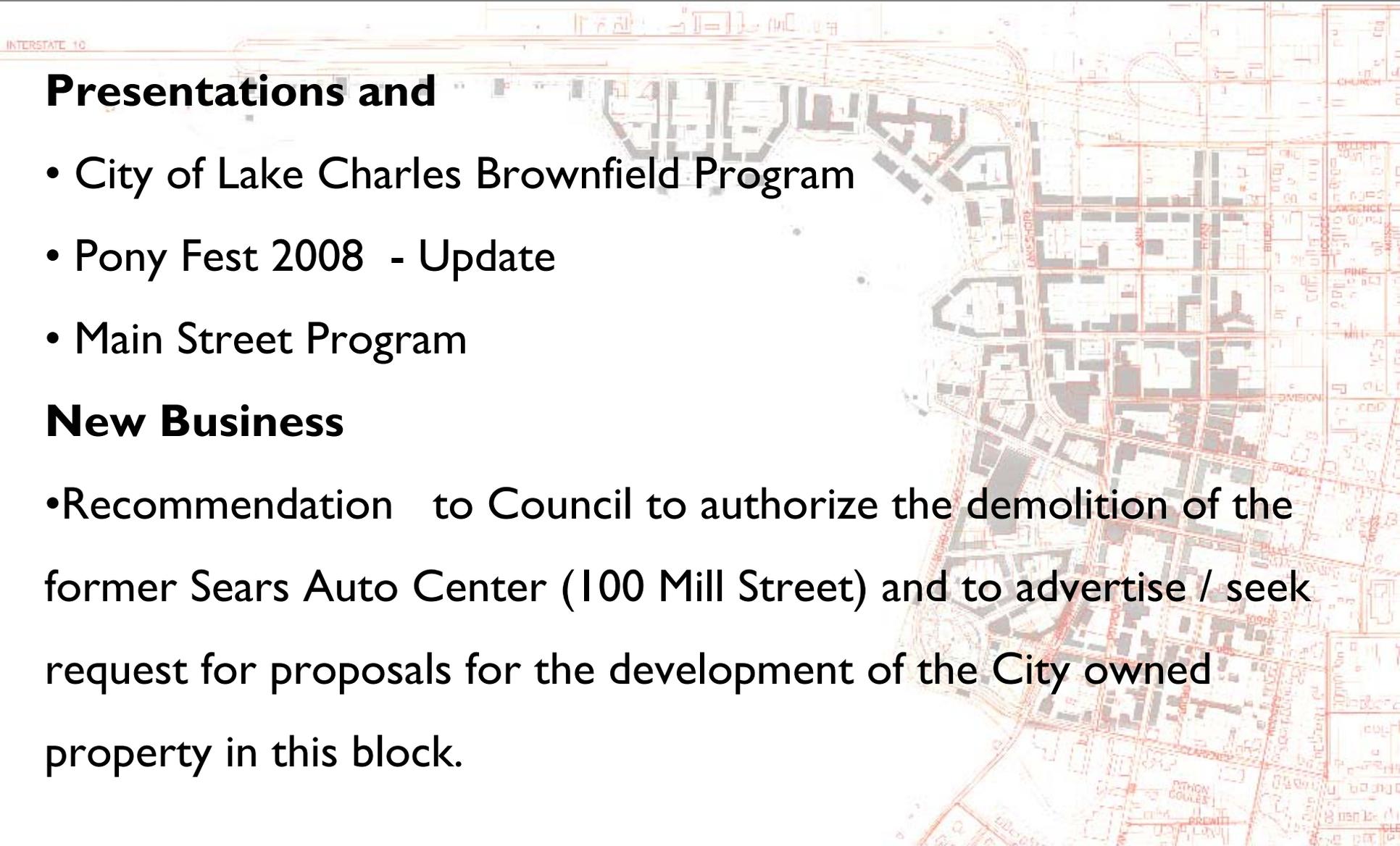
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Presentations and

- City of Lake Charles Brownfield Program
- Pony Fest 2008 - Update
- Main Street Program

New Business

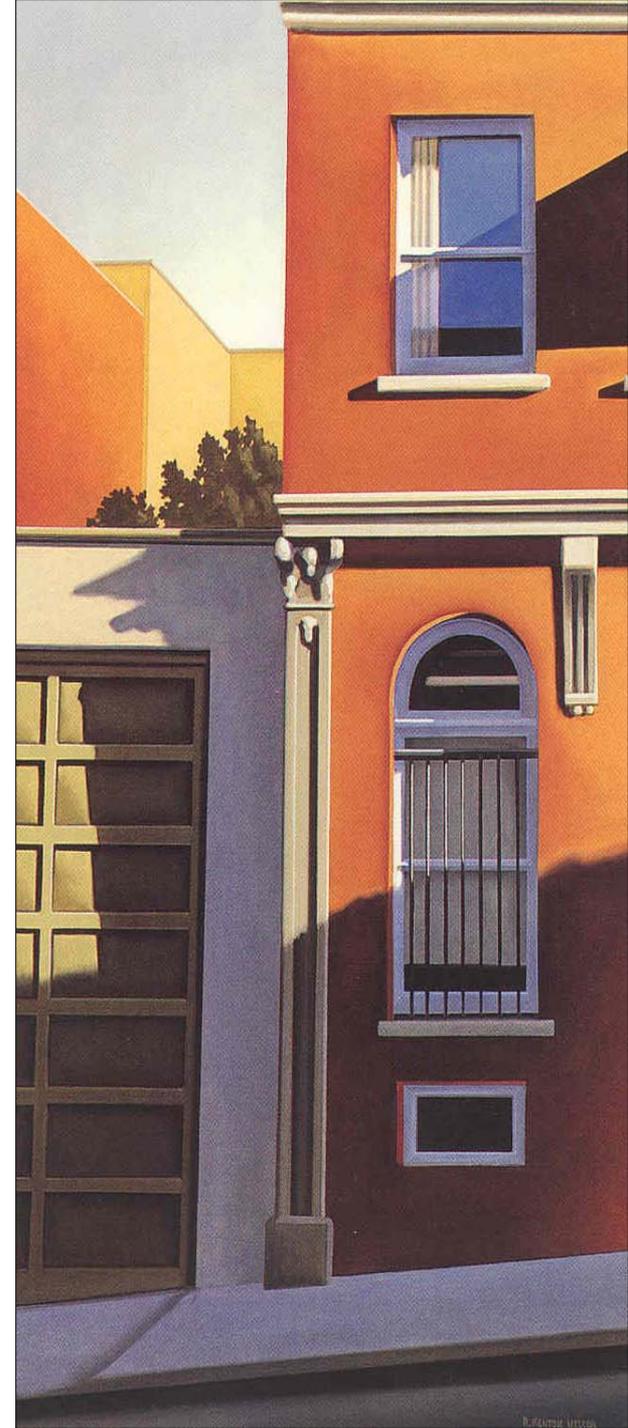
- Recommendation to Council to authorize the demolition of the former Sears Auto Center (100 Mill Street) and to advertise / seek request for proposals for the development of the City owned property in this block.





Why are Main Streets Important?

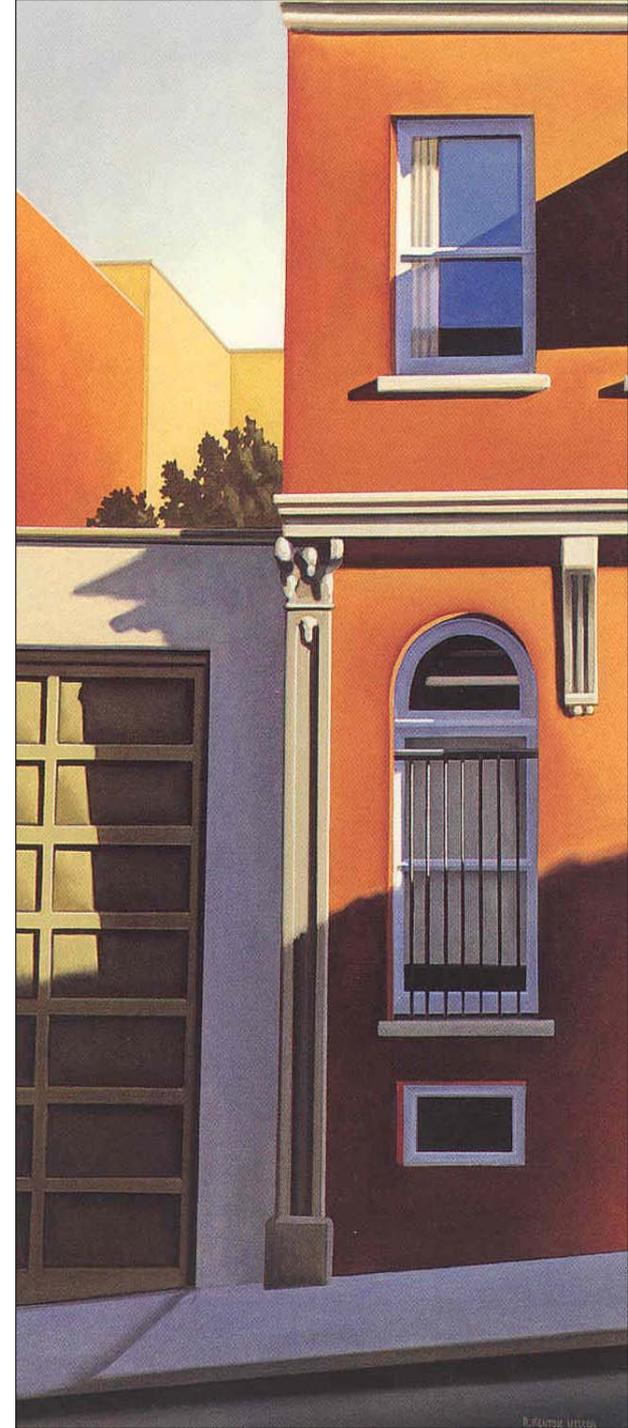
- Main Street is a symbol of community economic health, local quality of life, pride and community history.
- A vital Main Street retains and creates jobs, which also means a stronger tax base.
- Main Street is a good incubator for new small businesses.
- A vital Main Street reduces sprawl.
- A healthy Main Street protects property values.
- Main Street districts become tourist attractions.





Characteristics of Successful Main Street Organizations

- **Comprehensive.** Commercial revitalization is a complex process and cannot be accomplished through a single project.
- **Incremental.** Small projects and simple activities lead to a more sophisticated understanding of the revitalization process and help develop skills so that more complex problems can be tackled and more ambitious projects accomplished.
- **Self-Help.** Local leaders must have the desire and will to make the project successful.





Characteristics of Successful Main Street Organizations

- **Public-Private Partnership.** Both the public and private sectors have a vital interest in the economic health and physical viability of the commercial district. Each sector has a role to play and each must understand the other's strengths and limitations so that an effective partnership can be forged. If a Main Street organization is set up as a non-profit organization, local government support is vital to its success. The local government should partner both financially and with manpower resources.

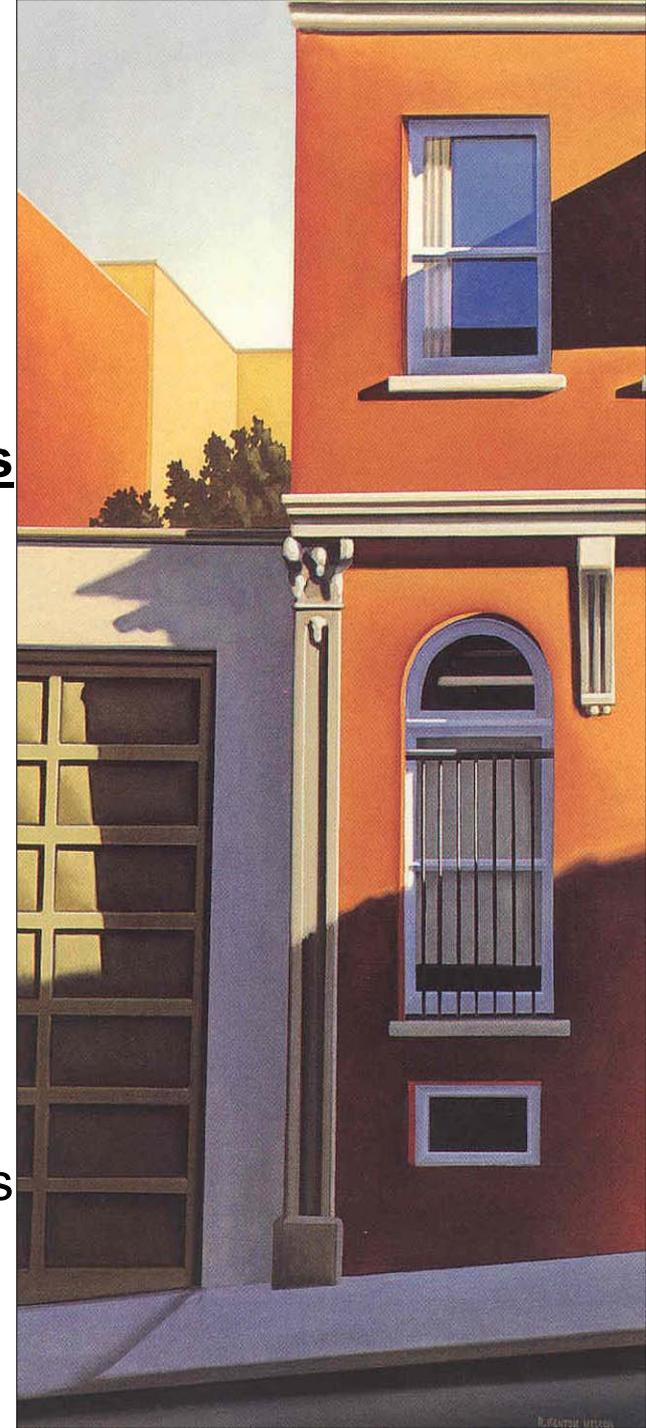


- **Identifying and Capitalizing on Existing Assets**

A business district must capitalize on the assets that make it unique such as distinctive buildings and scale which serve as the foundation for the entire revitalization organization.

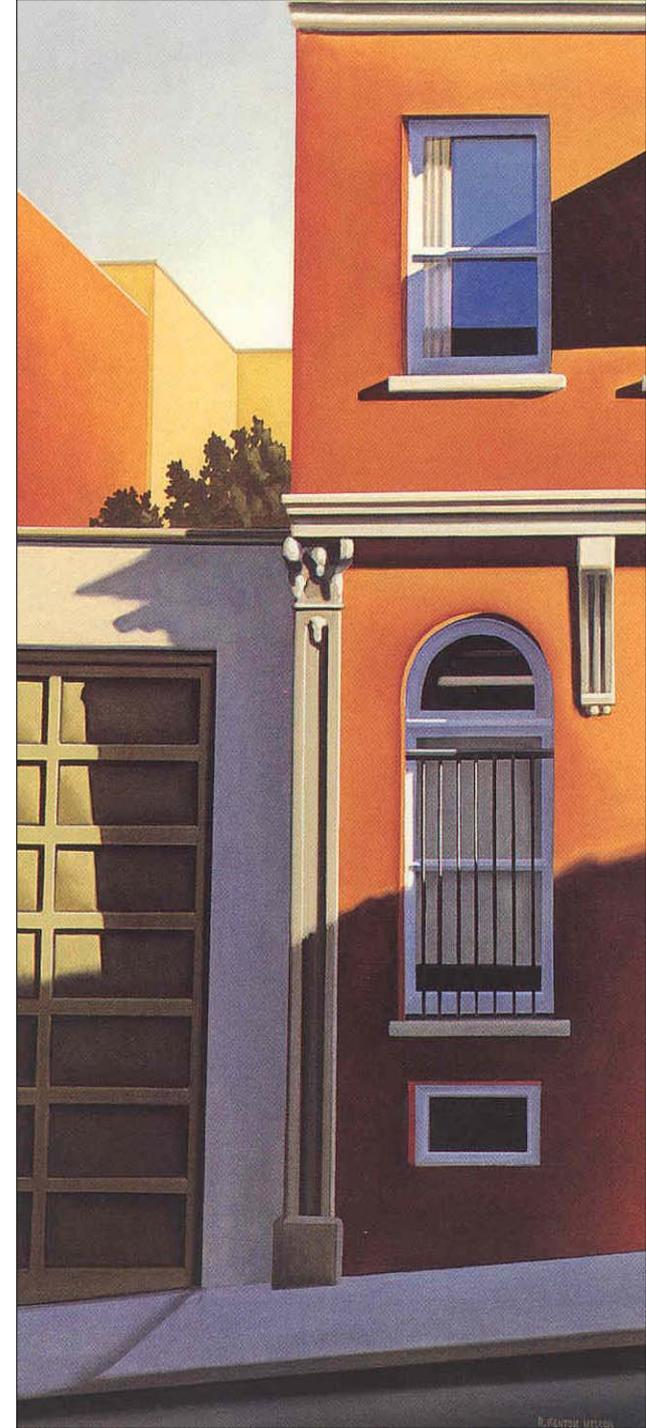
- **Quality.** Quality must be emphasized in every aspect of the revitalization organization. This applies equally to each element of the organization, from the promotional campaigns to educational programs.

- **Change.** Changes in attitude and practice are necessary to improve current economic conditions. Public support for change will build as the organization grows.





- **Implementation Oriented.** Activity creates confidence in the organization and ever-greater levels of participation. Frequent, visible changes remind the community that the revitalization effort is under way. Small projects at the beginning of the organization pave the way for larger activities as the revitalization effort matures.





Four Point Approach

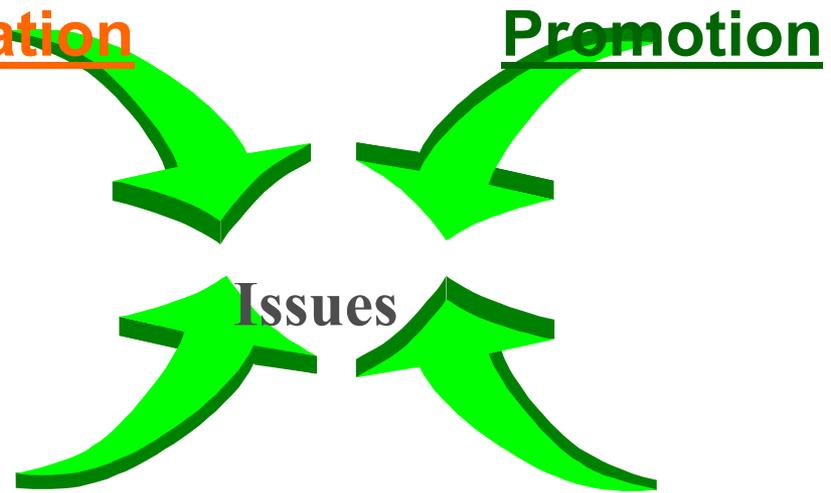
Organization

Promotion

Issues

Design

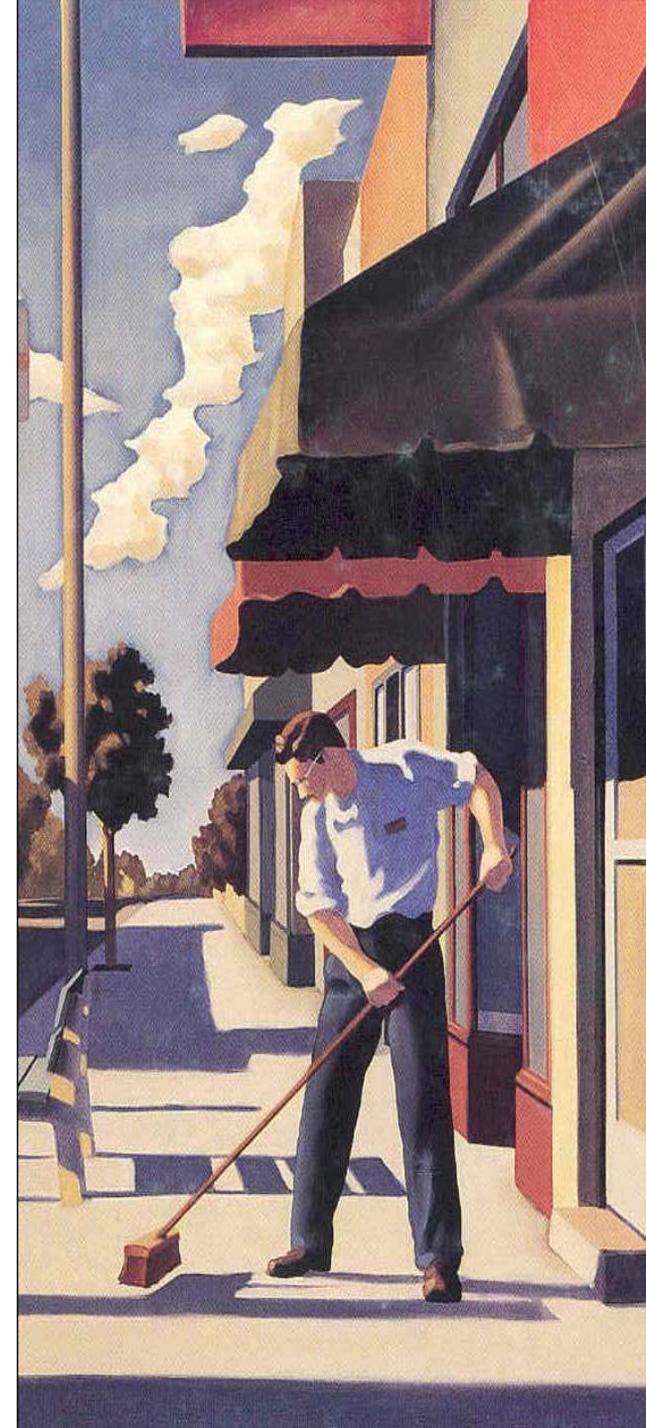
Economic
Restructuring

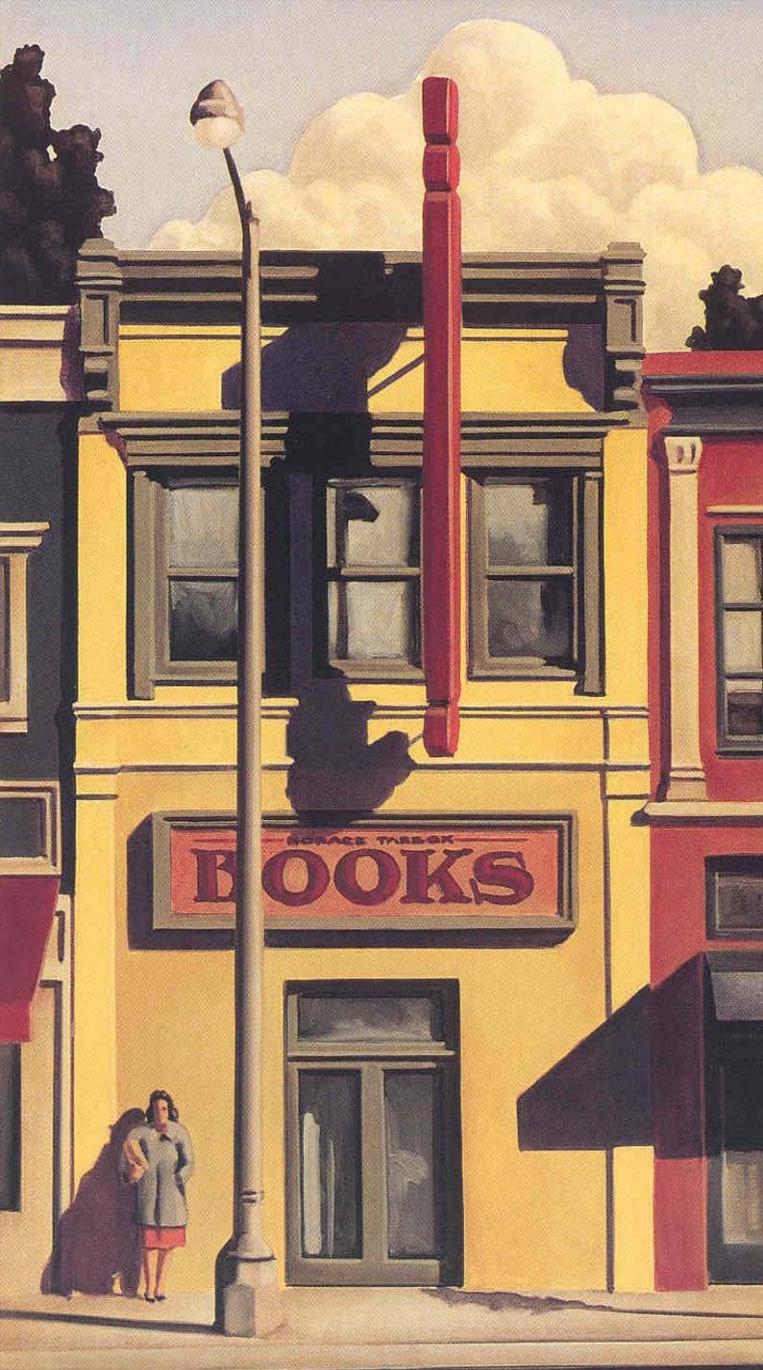




Organization

- Coalitions and Partnerships
- Managing Volunteers and Staff
- Fundraising
- Public Relations and Outreach
- Managing Finances and Operation





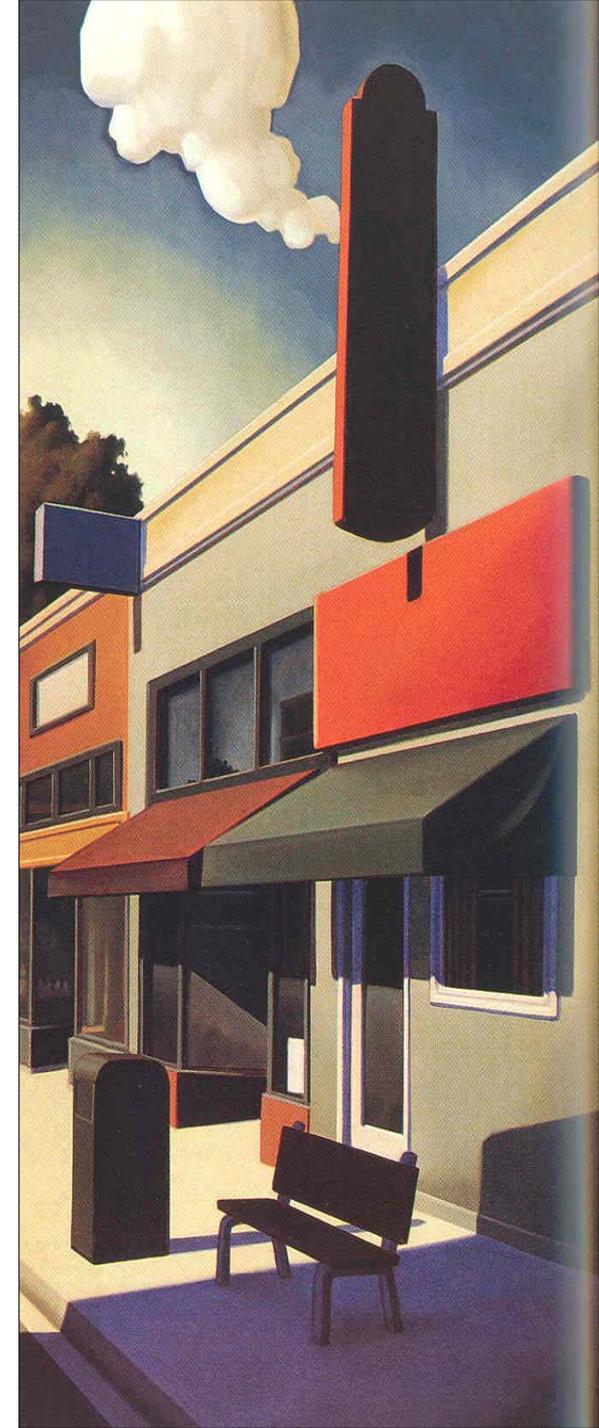
Promotion

- Image Promotion
- Retail Promotion
- Special Events



Design

- Historic Preservation Education
- Architectural Assistance
- Building Improvements
- Public Spaces
- Design Regulation & Review





Economic Restructuring

- Strengthen existing businesses
- Identify new business opportunities
- Find new uses for vacant buildings
- Intensify the uses of buildings
- Improve business management



Organizational Structure Models

Take the time to evaluate all of the available organizational options and choose the one that works best in your community. These options can be found at

<http://mainstreet.org/content.aspx?page=3329§ion=2>



PUBLIC INPUT SESSION

A public input session will be held for discussion of the creation of the Main Street program.

Tuesday, August 12

3 p.m.

Central School room 108