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Meeting Memorandum

To: Attendees (listed below)
From: Jose Barro
CC: Project File
Date: November 16, 2005
Re: **10989.0 – Ascension Parish Riverfront Development** – Constraints, Opportunities and Conceptual Ideas meeting held on October 13, 2005 in Donaldsonville, LA

Meeting Attendees:

- Carl Capone, City of Donaldsonville
- Ken Schexnaydre, Ascension Parish
- B.J. Francis, Jr., City of Donaldsonville
- Kasey Couture, USACE
- Samuel Washington, S.U.
- Archie Tiner, Jr., S.U.
- Jason Lockhart, S.U.
- Christopher Williams, S.U.
- Jarrett B. Davis, S.U.
- Joe Cancienne, Shaw
- Tom Holden, Holden Associates
- Joey Furr, JFDS
- Greg Becnel
- Matt Wilks
- Jose Barro, SJB Group

The purpose of this meeting was to present the Parish Analysis, Opportunities and Constraints and Conceptual ideas.

Jose Barro presented the overall parish analysis of existing land uses and transportation corridors. The idea of linking the three major highways (I-10, US 61 and LA. 1) with each other across the river in the vicinity of the future cargo airport was presented. Kent S. pointed out that the Donaldsonville ferry ran until the late 1960's or early 70's connecting both sides of the river. Also Kent S. pointed out that the Parish Council is looking at creating a major thoroughfare between the industrial area and the future residential area to act as a buffer and to serve as a major transportation route.

Joey Furr presented the Constraints and Opportunities and how they would guide the future design of the riverfront. See attachment for list of Constraints and Opportunities.

Joey Furr presented the existing land uses in the Donaldsonville riverfront area. He explained how each land use is either compatible or incompatible with the future use of the riverfront. He explained that the compatibility could be the architectural style of the building (Veterans Hall) or the physical use (the water company). Kent S. suggested using the water company as an interpretive center of the process of taking water from the bayou and converting it to potable water.

Another topic of discussion was the riverboat landing. Three options exist – existing private dock, old city dock or the batture area in front of Crescent Park. The problem with the private dock is the use of federal funds in private property. The owners are willing to work with the city. City will need to get a flat barge donated to use this facility to act as a dock. The old city dock is overgrown and will need clearing. Discussed the possibility of using the Levee Board to clear the land of the old dock. The last option is the batture at Crescent Park. The most obvious problem with this option is Le Pelican shipwreck. Discussion on the possible removal followed on the cost of removal to options.

Joey Furr presented the conceptual land use plan dedicating an area of entertainment, retail/restaurant, residential. The conceptual land use was well received. However, a meeting with the stakeholders (landowners) should take place as soon as possible. Tom H. suggested meeting on a 1-on-1 with each landowner to explain our ideas and concepts. After meetings with the stakeholders, the team should hold a charrette with the stakeholders to discuss more concrete ideas. One final concept for discussion was the possibility of creating condos overlooking the river. These buildings would give the city a sense of vertical skyline.

The meeting concluded with the assignment of the design team to meet with the stakeholders as soon as possible. Our next meeting will be held on December 13, 2005 at 3:30 pm

Ascension Parish Riverfront Development

Constraints And Opportunities

Constraints:

- The River divides the Parish.
- The La Pelican wreckage.
- The Levee
- Connectivity along the River, both up and downstream as well as across.
- Seasonal flooding.
- The pump station represents both a visual and physical constraint to development of the Riverfront area.
- Both private and public utilities own land along the Riverfront.
- Conflicting land uses along the Riverfront.
- There are industrial interfaces along the River that could conceivably hinder recreational development.
- Future Cargo Airport.

Opportunities:

- Interpretive development of the River and Bayou LaFourche.
- Interpretive development of Fort Butler.
- Historical Center of the Parish
- Rich cultural resources.
- Recreational potential of the River, the levee, and Bayou LaFourche.
- Donaldsonville as a hub for plantation tours.
- Riverboat stop.
- Connect both sides of the Parish.
- Create a linear park/trail system
- Potential for huge growth with the new cargo airport in the future.
- Riverside Plantation.
- Festival/Events on the Riverfront.
- River Gateway into the City.