



# Bayou Country Sports Park

**TERREBONNE PARISH**  
**MASTER PLAN**

May 2013



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OFFICE OF THE PARISH PRESIDENT  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
P.O. BOX 6097  
HOUMA, LOUISIANA 70361-6097

Fellow Residents of Terrebonne Parish:

The Terrebonne Bayou Country Sports Park is moving closer and closer to reality. This very exciting and forward looking plan will make a lasting impact on Terrebonne Parish!

As you are aware, our goal within Terrebonne Parish is to position ourselves as a leader in our region and state. This leadership role includes recreational and quality of life options available to the citizens of our parish. Indeed, we believe that the Terrebonne Bayou Country Sports Park project will certainly enhance our standing in both community recreation and recreation based tourism.

This project will provide the youth of Terrebonne Parish with state of the art facilities for baseball, softball, and soccer. These new modern facilities will allow for a central and accessible location for the youth and families of our parish to travel to enjoy youth athletic activities.

In addition to the tremendous recreational opportunities of this project, we feel that the Terrebonne Bayou Country Sports Park will be an economic boon for our parish. With the mass acceptance and participation in travel sports teams, families are spending countless weekends and dollars visiting communities that provide suitable facilities. These families stay in hotels, eat in restaurants, and shop in local stores. Their economic impact is significant.

In closing, we appreciate your interest and support for this great project. In just a short period of time, momentum for the Terrebonne Bayou Country Sports Park has grown beyond our expectations. We hope, with your help, to transform this momentum into a park with the level of quality comparable to the promise and potential of our youth.

Sincerely,

A handwritten signature in black ink that reads "Michel".

Michel H. Claudet  
Parish President



JOSEPH FURR DESIGN STUDIO LANDSCAPE ARCHITECTURE  
JFDS



# CLIENT

The Terrebonne Parish Consolidated Government, in collaboration with Recreation District 2-3, initiated and facilitated the study and development of the Master Plan for Bayou Country Sports Park. Recreation District 2-3 is a political subdivision of TPCG and is managed by a Board of five members representing the local government.

# STEERING COMMITTEE

Michel Claudet - TPCG, Parish President  
Al Levron - TPCG, Parish Manager  
Greg Bush - Director of Public Works - TPCG  
Pat Gordon - TPCG, Director of Planning & Zoning  
Chris Pulaski - TPCG, Senior Planner & Zoning Administrator, Planning & Zoning Department  
Jeanne Bray - TPCG, Capital Projects Administrator, Engineering Department  
Doug Bourg - TPCG, Administrative Coordinator

Russell "Red" Hornsby - Council District 6  
Gary Beeson - Recreation District 2-3 President  
David Rabalais - Terrebonne Port Commission

# STAKEHOLDERS

Sterling Washington - Director, Terrebonne Parish Parks and Recreation  
Gary Beeson - President Recreation District 2-3  
Kevin Champagne - Houma-Terrebonne Soccer Association  
John Hebert - Houma-Terrebonne Soccer Association  
Cecil Zeringue - Houma-Terrebonne Soccer Association  
Shirley Palmisano - HOA President, Lakes Subdivision  
Wednesday Berthiaume - Resident, Lakes Subdivision

# PREPARED BY

Joseph Furr Design Studio





# DREAM

Originally conceived as only a baseball and softball park, this project started as what was known as the “Field of Dreams” project. The dream was to create a quality venue for recreational and travel baseball and softball games. Various contiguous tracts of potential property totaling 154 acres were located for purchase. Before the actual purchase could be completed, it was necessary to determine if the program design could be fulfilled on this site. This was accomplished by a substantial study of the recreational needs and demand, the potential site, and general purpose for the park. This was done to determine the feasibility and financial viability of the dream, to make certain that this new recreation area was in fact what the Parish needed and desired.

# FEASIBILITY

## **Inclusive | Fair | Participative**

This park strives to address the sports and recreational needs of everyone living in the Parish, not only the needs of youth sports and traveling teams, but also the needs of the people of the Parish in general. In order for the project to be feasible, it was determined early in the process that the park should enhance the quality of life of the citizens of Terrebonne Parish through outdoor recreation as identified in the Vision 2030 Comprehensive Plan Update. The goal is that this park should be inclusive of many aspects of recreation and should be more diverse than simply baseball and softball fields.

## **Economic Impact**

It was recognized that the recreation industry and the ability to bring out-of-town “sports tourists” to this complex will create a significant economic impact for the Parish. This influx of out-of-Parish income will enhance the feasibility of the development and sustainability of the park.

## **Site Viability and Suitability**

In order for the project to be viable on this site, the land to be purchased needed to be appropriate for the proposed uses and had to be able to provide for a park that would meet the needs of the community. The land had to have appropriate access to infrastructure and access to public roadways, be of the appropriate acreage, and be compatible with the surrounding uses. The feasibility of the site and all items needed to be assessed before the Parish completed the purchase.

# GOALS

## **Trustworthy | Honest | Sincere**

Terrebonne Parish Recreation District 2-3 relies on a strong reputation for good stewardship of public trust and funds. The Steering Committee conceived of the Park Master Plan as a tool to provide strategic and visionary planning for the development of both programs and facilities within the Parish. The overarching effort is to create “top-notch” recreation programs and facilities that are integral to community life, and to build on the unique assets and character of Terrebonne Parish. The park will also provide a destination of quality for visitors through the reputation of the warm and friendly nature of the area.



# PLANS

The plans developed as part of this project are responsive to the goals and the design program developed in the feasibility study phase of the project. Several different options were explored to completely study the feasibility of the land. These options were vetted with the Steering Committee, stakeholders, and the public, and then revised accordingly. Finally, the Master Plan was developed based upon the feedback from the Steering Committee, stakeholders, and the public. The process recommended the purchase of 114 of the 154 acres, as well as an option to purchase the remaining acres. The Final Master Plan will be successful with or without the purchase of the additional acreage.

# OBJECTIVES

This document provides a guide for future developments in a manner that preserves the unique character and history of this community within Terrebonne Parish. Further improving the image and vitality of Recreation District 2-3, the plan also includes leisure and recreation opportunities for community members of all ages and abilities. Recreation and leisure activities are closely linked with quality of life perceptions. The vision for the park will inspire pride within the community, encouraging long-term private sector investment and sustained economic development. This Master Plan is an adaptable tool for developing the park and working with local, state and federal agencies as partners in achieving the visionary goals of the Master Plan.



# PROCESS - feasibility

In developing this Master Plan, the Terrebonne Parish Consolidated Government and Recreation District 2-3 have taken many steps to ensure that the planning effort reflects the community's commitment to improving the quality of life in the region. These steps have included interviewing and selecting the consultant team, creating a Steering Committee for the project, conducting a series of stakeholder meetings and public workshops, and assessing potential property for purchase. In order to determine the feasibility of the proposed property and the project, the recreational need and demand of the Parish and Recreation District had to be determined.

A facility inventory of Terrebonne Parish was completed prior to soliciting public input and prior to developing the Master Plan. The results of the facility inventory helped to identify recreational amenities of need within both the Recreation District and the Parish. The recreation sites within Recreation District 2-3 were analyzed for quality and quantity of existing facilities. This analysis indicated that facilities within the district were well maintained and well run. However, consolidation of some uses into a single, more diverse destination for tournaments was needed. The study also indicated that most of the parks in the District were neighborhood-oriented. It became evident that there was a lack of destination-type recreation areas that provide many of the other facilities and programs that were desired as indicated in the Statewide Comprehensive Outdoor Recreation Plan (SCORP), as well as the local study, Vision 2030 Comprehensive Plan Update.

The proposed site was analyzed for location and access, context within the community, vegetation, drainage and visual quality. This analysis indicated that the major portion of the land, approximately 114 acres, was suitable as is, and a smaller portion, approximately 40 acres, was low and may require improvements prior to development. While the 40 acres provided potential uses for stormwater mitigation, nature-based recreation activities and a second entrance to the site from the new Valhi Boulevard extension, the low elevations warranted further study and would likely effect the value of those acres.

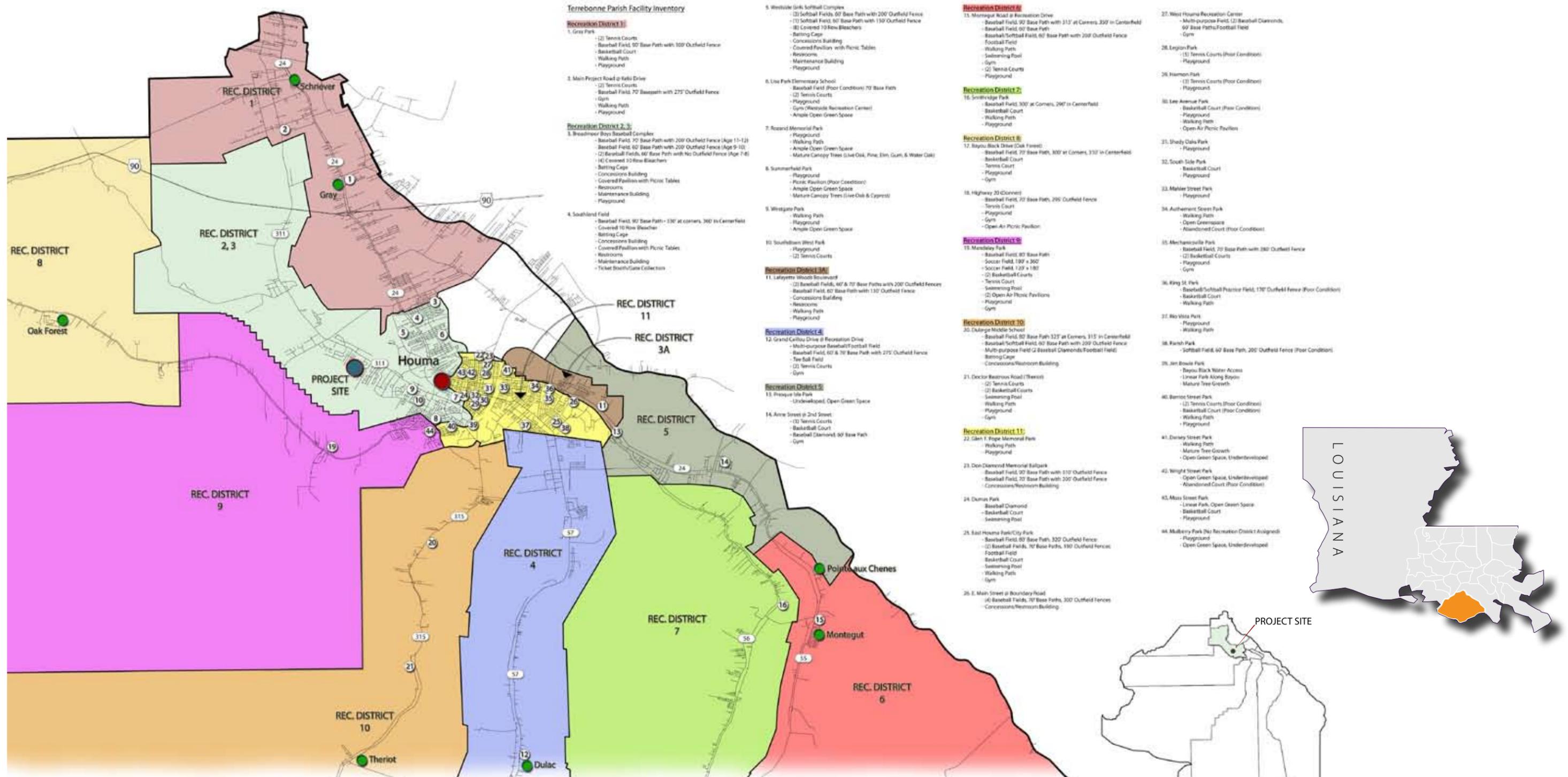
The site and recreational analysis was presented to a group of stakeholders in order to solicit input from groups that would be major users of the park or would be directly effected by its development. From this meeting and the analysis of the recreation in the Parish, a design program for the potential park was developed. The program includes the facilities and programs that need to be provided at the park.

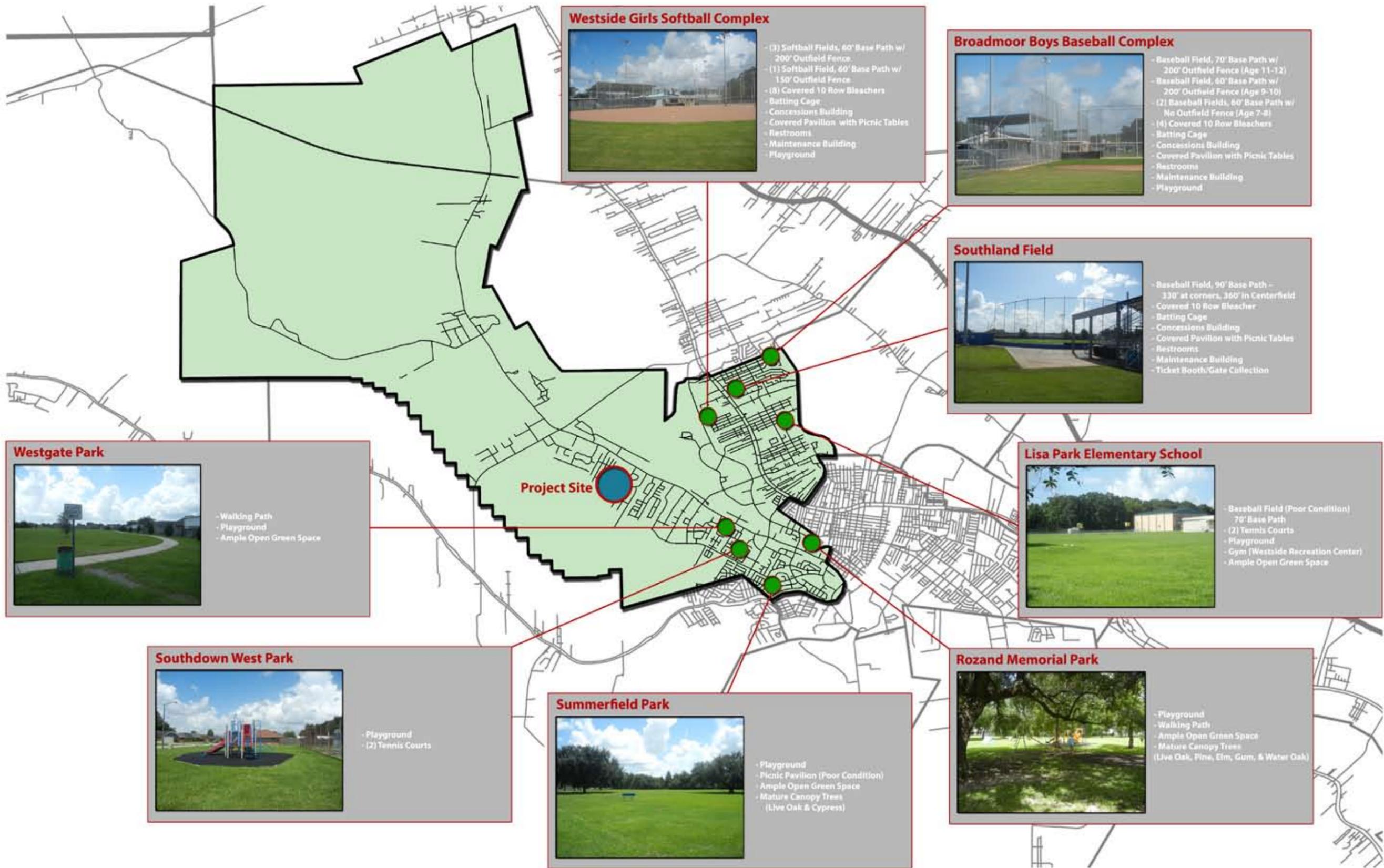
Using the program, three schematic plans were developed to determine the potential for the property and presented to the Steering Committee for input. A preferred plan was completed and deemed to be the most feasible. This plan was completed in a manner that would allow a functional park with or without the additional acreage. This produced the Preferred Plan and a Conditional Master Plan.

Ultimately, the recommendation was made to purchase the 114.3 acres, and obtain an option to purchase the remaining 39.9 acres after further study and valuation.

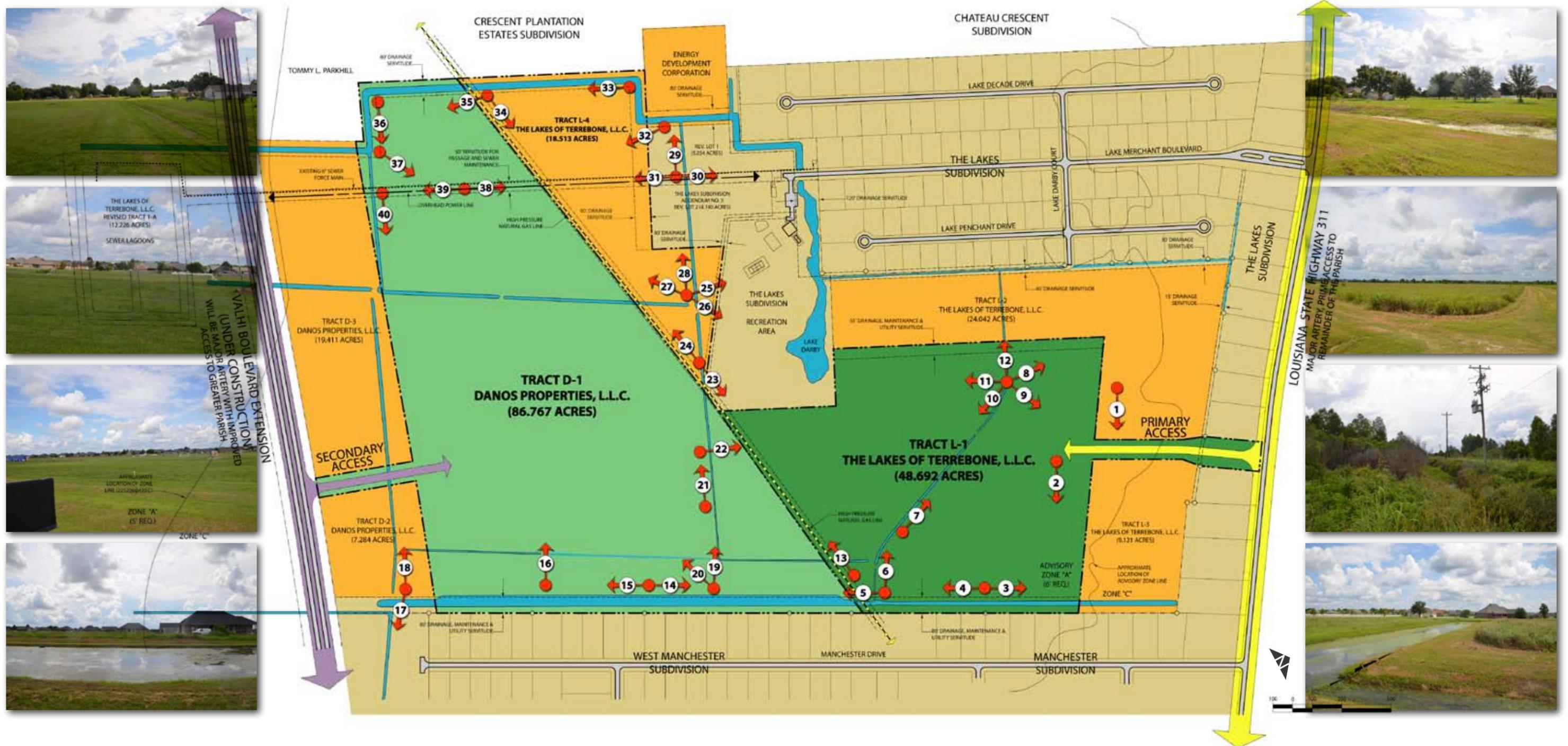


While the economic level of the area is not particularly low compared to other regions, it is fast growing and under-supplied with recreation amenities. Even though Recreation District 2-3 has several well-maintained and well-used parks under their management, the sites are spread out and generally provide youth sports, and some are simply small neighborhood playgrounds. This park will better serve the entire Parish with a consolidated multipurpose recreational facility. With many new families and children in the parish, as well as some retired professionals, there is significant need for this expansion of the park.





A field inspection of the property revealed little to no outstanding existing site features. The existing 154.2 acres studied are comprised previously cultivated agricultural land. Outside of a handful of semi-mature Live Oaks, all other plant and vegetation growth consists of early succession plant material. Generally speaking, the site slopes from north to south, and the property drains into existing drainage ways along the east and west sides of the park via drainage ditches that were used to drain the previous agriculture field. The site is bounded by residential development on the east and west sides, future neighborhood commercial development on the south side, and the existing park acreage and residential to the north. The highest and best use for this acreage is outdoor recreation.



**RECREATION OFFICE** This building (approximately 5,000 – 7,500 square feet) would house offices for Terrebonne Parish Recreation Department, as well as an office for Recreation District 2-3. Additionally, the Houma – Terrebonne Soccer Association has expressed interest in leasing an office space in the building. Potential amenities could include a conference/meeting room which could be reserved for public meetings (25-75 people), restrooms, and storage. In an effort to consolidate buildings on the site, depending on the location of the building, it could also serve as the main cooking kitchen and cold storage facility.

**GYMNASIUM** Recreation District 2-3 expressed the need for a gym or double gym (20,000 – 25,000 square feet) on site to support various indoor recreation programs including boys and girls basketball, volleyball, and cheerleading.

**MAINTENANCE FACILITY** This building would house all necessary equipment to support day to day maintenance of the park and would include a fenced yard for material storage and garbage enclosure. The building would include office space for maintenance staff, restrooms, and a shower area. The building will be sufficiently screened from high-use areas. (Total area for maintenance facility and grounds +/- 10,000 square feet.)

**BASEBALL & SOFTBALL** Recreation District 2-3 has requested (2) softball quads – 200’ outfield fences, (2) boy’s baseball quads – 300’ outfield fences and (2) high school baseball fields (+/-315’ outfield corners and +/-365’ centerfield fence.) Due to space limitations and potential efficiencies in cost, the design team recommends the consideration of (3) groups of five fields, as well as (2) high school baseball fields. Each individual 5-plex or quad would have its own restroom facility and central covered pavilion.

- Baseball 5-plex – (5) fields with 300’ outfield fences, 60’ and 70’ adjustable base paths, permanent pitching mounds, and temporary outfield fences.
- Softball 5 plex – (5) fields with 300’ outfield fences, 60’ and 70’ adjustable base paths, and temporary outfield fences. With temporary mounds, this complex could also accommodate baseball.
- Multipurpose 5 plex – (5) fields with 300’ outfield fences, 60’ and 70’ adjustable base baths, temporary pitching mounds, and temporary outfield fences. This complex could accommodate baseball or softball, depending on type of tournament/demand.
- High School Baseball – (2) fields with 90’ basepaths, +/-315’ outfield corners and +/-365’ centerfield fence.

**SOCCER FIELDS** Approximately 17 acres of field space will be devoted to soccer, with room allowed for future expansion. Field layout will be multipurpose in nature and allow different age groups to play on an individual field, depending on how the field is striped. Also, a multipurpose field layout offers tournament organizers greater flexibility, depending on age groups participating in the tournament.



**TENNIS COURTS** The proposed tennis complex (90,000 square feet) would include 8 tennis courts, court lighting, shade pavilions, restrooms, raised viewing platform, and amenities.

**SAND VOLLEYBALL COURTS** A designated area (+/-16,000 square feet) with 2 sand volleyball courts, underground drainage, and a small shade pavilion is included in the Master Plan.

**COMMUNITY LAWN** Day to day, the community lawn would serve as large open green space within the core of the park. The community lawn (2-3 acres) would also serve as a multipurpose amenity within the park, with the ability to serve as overflow parking if needed. Additionally, the community lawn could also accommodate a large-scale planned event such as a festival, or serve as a gathering space for local school, church, or youth organizations.

**WALKING & BIKING PATH** A perimeter loop path is planned around the site for park users to easily access various sports complexes and other proposed site amenities. Additionally, it will serve as a combination walking, running, and biking path, and will tie into the region’s bike trail network.

**PLAYGROUND & SPLASH PAD** Playground(s) will be located near high-use areas such as baseball, softball or soccer complexes and convenient to nearby parking. A splash pad will be included near planned retention ponds to help reinforce a water theme and consolidate water-based activities.

**SKATE PARK** This is something of a low priority as there is a planned skate park in Recreation District 2-3 at another facility. However, given the growing popularity of the sport, an additional facility should be given consideration as part of the proposed park Master Plan.

**DOG PARK** A fenced area with ample space for dogs to roam will include a central shade pavilion and bench seating for visitors.

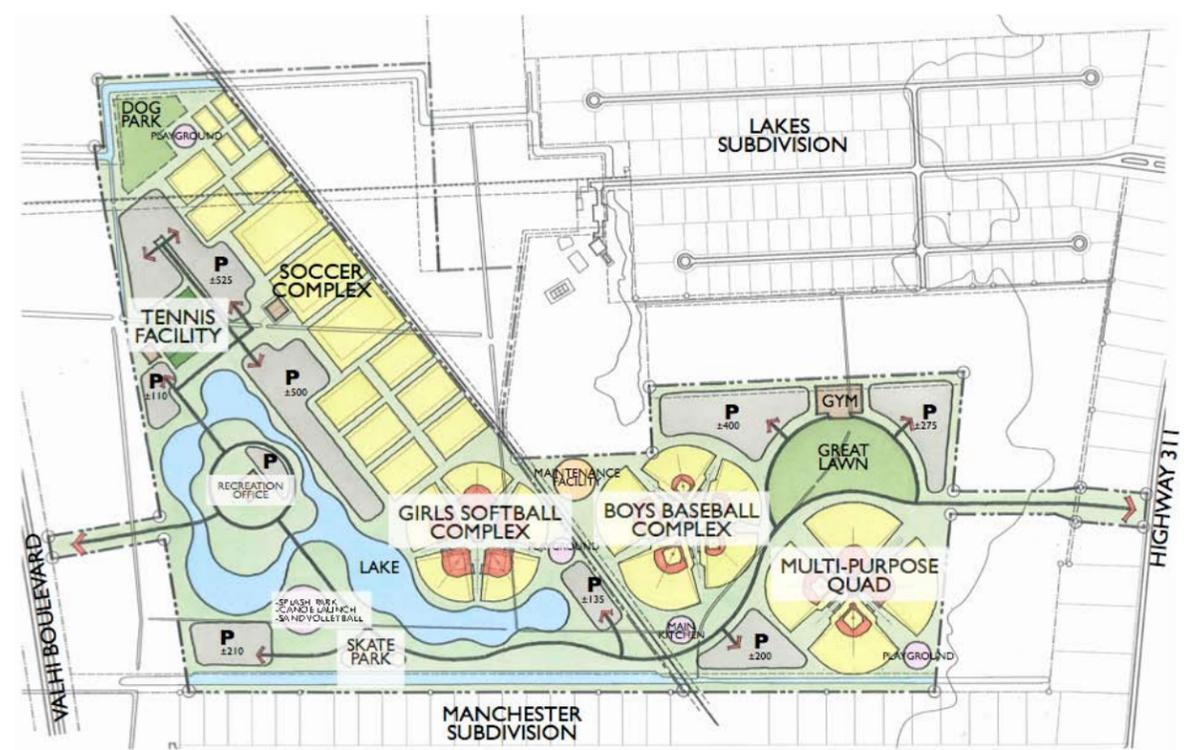
**RETENTION PONDS** Retention ponds and drainage canals will be utilized throughout the property to not only manage stormwater, but also to provide additional recreational amenities within the park including canoeing and fishing. Pier(s) will be included as an amenity along the pond’s edge for fishing and launching canoes. A small storage building for canoes and boats in close proximity to the proposed water body should be considered.

**PARKING** National recreation standards advise that 50-60 parking spaces be provided per athletic field. However, overflow parking can be utilized at other venues on the property as long as there are no scheduling conflicts and the sports don’t overlap. Additionally, fiber reinforced turf parking can be utilized as overflow for large events. Reinforced turf parking allows for a greener park and also drastically reduces the amount of impervious paving and helps reduce runoff.





After meetings with the Steering Committee and stakeholders, the design team studied the feasibility of the property and determined the areas to be developed. Three options were created on 135.5 of the potential 154 acres. These potential layouts proposed the desired programs and facilities that were indicated in the design program. These were presented to the Steering Committee and designs were further revised into a fourth, preferred plan.





Based on the feedback from Steering Committee meetings, a Preferred Plan was developed to further study the potential of this site and to ensure that the site was well located, appropriate for the use, and that a park developed on this site would provide the desired elements of the Design Program.

However, at this point in the process the issues of low elevation areas on 40 acres at the southwestern part of the site were still unresolved. The key elements of the plan in these potentially low areas were the extension of the main road through the park to create a second entrance on Valhi, the creation of a large lake for fishing and paddling, an expanded Great Lawn for public gatherings, green trails, and the potential for enhanced stormwater management for the entire watershed.

During the stakeholder meetings, it became evident that the need for a secondary entrance to ultimately become the main entrance was a high priority for most of the groups. In addition, the lake and trails seemed to be a desired element by the stakeholders, as well as the State Comprehensive Outdoor Recreation Plan and in the Vision 2030 Comprehensive Plan Update. This acreage provides for the most complete and successful plan.

At this point the remaining 18.5 acres was considered for potential acquisition in lieu of the 40 acres with low elevation.



The recommendation of the Feasibility Study was to acquire the entire 154 acres, but since the lowland issue was still under review, a Conditional Master Plan was developed to ensure that the site and project were in fact feasible, assuming the issues on the 40 acres could not be resolved. This plan utilizes the 18.5 acres instead of the low elevation areas. It provides a successful park layout, one that is a feasible option. However, it does have some shortcomings compared to the Preferred Plan.

After assessing both options, and negotiating with the property seller, a mutual agreement was made offering the 114.3 acres for purchase immediately, with an option to purchase the remaining 39.9 acres once the lowland issues are resolved. This long-range plan prefers obtaining the entire 154 acres to develop the park.

Based upon the findings and recommendations of the Feasibility Study, the Parish purchased the 114.3 acres of property in December of 2012, and maintains the option to purchase the additional property.

The next step in the planning process was the inclusion of the public for input and the completion of the Final Master Plan.



# PROCESS - master plan

The next phase of work was the creation of a long-range development plan for the park. Originally called the Field of Dreams, after completion of feasibility and programming phases, the project now was being seen as a more inclusive and diverse recreation area. In addition, the State Comprehensive Outdoor Recreation Plan (SCORP) and the Parish's Vision 2030 Comprehensive Plan Update indicate the desire for passive and nature-based recreation opportunities. The Preferred Plan responds to these aspects of the study and, because of the diversity of recreational opportunities offered by the plan, ideas for the renaming of the park were discussed. Inspired by the new branding and logo efforts that were recently completed by the Parish which produced the "Terrebonne Parish - Louisiana's Bayou Country" brand, the new name "Bayou Country Sports Park" was adopted.

The next step in the process was the inclusion of the public and their expressed needs and desires into the master planning process.

## PUBLIC INPUT

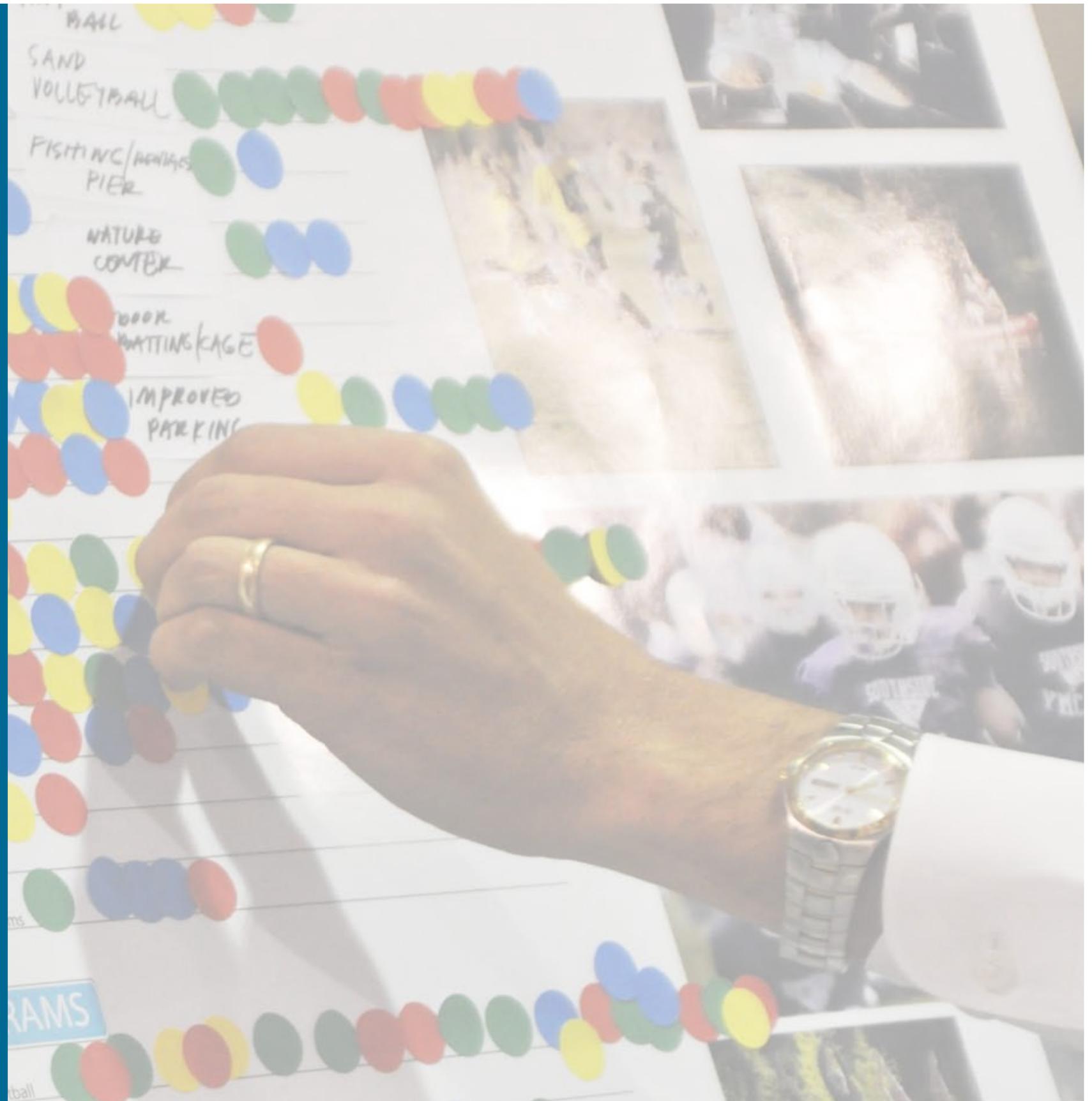
An integral part of the planning process is mobilizing the public in creating a collaborative vision for the development of a long-term recreation plan. The first public workshop provided a forum for moving individual ideas forward and developing collective solutions to the problems and opportunities unique to Bayou Country Sports Park. At the workshop, fragments of ideas and solutions were pieced together, with the designer bringing experience from other locations and situations to form solutions to local problems in a local context.

Taking place at the Houma Municipal Auditorium in October 2012, the workshop had approximately 60 participants. This type of public forum has the dual advantage of giving the designers and the Steering Committee immediate feedback and input on the items presented, while at the same time including the participants in the authorship of the Master Plan.

First the process to date was presented, along with the presentation of the benefits of parks to the community. The value of public recreation, economic impact, and quality of life were outlined to the participants. The study of the feasibility and the recommendations to date were publicly displayed, along with the plans that indicated the feasibility of the site.

After the presentation, there were opportunities in small groups for input and "dot polling" of facilities and programs desired. Paper surveys were distributed at the meeting, as well as online and through mail-outs, in order to provide statistical data for use in the preparation of the Final Master Plan. The Parish Planning Department created a project webpage to display plans and allow for public comment.

All questions and comments were answered and noted for the next phase of design.



# PROGRAM RECOMMENDATIONS

## DISTRICT-WIDE SUMMARY SCORP

Health and wellness are central concerns for all residents of Louisiana and are the prime reasons for recreational activities. The top recreational activities are fitness focused - walking, bicycle riding, swimming, and running or jogging. These activities accounted for 51 percent of all the recreation occurrences in Louisiana from 2002 to 2004, according to the Statewide Comprehensive Outdoor Recreation Program (SCORP). This emphasizes the importance of the Master Plan to identify connections to the existing designated bike trails on Highway 311 and Valhi Boulevard and to other regional recreation systems. Louisiana has a high population of residents and visitors who enjoy outdoor activities such as fishing and hunting, along with wildlife watching. According to a 2003 survey by the SCORP, 54 percent of the population participated in wildlife-associated recreation, while 20 percent is the national average. The SCORP also surveyed the top ten recreation activities enjoyed by Louisiana residents which included attending outdoor events, walking for pleasure, swimming in a pool, freshwater fishing, picnicking and many other non-programmed sports activities. This suggests that while Recreation District 2-3 currently provides for active youth-based recreation, the need to plan for more passive recreation must reflect the real activities desired by the majority of residents as outlined in SCORP and in the Parish's Vision 2030 Comprehensive Plan Update.



The region is attractive to families with young children, suggesting the need to strengthen the traditional youth sports-related programs and facilities and explore how these facilities may have a shared use of restrooms and other amenities.

The Bayou Country Sports Park operates as this type of shared-use facility, with the restrooms and picnic facilities to be used by both youth activities and by the more passive recreation activities of walking, biking and wildlife watching provided along the trail system.



## SPORTS /CULTURAL TOURISM

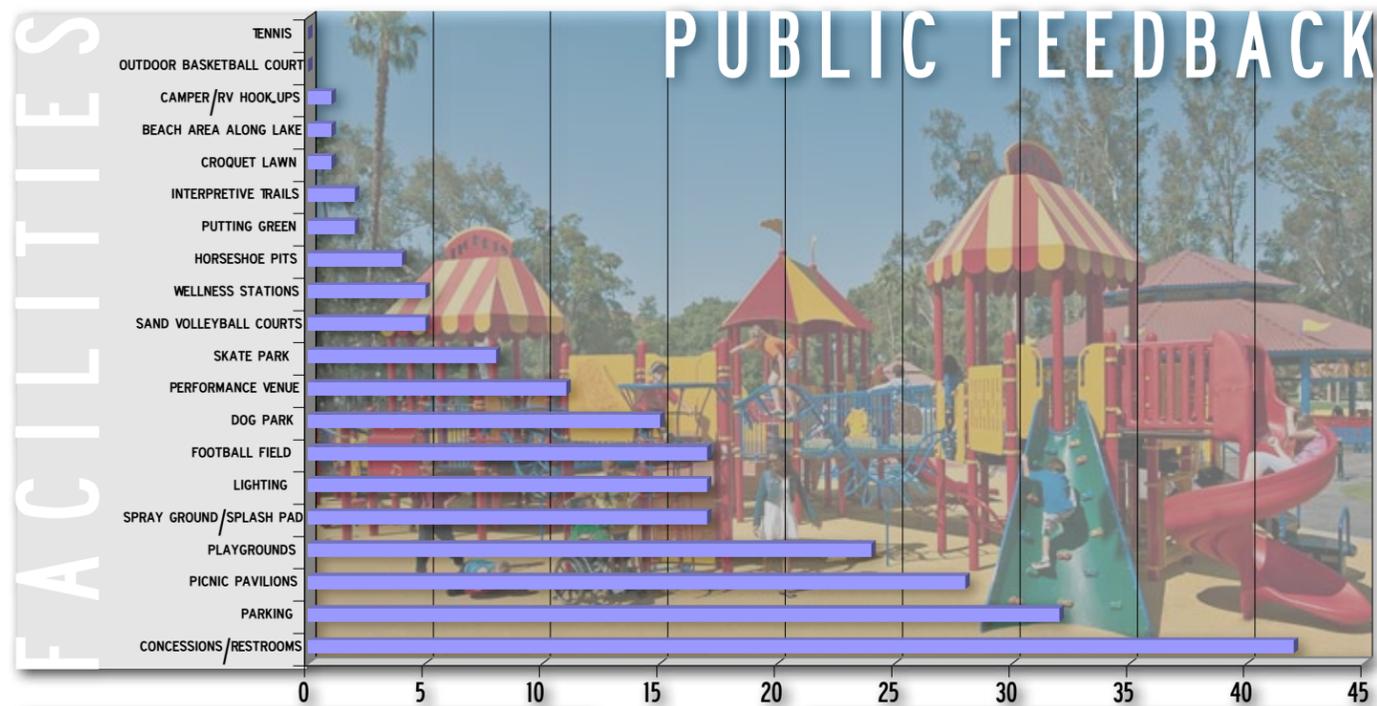
The new and growing trend of traveling youth and adult sports teams has in many cases become a cottage industry for economies throughout the South. Traveling teams from out of town bring outside dollars into local economies on a staggering level. The opportunity to compete in this marketplace is directly related to the facilities that are provided. The preferred tournament venues include basic layout requirements of clustered fields and, most importantly, well drained, high-quality playing surfaces. In addition, ample and clean restrooms and well-stocked concessions areas are important to tournament directors. Other on-site amenities, such as splash pads, gathering pavilions and playgrounds are added advantages for these venues. Other cultural activities such as entertainment venues for music or food festivals are potential tourism draws. Ultimately, it is important to understand that facilities for action sports, baseball/ softball and soccer, endurance sports, and beyond, are all potential engines that can help add to the local economy. The key is to design a facility that first satisfies the recreational needs of the citizens of Terrebonne Parish, and that also creates a venue that will draw these tourism dollars.



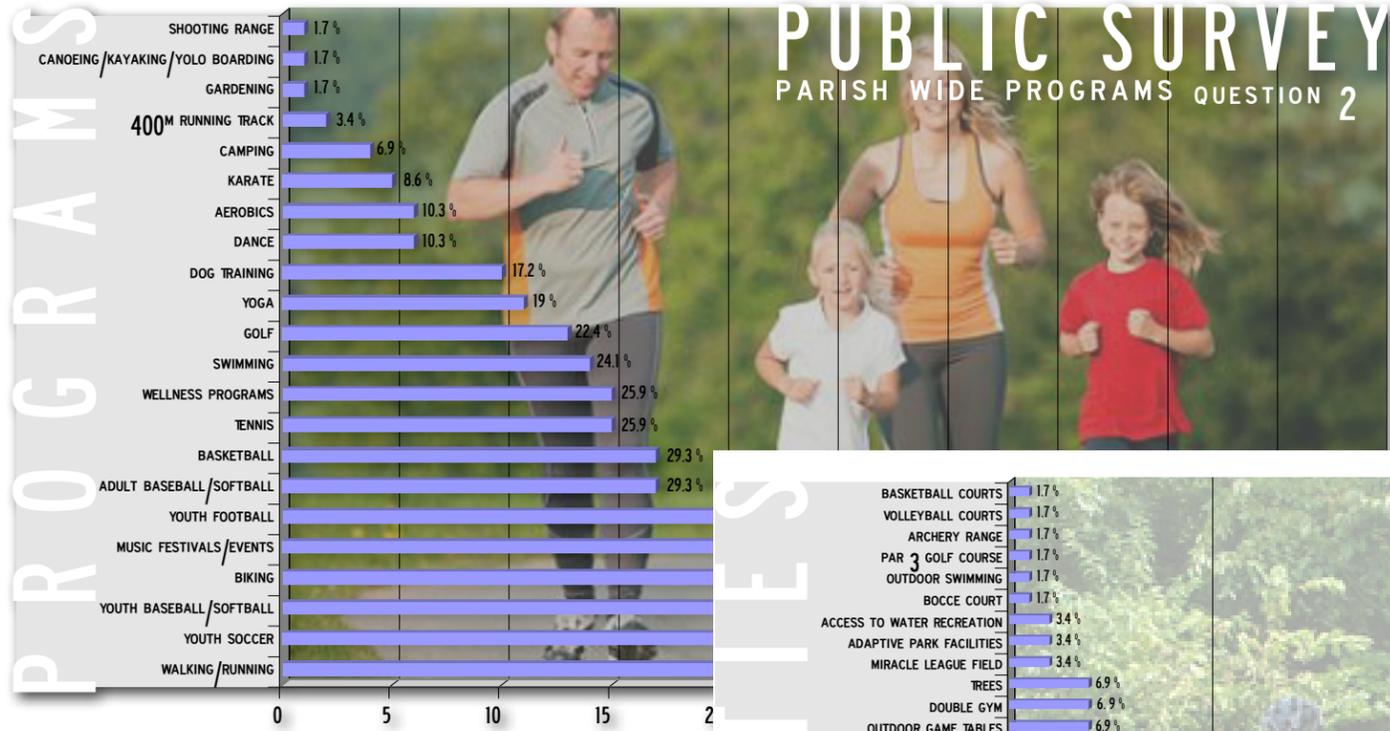


# SUMMARY

The planning process yielded a more comprehensive approach to outdoor recreation than the original idea to have the park serve as a baseball and softball facility. The new park will be more than simply a sports park, but will be a multipurpose, complete recreation area. What was learned from the public feedback, along with feedback from the committee members and stakeholders, was that residents want to focus on traditional youth sports such as soccer, baseball, and softball, as well as other leisure and recreational activities. The highest priority was for event and restroom facilities that will support the visitors that come to the park for games and tournaments. Walking, biking, and nature trails were the highest priority for activities on the property. Also desired, but less of a priority, were parking, children's playgrounds, picnic pavilions, a swimming facility, dog park, water sports recreation, tennis, and volleyball.



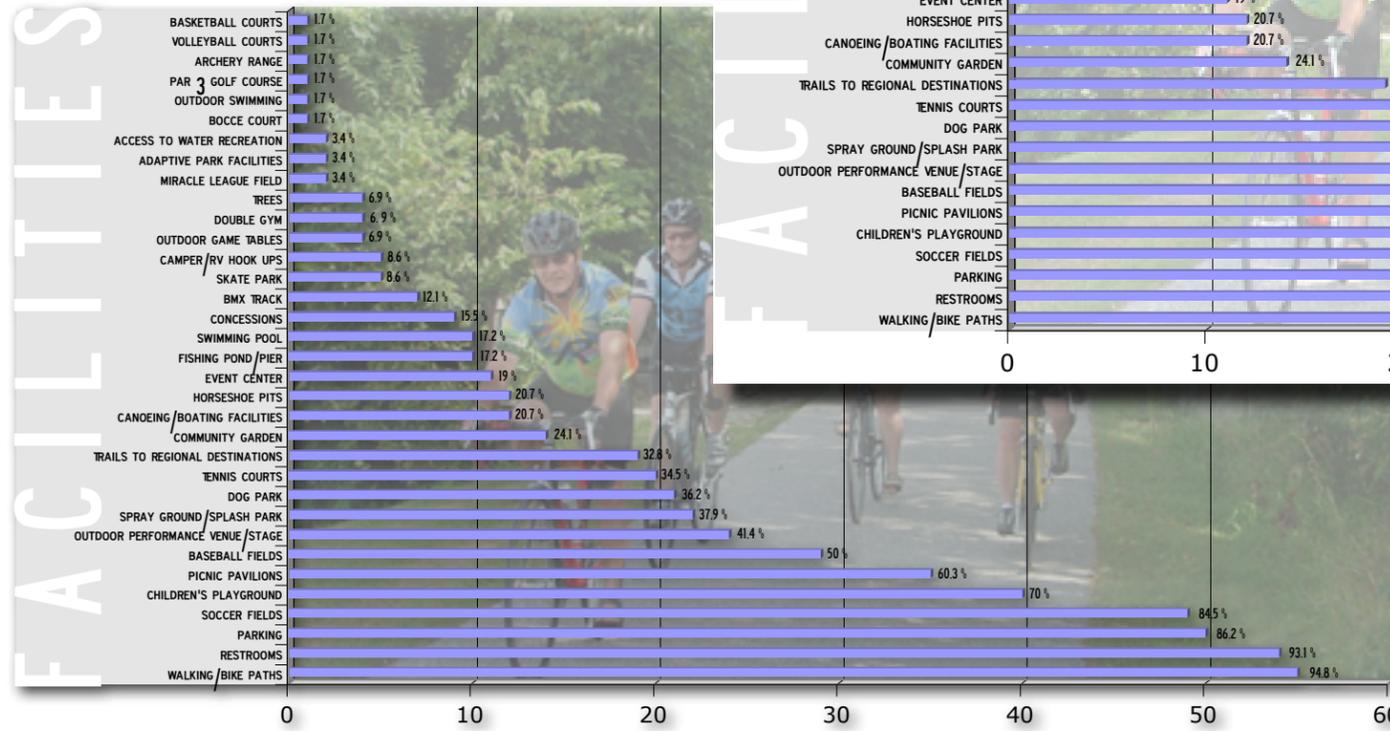
# PROGRAMS



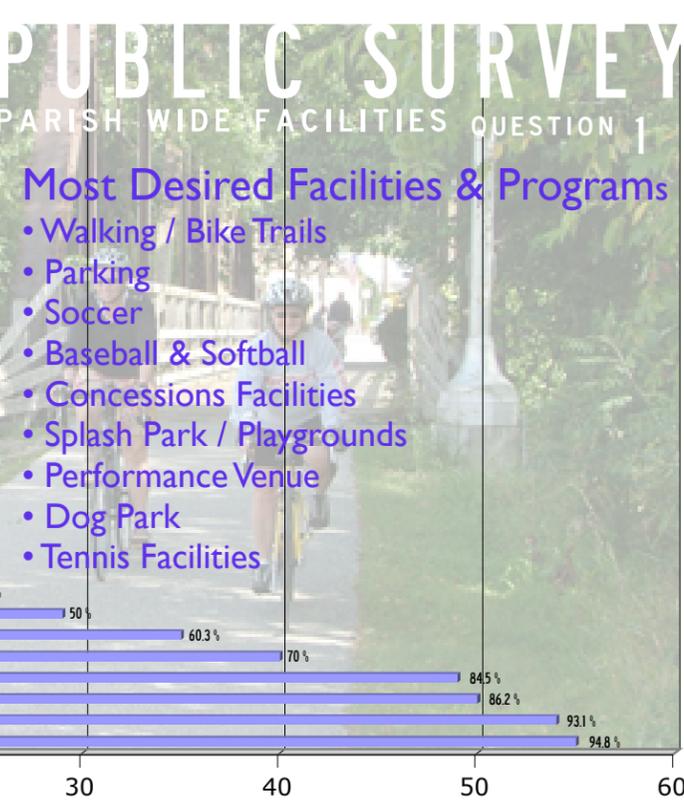
# FACILITIES



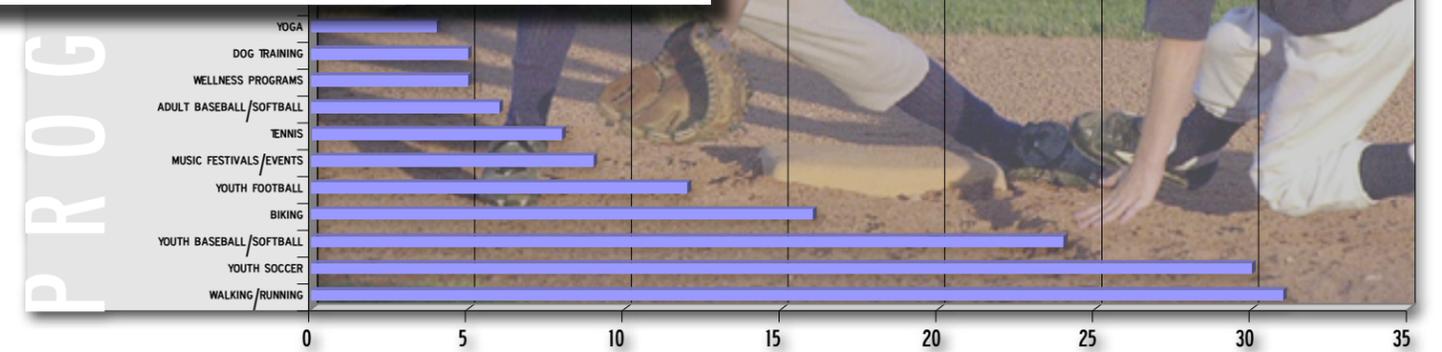
# FACILITIES



# PROGRAMS



# PROGRAMS



# THE MASTER PLAN

The Master Plan responds to the needs and desires of the Steering Committee, the stakeholders, and the community as determined by the series of meetings, surveys and interactive public planning. The focus of the plan is family-oriented activities such as youth sports, playgrounds and family use areas, gymnasiums, entertainment venues, and walking and biking trails. In addition, the plan supports nature-based passive recreation and has great potential as a stormwater mitigation site for the nearby drainage basin.

A new road is proposed entering from LA Hwy 311, through the park to the new extension of Valhi Blvd. This road, with generous curves to slow traffic, serves the main parking and recreational areas of the site. The proposed entrance from Valhi will ultimately become the main entrance to the park. Three bridges, one at each entrance and one centrally located on site, will cross the water features and allow boating activities to pass below. A walking/biking trail will parallel the road and ultimately connect to other parish trails to be developed to provide multimodal access to the park. This path will feed a secondary trail and path system that will connect the recreational amenities of the site together.

The plan includes a five-field softball complex, a five-field baseball complex, and a multipurpose quad providing dual use softball and baseball fields. These venues all are designed to be sand-based premium fields to allow for quick drainage and minimal rainouts. Each grouping of fields has its own pavilion with ample restrooms, a concessions serving area, and storage. The center of each complex is planned to be raised, with bleacher seating, shade structures, and large reinforced turf areas for lawn chair seating. Close to these venues is the main park office building. This building houses the main cooking kitchen and a concessions service, restrooms, Park and Recreation offices, meeting rooms and other ancillary space. Ample parking is located near each venue. A new skate park is planned for this area as well.

The soccer complex includes 17 high-quality fields of various sizes, a main pavilion for restrooms, and concessions-serving area. Several smaller pavilions are located around the soccer area. Near the fields are a playground and a dog park with small and large dog separation. Parking for the soccer complex is continuous along the soccer fields to provide close parking to the playing area.

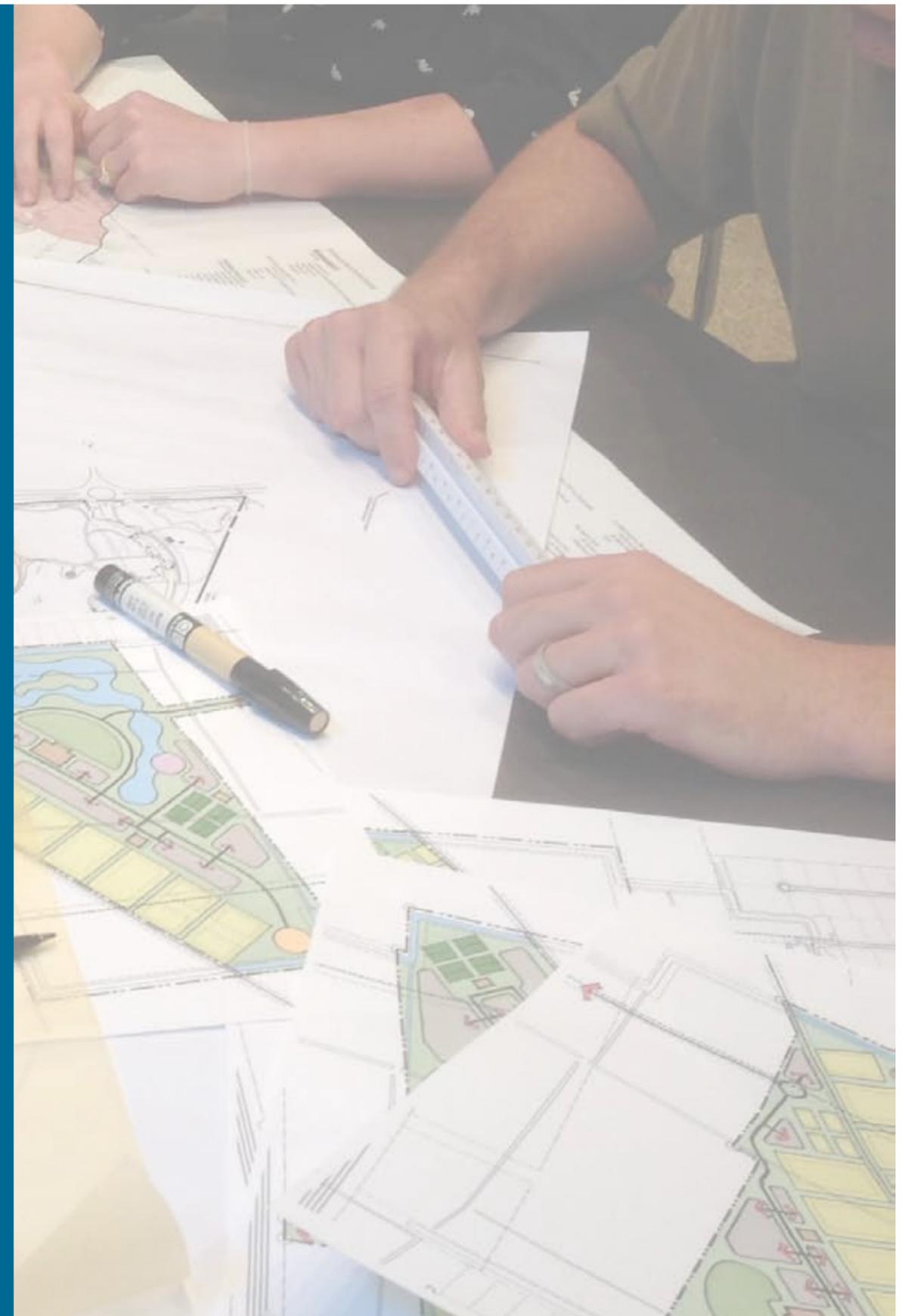
The tennis center includes 8 hard courts in a paired configuration, shade pavilions, and a clubhouse building. The clubhouse will house the pro shop, restrooms, meeting rooms, and a concessions café. An elevated viewing deck on the second floor allows good views to all courts. The complex will be suitable for league, recreation and tournament matches.

A family day-use area and a water sport activity center are both lakeside in two separate areas of the main lake. The family area includes a large playground, splash pad, pavilion with restrooms, and concessions serving area. Several small pavilions are included around the area. A sand beach and fishing pier create easy access to the water-based activities — fishing, canoeing, and kayaking. The water sports activity center will house boat rental storage, sand volleyball, and other activities suited for older children and adults. This area is separate from the family day-use area, as the age of the primary user is different.

The Great Lawn and Recreation Center provide a main public gathering space for casual play, overflow field sports, and entertainment space for concerts, fairs and festivals. The Recreation Center is conceived to be a multipurpose building with two gymnasiums, meeting rooms, health and fitness opportunities, and a potential performing arts venue. The southern side includes an elevated covered area that will double as a stage for performances directed towards the Great Lawn.

On the lower portion of the park, in the lowland areas, are ample trails, paved and unpaved, for walking, biking, cross-country, and disc golf activities. This area will be maintained in a more natural state and will work in concert with the main lake to control stormwater runoff and mitigation.

The plans include major tree planting and some fencing to subordinate the edges of the park from the surrounding neighborhood areas.





- A** GIRLS SOFTBALL COMPLEX
- B** MULTIPURPOSE SOFTBALL /BASEBALL COMPLEX
- C** BOYS BASEBALL COMPLEX
- D** SKATE PARK & PLAYGROUND
- E** FAMILY DAY USE AREA  
SPLASH PARK, PLAYGROUND, PICNIC PAVILION, BEACH AREA & RESTROOMS
- F** TENNIS COMPLEX (8 COURTS)
- G** SOCCER COMPLEX
- H** RECREATION CENTER  
TWO COURTS, MEETING ROOM, MULTI PURPOSE RECREATION ROOM
- I** WATER BASED RECREATION AREA  
CANOE RENTAL, SAND VOLLEYBALL, CONCESSIONS, & RESTROOMS
- J** DOG PARK

MAIN CONCESSIONS BUILDING AND KITCHEN ALONG WITH RECREATION OFFICE



The Preferred Master Plan recommends the purchase of 154 acres to be developed as indicated below. Approximately 114 acres are to be purchased. Forty acres, indicated in the shaded area, are optioned for purchase after further study of lowland issues. The additional 40 acres are an important part of the overall plan, as they will provide a second entrance, water and nature-based recreational opportunities, and stormwater mitigation possibilities.

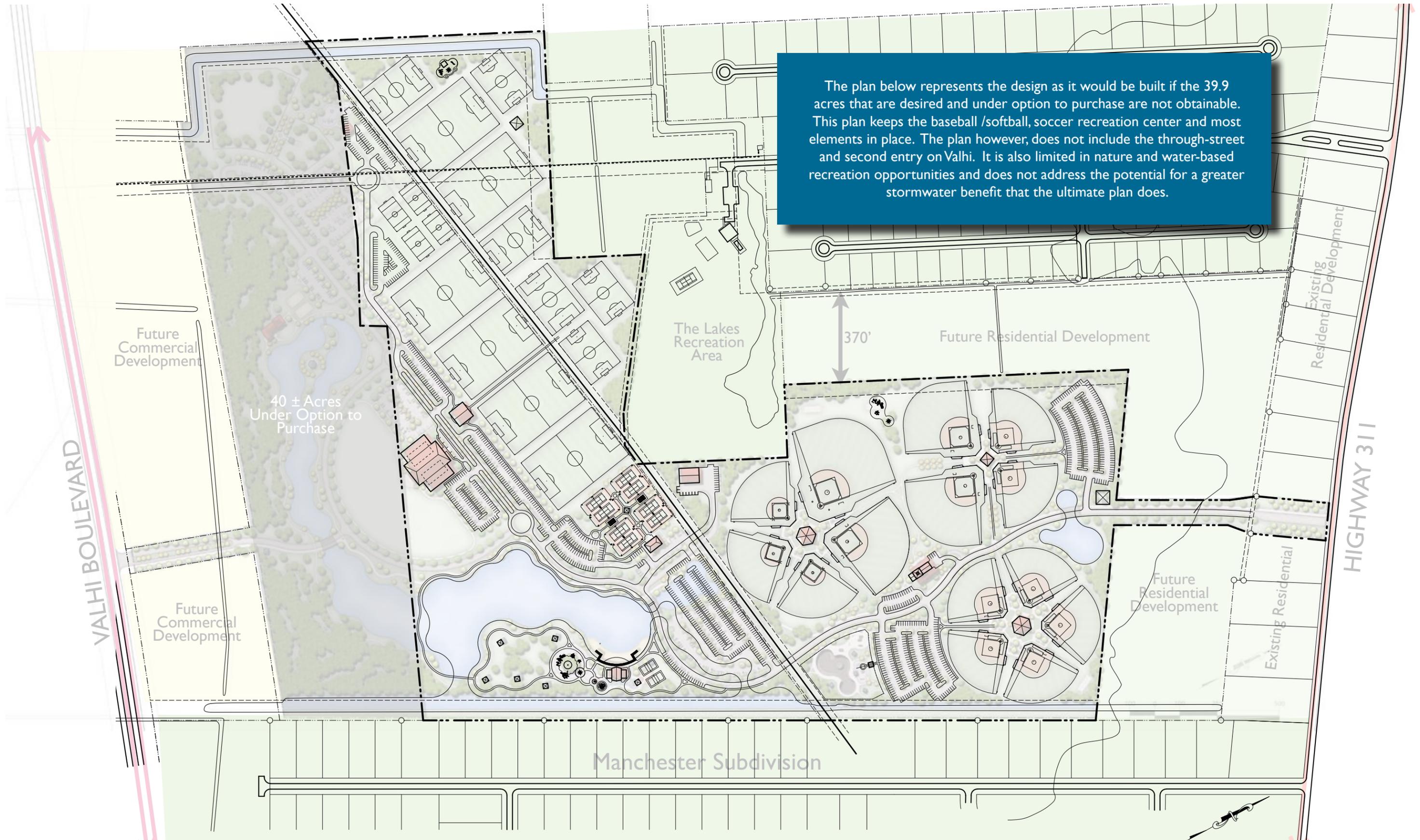
370'

VALHI BOULEVARD

HIGHWAY 311

Manchester Subdivision

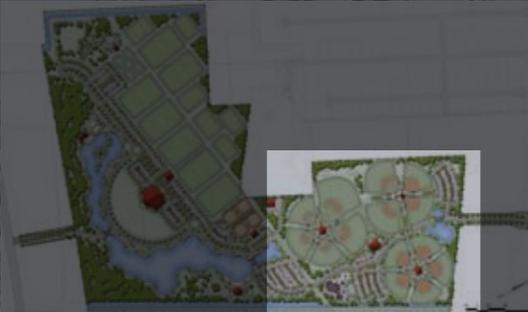




The plan provides for a new entry from LA 311 into Bayou Country Sports Park. Across the entry bridge are the softball and baseball facilities which will serve local league programs' tournaments. The facility features a five-field softball complex with 210' outfield fences and a five-field baseball complex with fields ranging from 200' to 315' fences. An additional multipurpose quad offers flexibility, with two all-skin infields and 210' fences and two grass infields, adjustable base paths and temporary fences. Each quad contains its own shaded pavilion with restroom and concessions service. All of these fields are planned to be sand-based, drainable fields with premium materials and construction. Centrally located is a main cooking pavilion, Recreation office building and meeting rooms. In the general area of the baseball /softball facility is a skate park and playground, conveniently located near the high-use areas.



**KEY PLAN**





VIEW OF BASEBALL AND SOFTBALL COMPLEX LOOKING SOUTHWEST





VIEW OF CONCESSIONS AND MAIN PARKS RECREATION OFFICE LOOKING SOUTHWEST





DETAIL VIEW OF TYPICAL BASEBALL OR SOFTBALL COMPLEX



A new entrance from Valhi Blvd. will allow for a second entrance to the park and a main drive through it. The central feature of this new entrance is the Great Lawn, which serves as an open space for events, festivals, music performances, and other community activities. The new entry will ultimately become the main entrance to Bayou Country Sports Park, as traffic and access will be better from the Valhi corridor. A new 20,000 square-foot multipurpose gymnasium acts as the backdrop to this expansive area and also supports indoor sports such as basketball, volleyball and cheerleading.

To the north of the Great Lawn, the plan provides for a new soccer complex with 17 soccer fields of various sizes, along with associated facilities. The main walk/bike path follows the roadway through the park to LA 311, providing connectivity to potential parish-wide greenways. The lower portion of the site provides secondary trails around the lake, some of which are green trails and can be used for cross country and other endurance sports.

The lake provides for water-based activities and includes an area for boat storage, sand volleyball, horseshoes, washers, and bocce ball games. The entire lake system and natural areas are proposed as watershed-wide stormwater management improvements.

**KEY PLAN**





VIEW OF LAKE, RECREATION CENTER AND GREAT LAWN LOOKING WEST





VIEW OF MULTIPURPOSE STAGE AT GREAT LAWN





VIEW OF LAKE, RECREATION CENTER AND GREAT LAWN LOOKING NORTH



A new family day-use area is planned for the park as a draw for families and children from around the Parish. Water plays a vital role within Terrebonne Parish, so it was important to utilize the site's stormwater as a recreational amenity. The family day-use area provides direct access to the lake and water-based activities like kayaking and fishing. The sandy beach allows access to the lake.

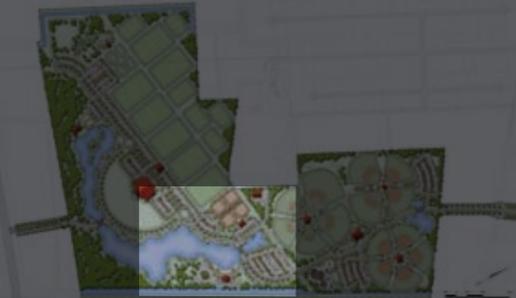
In addition, a destination picnicking area, playground and splash pad are planned. The expanded walking trail surrounds the lake and offers scenic views of the park.

To the north the tennis complex provides new tennis facilities with 8 courts, a clubhouse for proshop, restrooms and small snack bar. The facility will be adequate for recreational, league and tournament play.

Centrally located to the entire site is the maintenance facility.



### KEY PLAN





VIEW OF FAMILY DAY-USE AREA LOOKING NORTH





VIEW OF TENNIS COMPLEX LOOKING SOUTH



## Final Master Plan

ITEM	TOTAL
Girls Softball Complex	\$ 1,400,000.00
Boys Baseball Complex	\$ 1,750,000.00
Multipurpose Baseball & Softball Complex	\$ 1,000,000.00
Skate Park	\$ 1,485,000.00
Playground at Skate Park	\$ 125,000.00
Soccer Complex (854,100 sq. ft. field area)	\$ 1,750,000.00
Playground at Soccer Complex	\$ 125,000.00
Dog Park(s)	\$ 75,000.00
Tennis Courts and Tennis Center	\$ 800,000.00
Maintenance Facility	\$ 65,000.00
Family Day-Use Area and Splash Park	\$ 325,000.00
Playground at Family Day-Use Area	\$ 150,000.00
Canoe Launch and Canoe Rental Facility and Adult Day-Use Area	\$ 175,000.00
Sand Volleyball Courts	\$ 12,000.00
Lake/Earthwork	\$ 1,000,000.00
Great Lawn	\$ 195,800.00
Double Gym	\$ 3,288,000.00
Main Kitchen and Recreation Office Building	\$ 900,000.00
Asphalt Parking Lots	\$ 2,104,375.00
Asphalt Roadway	\$ 922,780.00
Bridges along Park Road	\$ 450,000.00
Combination Asphalt Bike Lane and Running/Walking Path	\$ 264,180.00
Concrete Walking Paths	\$ 479,169.00
Sub-Total	\$18,841,304.00
10% Approximate Landscape Architecture, Engineering, Survey, & Testing Fees	\$ 1,884,130.40
5% Overhead and Profit	\$ 942,065.20
2% Mobilization and Bond	\$ 376,826.08
5% Contingency	\$ 942,065.20
Scheme 'A' Total	\$ 22,986,390.88





**Bayou Country Sports Park** | **Terrebonne Parish**  
Master Plan  
May 2013

