

# *Vision* 2030



*Building Sustainable Communities*

**Steering Committee Meeting – Dec. 20, 2011**



# Acknowledgement

## **Terrebonne Parish's Comprehensive Plan Update *Vision 2030***

**has been made possible through a grant received from the *Louisiana Recovery Authority, Office of Community Development-Disaster Recovery Unit, Comprehensive Resiliency Program* with funds generously provided to Louisiana from the U.S. Department of Housing and Urban Development.**

# **1. CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**Honorable  
Johnny Pizzolatto,  
Chairman**

## 2. WELCOME & INTRODUCTIONS

**Patrick Gordon**  
**TPCG Planning Director**

# **3. PROJECT PROGRESS OVERVIEW October 26, 2011**

**Providence Planning Team  
Mart Black, AICP**

# 3a. COMMUNICATIONS and COMMUNITY OUTREACH

## Various Communication Methods and Techniques...

- Parish website
- Radio/TV
- Social Media
- Email
- Postings/Announcements

## Community Outreach...

- Kick-Off Meeting (May 16, 2011)
- Community Meetings at 8 sites around Terrebonne (July 7 through August 4)
- **VISIONING: Challenges and Opportunities**

# Hearing From You



JOIN US IN SHAPING TERREBONNE PARISH  
INTO A MORE RESILIENT COMMUNITY.

\*ATTEND A MEETING TO LEARN MORE  
AND GET INVOLVED

\*SIGN UP FOR UPDATES AT  
MASTERPLAN@TPCG.ORG

\*LIKE US AT  VISION 2030: TERREBONNE PARISH

*Vision 2030* TERREBONNE  
PARISH

# Staying Informed

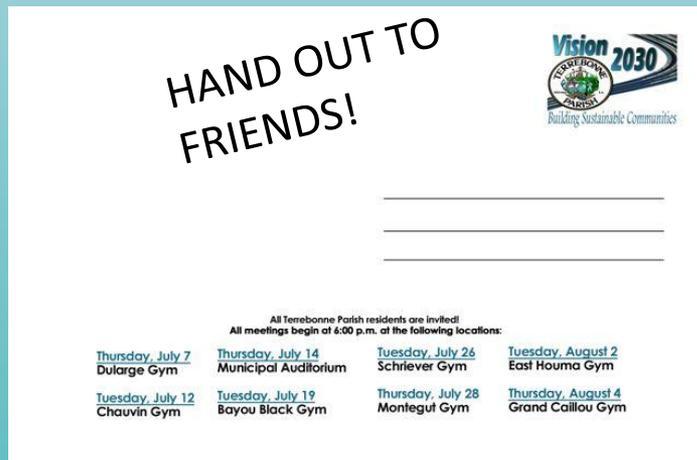
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- **Steering Committee Meetings**
- **Planning Commission Meetings**
- **Parish Council Meetings**
- **Parish Website** [www.tpcg.org/vision2030](http://www.tpcg.org/vision2030)
- **Email Updates**
- **Facebook**
- **Media:**
  - HTV's *Bayou Time* Program (viewer call-in)
  - Letters to Editor in response to newspaper coverage
- **Phone Reminders**

# Getting Involved

## ❖ Community Meetings:

- Parish-wide Kick-Off Meeting
- Round 1 Community Input Sessions
  - ❖ *JULY 7 – Dularge Gym*
  - ❖ *JULY 12 - Chauvin Gym*
  - ❖ *JULY 14 - Municipal Auditorium*
  - ❖ *JULY 19 - Bayou Black Gym*
  - ❖ *JULY 26 - Schriever Gym*
  - ❖ *JULY 28 - Montegut Gym*
  - ❖ *AUGUST 2 - East Houma Gym*
  - ❖ *AUGUST 4 - Grand Caillou Gym*
- Round 2 Community Input Sessions Spring 2012
- Parish-wide Draft Plan Review



# 4. LAND USE CHANGES 2002 to 2011

# 2004 Terrebonne Parish Land Use Bayou Black Dr.



12

12

**Legend**

- Single Family Res.
- Multi-Family Res.(LD)
- Multi-Family Res.(HD)
- Mobile Homes
- Mobile Home Parks
- Commercial
- Offices
- Medical Offices
- Home Occupations
- Public Services
- Industrial
- Agricultural
- Vacant/Open Land
- Environmentally Sensitive
- Wellheads
- Camps
- District



0 1,000 2,000

# 2010 Terrebonne Parish Land Use Bayou Black Dr.



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# 2004 Terrebonne Parish Land Use 311 Corridor & Martin Luther King Blvd.



12

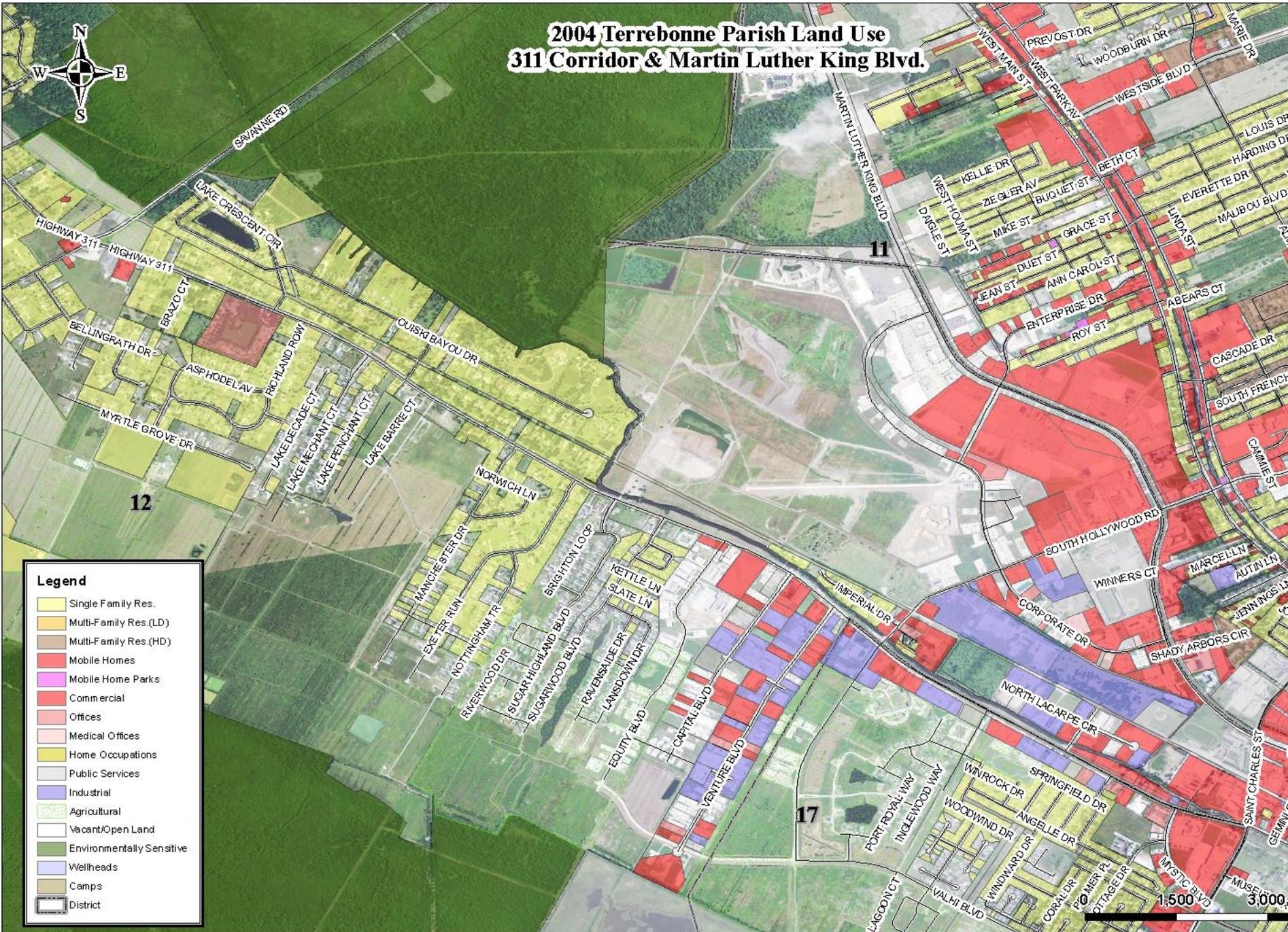
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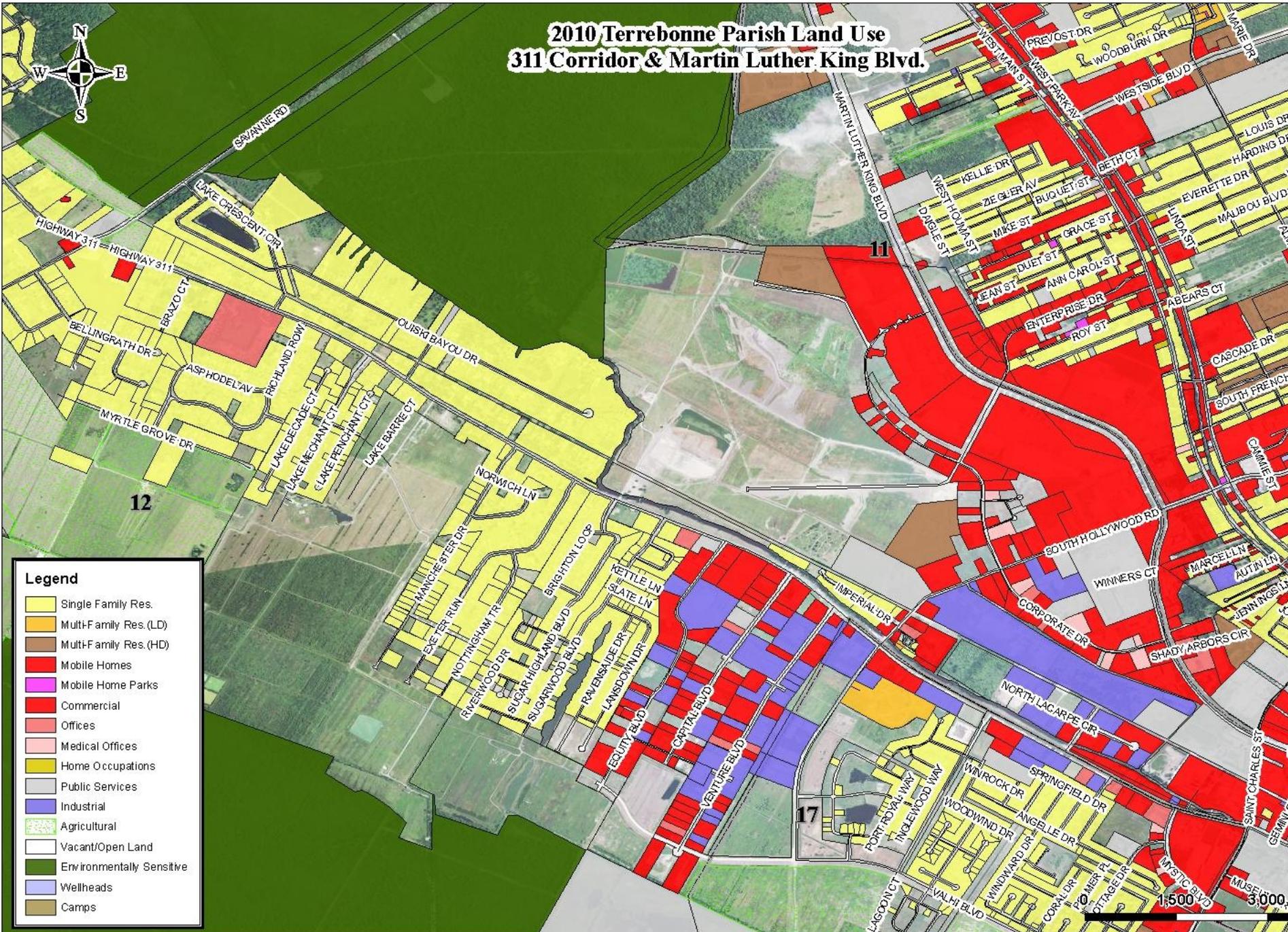
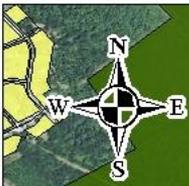
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1:500 3,000'



# 2010 Terrebonne Parish Land Use 311 Corridor & Martin Luther King Blvd.



Legend	
[Yellow]	Single Family Res.
[Orange]	Multi-Family Res. (LD)
[Brown]	Multi-Family Res. (HD)
[Light Yellow]	Mobile Homes
[Pink]	Mobile Home Parks
[Red]	Commercial
[Light Red]	Offices
[Light Pink]	Medical Offices
[Light Yellow]	Home Occupations
[Light Grey]	Public Services
[Blue]	Industrial
[Green]	Agricultural
[White]	Vacant/Open Land
[Dark Green]	Environmentally Sensitive
[Light Blue]	Wellheads
[Brown]	Camps

# 2004 Terrebonne Parish Land Use West Park Ave. & West Main St.

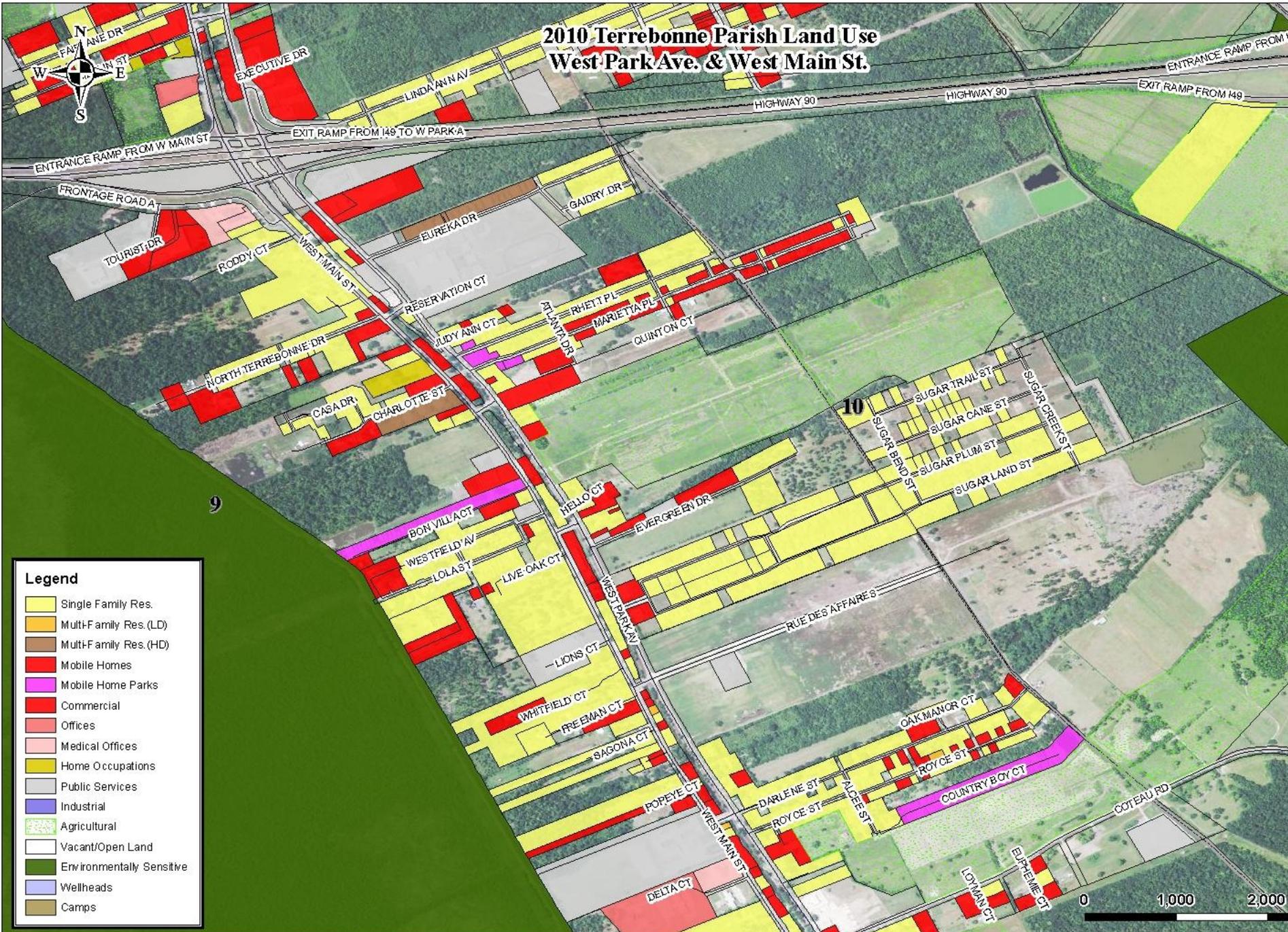


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0 1,000 2,000

# LAND USE MODEL & COMPONENTS



- 1) **Baseline: population and households to 2030; employment to 2030**
- 2) **Residential land use baseline conditions**
- 3) **Employment land use needs**
- 4) **Functional population adjustments for public facilities**
- 5) **Public facility space and land use needs**
- 6) **Educational facility space and land use needs**
- 7) **Water and wastewater utility demand and land use needs**
- 8) **Summary land use needs and market factor adjustment**
- 9) **Capital facility cost estimates (excl. transportation and public utilities other than central water and wastewater treatment systems)**
- 10) **Land use and facility needs associated with unanticipated development**

# HOUSING

## Local Housing Conditions Summary:

- Very low o/o housing vacancy rates: 0.5% local; 2.0% state; 2.6% U.S.
- General causes:
  - Loss of existing housing (800+/- residential units abandoned-flooding)
  - New construction slow-down (general economy)
  - Population/household growth
  - Very low foreclosure rate: 0.03% local; 0.09% state; 0.23% U.S.
- General economic conditions: tougher underwriting; tightening code enforcement/new building codes; uncertainty regarding DFIRM impacts

## Demand/Supply Drivers:

- 1,600+ jobs/yr. through 2018 in region
- But 80% paying less than Area Median Income (AMI) of \$55,800
- Strong local preference for homeownership (75% local; 68% state; 66% US)
- 3,500 affordable housing units needed, 68% for 50%-80% AMI range

# HOUSING...continued

## Currently proposed:

- Two LMI developments CBDG participation for public utilities:
  - Parkwood Place – 144 units in East Houma (79 units for LMI)
  - Peltier Plantation – 116 units in Gray (64 units for LMI)

## Market Rate Rentals:

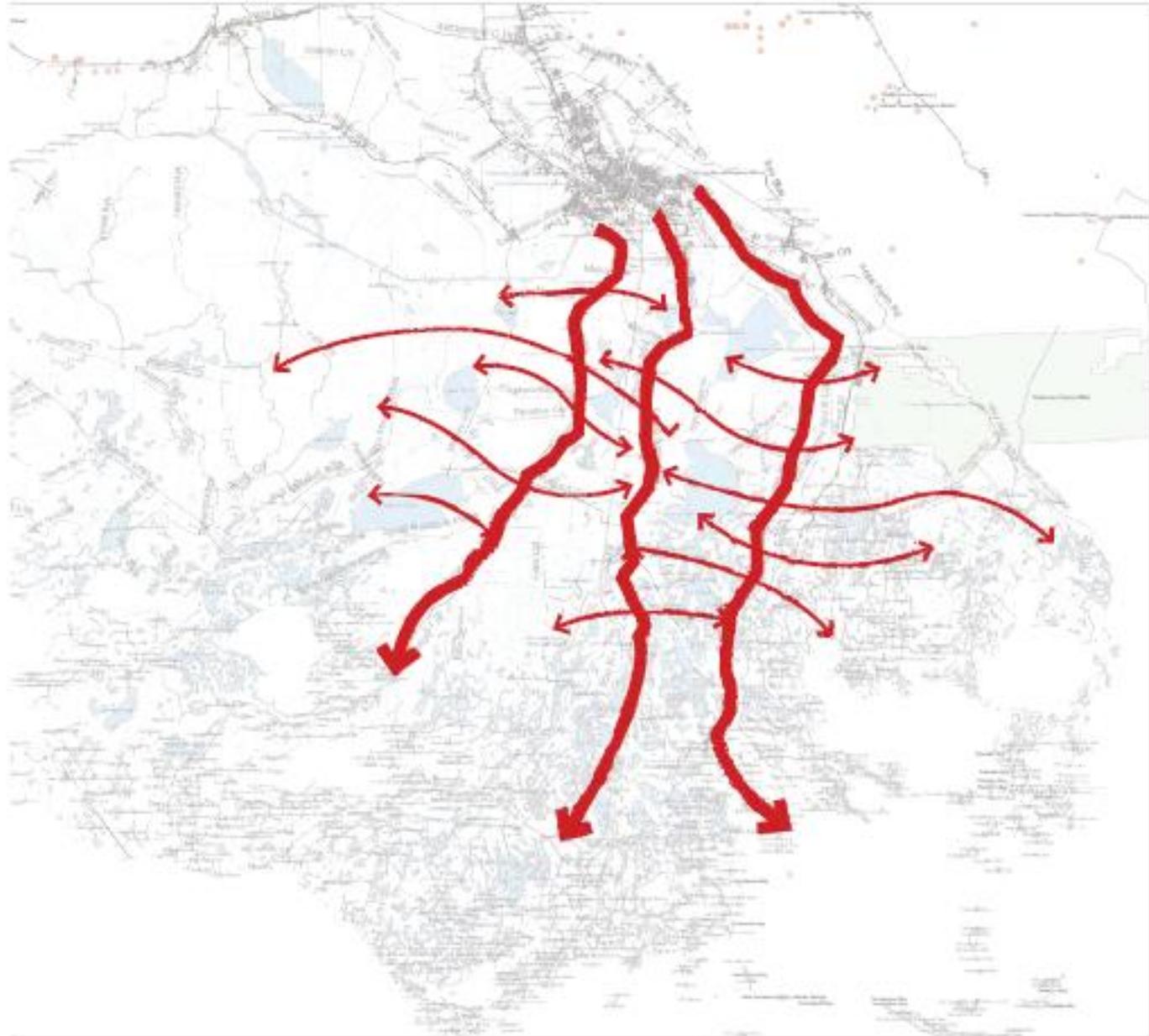
- Strong market; helped by higher rents and demand
- Only confirmed affordable unit: Barataria Station (u/c); includes 57 mixed income units

## Tentative Conclusions:

- Traditional S/F homeownership out of reach for many even with subsidies
- Rental market most likely only practical option for affordability in current market
- Infill development at higher densities may be another option.



- Enhance major roadway connections
- Create secondary crossing connections





• Pocket parks



• Community Center



# ENVIRONMENTAL ISSUES & HAZARD MITIGATION

**Comprehensive Planning:** Environmental issues impact (or will soon) virtually all aspects of land development: land use, transportation, infrastructure, drainage, etc. Comprehensive approach is necessary.

## Areas of Concern:

- Air Quality: new ozone standard IS coming. Non-attainment has “unpleasant” side effects
- Water Quality:
  - Sec. 404 of Clean Water Act: ultimately designed to mitigate impacts of natural hazards on development on coastal LA by reducing loss of wetlands buffering communities from storm surge.
  - NPDES: a permitting system to reduce pollutants reaching U.S. waters. Most Parish waterways are impaired in some manner.

# ENVIRONMENTAL ISSUES & HAZARD MITIGATION

## Approaches:

- Hazard Mitigation: long-term *structural* solutions (“Morganza”); and comprehensive planning and short-term *non-structural* measures (elevations and acquisitions)
- Existing Regulatory Framework:
  - Coastal Zone Management Act
  - Coastal Barrier Resources Act
  - NFIP
  - Flood Disaster Mitigation Act of 2000
  - Parish Flood Damage Prevention Ordinance
- Louisiana Speaks Regional Plan

**Recommendations:** Integrating all relevant documents, plans, etc., to develop recommendations that focus on long-term sustainability and resiliency



# Downtown Houma Revitalization Plan Update



View looking north down Roussel Street



# Vision 2030



- New truck circulation
- New vehicular circulation
- New pedestrian and cyclist circulation



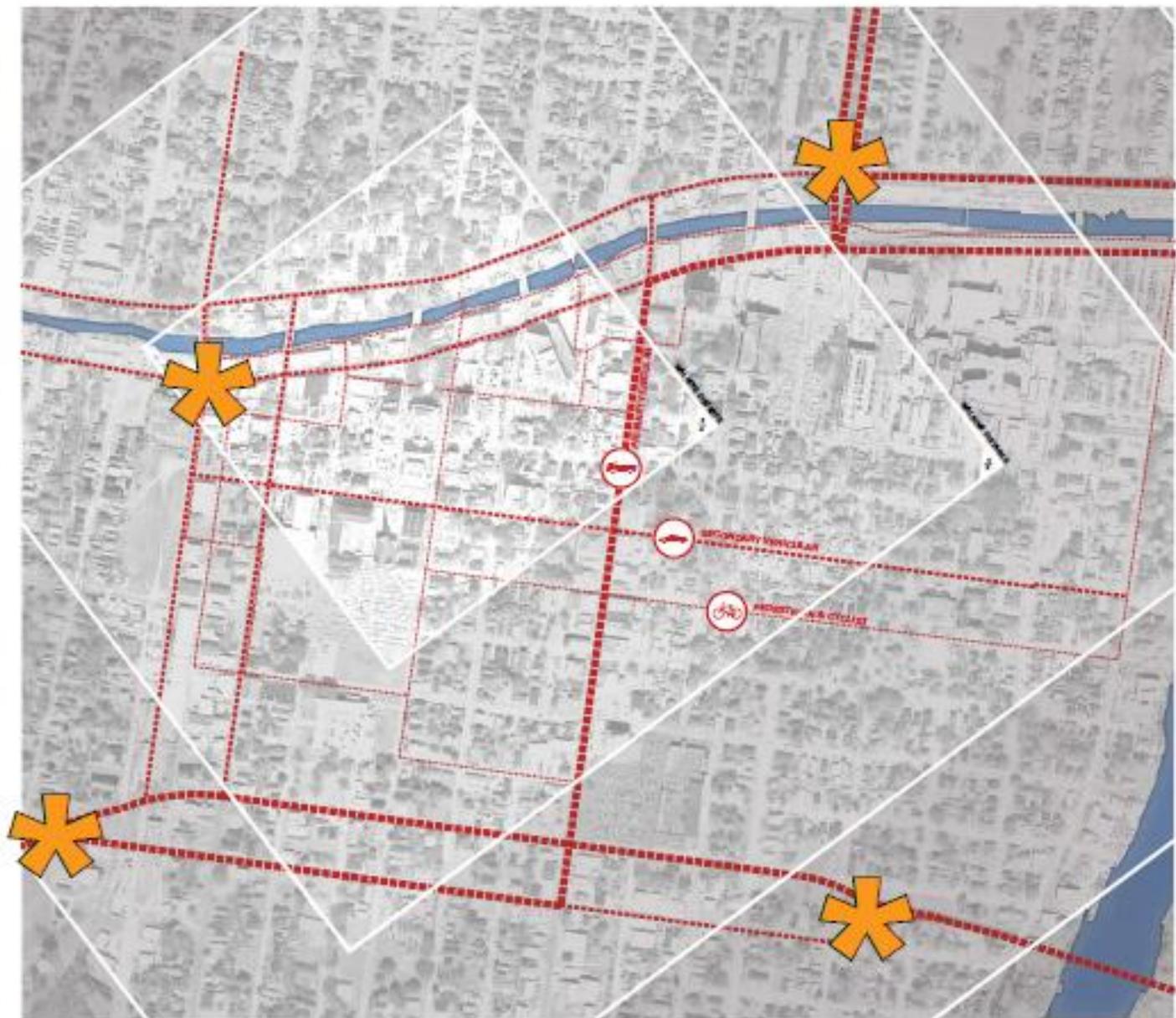


View looking east down Main Street



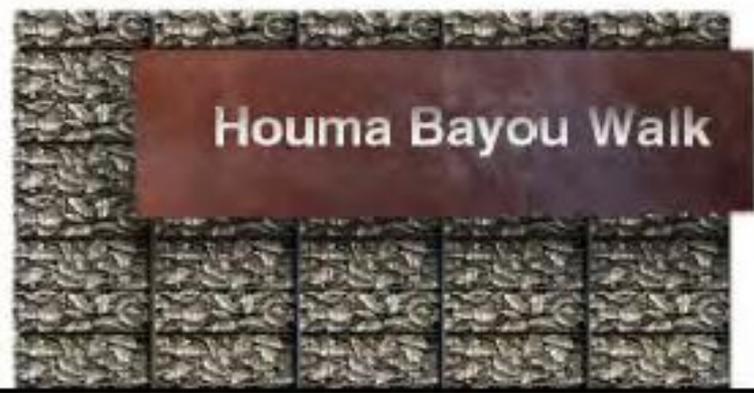
## Gateway Signage

- Key intersections
- Arrival into the downtown area





- Entry signage
- Culturally significant
- Critically placed
- Unique to Houma





Gateway signage with pedestrian plaza

# Vision 2030



- Cultural significance and unique to Houma
- Sense of place
- Additional wayfinding
- Visually pleasing



  
**HOUMA**  
HISTORIC DISTRICT



Banners

# Vision 2030



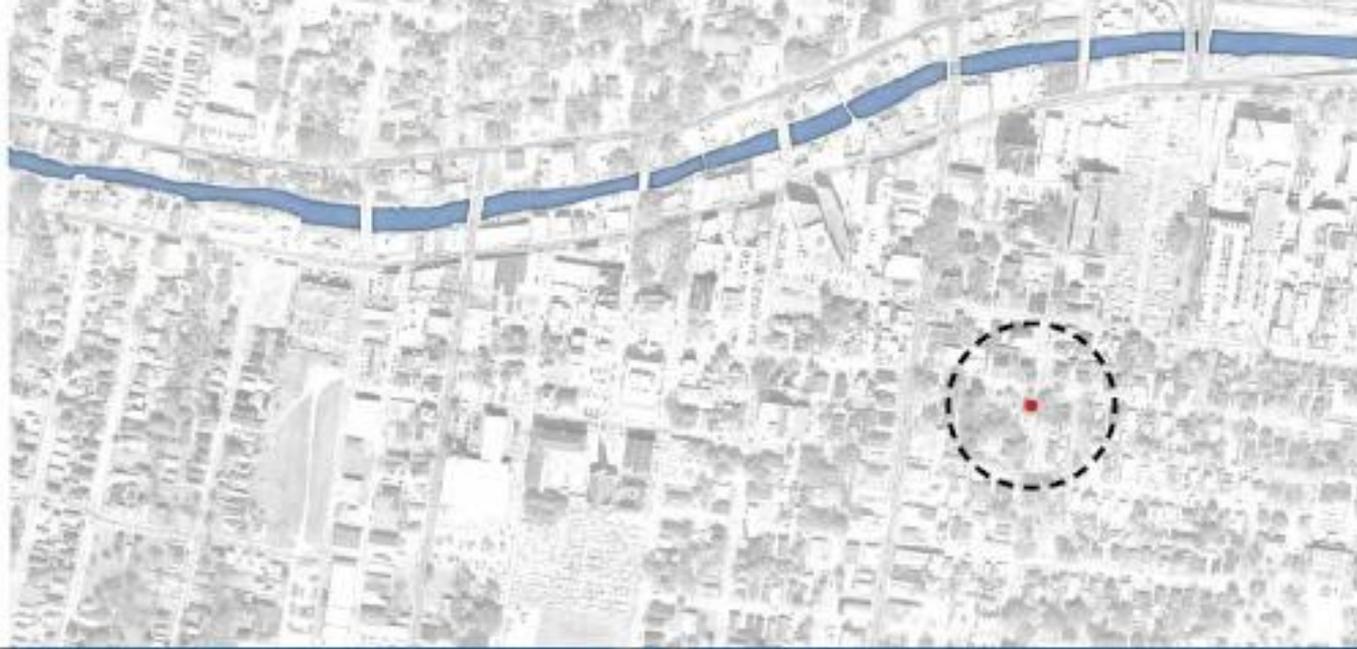
- Lack of streetscape
- Lack of separation between pedestrians and vehicular traffic
- Lacking of wayfinding signage

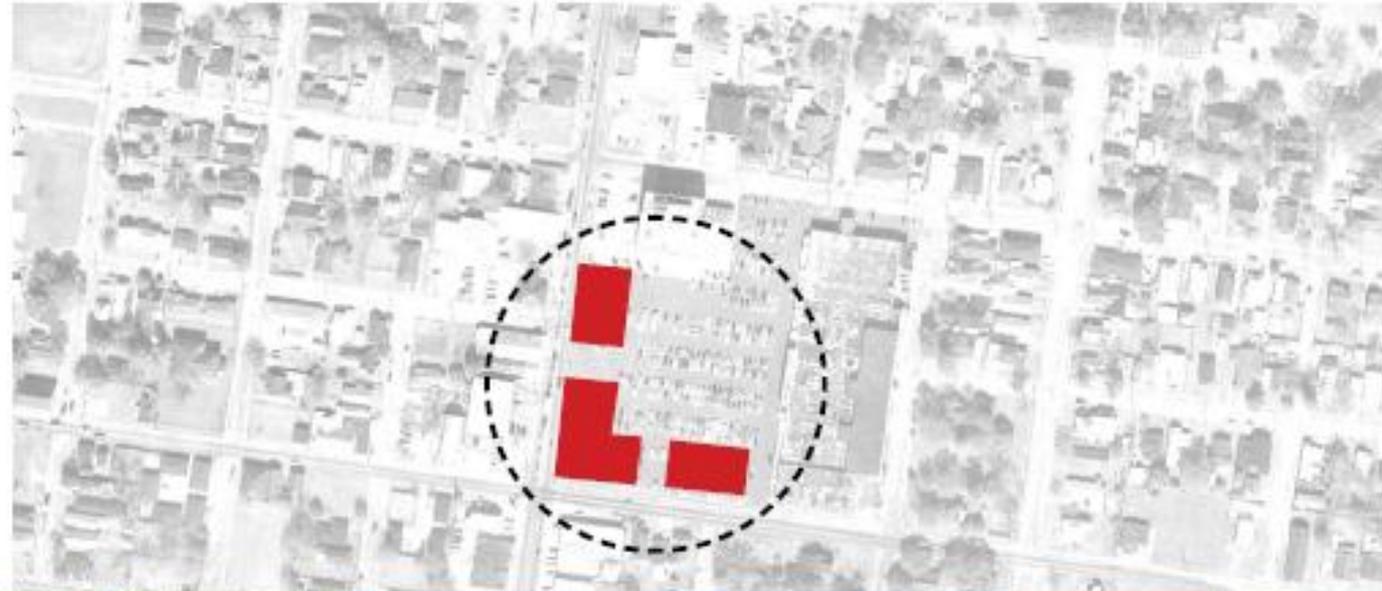
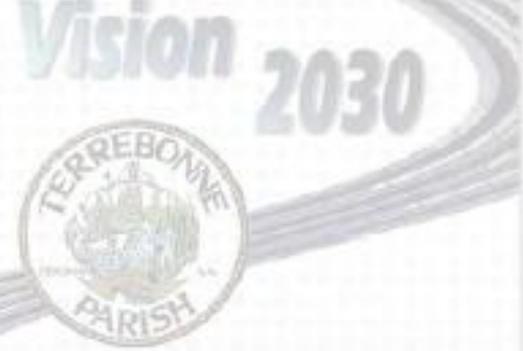






- No pedestrian zone
- Unsightly parking
- Barren walkways
- No shade





Streetscape enhancements looking north on Barrow Street

# **PLANNING ELEMENTS REVIEW**

## **DEC. 20, 2011**

# PLANNER'S ESTIMATING GUIDE

## PROJECTING LAND-USE AND FACILITY NEEDS

ARTHUR C. NELSON, FAICP

A tool to inform the planning process of the implications of different growth scenarios and planning and development assumptions.

*"...Estimating future land-use needs makes projecting the gross domestic product look like child's play"*

-Richard B. Peiser

Harvard Graduate School of Design

## L-U MODEL COMPONENTS

### Baseline population and household, employment data 2010 to 2030:

- Driver for many subsequent land-use and facility estimation tables elsewhere in the model.

### Residential land use needs:

- Consumes largest share of all major land uses; steadily increasing
- Most flexible in terms of meeting demand as housing needs can be accommodated in wide spectrum of arrangements
- Not a housing market analysis; focus here is on longer time-frame
- Lower densities' public utility costs are much higher than higher densities which are more efficient in terms of utilities.
- Regarding residential vacancy rates, a certain amount necessary to facilitate free movement of population and choice of reasonable alternatives.

## □ Employment land use needs:

- Inputs land use for industrial, retail, and office on adjusted net sq.ft. per employee basis adjusted by an efficiency ratio (percent of net to gross square feet) which is the total space actually used per employee.
- Employment-based land uses fairly stable: space per worker does not change much
- Difficult to shrink amount of employment-based future land use needs due to cheaper/more efficient single-floor construction for manufacturing, wholesale, retail, and related activities
- Two offsetting considerations:
  1. Commercial land small share of total land needs, making real land use savings more easily realized in other areas, such as residential.
  2. Parking: according to ULI studies, suburban commercial areas may be “overparked” by about one-third.
- Redevelopment of this may be more economical than parking
- Redevelopment as mixed-use may actually reduce overall parking demand.

## ❑ **Functional population adjustments for public facilities:**

- **Functional population:** the equivalent number of people occupying space within a community on a 24/7 basis. Person living/working in community has a functional population coefficient of 1.0.
- **Rationale:** for certain public facilities uses (fire, police, emergency medical, courts, jails and government administration, the higher the non-resident daytime population, the greater the need for service relative to the resident population.
- Using this adjustment yields a greater accuracy in estimating public facility needs.

## ❑ **Public facility space and land use needs:**

- Estimation based on three elements:
  1. Some relationship to appropriate level of public facilities based on some type of recognized national standard.
  2. Assessment of current LOS provided by community compared to national standard.
  3. Adoption of the LOS that it intends to achieve by end planning period.

## □ Educational facility space and land use needs:

- Uses as inputs public E & S, and post-secondary student populations, size of existing facilities, existing SF per student station.
- Also, takes private and parochial student populations and facilities into the model.
- Uses student generation rates by grade category as an input
- Great deal of data must be collected and manipulated for each school facility.
- Needs per facility based on a regional standard.

## □ Water and wastewater utility demand and land use needs:

- Utilities include electrical and natural gas grids, telephone and cable systems, and drainage facilities/ways, only water and wastewater systems included in the model; others are assumed within the gross acre adjustment factor to net land-use needs.
- Water and wastewater utility systems include many components; only demand for water/wastewater along with land to support major systems, but not the lines necessary.
- Inputs include average daily and peak consumption
- Can shape development but clear vision of desirable pattern is needed

## ❑ Other factors as inputs:

- Market factor adjustments, based on 3 considerations:
  1. Sufficient land to dampen monopolistic pricing behavior, yet not so much as to encourage sprawl
  2. Give developers reasonably adequate choices of sites and locations
  3. Give the planning system flexibility to adjust land use designations in later years as experience and need dictate.
- Capital facility cost estimates (excl. transportation and public utilities, other than central water/wastewater treatment facilities)
- Land use and facility needs associated with unanticipated development

## ❑ Result of modeling effort:

- Land use deficiencies/surpluses exist by which type.
- Model does not predict location, where these needs should be located.
- Knowledge of local area is crucial for allocating space/land to fill deficiencies.

**Vision 2030**



4b.

**Essential Community  
Design**



**Terrebonne Comprehensive  
Plan Update**

**December 20, 2011**



**Goals, Objectives,  
Strategies, Policies**

**Protect the Natural  
Environment**

**Strengthen Parish  
Identity**

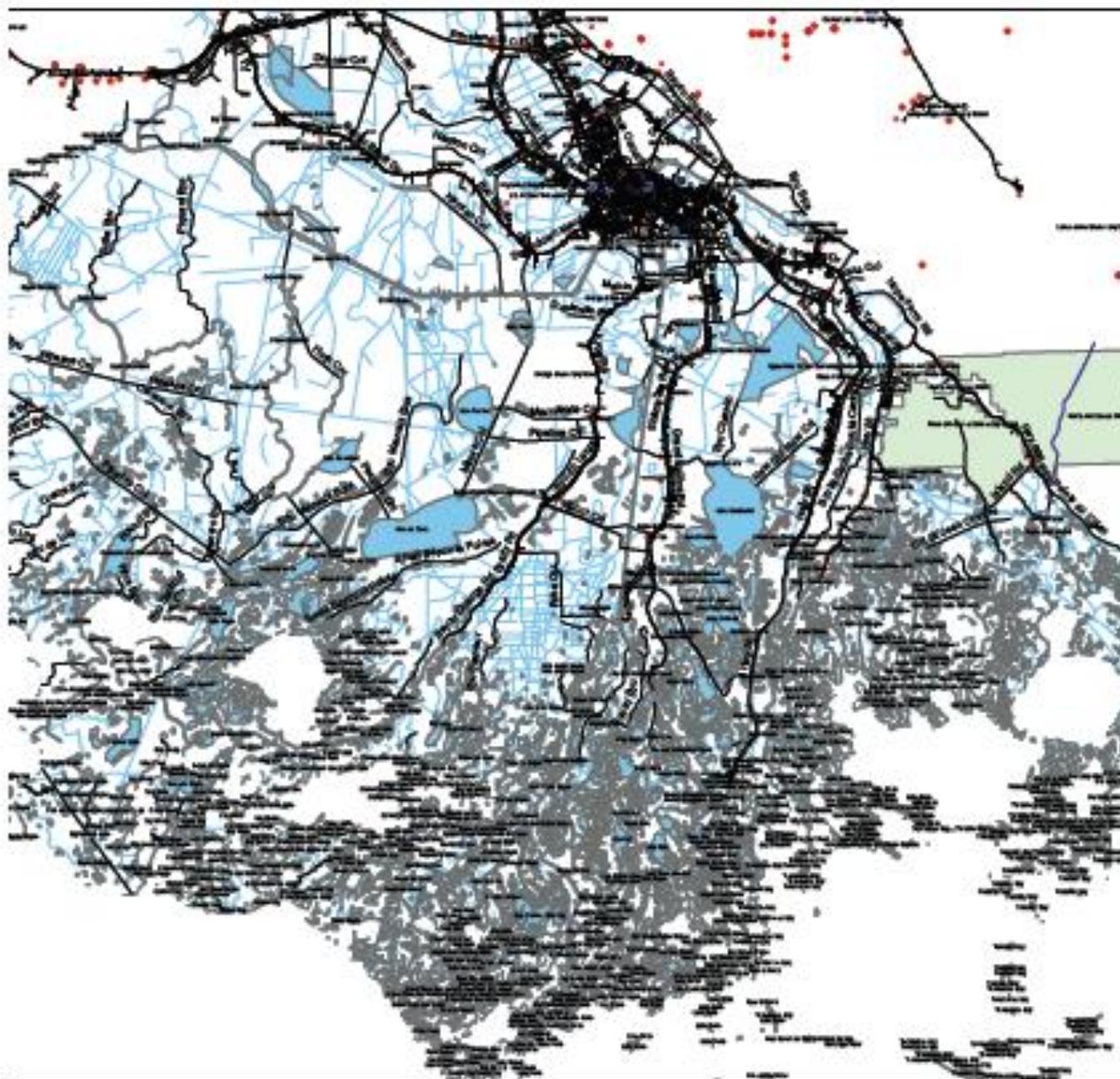
**Enhance Recreational  
Opportunities**



# Vision 2030



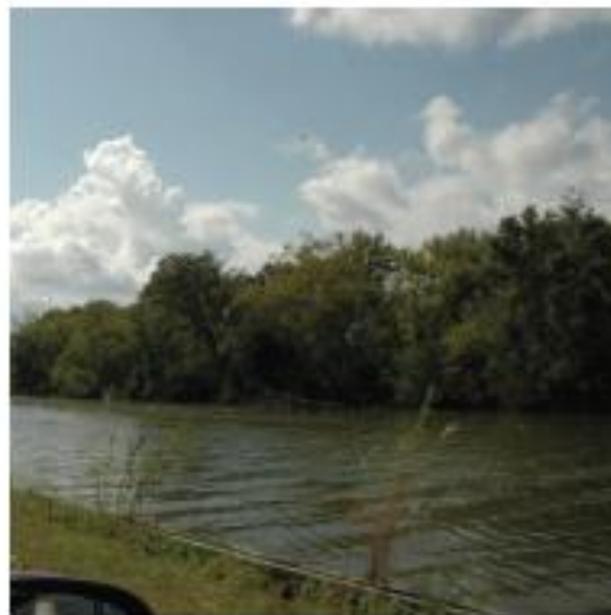
- Protect environmentally sensitive areas
- Improve and protect water quality
- Protect and enhance wildlife habitat
- Provide interpretation



# Vision 2030



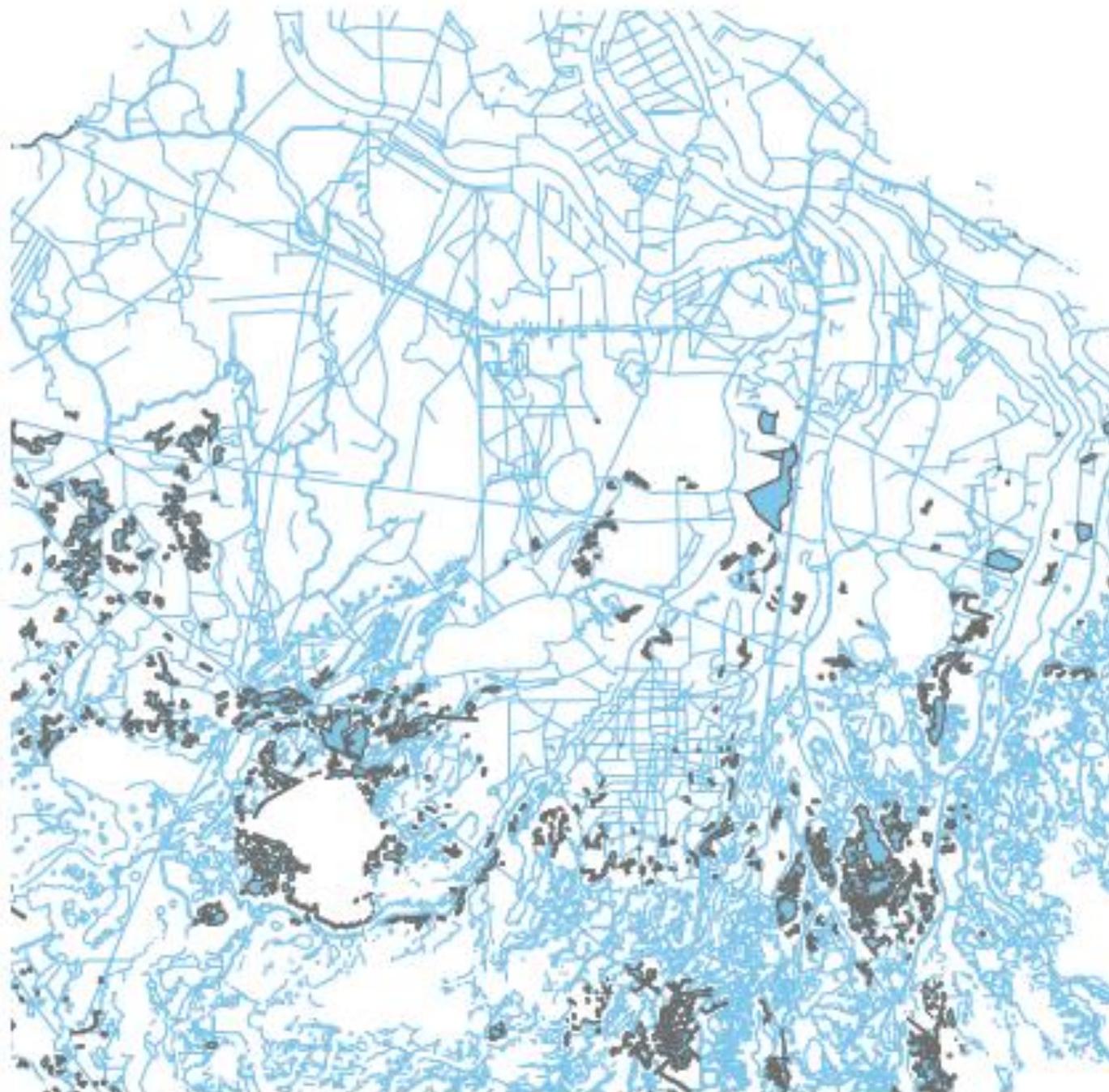
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# Vision 2030



- **Protect environmentally sensitive areas**
- **Improve and protect water quality**
- **Protect and enhance wildlife habitat**
- **Provide interpretation**



# Vision 2030



- Create identity gateways into the Parish
- Make Bayou Terrebonne an attraction
- Protect historical assets throughout the Parish
- Feature cultural assets
- Develop a wayfinding system throughout the Parish
- Clean up blighted properties



# Vision 2030



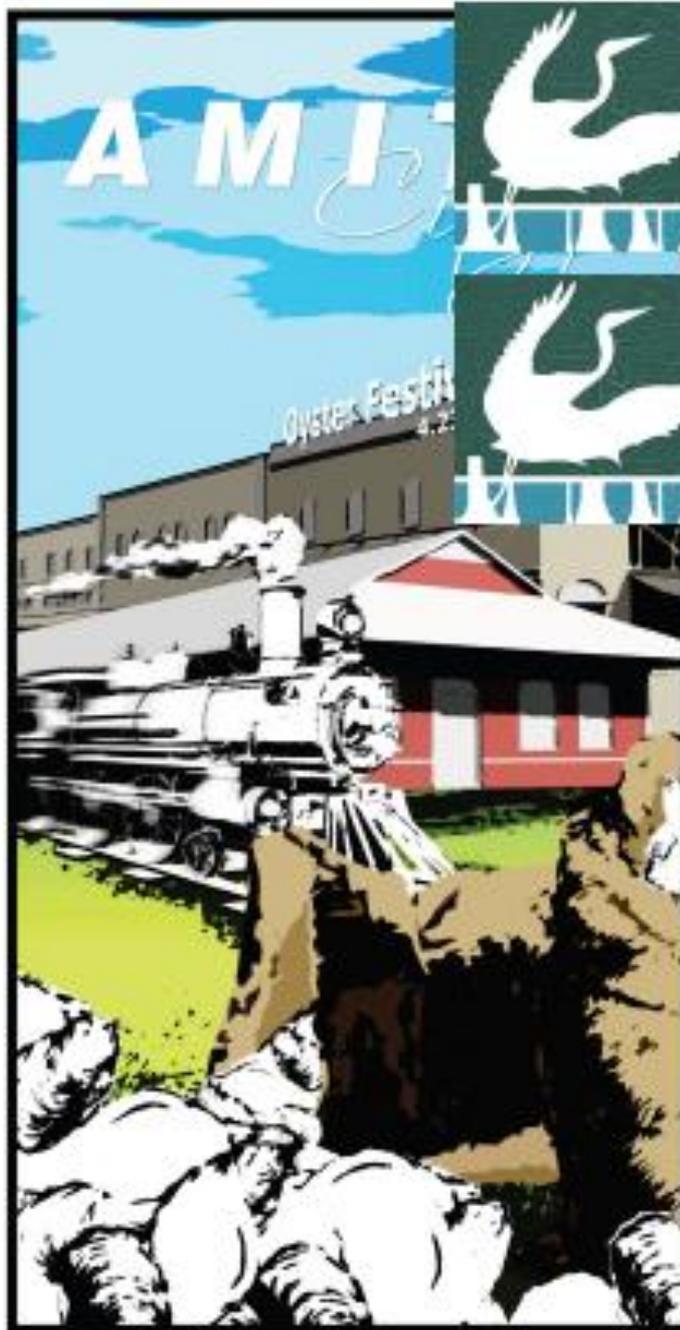
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Create identity gateways into the Parish

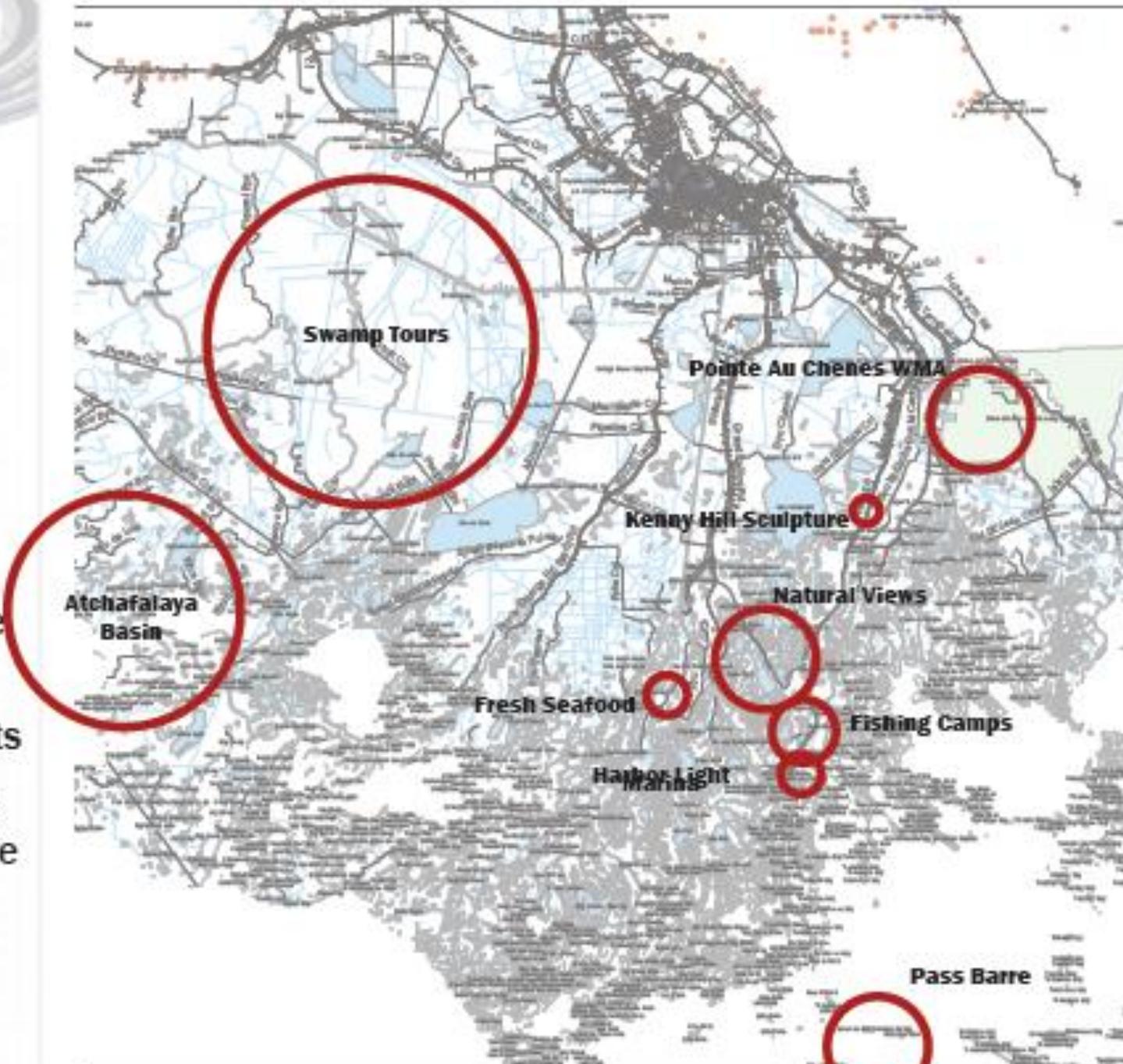
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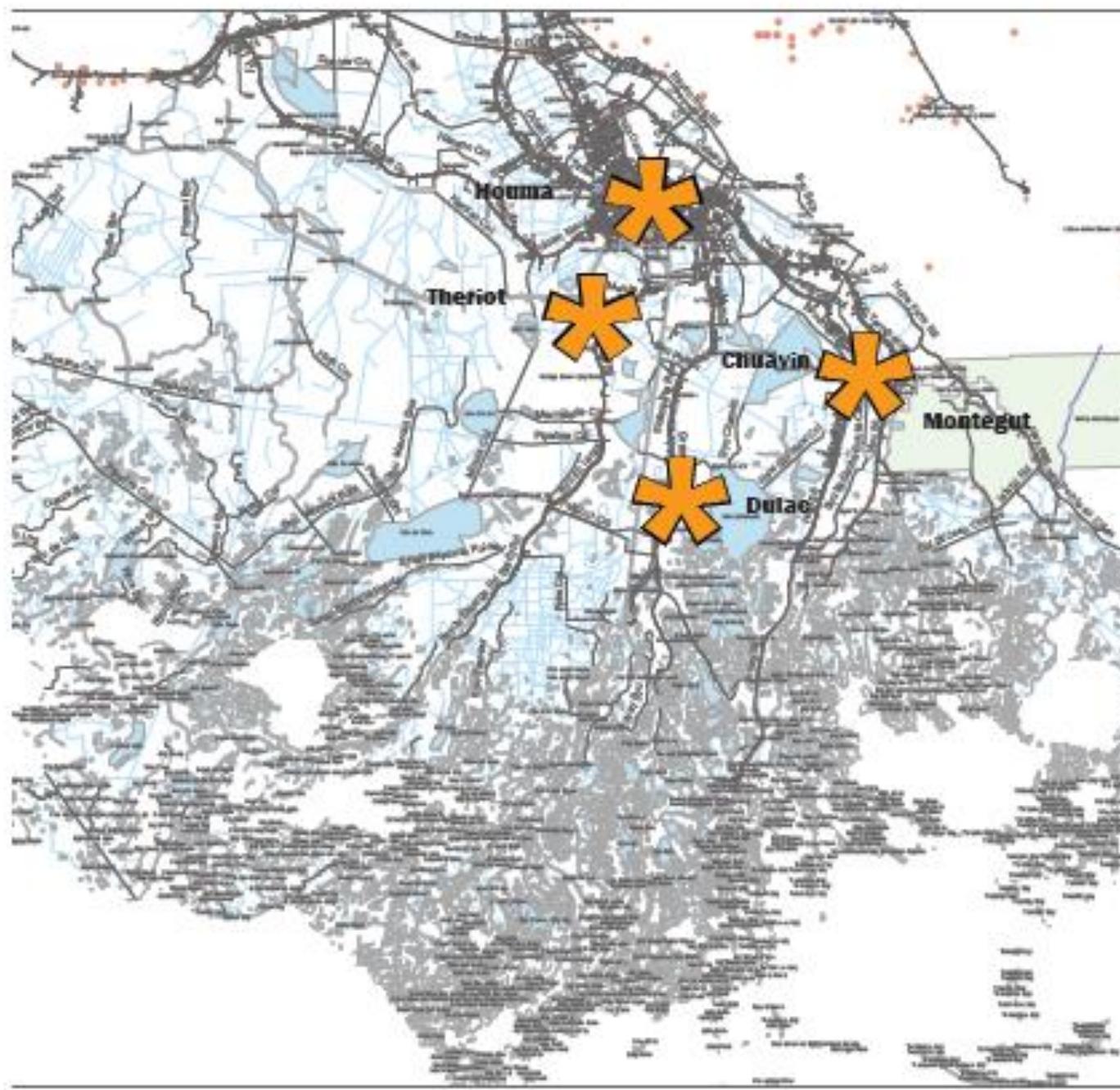
Clean up blighted properties



# Vision 2030

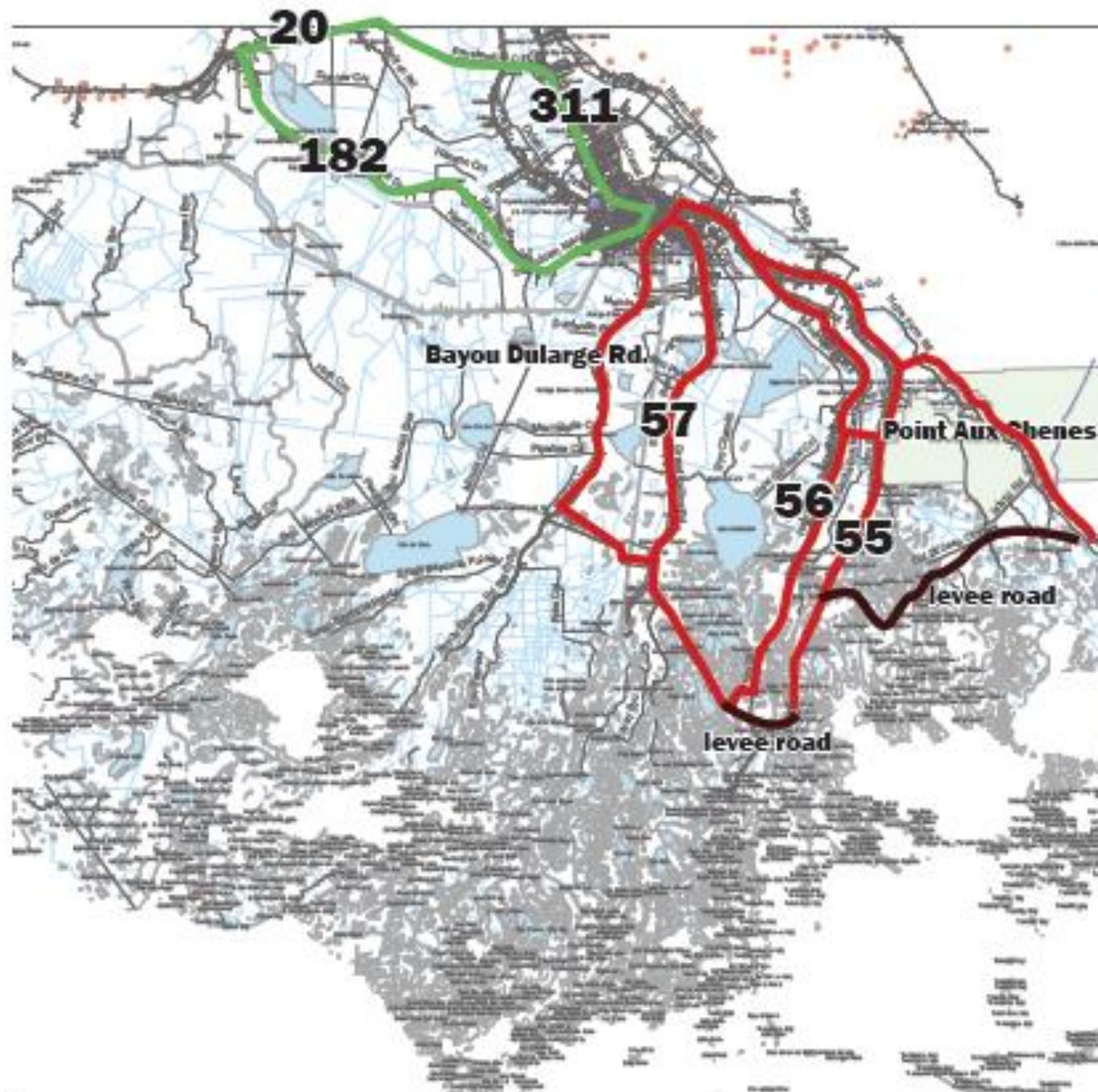


- Provide more recreational opportunities in rural areas
- Develop ecotourism and educational tourism
- Provide ecological opportunities for visitors
- Share sports facilities between communities and schools
- Expand planned pedestrian and bicycle trail system



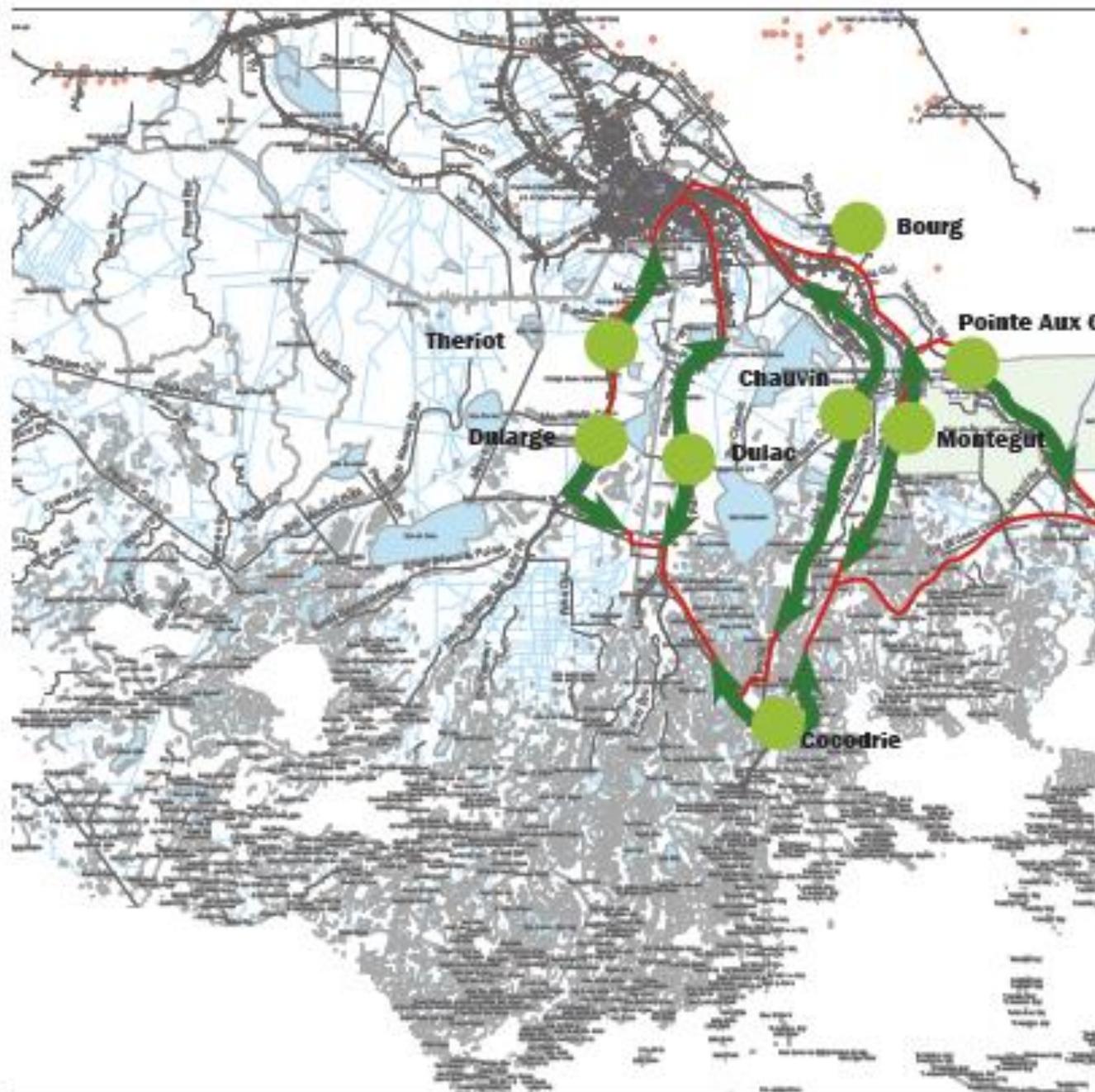


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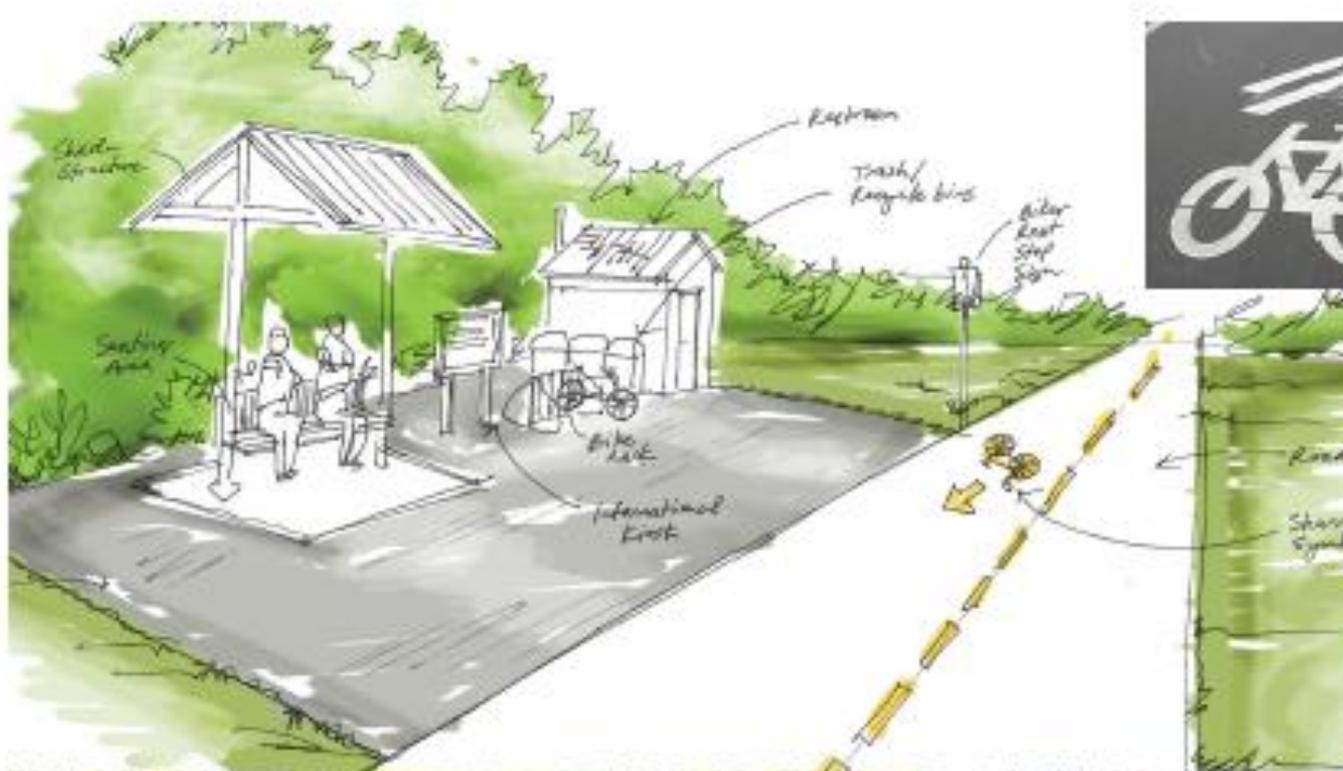




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# Vision 2030



- **Preserve the Natural Environment**
  - Protect environmentally sensitive areas
  - Improve and protect water quality
  - Protect and enhance wildlife habitat
  - Provide interpretation
- **Strengthen the Parish's Identity and Brand**
  - Create identity gateways into the Parish
  - Make Bayou Terrebonne an attraction
  - Protect historical assets throughout the Parish
  - Feature cultural assets
  - Develop a wayfinding system throughout the Parish
  - Clean up blighted properties
- **Enhance Recreational Opportunities**
  - Provide more recreational opportunities in rural areas
  - Develop ecotourism and educational tourism
  - Provide ecological opportunities for visitors
  - Share sports facilities between communities and schools
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# TRANSPORTATION ELEMENT

Prepared for:

Houma-Thibodaux  
MPO

Prepared by:

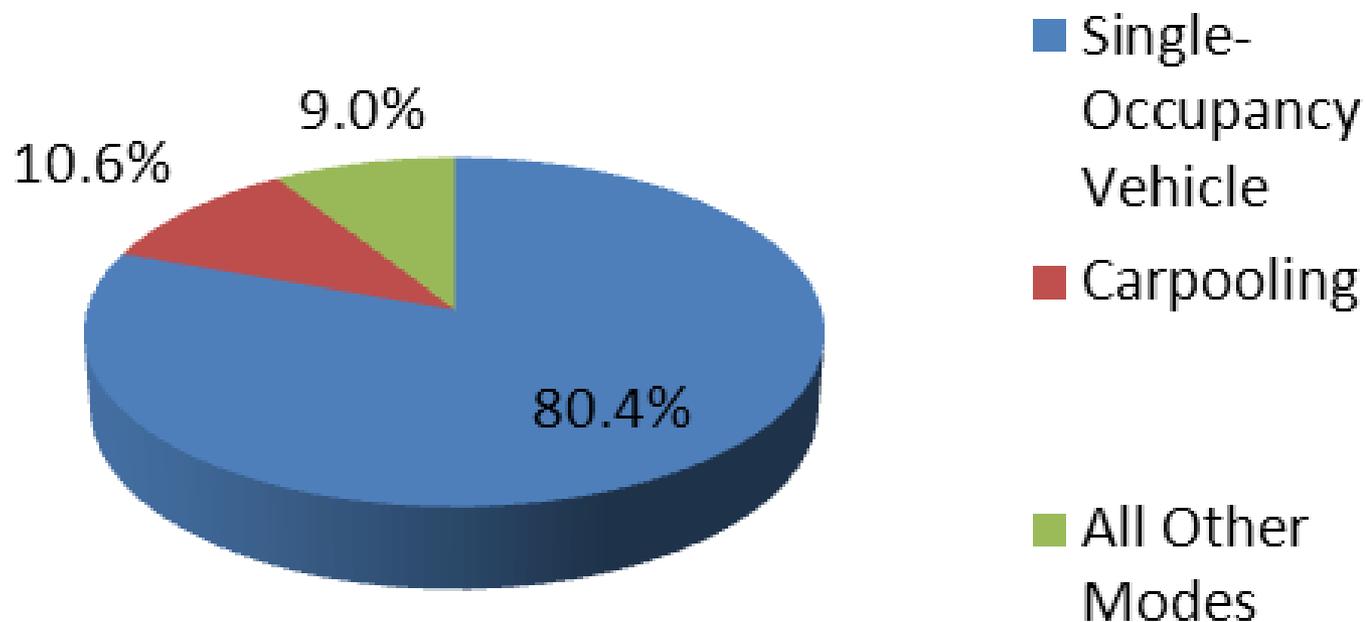
**NEEL-SCHAFFER**  
*Solutions you can build upon*

In Association with:

**ALLIANCE**  
Transportation Group, Inc.

**TBS** T. BAKER SMITH, INC.

# Journey to Work by Mode



# MTP 2035 IMPROVEMENT STRATEGIES

## Roadway Preservation and Rehabilitation:

- funding priority to preserve existing system

## Transportation Demand Management:

- Cost –effective ways to reduce number of vehicles on road; reducing traffic congestion; improving air quality

## Traffic Operations Improvements:

- Increasing efficiency of system: signalization; access management; turn lanes/prohibitions; truck routes

## Public Transportation and other Non-Traditional Modes:

- Transit; pedestrian and bicycle improvements; “Complete Streets”, connectivity

## Intelligent Transportation System: incident management; emergency response; work zone management; travel and weather information

## Roadway Capacity Improvements: addressing forecasted deficiencies; staged improvements and funding

# TRANSPORTATION ISSUES

1. **Air quality:** marginal ozone non-attainment; “800 lb. gorilla”
2. **Funding:** not all improvements can be funded; “fiscally constrained; unfunded, but needed improvements

## POLICY RESPONSES

1. **Transit system improvements:** movement toward capturing the “choice” rider to get more vehicles off street: high reliability; shorter wait times
2. **“Complete Streets” implementation:** streets designed to safely accommodate ALL users (drivers, bicyclists, pedestrians, transit vehicles/users)
3. **Connectivity improvements:** facilitating pedestrian/bicycle travel safely and seamlessly (can reduce need for some roadway capacity projects)
4. **Land use policy adjustments:** less sprawl; in-fill development; connectivity between developments; development regulations

# PUBLIC FACILITIES AND SERVICES

## What needs to be done to meet future needs...

- Police and Fire Departments**
  - Houma Police & Fire needs (nothing that \$\$ can't fix)
- Sheriff's Department**
  - Jail/Detention facility needs
- Public Library**
  - High quality facilities and services; well positioned for future
- Recreation**
  - Separate components comprising one system; best system?
  - Public wants more/different facilities
- Drinking Water**
  - Good system with quality product, but problems on horizon
- Wastewater Treatment**
  - Excess capacity to handle growth; not parish-wide; DEQ driven

# REGIONAL ISSUES WITH REGIONAL SOLUTIONS?

Working together regionally to address...

1. **Solid waste disposal** (united for better deal at River Birch facility; or go it individually? OR, regional landfill?)
2. **Potable water:** BLFWD (in or out? If out, securing good water at reasonable cost)
3. **Transportation:** I-49 South; LA 1; North-South Corridor Route
4. **Regional transit system** (opportunity to connect Terrebonne, Lafourche, River Parishes with Metro New Orleans area)
5. **Regional economy/workforce**
6. **Air/water quality**
7. **Hurricane evacuation**

**PLAYERS:** All parishes in region; Chambers of Commerce; SCIA; TEDA; coordinated through SCPDC

# Questions

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# Vision 2030 Timeline

<b>Parish-wide Kickoff</b>	<b>May 2011</b>
<b>Round 1 Community Sessions</b>	<b>Summer 2011</b>
<b>Round 2 Community Sessions</b>	<b>Spring 2012</b>
<b>Parish-wide Draft Plan Review</b>	<b>Summer/Fall 2012</b>
<b>Planning Commission Adoption</b>	<b>Late Fall 2012</b>
<b>Parish Council Acceptance</b>	<b>Winter 2012</b>

# **7. NEXT STEERING COMMITTEE MEETING**

**Tuesday, February 14, 2012, 3:30pm,  
Waterlife Museum**

# **8. CHAIRMAN'S COMMENTS**

**THANKS FOR YOUR PARTICIPATION.  
PLEASE STAY INVOLVED TO MOVE TERREBONNE FORWARD!**

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[masterplan@tpcg.org](mailto:masterplan@tpcg.org)

[\*\*www.tpcg.org/vision2030\*\*](http://www.tpcg.org/vision2030)



**Vision 2030: Terrebonne Parish**



**9. MEETING ADJOURNED**