



# Task Force Workshop

## August 23, 2011

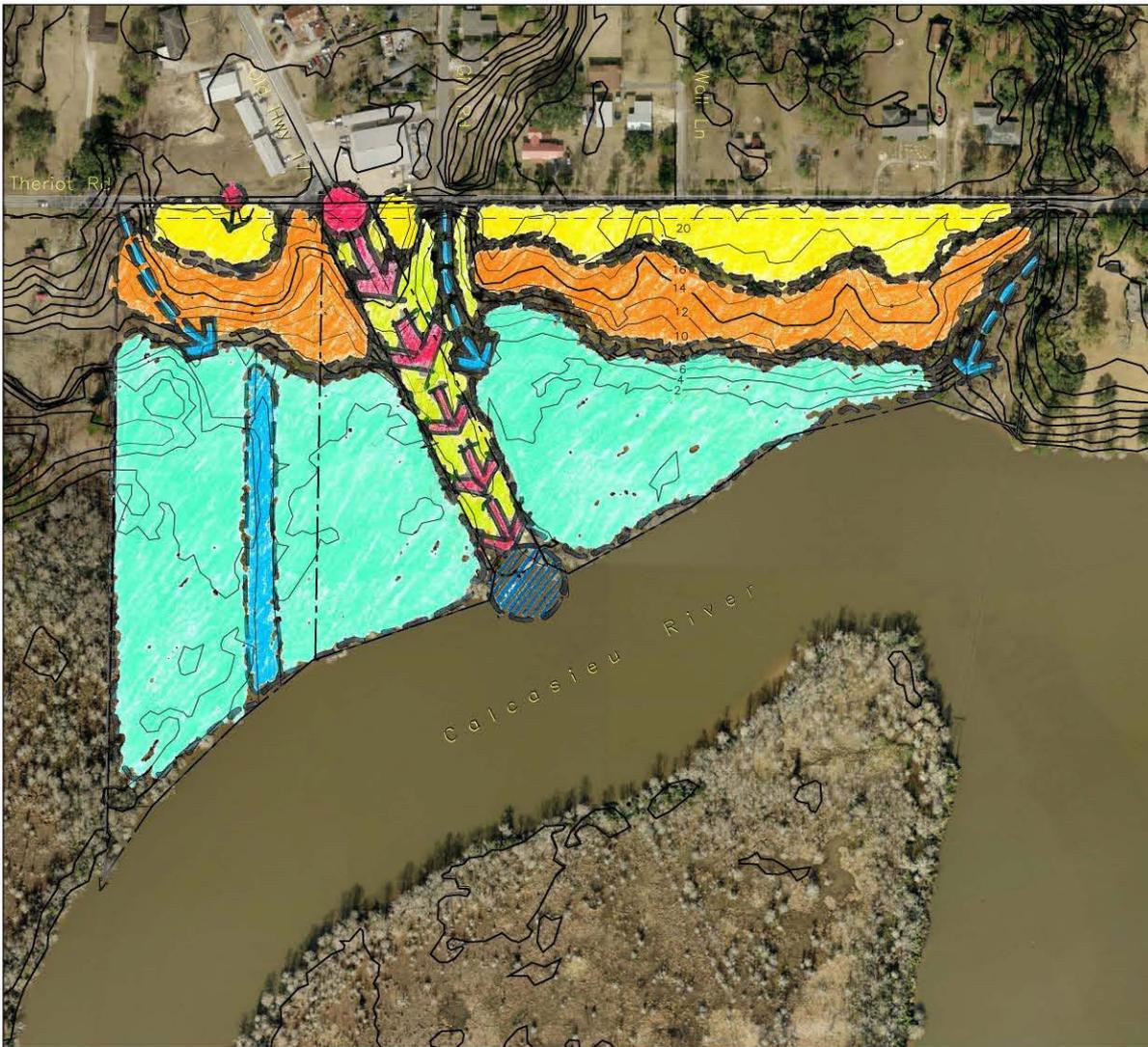


# River Bluff Park

## Calcasieu Parish, Louisiana



*Delivering sustainable solutions in a more competitive world*



## LEGEND: PRELIMINARY SITE ANALYSIS



### Area 'A' - PRIMARY DEVELOPMENT

- Combination maintained and non-maintained surface conditions
- Structure drainage swales
- Street frontage property
- Utility easement for area electrical power service
- Large specimen trees, Longleaf pineland forest
- Open and semi-open view into site
- Residential structure in moderate to good condition
- 1-8 percent slope conditions
- Developable property with soil stabilization
- Out of 100 year flood zone
- Diverse and extensive habitat for plants and animals, habitat for federally listed conservation species



### Area 'B' - TRANSITION DEVELOPMENT

- Combination maintained and non-maintained surface conditions
- natural drainage swales
- Medium to Large specimen trees, combination Pineland and Bottomland forest
- Open and semi-open views within site
- Maintenance structure in moderate to good condition
- 1-8 percent slope conditions
- Semi-developable property within higher elevations
- Out of and approaches 100 year flood zone



### Area 'C' - CONSERVATION ZONE DEVELOPMENT

- Predominately non-maintained surface conditions
- natural drainage swales
- Alluvial wetland conditions, swampland vegetative forest
- Buffered views within site
- Maintenance structure in moderate to good condition
- 1-8 percent slope conditions
- Property within 100 year flood zone
- Important ecosystem property, maintains water quality, productive habitat



### Boat Launch and Pier Structure



### Primary Surface Drainage Swale



### Primary Access - To boat launch



### Secondary Access - To residential structures



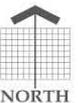
### Open Drainage Channel - Unmaintained



## RIVER BLUFF PARK DEVELOPMENT

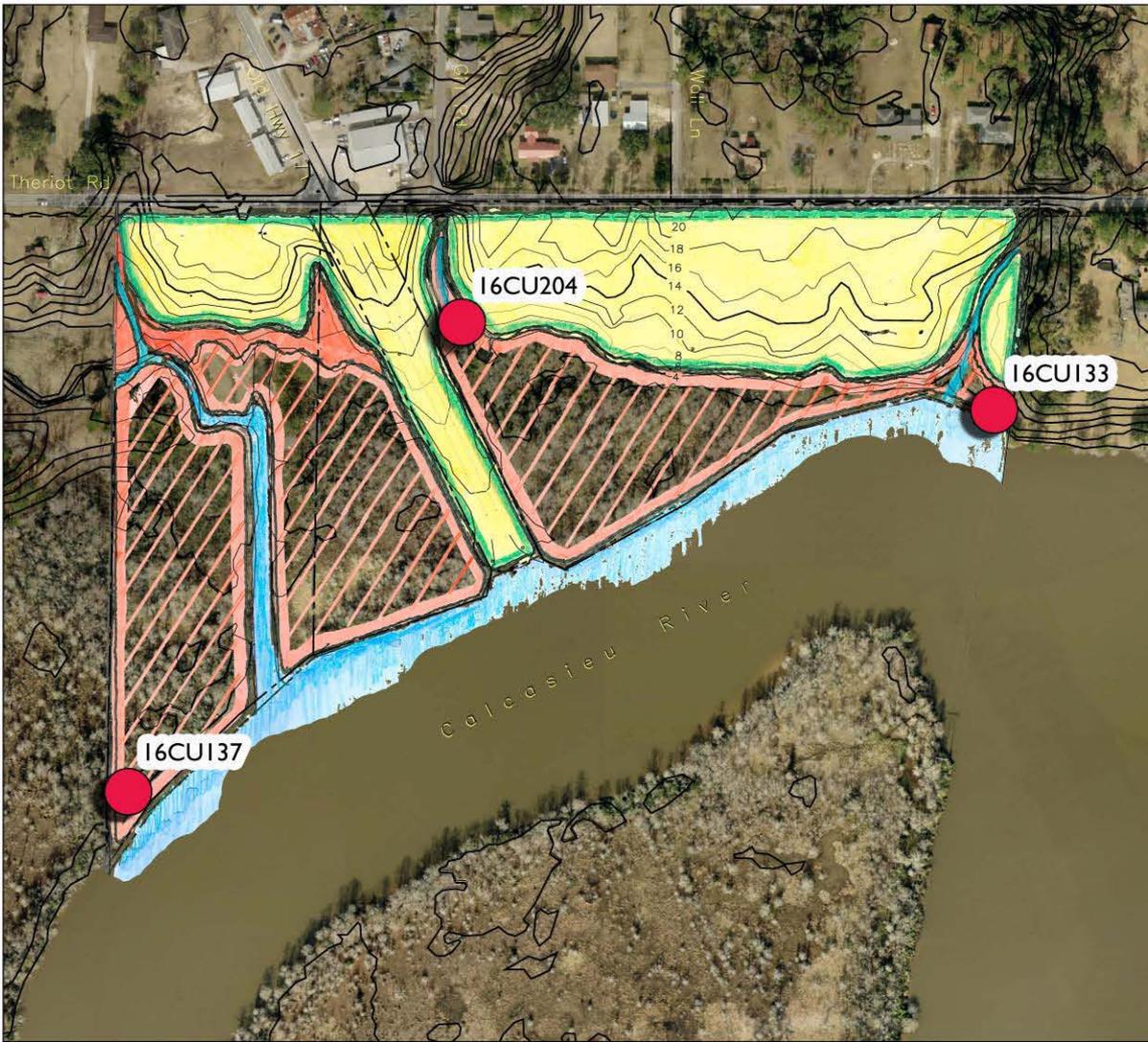
Calcasieu Parish, Louisiana

February 2011



NORTH





## USACE PRELIMINARY JURISDICTIONAL DETERMINATION

-  NONWETLAND
-  SEC 10/404 WETLAND
-  SEC 404 WETLAND
-  SEC 404 OTHER WATER
-  ARCHAEOLOGICAL SITES  
(Actual sites to be determined; a 50ft protection buffer will be planned around field located archaeological points of interest)  
\*Recorded as shell midden and prehistoric artifacts  
\*Text indicates site names from the Louisiana archaeological site database

\*The preliminary jurisdictional determination for wetland areas was provided by the U.S. Army Corp of Engineers in the spring of 2011.



# RIVER BLUFF PARK DEVELOPMENT

Calcasieu Parish, Louisiana

MAY 2011



# PLANNING for SUCCESS

## Establishing the Balance

- **Economic Development-** Business development environment, general commerce, job creation, generation of fiscal resources
- **Education-** Public and private schools, continuing education, and workforce training
- **Infrastructure-** Transportation, water, power, drainage, sanitary sewer, communications, etc...
- **Livability-** The things that make us care about our community, the reason we love our community- ease of living, health, beauty, cleanliness, safety, access to recreation, arts and cultural activities, community spirit and sense of place.



## Balance of Ingredients

# River Bluff Park Program Elements

Program Visioning - May 24, 2011

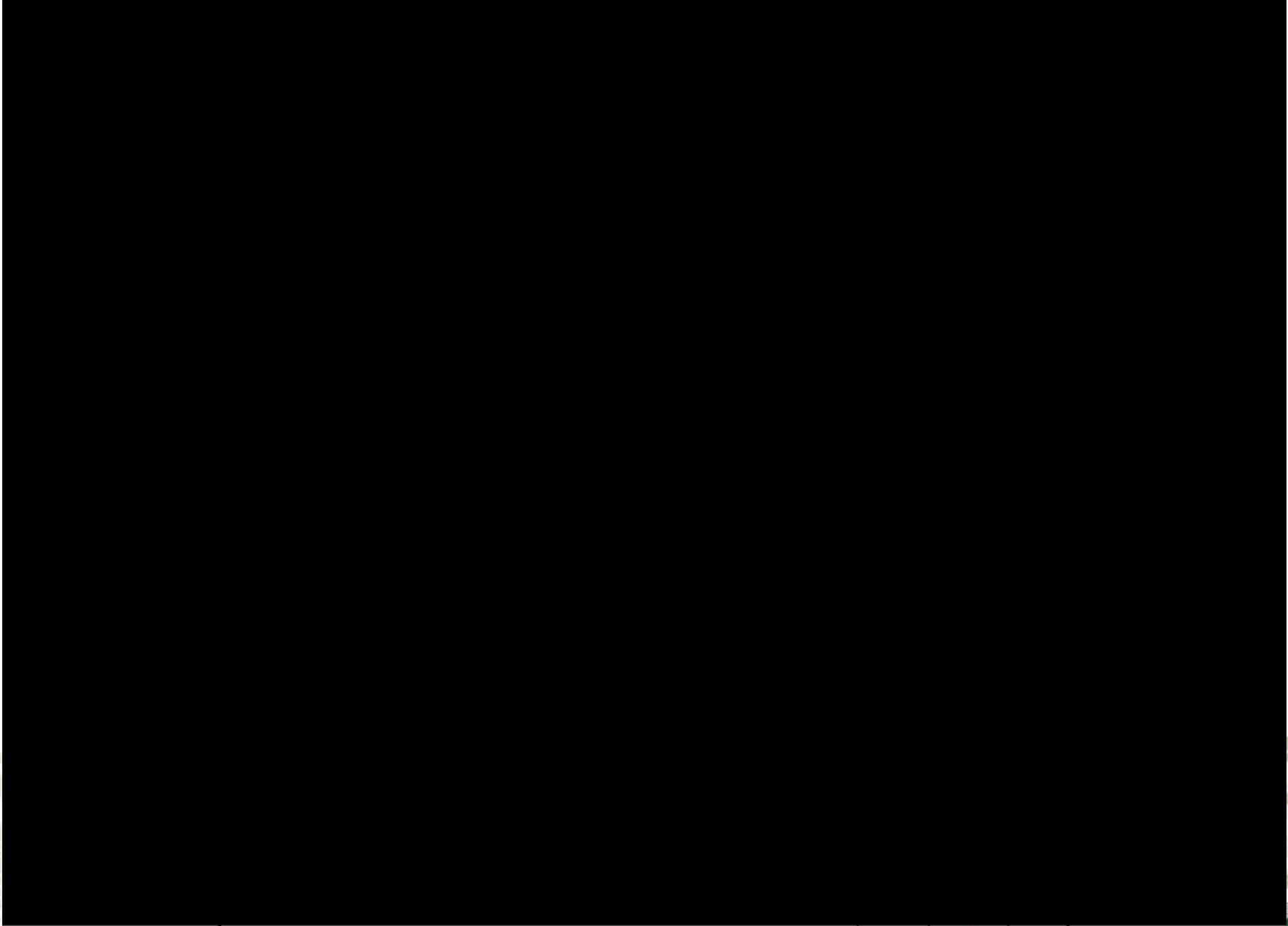
\* Public and Task Force Input

\* Consultant Input

Other - None Active or Passive Support Elements

PROGRAM ELEMENT	Active	Passive	Other
<b>Building Program</b>			
Community / Nature Center / Restrooms		*	
Welcome Center - Memorial to Ray-Louis Miller (Residence)		*	
Amphitheater		*	
Historic and Educational Interpretation Sites (archeological, property use, events, etc.)		*	
Picnic Areas with Grills (covered / non-covered)		*	
Park Water Feature	*	*	
Quality Parking	*		
Maintenance building and storage			Other
<b>Marina Program</b>			
Wharf Structure to Fish off (Along Entire Water's Edge)	*		
Boat Launch Improvements	*		
Fish Cleaning Station	*		
Pier Structure	*	*	
Non-Motorized Boating Accessibility		*	
Small and Medium-sized Fishing Tournaments	*		
<b>Parks and Trail Program</b>			
Walking / Biking / Nature trail	*	*	
Shaded Seating Areas Along Trail		*	
Primitive Camping		*	
Shaded Play Structure / Climbing / ADA compliant	*		





	Primitive Camping		*	
	Shaded Play Structure / Climbing / ADA compliant	*		





# Task Force Priorities Analysis

## PROJECT PROGRAMMING WORKSHEET

### River Bluff Park - Calcasieu Parish, Louisiana

July 27, 2011



	SAFETY	FUNCTION	VALUE - Task Force Phasing - Staff Input - Past CPPJ Park Program	Ecotourism	Family-Oriented	Community Park	Parish Park	Funding Available	Economic Development				SUSTAINABLE COMMUNITY SCORE	Phasing		
									Economic Development	Education	Infrastructure	Livability				
									Score Value: 1 (Low) - 5 (High)	Score Value: 1 (If Applicable)					Score Value: 1 (If Applicable)	
	x 2	x 1.5	X 1													
<b>River Bluff Task Force Top Goals</b>																
BNT	Accessible Walking / Biking / Nature Trail	10	7.5	5	1	1	1	1	1	1	1	1	1	1	31.5	●
MP	Boat Ramp Improvements	10	7.5	5	1			1	1			1	1	1	28.5	●
SP	Sight Lighting (Entry Gateway, Roadway, Parking, Community Center, Trail)	8	6	5	1	1	1	1	1	1	1	1	1	1	28	●
SP	Park Ranger / Residence	10	7.5	5		1		1				1	1	1	26.5	●
BNT	Parking Area														25.5	●
	<i>Permeable Pavement</i>		6	4			1	1	1						13	
	<i>Environmentally Sensitive</i>		4.5	4	1		1	1	1						12.5	
PP	Shaded and ADA Compliant Children's Play Structure	8	7.5	5		1		1			1		1	1	25.5	●
PP	Shaded Seating Areas	6	6	5	1	1	1	1	1	1	1	1	1	1	25	●
CNC	Connectivity to Park Program Elements	6	6	5	1	1	1	1			1	1	1	1	25	●
SP	Park Signage (Gateways, Public Rules and Safety, Directional)	8	6	4	1	1		1	1			1	1	1	25	●
MP	Family Fishing Piers	8	6	5			1	1	1	1	1	1	1	1	25	●
MP	Access for Non-Motorized Boating Activities	8	4.5	5	1	1		1			1	1	1	1	24.5	●
CNC	Building Structure - ± 2,500 s.f. With Restroom Facilities	4	6	5	1	1	1	1	1	1	1	1	1	1	24	●
	<i>Smaller Family Events / Meeting Space</i>															
SP	Video Camera Surveillance	10	6	4		1		1				1	1	1	24	●
CNC	Connectivity to Children's Play Area	6	6	5		1	1	1			1	1	1	1	24	●
MP	Wharf Structures Along Waters Edge	8	4.5	4			1	1	1	1	1	1	1	1	23.5	●
BNT	Picnic Nodes	4	6	5	1	1	1	1	1	1	1	1	1	1	23	●
BNT	Connectivity to Family Fishing Piers	6	6	5	1	1		1			1	1	1	1	23	●
SP	Fencing and Gateways	8	6	3		1	1	1	1			1	1	1	23	●
UI	Litter Stations / Receptacles	4	6	5	1	1		1	1		1	1	1	1	22	●
CNC	Starting Point for Interpretive Nature Trail	4	6	5	1	1		1			1	1	1	1	22	●

#### LEGEND - River Bluff Task Force Top Goals

BNT	Boardwalk / Nature Trail
CNC	Community / Nature Center
LP	Landscape Program
MP	Marine Program
PP	Park Program
SP	Security Program
UI	Utility / Infrastructure

#### LEGEND - Phasing

Phase 1A	●
Phase 1B	●
Phase 2A	●
Phase 2B	●
Phase 3	●
Phase 4	●



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								Score Value: 1 (Low) - 5 (High)	Score Value: 1 (If Applicable)				
x 2			x 1.5			x 1							

**River Bluff Task Force Top Goals**

MP	Improved Parking	8	4.5	4			1	1	1	1	1	21.5	●
PP	Maintenance Building and Storage	6	7.5	5					1	1		21.5	●
PP	Picnic Areas with Grills (Covered / Non-covered)	4	6	4		1	1	1	1	1	1	21	●
BNT	River Overlooks at Key Locations	6	4.5	4	1			1	1	1	1	20.5	●
UI	Culvert Improvements Along Theriot Road	8	4.5	4		1		1			1	20.5	●
UI	Site Drainage Improvements	6	6	4				1	1	1		20	●
BNT	Interpretive Stations		6	5	1	1	1	1	1	1	1	19	●
PP	Historical and Educational Interpretation Sites		6	5	1	1		1	1	1	1	19	●
LP	Selective Clearing (Trees and Understory Vegetation)	6	4.5	4		1	1	1			1	18.5	●
CNC	Minimize Site Clearing / Grading - Stilt Construction		6	5	1		1	1	1	1	1	18	●
LP	Louisiana Wetland Plantings		6	4	1	1	1	1	1	1	1	18	●
CNC	Green Infrastructure (Water Harvesting, Solar Orientation, Energy Efficient)		6	5	1	1	1	1		1	1	17	●
PP	Wildlife Preserve		6	4	1			1	1	1	1	17	●
PP	Amphitheater		4.5	4	1	1		1	1	1	1	16.5	●
CNC	Building - Constructed with Natural / and or Recycled Materials		6	5	1		1	1		1	1	16	●
UI	Waste Collection - Recyclables	2	4.5	3	1	1	1			1	1	13.5	●
CNC	Building - Management (Unmanned)		4.5	4	1		1			1	1	13.5	●
MP	Fish Cleaning Station	2	3	3			1	1	1			12	●
LP	Arboretum / Signage		3	3	1	1		1			1	12	●
PP	Children's Water Play Area		1.5	3			1	1			1	9.5	●
LP	Historic Tree Preservation			5	1	1				1	1	9	●
PP	Memorial to Ray-Louis Miller			5			1			1	1	8	●
BNT	Constructed With Recycled Material			3	1			1		1	1	7	●
PP	Park Water Feature			4			1				1	6	●

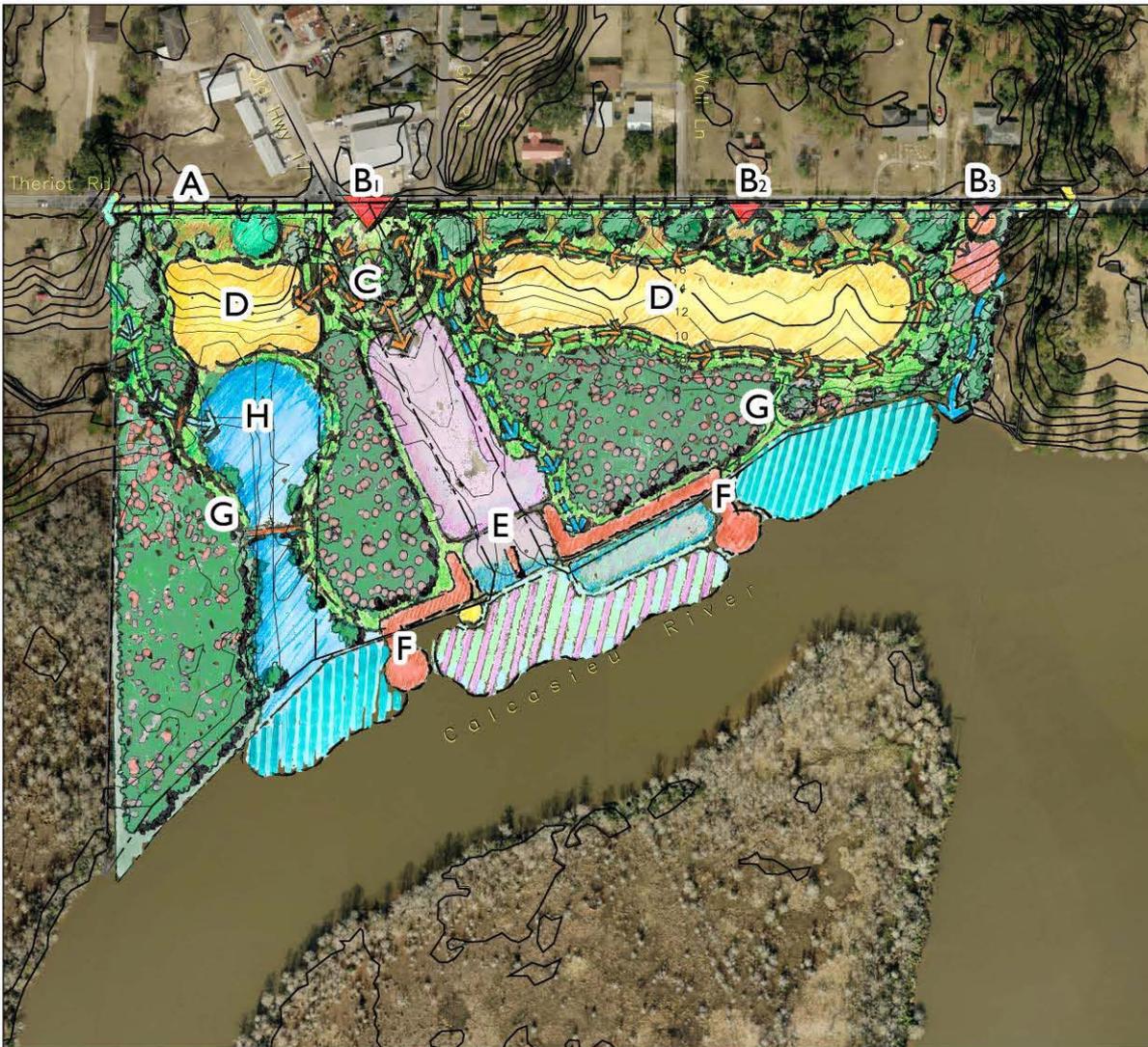
**LEGEND - River Bluff Task Force Top Goals**

BNT	Boardwalk / Nature Trail
CNC	Community / Nature Center
LP	Landscape Program
MP	Marine Program
PP	Park Program
SP	Security Program
UI	Utility / Infrastructure

**LEGEND - Phasing**

Phase 1A	●
Phase 1B	●
Phase 2A	●
Phase 2B	●
Phase 3	●
Phase 4	●





## Site Diagrammatic Development Opportunity "A"

Goal: To develop a park layout utilizing the existing Boat Launch Access, development sites out of the 100 year flood zone, and minimal impact to (USACE) Preliminary Determined Wetland Area.

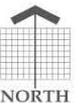
- A Park Roadway Frontage Trail Enhancement to Theriot Street**  
Introduce safe pedestrian / bike pathway improvements adjacent to roadway (15-20' width) Combination signage, sub-grade drainage, hard surface pathway, and landscape enhancement.
- B Site Entries**  
B-1. Primary – Main Park Access  
B-2. Secondary - Eastern Park Development Area  
B-3. Service – Maintenance Yard, Pump station, Equipment storage, Etc..
- C Traffic Circle**  
For multiple accesses to: West Development Area, Boat Launch Area, and Eastern Park development area  
Opportunity for Entry Feature, Memorial, Park Signage
- D Development Areas**  
Community Center (Large meeting room, warming kitchen, combination indoor-outdoor restrooms, storage)  
Nature Center - Exhibits  
Picnic stations - covered  
Plaza Gathering Space – Pavilion  
Structure – Outdoor functions (Weddings, Family Reunions, Corporate Outings)  
Children Play Structures (Age group of Equipment Use: 1-2 Years, 3-4 years, 5-9 years, 10-14 years, 15 years and older)  
Multi - Purpose Fields – Children Small space activities - open space play,  
Vending Station / Restroom – (requires vending service)
- E Boat Launch and Fishing Pier**  
Expand Roadway and Parking  
Improve Boat Launching Accessibility and mobilization
- F Pedestrian Boardwalk Pier Structure**  
Pier-Deck fishing structure  
Observation Platforms with Shelter  
Fish Cleaning Station with Shelter  
Floating Docks
- G Pedestrian Trail Access**  
Combination on-grade and elevated decked trails  
Bridging  
Interpretive signage  
Seating  
Lighting
- H Expanded Water Inlet**  
Expand width of existing inlet to larger pond feature for multiple uses;  
For non-motorized boat access, fishing, site development area enhancement



## RIVER BLUFF PARK DEVELOPMENT

Calcasieu Parish, Louisiana

MAY 2011





## Site Diagrammatic Development Opportunity "B"

Goal: To develop a park layout relocating the Boat Launch and Access to the eastern portion of the site, development sites out of the 100 year flood zone, and minimal impact to (USACE) Preliminary Determined Wetland Area

- A Park Roadway Frontage Trail Enhancement to Theriot Road**  
Introduce safe pedestrian / bike pathway improvements adjacent to roadway (15-20' width) Combination signage, sub-grade drainage, hard surface pathway, and landscape enhancement.
- B Site Entries**  
B-1. Park Development Areas  
B-2. Boat Launch and Parking
- C Traffic Circle**  
Multiple accesses to Park development areas: West Development Area, Pedestrian Boardwalk and Fishing Dock Area, and Eastern Park development area  
Opportunity for entry feature, memorial, park signage
- D Development Areas**  
Community Center (Large meeting room, warming kitchen, combination indoor-outdoor restrooms, storage)  
Nature Center - Exhibits  
Picnic Stations - covered  
Plaza Gathering Space - Pavilion structure -  
Outdoor functions (Weddings, Family Reunions, Corporate Functions)  
Children Play Structures (Age group of Equipment Use: 1-2 Years, 3-4 years, 5-9 years, 10-14 years, 15 years and older)  
Pavilions / Restrooms  
Picnic Stations - covered
- E Boat Launch and Fishing Pier**  
20' Roadway and Parking 40-50 spaces)  
Improve Boat Launching Accessibility and Mobilization  
Fish Cleaning Station with Shelter  
Floating Docks
- F Large Pedestrian Boardwalk, Parking, Pier Structure**  
30' Wide Boardwalk  
Fishing Piers Structures  
Large Pavilion (30' x 40')  
Floating Dock for close water access / small non-motorized boats
- G Pedestrian Trail Access**  
Combination on-grade and elevated decked trails  
Bridging  
Outdoor Classroom Deck Areas w/ Interpretive Signage  
Seating, Lighting,
- H Widened Water Inlet to Small Pond Turnaround**  
For non-motorized boat access,



## RIVER BLUFF PARK DEVELOPMENT

Calcasieu Parish, Louisiana

MAY 2011





MAIN GATEWAY ENTRANCE

BRIDGE

NATURE THEMED PLAY AREA

POSSIBLE EXIT - RIGHT TURN ONLY

PARKING

PARKING

OPEN PAVILION

EXPANDED INLET WITH EARTHEN BERMS

NATIVE AMERICAN INTERPRETIVE AREA

PARKING

3 WAY DRIVE / PARKING

PARKING

UTILITY STATION / MAINTENANCE BLDG

BUFFER

DROP OFF

WALKWAYS / TRAILS

INTERPRETIVE / PICNIC NODES

FAMILY FISHING PIERS

NATURE / COMMUNITY CENTER - LARGE OVERLOOK DECK AND PORCH AROUND ENTIRE BUILDING

NATIVE AMERICAN INTERPRETIVE AREA

ENHANCED BOAT RAMP

RAISED PAVILIONS AND PIERS

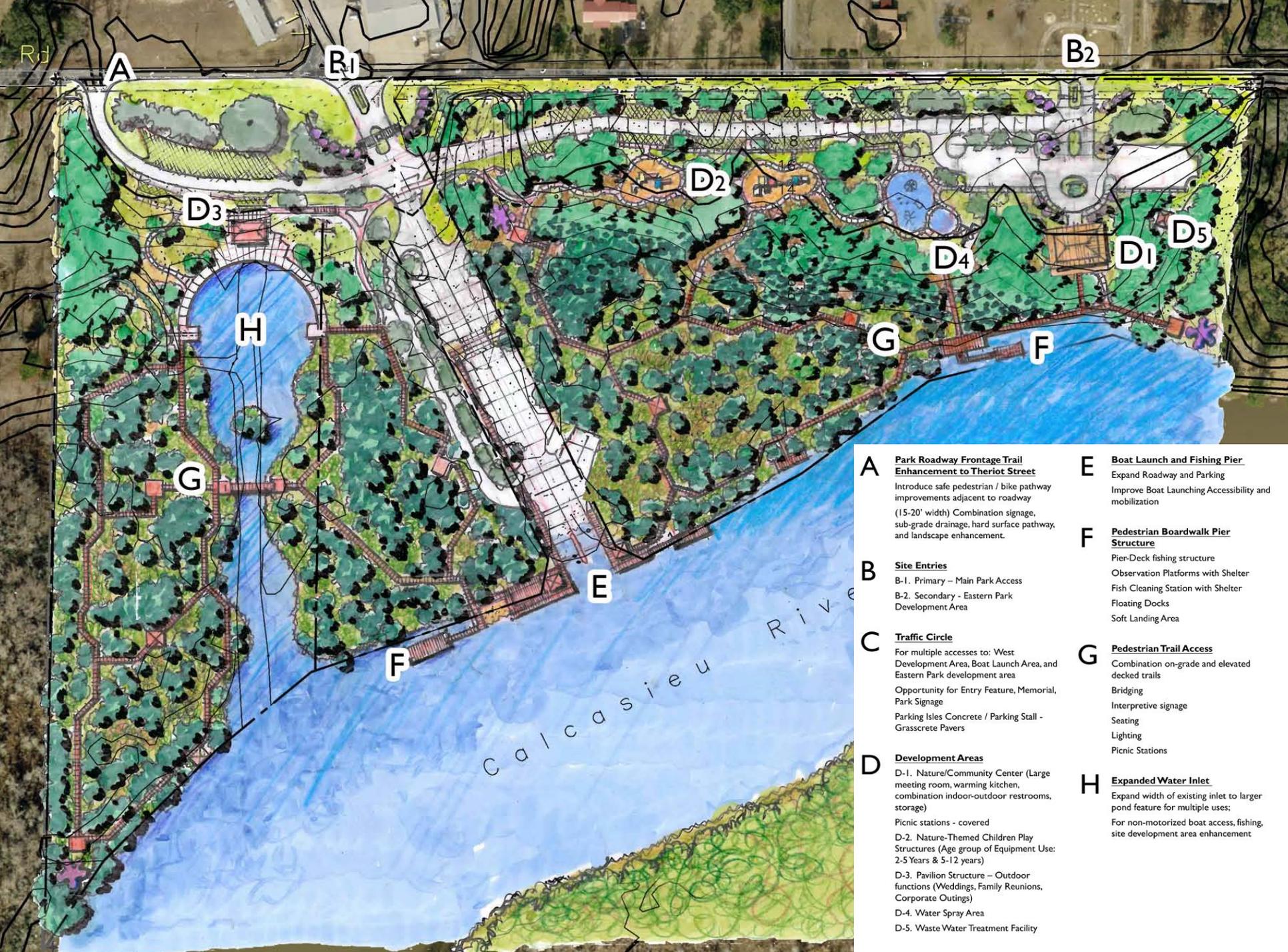
Calcasieu River

NATIVE AMERICAN INTERPRETIVE AREA

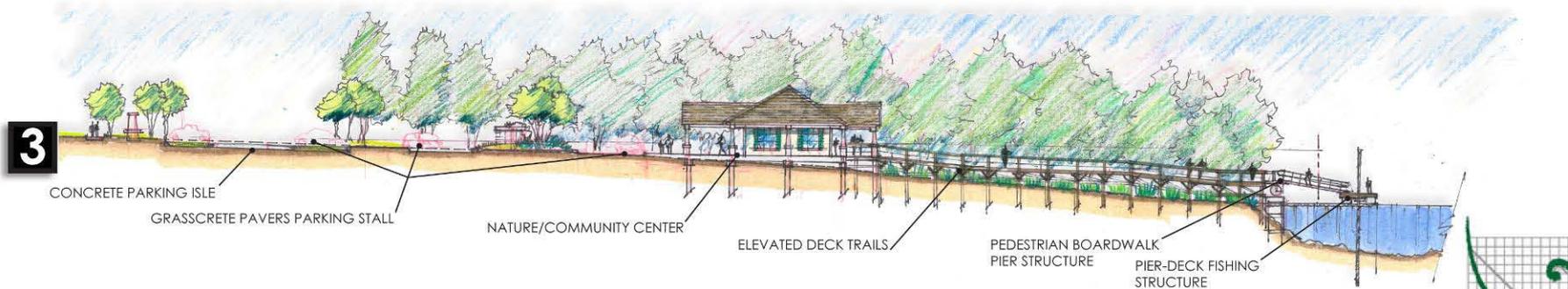
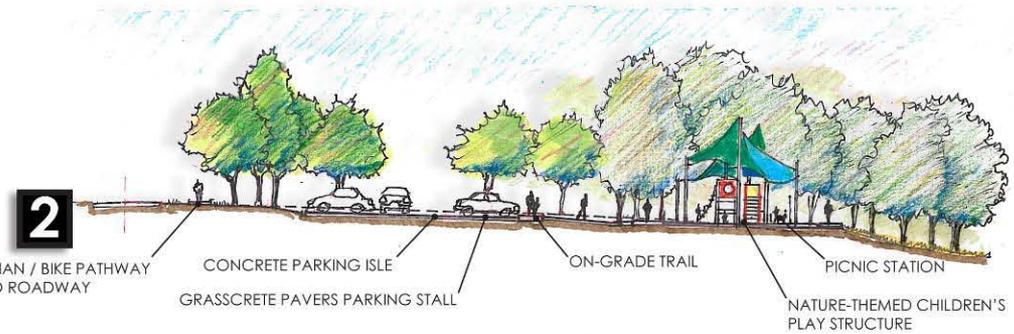
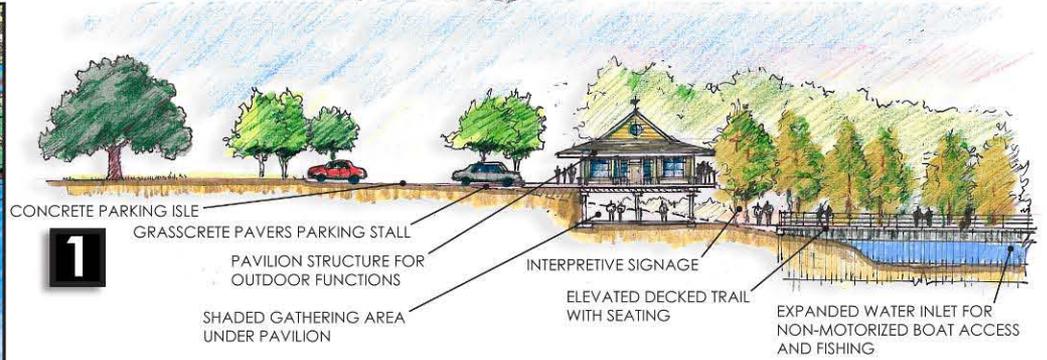
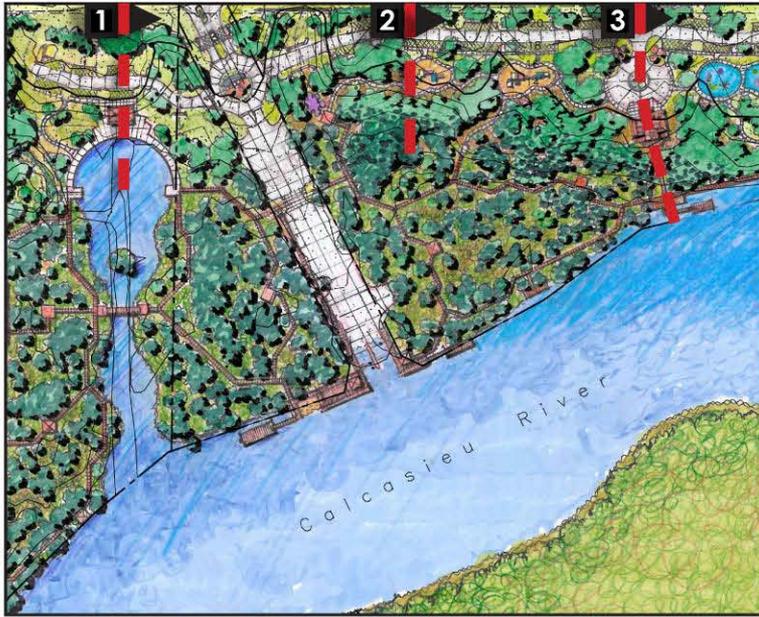




- A** Park Roadway Frontage Trail Enhancement to Theriot Street  
 Introduce safe pedestrian / bike pathway improvements adjacent to roadway (15-20' width) Combination signage, sub-grade drainage, hard surface pathway, and landscape enhancement.
- B** Site Entries  
 B-1. Primary – Main Park Access  
 B-2. Secondary - Eastern Park Development Area
- C** Traffic Circle  
 For multiple accesses to: West Development Area, Boat Launch Area, and Eastern Park development area  
 Opportunity for Entry Feature, Memorial, Park Signage  
 Parking Isles Concrete / Parking Stall - Grasscrete Pavers
- D** Development Areas  
 D-1. Nature/Community Center (Large meeting room, warming kitchen, combination indoor-outdoor restrooms, storage)  
 Picnic stations - covered  
 D-2. Nature-Themed Children Play Structures (Age group of Equipment Use: 2-5 Years & 5-12 years)  
 D-3. Pavilion Structure – Outdoor functions (Weddings, Family Reunions, Corporate Outings)  
 D-4. Water Spray Area  
 D-5. Waste Water Treatment Facility
- E** Boat Launch and Fishing Pier  
 Expand Roadway and Parking  
 Improve Boat Launching Accessibility and mobilization
- F** Pedestrian Boardwalk Pier Structure  
 Pier-Deck fishing structure  
 Observation Platforms with Shelter  
 Fish Cleaning Station with Shelter  
 Floating Docks  
 Soft Landing Area
- G** Pedestrian Trail Access  
 Combination on-grade and elevated decked trails  
 Bridging  
 Interpretive signage  
 Seating  
 Lighting  
 Picnic Stations
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 Expand width of existing inlet to larger pond feature for multiple uses;  
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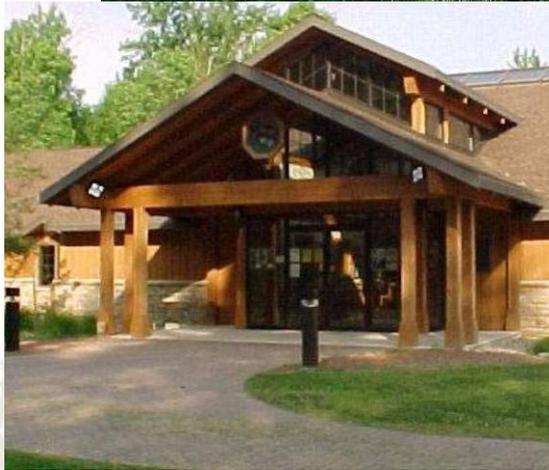
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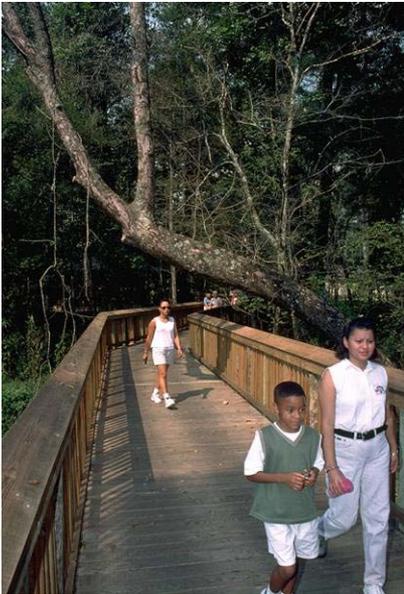
**RIVER BLUFF PARK DEVELOPMENT- DRAFT CONCEPTUAL SECTIONS / PERSPECTIVE**  
 CALCASIEU PARISH, LOUISIANA



# Nature Center / Buildings



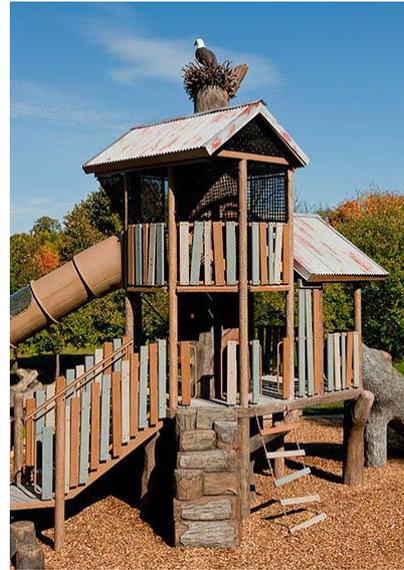
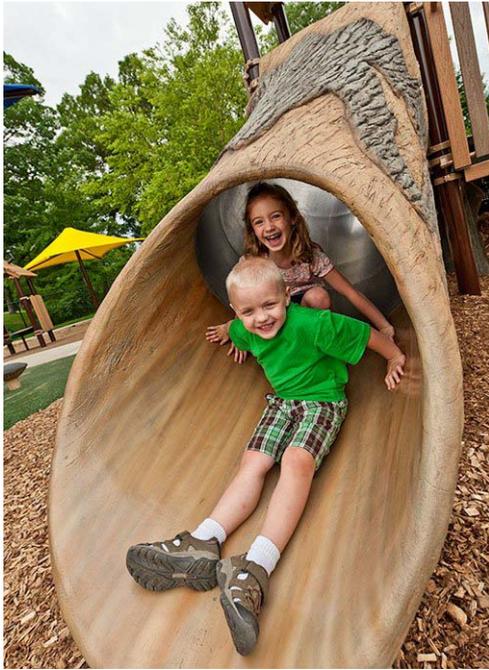
# Elevated Nature Trails



# Fishing Piers and Soft Launch Areas



# Nature Themed Children's Play Area



Images provided by Landscape Structures



# Children's Water Sprayground Area



<b>TASK 4 - Programmatic Park Master plan</b>	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Prepare Schematic Programmatic Site / Park Master plan												
Prepare conceptual level site plan												
Opinion of Probable Cost												
Prepare Presentation												
<b>Meeting No. 6 - TASK FORCE WORKSHOP</b>												
Prepare Implementation Phasing Plan												
ERM Rendered Plan and Sketches												
Brossett Architects Elevation and Sketches												
Deliver Programmatic Plan, Park Master Plan, and Implementation Phasing Plan to owner for review and comment												
Owner Review												
Deliver Finalized Programmatic Plan, Park Master Plan, Opinion of Probable Costs and Implementation Phasing Plan												
Interdisciplinary coordination - Go-To-Meetings												
Prepare PPT Presentation												
<b>Meeting No. 7 - PRESENTATION TO PUBLIC WORKS COMMITTEE MEETING</b>												
Make Revisions based upon Public Works Committee Meeting												
<b>Meeting No. 8 - PRESENTATION TO POLICE JURY</b>												
Documentation / Correspondence												
Admin / File Management												

<b>TASK 5 - Alternative Resource and Public Agency Coordination</b>	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Research												
Funding Acquisition												
Meetings												
Agency Coordination												
Admin / File Management												

TO BE DETERMINED

<b>TASK 6 - Public Relations</b>	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Graphics												
Meetings												
Web site development and hosting												
Printing / Repro												
Award Submittals												
Presentations												
Admin / File Management												

TO BE DETERMINED



**Project Timeline**  
 CURRENT AND FUTURE TASKS  
**River Bluff Park - Calcasieu Parish, Louisiana**  
 8/23/2011



**Legend**  
 Duration of Task   
 Duration of Task

	11	2012												2013												2014																				
	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec									
<b>Task Order No. 2 Design Development / Construction Documents / Construction PHASE ONE (Boardwalk Nature Trail / Boat Ramp / Parking / Utility Improvements)</b>																																														
Schematic Design Development and Refinement	█																																													
Construction Document Preparation			█																																											
Permitting - USACE									█																																					
Bid and Contract Assistance											█																																			
Construction																			█																											
Construction Closeout																													█								<b>Opening Celebration</b>									
<b>Task Order No. 3 Design Development / Construction Documents / Construction PHASE TWO, THREE, FOUR (Remaining Items)</b>																																														
Schematic Design Development and Refinement													█																																	
Construction Document Preparation																			█																											
Bid and Contract Assistance																													█																	
Construction																													<b>9-12 Months</b>																	
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