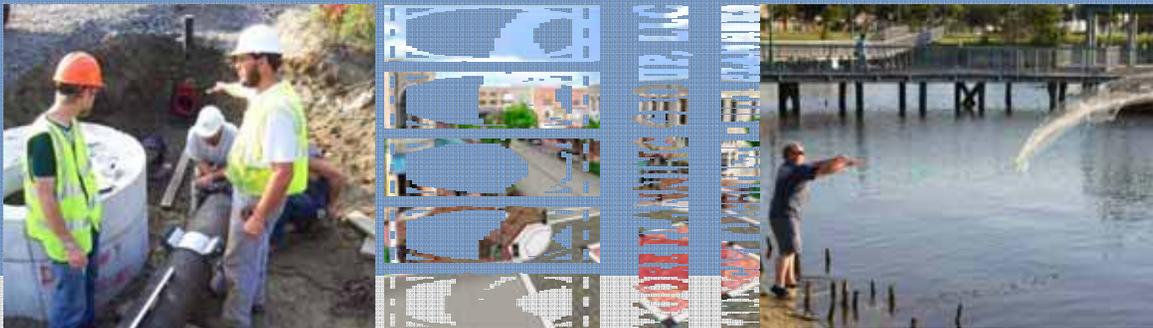
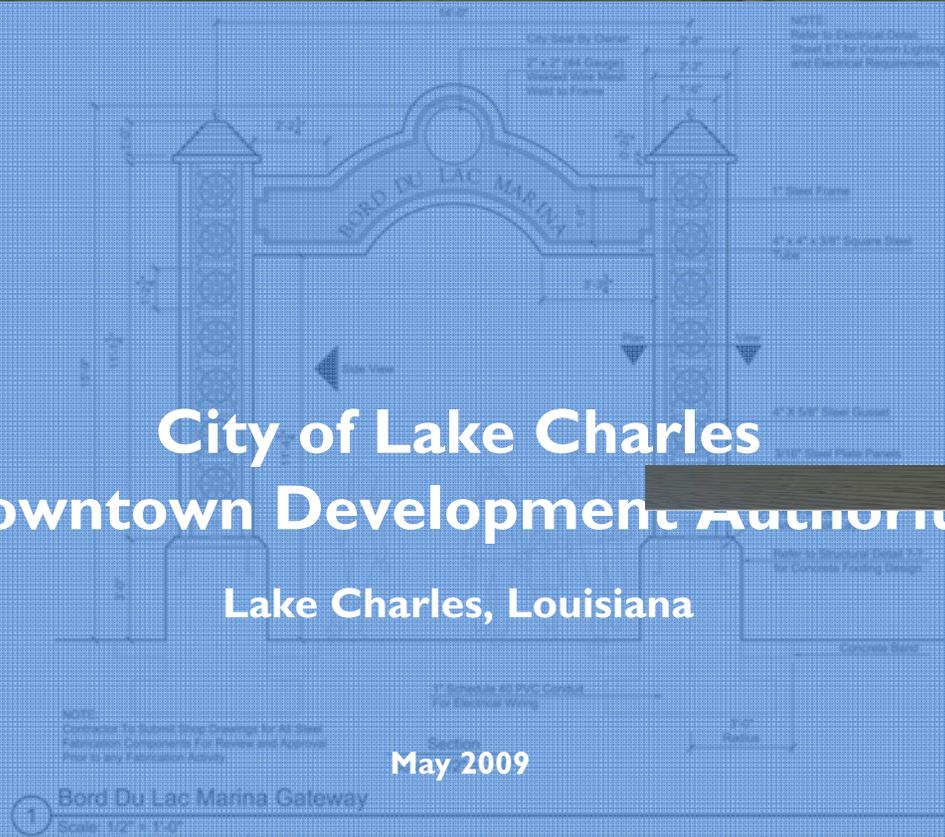


# LDAP 2009



## City of Lake Charles Downtown Development Authority Lake Charles, Louisiana



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

May 2009

Lake Charles City Council Members,

We are pleased to submit this report updating you on the major progress that has been made on the Lakefront Downtown Action Plan (LDAP). This LDAP 2009 Report provides a brief summary of schedules and the steps taken and to implement this ambitious plan to rejuvenate and multiply the economic development potential of some of our City's most valuable and unique assets. Indeed, these efforts are critical not only to the future growth and vigor of the Lake Charles economy, but to that of the Parish and the entire region.

From the beginning, the Downtown Development Authority (DDA) and my administration have stressed careful planning over expediency as a way of insuring the success of our endeavor. This emphasis has paid off. We are now beginning the implementation phase of many projects with confidence that the maximum long-term benefits will be derived from the funds entrusted to us by the citizens of this City.

The diligent work of the DDA and its team of consultants have produced a business "action" plan for the future of the Lakefront and Downtown that provides a clear path forward to a great Lake Charles. With its focus on elevating the quality of life of our community through enhancements to infrastructure, education, economic development and livability, our City is poised, not only to recover, but to move steadily forward into the new millennium.

I would like to express my deep appreciation to the DDA and the City Council for your hard work and support and to our citizens for input and patience. A great deal has been accomplished and even more has been set in motion. We have come to this point together, together we must continue to move forward, and together we will enjoy the fruits of our efforts which we will be proud to share with our community and the region.

Sincerely,

Randy Roach, Mayor  
City of Lake Charles, Louisiana



**Lake Charles DDA**

Oliver "Rick" Richard – Chairman  
Adley Cormier – Vice Chairman  
Patrick Marcantel  
Thomas Guillory, Jr.  
Jonald Walker  
Stan Johnson  
Gigi Kaufman  
Lori Marinovich –Executive Director

## TABLE OF CONTENTS

Letter from the Mayor

Introduction

LDAP 2009 Projects

Work in Progress

2009 Work Items

Partnership Projects

Appendix

# LDAP 2009

## LDAP Consultant Team



## INTRODUCTION

The original LDAP Phase I Report set forth the history and background of the Lakefront Downtown Action Plan and established the implementation approach. This LDAP 2009 Report includes evaluation of to-date work and the current plan for the continuation of our efforts to transform downtown Lake Charles and stimulate investment in our community.

- The Work in Progress section provides a status report on projects programs and policies that have been initiated and are currently underway. They include initiatives that required immediate attention and established the “ground work” for subsequent projects.
- 2009 Work Items highlights the projects that have been identified as top priorities and outlines work completed, schedules costs and timelines toward their realization.
- Partnership Projects provides updated information on initiatives that require more extensive coordination between the City and a variety of “partners” and thus need a longer lead-time to ensure efficient implementation.

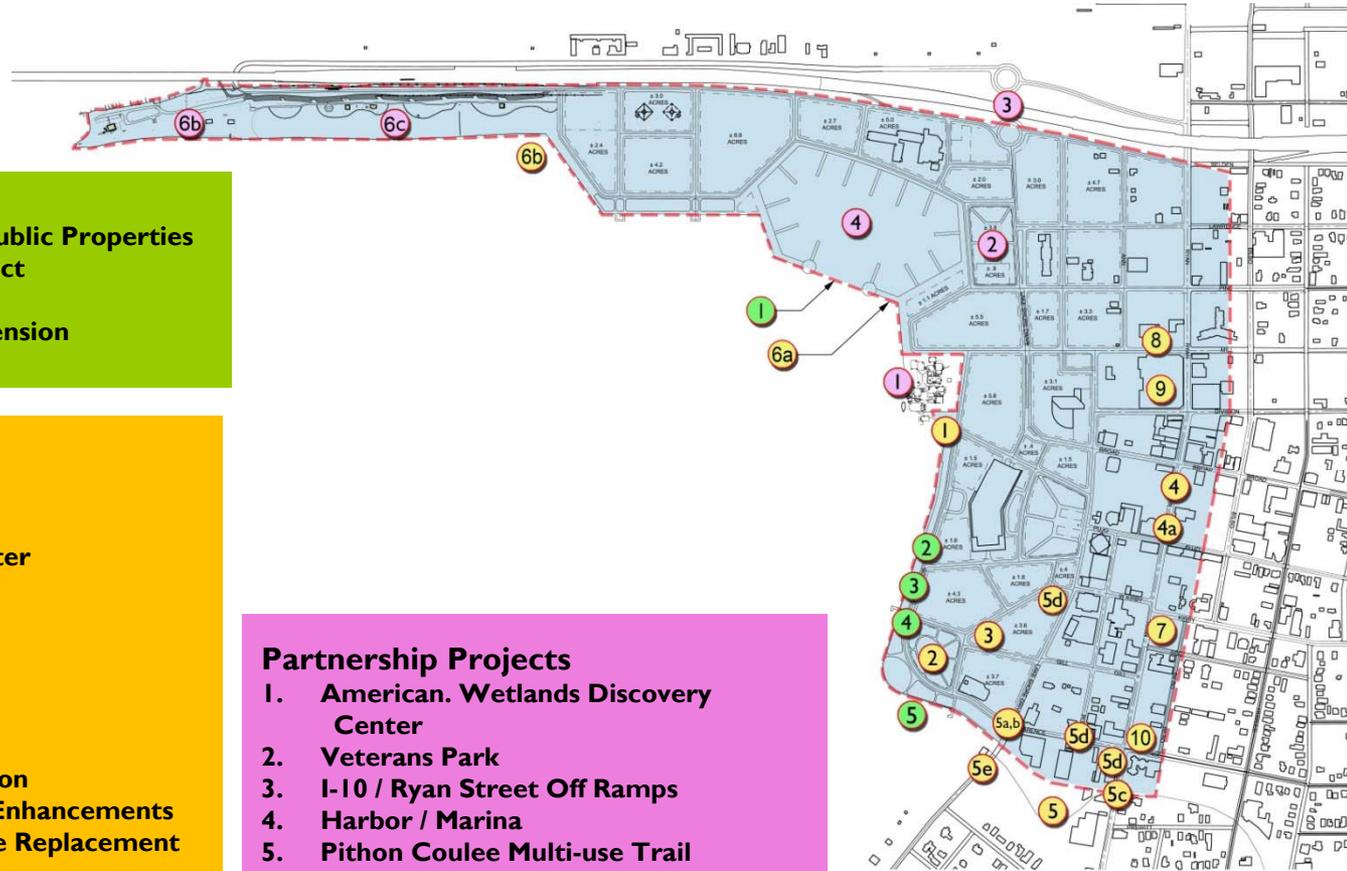
As was stated in the original LDAP Phase I report, the LDAP initiatives include short, medium and long term projects, programs and policies that all need to be pursued simultaneously to achieve the best results. This report provides a snapshot of where the process is at this moment and calls attention to the steps that remain to be addressed in the future.

The appendix provides insight into one of the key steps in the process used by the LDAP Team to make sure that projects continue to focus on the core issues it was established to address. This evaluation process has proven to be an important tool that has helped enrich projects and thus greatly magnify the impact of public and private investments in the downtown lakefront area.

# LDAP 2009

May 2009

The original LDAP Phase I Projects have been refined to reflect a variety of influences. At this point in the process, the projects are organized into the three categories shown below and on the key map at right. The following pages provide detail information on each of the projects listed.



## Active Projects

1. Renovations – City Owned and Public Properties
2. Bord Du Lac Drive Striping Project
3. Lakefront Promenade
4. Bor Du Lac Drive Waterline Extension
5. Bor Du Lac Park Marina

## 2009 Work Items

1. Lakefront Promenade
  - a. Louisiana Landing Fountain
2. Bord Du Lac Park and Amphitheater
3. Gill Street Extension
4. Ryan Street
  - a. Ryan Street Blueprint
  - b. Ryan Street Streetscape
  - c. Wayfinding (Downtown)
5. Gateway Projects
  - a. Pithon Coulee Surge Protection
  - b. Taussig Property Landscape Enhancements
  - c. Ryan St. Pithon Coulee Bridge Replacement
  - d. Highway 385 Multi-use Trail
  - e. Shell Beach Dr. – Pithon Coulee Bridge
6. Lifecycle Management Program
  - a. Landscape Maintenance Services
  - b. Renovations - Shoreline Restorations
7. 1911 City Hall
8. Former Sears Automotive
9. Former Sears Retail
10. Transit Center

## Partnership Projects

1. American. Wetlands Discovery Center
2. Veterans Park
3. I-10 / Ryan Street Off Ramps
4. Harbor / Marina
5. Pithon Coulee Multi-use Trail
6. Tract 4
  - a. North Beach Improvements
  - b. Yacht Cub Improvements

Key Map

# Active Projects



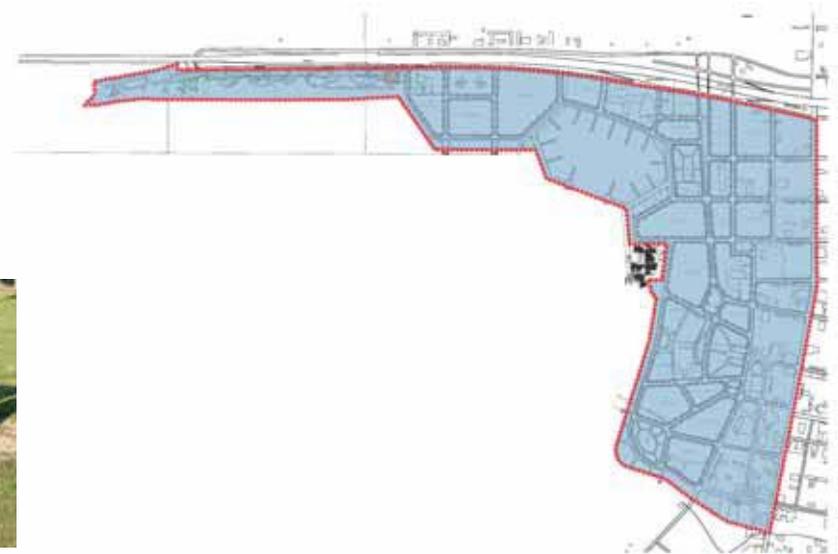
- 1. Renovations – City Owned and Public Properties
- 2. Bord Du Lac Drive Striping Project
- 3. Lakefront Promenade
- 4. Bord Du Lac Drive Waterline Extension
- 5. Bord Du Lac Park Marina



## Active Projects

### Project Location

This short-term project encompasses the entire LDAP area of lakefront and downtown; Tracts 1 – 4 City of Lake Charles public properties and right of ways. Other significant private properties that effect the visual image of the area will be catalogued and the owners notified by the DDA.



Key Map

### Current Conditions

As noted in every plan and study reviewed as part of this strategic plan and in comments from downtown businesses and visitors, the visual image and upkeep of downtown is below average. Overgrown lots, substandard and vacant buildings, broken sidewalks and planters, and landscaping that is in decline all add up to a rough texture that is being presented to the public and to new visitors.

### Project Description

An initial clean-up of these high profile areas along with minor improvements of landscape and other site conditions will provide a “spring” start to creating a fresh image and show commitment to action. Beyond this work effort, a plan of action for possibly privatizing new higher level of management of this important public realm is being considered.



Veterans Park fountain.

**Active Projects**

**Project Location**

This project is located on Bord Du Lac Drive beginning at the intersection of Clarence Street heading westbound and north to the Civic Center



**Key Map**

**Project Description**

This work consists of striping regular and handicap parking stalls, installing ramp access to sidewalks, and repairing portions of curb. This will reduce Bord Du Lac Drive from four lane to two lane and add approximately 170 parking spaces along the lake.

Funding Source:	CoLC Bond
Low Bid Award	\$ 75,7002.00
Status:	Complete (March 2009)



*New parking and crosswalks on Bord Du Lac Drive.*

## Active Projects

### Project Location

This project is located within the City of Lake Charles public realm between Bord Du Lac Drive and the lakefront edge.



Key Map

### Project Description

This work consists of development of CoLC lakefront public realm from Lakeshore Drive / Coulee Pump Station gates to the north side of the Civic Center. Park development amenities include five (5) thematic plaza landing spaces, special paved pedestrian walkways, custom designed shade arbor and seating structures, street and decorative promenade lighting, sculptural accent pieces, and landscape and irrigation.

Funding Source:	OCD-DRU-CDBG
Low Bid Award	\$ 3,679,800.00
Low Bid Contractor	Trahan Construction, L.L.C.
Construction Period	May 2009 – June 2010



Lakefront Promenade Concept Plan

# Active Projects

## BORD DU LAC WATERLINE EXTENSION

### Project Location

This project is located within the City of Lake Charles public realm between Bord Du Lac Drive and the lakefront edge public green space.



**Key Map**

### Project Description

This work consists of installing a 12" water main 2,665 linear feet in length inside the south and west curb of Bord Du Lac Drive from Clarence Street to mid block of the Civic Center and crossing Bord Du Lac Drive heading east to the Civic Center. The intent of this infrastructure improvement is to serve not only the lakefront Promenade but also the future mixed use development planned adjacent to the Civic Center.

Funding Source:	CoLC bond
Low Bid Award	± \$ 197,600.00
Low Bid Contractor	Asphalt and Associates
Status	Complete April 2009

# Active Projects

### Project Location

Located at the most southern edge of Lake Charles and included in Tract I-A, this location serves not only as a water gateway into downtown but also a visual and water connection to Bord Du Lac Park properties.



South Lake Edge Seawall.



Typical docking structure

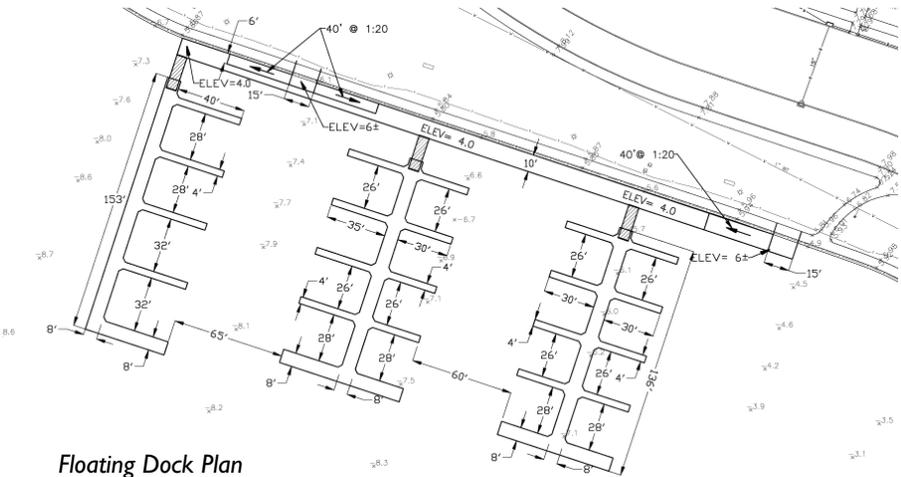


Key Map

### Project Description

This project consists of floating docks (52 slips) located adjacent to the Lakefront seawall with connectivity to Lakefront Promenade project. These are heavy-duty pre-fabricated units that would serve the public boating community for short term use and provide access to Bord Du Lac Park - Lakefront Promenade, and Amphitheater.

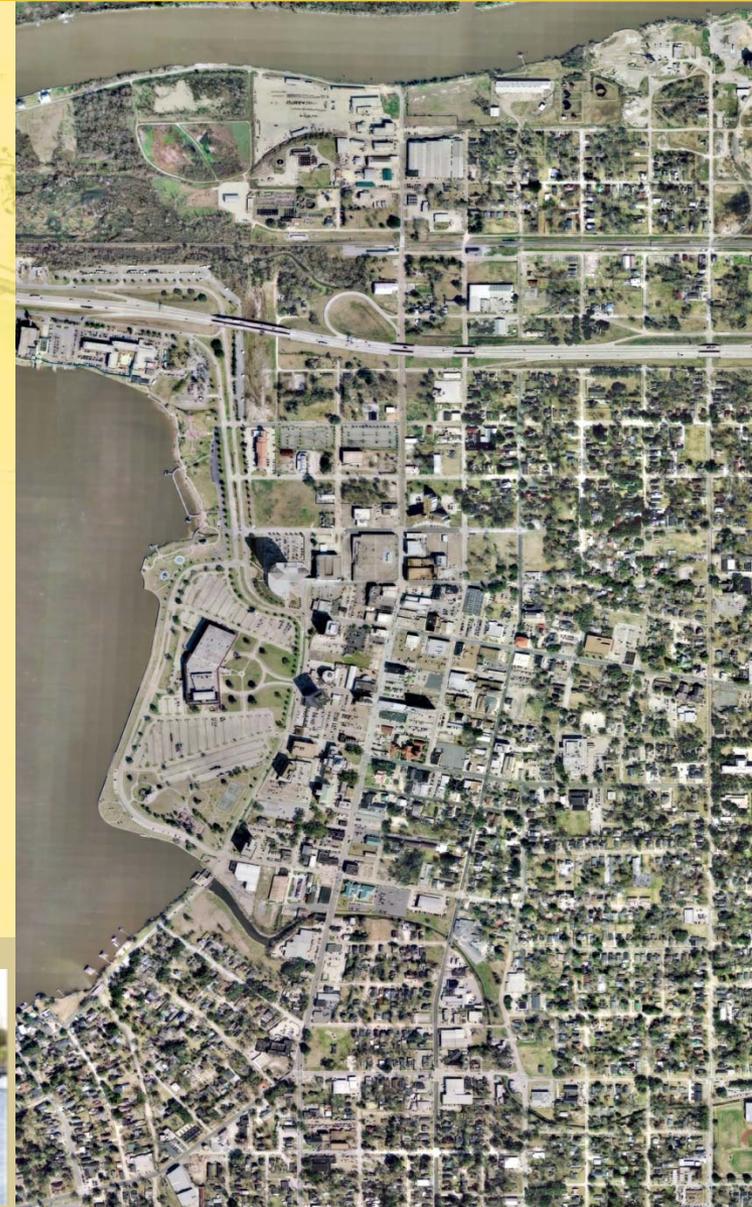
- Funding Source: CoLC Bond
- Low Bid Award: \$ 1,757,315.00
- Low Bid Contractor: F. Miller Construction, LLC
- Construction Period: June 2009 – January 2010



Floating Dock Plan

# 2009 Work Items

1. **Lakefront Promenade**
  - a. Louisiana Landing Fountain
2. **Bord Du Lac Park and Amphitheater**
3. **Gill Street Extension**
4. **Ryan Street**
  - a. Ryan Street Blueprint
  - b. Ryan Street Streetscape
  - c. Wayfinding (Downtown)
5. **Gateway Projects**
  - a. Pithon Coulee Surge Protection
  - b. Taussig Property Landscape Enhancements
  - c. Ryan Street Pithon Coulee Bridge Replacement
  - d. Highway 385 Multi-use Trail
  - e. Shell Beach Drive – Pithon Coulee Bridge
6. **Lifecycle Management Program**
  - a. Landscape Maintenance services
  - b. Renovations – Shoreline restoration
7. **1911 City Hall**
8. **Former Sears Automotive**
9. **Former Sears Retail**
10. **Transit Center**



# 2009 Work Items

# LAKEFRONT PROMENADE FOUNTAIN

### Project Location

Located at the northern end of the Lakefront Promenade project within the Louisiana Landing Plaza near the Civic Center.



*Photo's of the work of Kent Ullberg, Sculptor*



**Key Map**

### Project Description

This project proposes to enhance the Lakefront Promenade – Louisiana Landing plaza space by introducing a fountain / sculpture feature that will be characterized by sculptor Kent Ullberg (Internationally recognized naturalist sculptor). The Southwest Louisiana wildlife theme to focus on Geese and Alligators in an composed natural water setting.



*Lakefront Promenade Louisiana Landing*

# 2009 Work Items

# BORD DU LAC PARK AND AMPHITHEATER

## Project Location

Located at the most southern edge of the lake and included in Tract I-A, this location serves not only as a water gateway into downtown but also a visual connection to South Park and the Lakefront.



*Amphitheater*



*Restroom facility*



*Shiver-me-timbers play structure*



**Key Map**

## Project Description

These projects consist of redeveloping Bord du Lac Park and Amphitheater to meet the planned CoLC -DDA Tract I development directives. These projects may be developed separately or as one overall project.

**Bord Du Lac Park Development:** This project will include redesign of the park grounds to accommodate the reorientation of the amphitheater, introduction of a fountain feature, vending stations, park amenities, site lighting, play equipment upgrades, landscaping, and irrigation.

**Amphitheater:** This project will include reconfiguring the orientation of the existing Amphitheater, introduction of shading elements and seating areas, improvement of rest rooms, pedestrian accessibility and service roadway access.



*Aerial of Bord Du Lac Park*

# 2009 Work Items

# BORD DU LAC PARK AND AMPHITHEATER BORD DU LAC PARK



Proposed Program Concept Plan



See Amphitheater Work Item

## Program

**1. Amphitheater Complex**  
See Amphitheater Work Item sheet

**2. Interactive Fountain**  
Hurricane theme  
Special paving  
Radiating water jets  
Requires mechanical and manned operations

**3. Labyrinth / Maze**  
Special paving  
Accent markers / mosaics

**4. Optional Program (Carousel)**  
36 piece ride  
Pavilion to cover / doors  
Requires mechanical and manned operations

**5. Millennium Park Plaza**  
Special paving  
Sculptural / art pieces  
Covered seating  
Drinking fountain

**6. Existing Gazebo Upgrades**  
Gazebo improvements  
ADA trail access  
Deck overlook  
Lighting  
Landscape

**7. Louisiana Mini Wetland Habitat**  
Cypress mini wetland concept  
Wetland plantings  
Iris and Scent garden plantings  
Elevated wooden trail  
Interpretive signage for plant material  
Artificial nest for wildlife  
Relocated Alligator exhibit

**8. Multi-Purpose Field**  
90' x 180' field Area  
Shade canopies  
Drinking fountain  
Landform seating

**9. Shiver-me timbers (Millennium Park Improvements)**  
Pirate ship play equipment  
Sale canopy shading

**10. Gateways**  
Entry Monuments (arched structures)  
•Lakeshore / Bord Du Lac Dr.  
•Gill St. @ Lakeshore  
•Bord Du Lac at Gill  
Medjool palm plantings  
Signage and lighting  
Landscaping

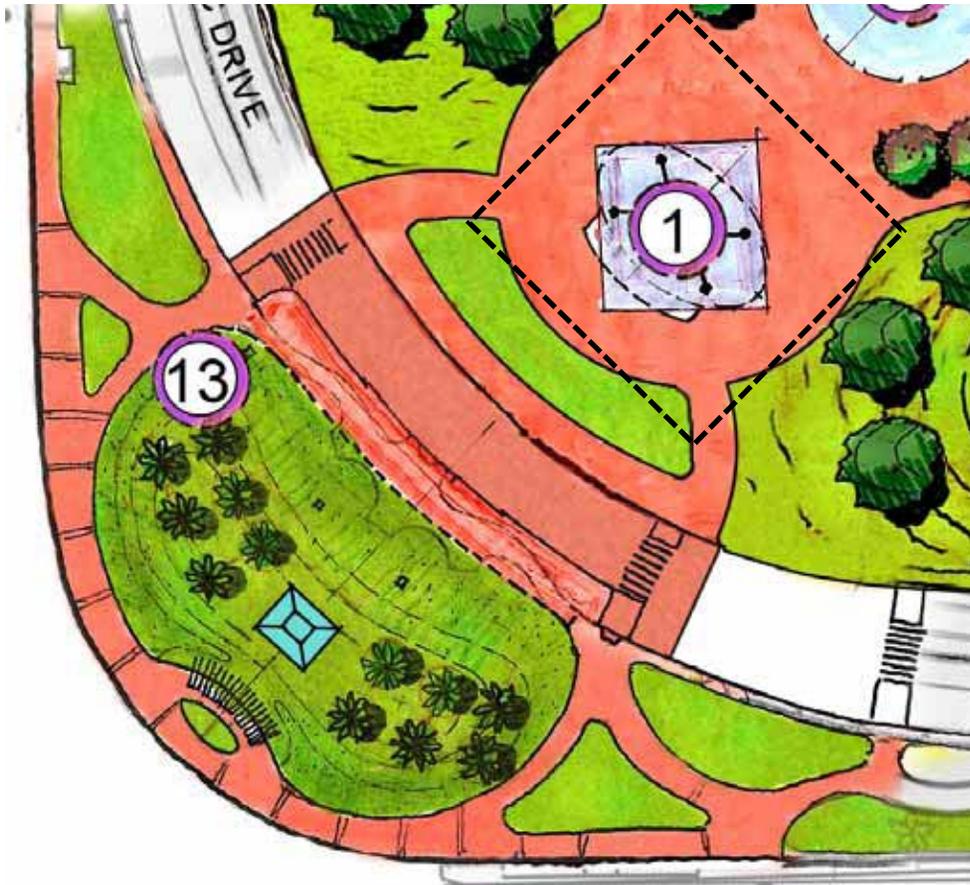
**11. Ribbon Trail**  
Live Oak tree plantings

**12. Vending stations**  
Preliminary -for discussion

**13. 911 Fountain**  
To be relocated

# 2009 Work Items

# BORD DU LAC PARK AND AMPHITHEATER AMPHITHEATER



**Project Limits**

### **Amphitheater Complex Program**

Amphitheatre Stage Structure, Utilizing existing amphitheater brick material with reference to Old Arcade Theater.

Including:

- Stage and Service access,
- Green Room,
- Storage,
- Restrooms,
- Electrical/Sanitary Sewer, Water,
- Communications,
- Concession,
- Shade Elements

*Proposed Program Concept Plan*

# 2009 Work Items

# GILL STREET EXTENSION

### Project Location

Located at the northern edge of the Bord Du Lac Park and included in Tract I-A, this location is planned to serve the planned mixed-use development and access to the lake development.



*Aerial of Tract IA*



*Existing sidewalk detail*



**Key Map**

### Project Description

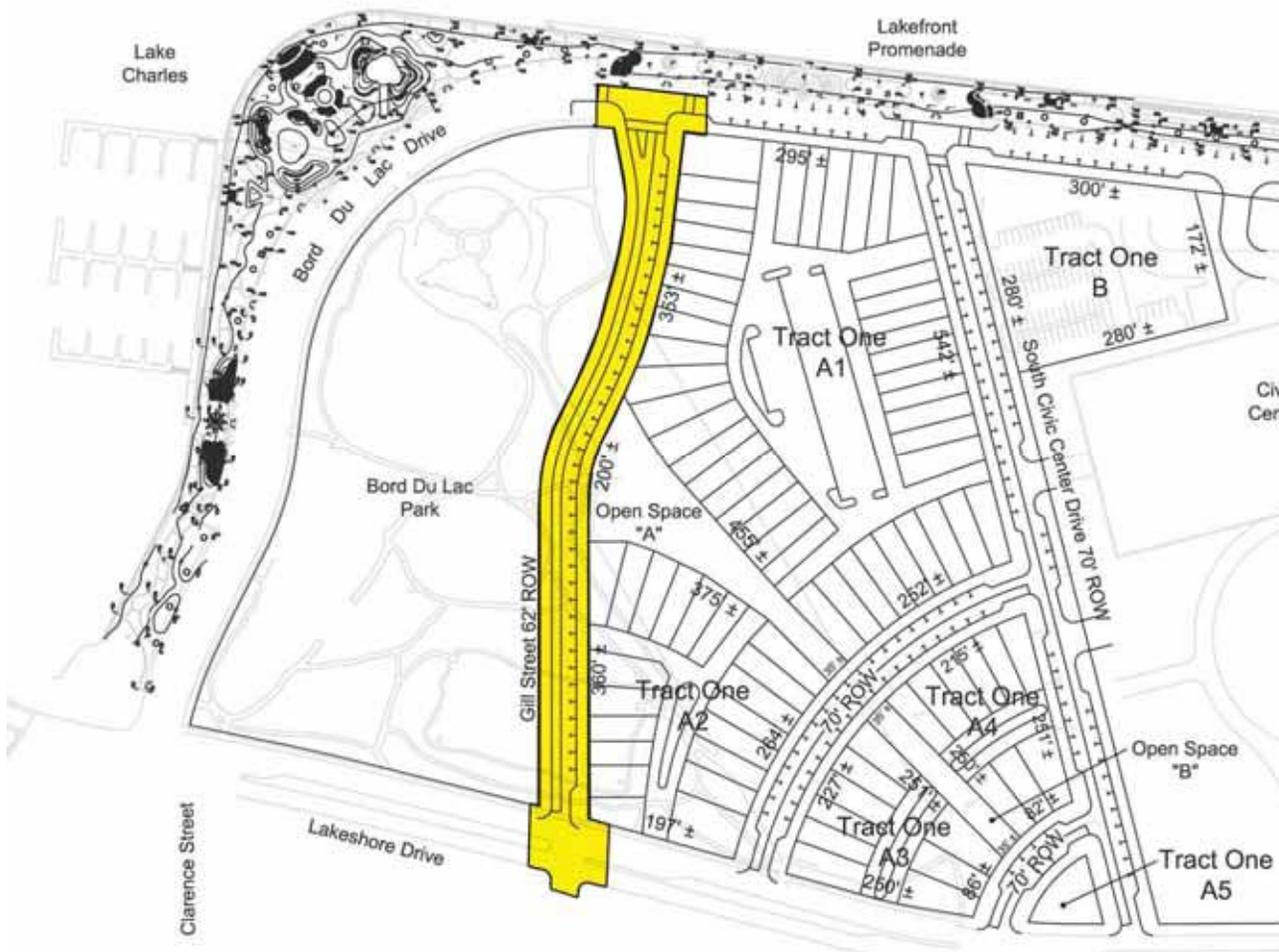
This project proposes to build a connective roadway and infrastructure extension westward ( $\pm 970'$  linear feet) from Gill Street at Lakeshore Drive to Bord Du Lac Drive Intersection and Lakefront Promenade. This roadway will define the edge of Bord Du Lac Park to the south and the planned Tract IA mixed-use commercial property to the north of the roadway.



*View west at Gill Street at Lakeshore Drive*

# 2009 Work Items

# GILL STREET EXTENSION



Proposed Program Concept Plan

## LEGEND

Roadway Improvements of ± 970 LF. two lane roadway with on-street parking.

Infrastructure improvements of sub-surface utilities (electrical), storm water, sanitary sewer, water, and gas.

Other services of cable, telephone, Wi-Fi

# 2009 Work Items

# RYAN STREET IMPROVEMENTS

### Project Locations

Located on Ryan Street north at Lawrence Street and south to Clarence Street. Streetscape project length ranges approximately 3,500 linear feet.



*Intersection of Ryan Street and Broad Street*



*Intersection of Ryan Street and Pujo Street*



**Key Map**

### Project Description

This project will concentrate on the traffic control and enhancement of the streetscape by converting a four lane roadway to a two lane roadway with parallel parking on each side of the street. Enhancement improvements consisting of special paving, overhead decorative lamp posts, banner and hanging plant baskets, street furniture, way finding signage, landscaping, irrigation and watering system will be included. Main purpose of project is to improve pedestrian safety and promote economic development.



*Ryan Street South*



*Ryan Street North*



*Existing sidewalk conditions*

# 2009 Work Items

## RYAN STREET IMPROVEMENTS A. RYAN STREET BLUEPRINT

### Project Locations

This project is located on Ryan Street focusing on the central downtown business district blocks beginning at Beldon Street to Clarence Street.



*Proposed Program Concept Perspective*



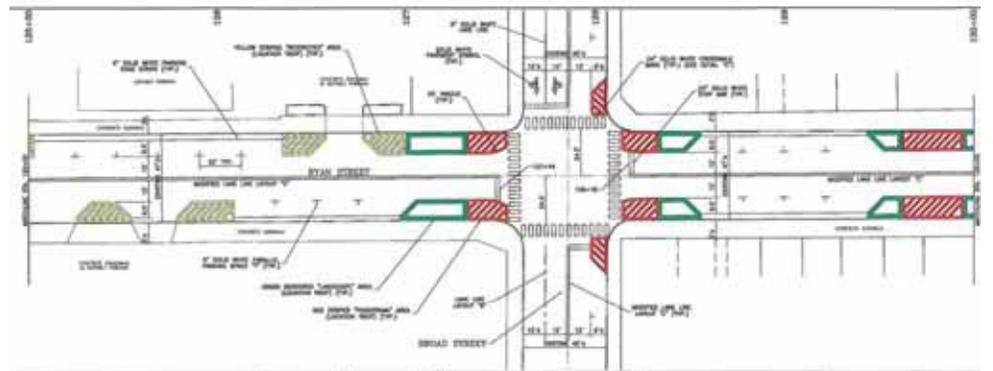
*Proposed Program Concept Perspective*



**Key Map**

### Project Description

This project proposes to stripe Ryan Street with identified locations of new proposed curb adjustment as planned to calm Ryan Street from four to two lanes. Parking (regular, handicap, loading and no parking locations), pedestrian crosswalks, and proposed landscaped areas are planned.



*Conceptual Program Plan*

# 2009 Work Items

## RYAN STREET IMPROVEMENTS B. RYAN STREET STREETSCAPE

### Project Locations

Located on Ryan Street north at Lawrence Street and south to Clarence Street. Streetscape project length ranges approximately 3500 Linear feet.



Program Concept Perspective-Broad Street Intersection



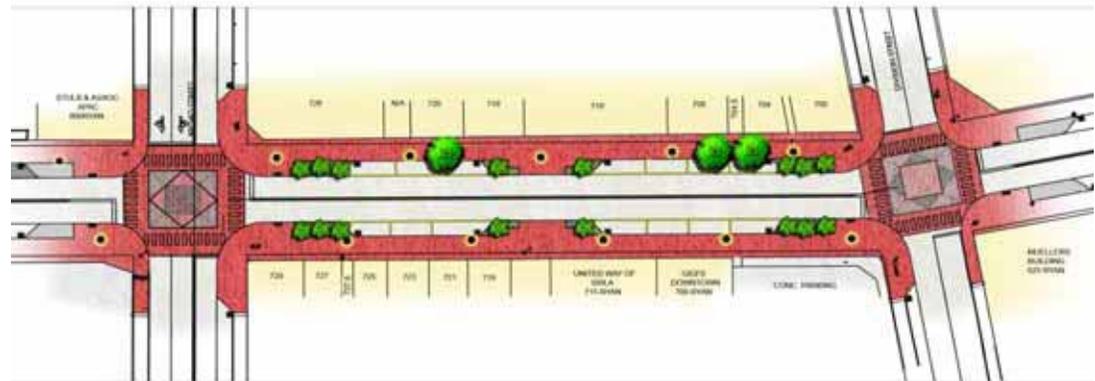
Before and after



Key Map

### Project Description

This project will concentrate on the traffic control and enhancement of the streetscape to improve pedestrian safety. The four lane road will be converted to a two lane roadway with parallel parking on each side of the street. Improvements consisting of special paving, overhead decorative lamp posts, banners, street furniture, way finding signage, landscaping, irrigation and watering system are planned.



Proposed Program Concept Plan - Typical block section

# 2009 Work Items

## RYAN STREET IMPROVEMENTS C. WAYFINDING

### Project Locations

Located on Ryan Street north at Lawrence Street and south to Clarence Street. Streetscape project length ranges approximately 3500 Linear feet.



Typical educational / information signage



Typical directional signage



Typical Banners



Key Map

### Project Description

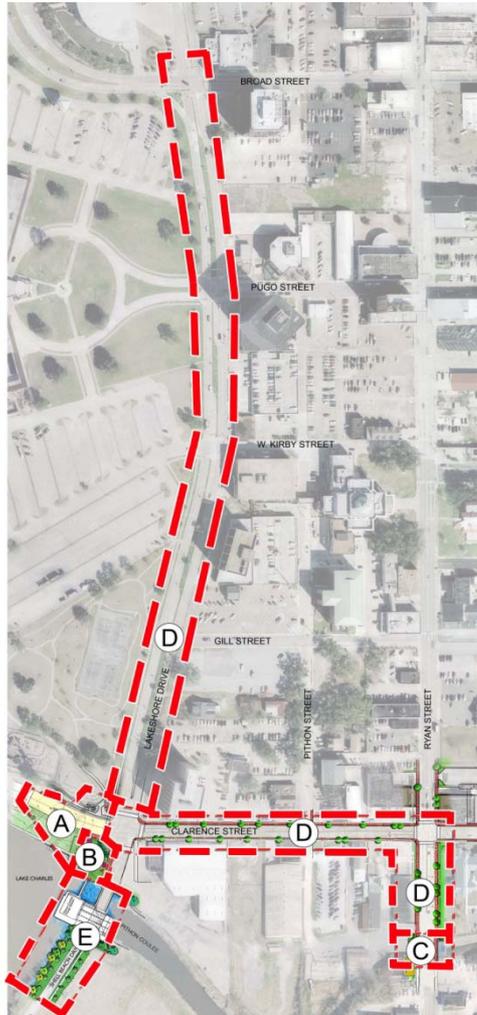
This project proposes to identify and develop a downtown and lakefront signage branding concept, locations for way-finding signage, the levels of signage (gateway, directional, banners, kiosk, interpretive, educational, etc.), and signage implementation plans.



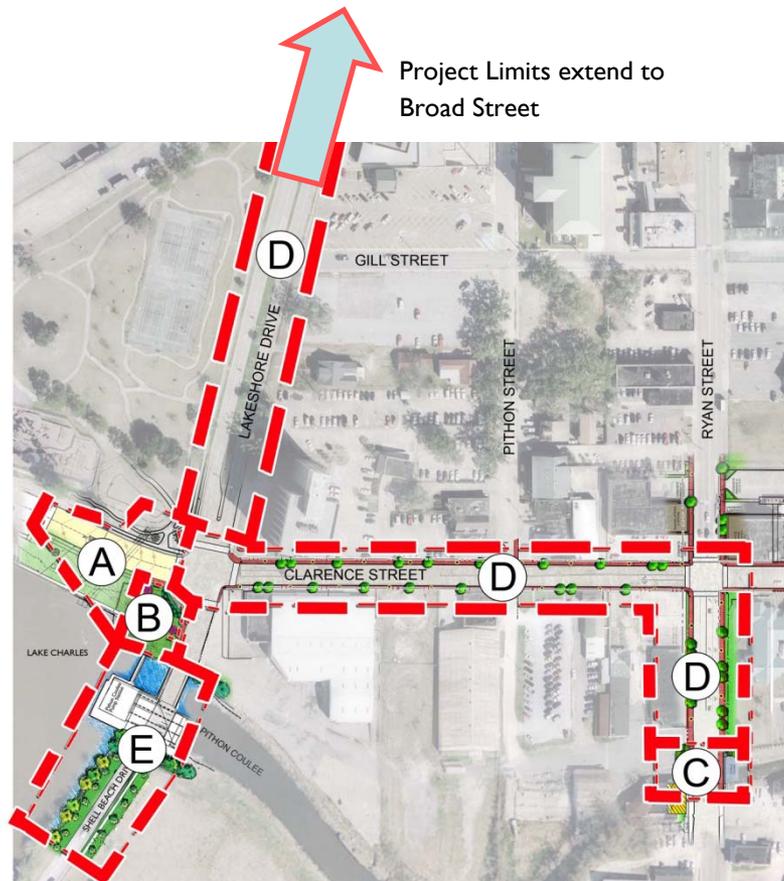
Typical Kiosk

## Project Locations

Five phased projects located at the southern portion of downtown



Proposed Gateway Projects - Key Map



Area Enlargement

### LEGEND:

LIMITS OF PROJECT

A. PITHON COULEE SURGE PROTECTION LEVEE

B. TAUSSIG PROPERTY LANDSCAPE ENHANCEMENTS

C. RYAN STREET PITHON COULEE BRIDGE REPLACEMENT

D. HWY 385 MULTI-USE TRAIL

E. SHELL BEACH DRIVE - PITHON COULEE BRIDGE

### PROPOSED ENHANCEMENTS:

PROPOSED SIDEWALK PAVING

CANOPY TREE

NEW STREET LIGHTING WITH BANNER ARMS

# 2009 Work Items

## GATEWAY PROJECTS

### A. PITHON COULEE SURGE PROTECTION

#### Project Location

Located at the intersection of Lakeshore Drive, Clarence Street and Bord Du Lac Drive.



*Hurricane Ike – Pithon Coulee Pump station*



*Lease of privately owned property*



**Key Map**

#### Project Description

This project consist of leasing of privately owned property (Taussig Property), and constructing storm surge improvements by way of partnership with the Gravity Drainage Board District 4 and CoLC. The Pithon Coulee Surge Protection project will connect the north end of the current control structure with the existing elevated features of Bord du Lac Park.



*Hurricane Ike – Intersection of Lakeshore Drive and Bord Du Lac Drive*



Surge Protection Project - Proposed Improvement Plan



Roadway elevation work to Bord Du Lac Drive



Earthwork to Bord Du Lac Park

# 2009 Work Items

## GATEWAY PROJECTS B. TAUSSIG PROPERTY LANDSCAPE ENHANCEMENT

### Project Location

Private property located at the corner of Lakeshore Drive and Bord Du Lac Drive.



*Aerial of proposed City lease property*

### Project Description

This project consists of providing landscape enhancement of city leased property to the finished surge protection improvements. Sidewalk accessibility will be provided to lakefront Promenade. Landscape improvements may consist of earthen land forms, small ornamental trees, planting bed, and signage.



**Key Map**

*View southwest of proposed City lease property*



*View south of proposed City lease property during Contraband Days 2008*

30' Service access  
to pump station gates



**LEGEND:**

- LIMITS OF PROJECT
- PROPOSED ENHANCEMENTS:
  - PROPOSED SIDEWALK PAVING
  - CRAPE MYRTLE
  - PLANTING BEDS AND SIGNAGE
  - TURF AREA

Proposed Program Concept Plan

# 2009 Work Items

## GATEWAY PROJECTS

### C.RYAN STREET PITHON COULEE BRIDGE

#### Project Location

Located at the Pithon Coulee Bridge on Ryan Street south of Clarence street

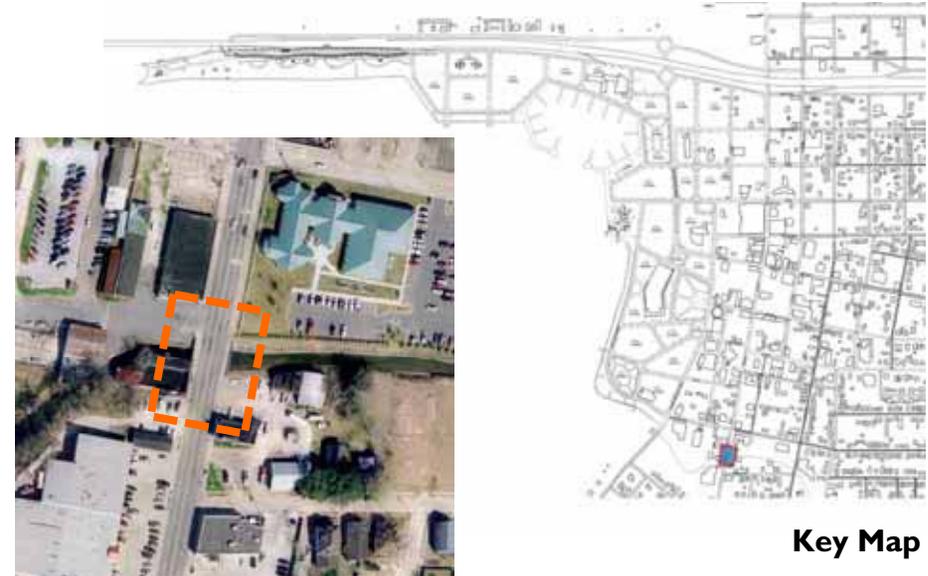


View north of bridge structure

#### Project Description

This project consists of DOTD right-of-way improvements by way of replacing the existing DOTD bridge structure with two box culverts design with covered roadway improvements. and DOTD/CoLC Transportation Enhancements project) will include elements to enhance the Pithon Coulee Bridge and adjacent landscape area. Project may include bridge decorative railing improvements, special paving, bridge and signage monument, enhancement lighting, and landscaping. DOTD and CoLC will be jointly participating in this project.

Funding Source: DOTD/CoLC partnership  
Bridge Replacement- 100% DOTD  
Bridge Enhancement – 80% DOTD, 20% CoLC



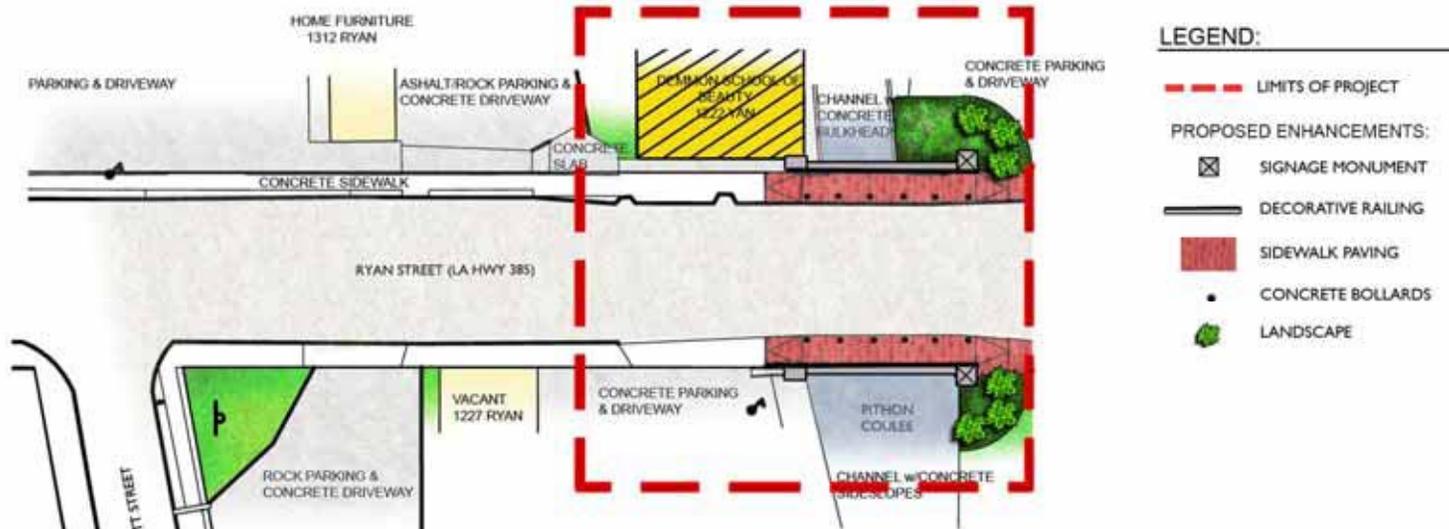
Aerial view and project area



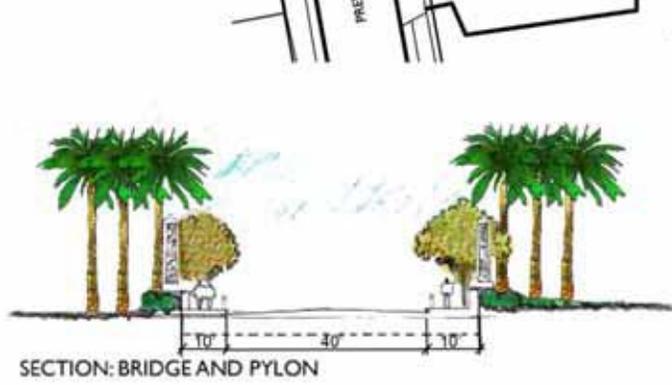
View of Beauty School south side of bridge



View north of bridge sidewalk and railing



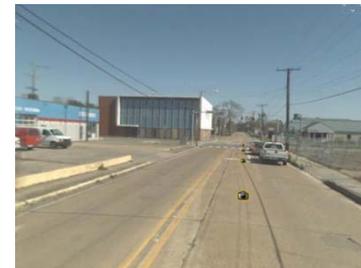
- LEGEND:**
- LIMITS OF PROJECT
  - PROPOSED ENHANCEMENTS:**
  - SIGNAGE MONUMENT
  - DECORATIVE RAILING
  - SIDEWALK PAVING
  - CONCRETE BOLLARDS
  - LANDSCAPE



Proposed Program Concept Plan

### Project Location

Located within the state right-of-way of Clarence Street at Lakeshore Drive to the intersection of Ryan Street and south to the Python Coulee Bridge.



**Key Map**

### Project Description

This is a proposed streetscape enhancement project that will include elements to enhance the area between Python Coulee Bridge (South), to the intersection of Clarence Street (North), and Clarence Street intersection to the Lakeshore Drive intersection (West). Project may include special paving intersections, sidewalks and crosswalks, street trees, decorative lighting, landscape areas, and site furniture.



Proposed Program Concept Plan

**LEGEND:**

-  PEDESTRIAN CONCRETE SIDEWALK WITH SPECIAL PAVEMENT
-  SPECIAL PAVING CROSSWALK
-  STRIPED CROSSWALK
-  PEDESTRIAN RAMP
-  SMALL - MEDIUM CANOPY TREE
-  CONNECTIVITY

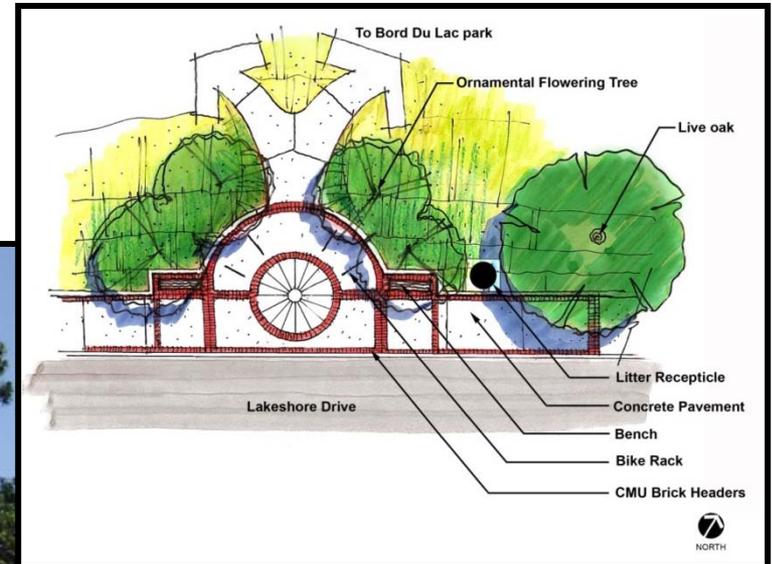
***Potential 2009 Awarded / DOTD Transportation Enhancement Project 95 / 5 % DOTD and Sponsor funded Program. Application Due: July 2009***



Area Enlargement



Conceptual sketch of trail rest area



Conceptual site plan of trail rest area



View: Location for trail rest area adjacent to Bord Du Lac Park.

# 2009 Work Items

# GATEWAYS PROJECT

## E. SHELL BEACH DRIVE – PITHON COULEE BRIDGE

### Project Location

Located as part of the Pithon Coulee structure along Shell Beach Drive.



*Pithon Coulee Bridge*

### Project Description

This project proposes gateway enhancements to City right-of-way portion of privately owned property south of the Pithon Coulee Bridge, a portion of the Pithon Coulee drainage easement, and City Pithon Coulee Bridge improvements .

**Pithon Coulee Bridge – Improvements to the bridge structure** by way of pedestrian ramp access (ADA), column and railing repairs, lighting, and possible gateway monuments.

**Landscape Enhancement – Improvements may include** native and ornamental accent trees, screen and buffer plantings, aquatic plantings, and irrigation.



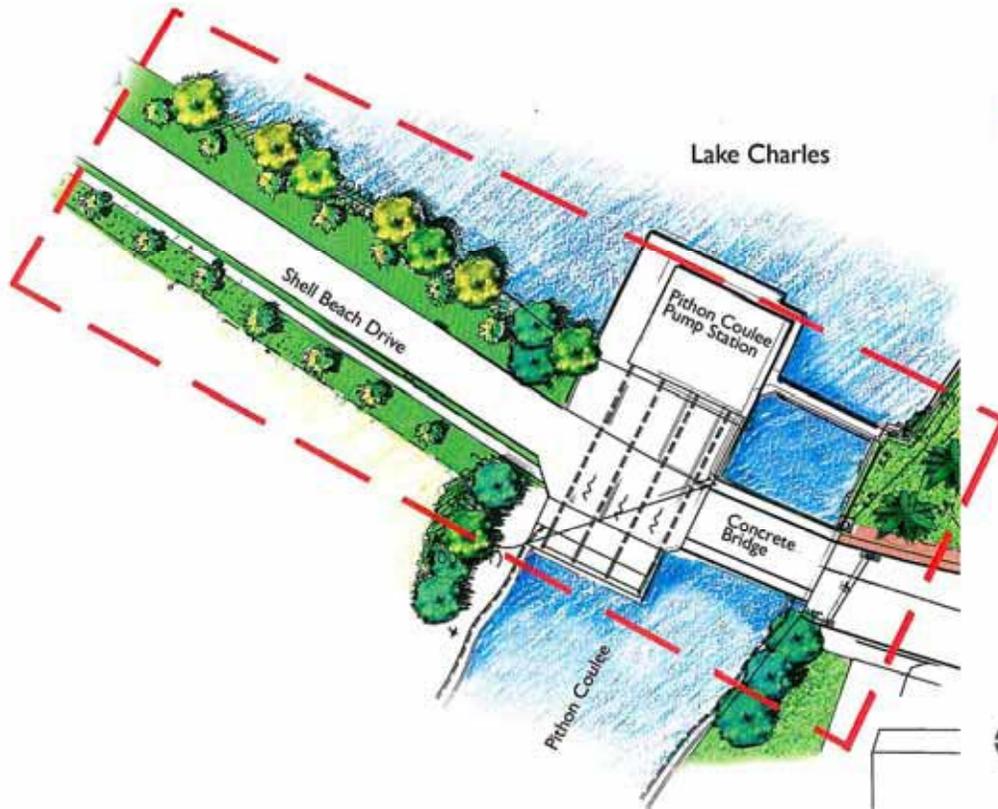
**Key Map**



*Aerial view of Shell Beach Drive and Pithon Coulee Bridge*



*View northeast of Shell Beach Drive and Pithon Coulee Bridge*



Proposed Program Concept Plan



Proposed concept sketch

# 2009 Work Items

# LIFE-CYCLE MANAGEMENT PROGRAM

## Project Locations

The boundaries for this program should initially be those LDAP Strategic Implementation Plan limits that are not currently being managed by others. As growth occurs, the DDA and City may consider expanding these limits.



Key Map

## Project Description

This work consists of researching, defining, and possibly outsourcing of hardscape/streetscape management for various City of Lake Charles identified facilities and properties within the DDA governed area.

# 2009 Work Items

## LIFE-CYCLE MANAGEMENT PROGRAM A. LIFECYCLE MAINTENANCE SERVICES

### Project Locations

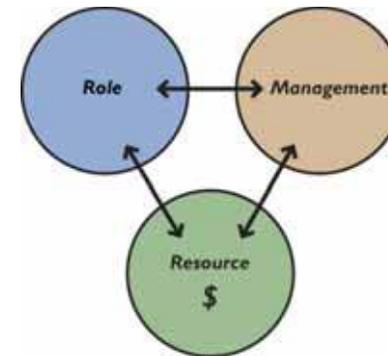
The boundaries for this program should initially be those LDAP Strategic Implementation Plan limits that are not currently being managed by others. As growth occurs, the DDA and City may consider expanding these limits.



Key Map

### Project Description

This work consists of researching, defining, and possibly outsourcing of hardscape/streetscape management for various City of Lake Charles identified facilities and properties within the DDA governed area.



# 2009 Work Items

## LIFE-CYCLE MANAGEMENT PROGRAM B. RENOVATIONS - SHORELINE RESTORATION



*View of Tract 2 shoreline erosion*



*Continue loss of valuable wetland / habitat*



*View of Tract 3 shoreline erosion*



# 2009 Work Items

# 1911 CITY HALL

### Project Locations

1911 Ryan street



1911 City Hall

### Project Description

This work consists of architectural renovations to the structure for historical preservation and lifecycle maintenance.

### Program of Improvements

- Roof repair
- Facade treatments
- Plumbing
- HVAC



View: Taken from corner of Iris and Ryan Street

## 2009 Work Items

## FORMER SEARS AUTOMOTIVE

### Project Locations

Mill Street



*View: Looking northwest from Mill Street*

### Project Description

This work consists of demolition of the structure for a planned commercial-hotel downtown development project.

# 2009 Work Items

## FORMER SEARS RETAIL

### Project Locations

1911 Ryan street



View:

### Project Description

This work consists of

*View of Tract 3 shoreline erosion*

# 2009 Work Items

# TRANSIT CENTER

## Project Location

Ryan Street



*View: Looking northeast on Ryan Street*



*View: Looking northwest from corner of Bilbo and Clarence Street*

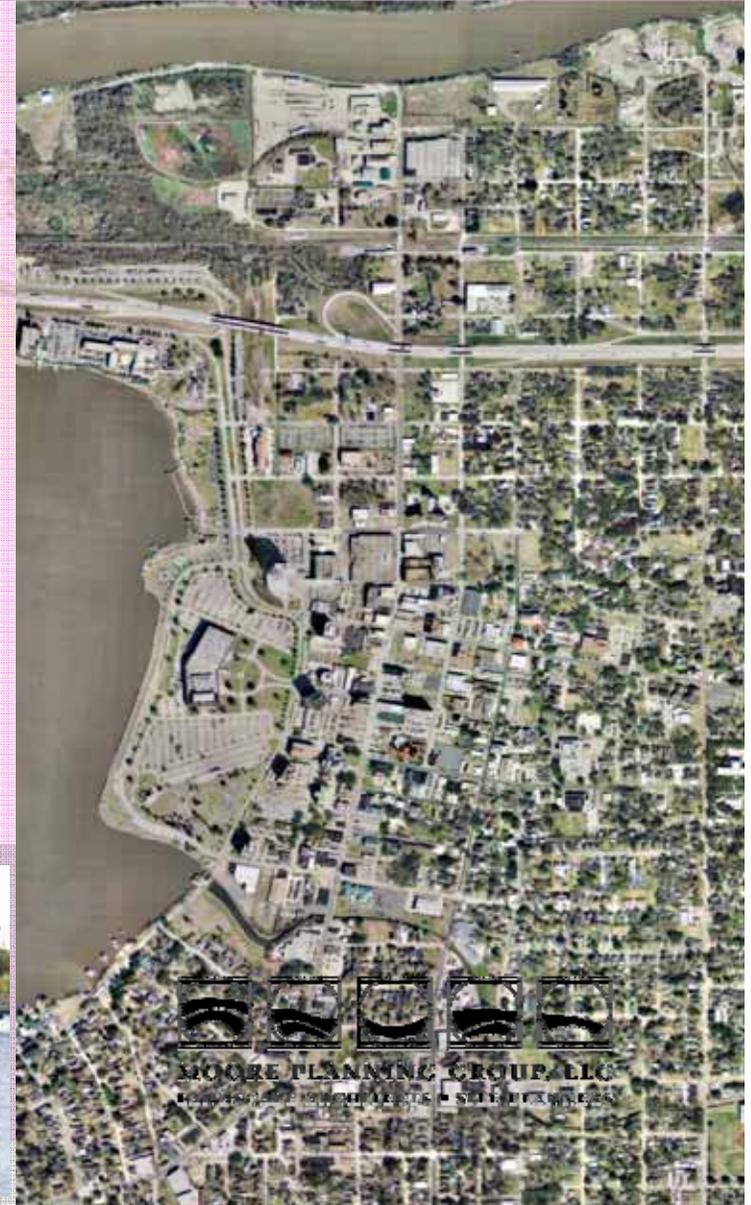
## Project Description

This work consists of the restoration and development of city purchased property ( ? ) for the purpose of a public transit center.

## Partnership Projects



1. **American Wetland Discovery Center**
2. **Veterans Park**
3. **I-10 / Ryan Street Off Ramps**
4. **Harbor / Marina**
5. **Pithon Coulee Multi-Use Trail**
6. **Developer LDAP Way Finding**
7. **Tract 4**
  - a. **North Beach Improvements**
  - b. **Yacht Cub Improvements**



## Partnership Projects

### Project Location

The American Wetland Discovery Center (AWDC) is sited on the lakefront north of the Civic Center between proposed North Civic Center LDAP Plan roadway and Mill Street Extension. It is planned to be woven into the lake edge and the lake itself in order to utilize both fresh and brackish water conditions.



Key Map

### Current Conditions

The AWDC has completed plans and specifications for this regional facility but has stalled due to the effects of Hurricane Rita and the strategy for defined placement on the lakefront. This is a large and very important project to the economic stimulus strategy for Lake Charles downtown.

### Project Description

The American Wetland Discovery Center project consisting of the first phase of the Center's Master Plan includes proposed site improvements of parking, walkways, lighting, etc. The center is currently being considered for revised siting in tandem with the Harbor edge development and a mix-use retail component making its economic vitality greater.



Sketch of Proposed Wetland Center  
By: Champeaux Landry Architects

## Partnership Projects

### Project Location

Veterans Park is currently located along Lakeshore Drive near Interstate 10 and at the west terminus of Lawrence Street.



Key Map

### Current Conditions

The current park has impressive elements reflective of the different military campaigns and divisions of the U.S. Armed Forces. Many site elements were effected by the hurricane and are now showing a degraded state. Leaking water feature, run-down landscaping, broken lights, etc.

### Project Description

Veterans Park remains an important site commemorating the past and present heritage of this city. Upgrades and relocation within the general Tract -2 configuration is proposed. This final siting may be in concert with the mixed use development and American Wetland center for a more diverse and stimulating project. It could consist of reconfiguring the location and existing elements of the park, introducing new site improvements and improved accessibility.



# Partnership Projects

## I-10 / RYAN STREET OFF-RAMPS

### Project Location

Located at I/10 interchange at Ryan street and overpass and exit for Lakeshore Drive.

### Project Description

This project consist of a first phase reconfigured I-10 / westbound exit /off-ramp to Ryan Street with roadway improvements by DOTD and Enhancement improvements by City of Lake Charles. Future phases will include connectivity to Lakeshore Drive from the reconfigured west and east bound off-ramps and realignment of Lakeshore Drive.



Key Map



Contracted Current Plan



Proposed Concept Plan

## Partnership Projects

### Project Location

The general location of the proposed Harbor project and related public realm improvements is in Tract – 3 and lies adjacent to the now closed casino hotel and Interstate 10.



**Key Map**

### Current Conditions

There is no current harbor. The site would be a significant construction development as it will involve dredging a significant portion of the lake and erecting seawalls to enclose the project.

### Project Description

This Harbor and public realm/infrastructure project is currently being re-evaluated in terms of size, market assessment, and potential leasing considerations. Basic elements consisting of dredging of Lake Charles Lake for channel access, harbor, and public land expansion, infilling new landside area with structural hydraulic fill, building of a seawall, and public lakefront infrastructure (roadway and promenade) are included.



# Partnership Projects

## PITHON COULEE MULTI-USE TRAIL

### Project Location

Project begins at Python Coulee / Gravity Drainage District 4 pump station near the Shell Beach Drive Bridge and routes eastward to Ryan street, eastward to Commons street and Seventh Street, and to St. Louis High school.

### Current Conditions

The current conditions reflect required property acquisition, gravity Drainage District 4 permitting, and acquiring a CoLC Trail easement.



Key Map



### Project Description

This project proposes development of a multi-use pedestrian and bike trail adjacent to the Python Coulee Drainage channel with connectivity from the Lakefront Promenade project circulating eastward to the north side of the Python Coulee drainage canal connecting to Common Street and Seventh Street to St. Louis High School. Trail construction would require possible property acquisition, CoLC incorporating a trail servitude, bank stabilization, trail hardscape improvements, outdoor lighting, site furniture, and landscape.



# Partnership Projects

## TRACT 4 - NORTH BEACH AND YACHT CLUB

### Project Location

Located in Tract 4, the North Beach beachfront and park area serve a variety of users and is a major gateway into Lake Charles. The area being considered for improvements extends from the east near the Wildlife and Fisheries property heading west and terminates at the gates of the Yacht Club public lease property.



Key Map

### Current Conditions

Although the beach/park elements that were destroyed by the hurricane have been removed or repaired, there are still remnants of this event that make the park less functional and usable. Safety is a concern for visitors. This situation, in concert with constant wear and tear have worn the area to a point of disrepair.

### Project Description

The proposed North Beach Park enhancement project is to consist of new playground equipment, shade structures, renovated rest rooms, new sewer line upgrade (serving the adjacent Yacht Club), site feature elements, pedestrian walkway improvements, lighting upgrades, site furniture of benches and litter receptacles, transportation shelters, and way-finding signage. All of these improvements will bring the park back to safety and management standards that the City is aiming to accomplish.



## Partnership Projects

### Project Location

This community boating facility is the western-most “downtown” city facility and is located at the end of North Lakeshore Drive adjacent to the Interstate 10 bridge in Tract —4. It is referred to as the North Beach Yacht Club.



Key Map

### Current Conditions

This North Lakeshore Drive city facility is leased to the North Beach Yacht Club. Automobile and pedestrian access is challenging to all users and confusing to visitors. Current clubhouse size and conditions do not allow for a great increase in new user/members and is in need of upgrade. Site and boat storage/marina conditions are worn or nonexistent.

### Project Description

Working with members, the proposed improvements to be included in this Yacht Club Marina project could consist of a new Clubhouse structure, floating dock marina for potential short term and long term leasing, improved boat ramp, and pedestrian walkway system. Because this area, like the South Park, is a “terminus” of the city lakefront, an architectural icon “lighthouse” type structure should be integrated into any improvement plans.

