

2.1 Community Visioning Summary Report

The Process

Plaquemines Parish, led by its consultant team of JIG and H. Davis Cole, held six visioning workshops in Plaquemines Parish during the months of May and June 2010 to solicit input for the development of the Parish's first ever Comprehensive Master (Master Plan). The goal of each workshop was to identify the unique, area-specific needs of the communities within the parish as well as to identify the broader needs and goals of the entire parish.

To facilitate the meeting process, the project team delineated six planning areas within the Parish, as depicted in Figures 1 and 2. Meetings were held in each of the six planning areas. Facilitators channeled group discussions to focus on the communities in which each meeting was being held and also to address parish-wide needs.

Meeting Format

All meetings were held on Saturdays (May 22, June 5, and June 12) and lasted three hours, from 9 am to 12 pm or from 3 pm to 6 pm. Each meeting contained the same content, including a combination of presentations, group discussions, and feedback exercises. Below is an example agenda.

- Welcome & Introductions
- Project Overview Presentation – Overview of the Master Plan and intended outcomes.
- Interactive Voting Exercise – Electronic voting exercise intended to identify community priorities.
- Implementation Presentation – How would a master plan be implemented?
- Small Group Exercise – Opportunity to discuss unique needs of planning area or parish
- Next Steps and Final Thoughts

Figure 1: Planning Areas

<p>Phoenix – Bohemia Planning Area 3</p> <p>Phoenix/ Davant/ Pointe a la Hache/ Bohemia/Nestor/ Ostrica/ Beshel/ Nero/ Bellvue/ Harlem/ Olga/ Fort Saint Phillip/ Martin/ Pilot Town/ Burbridge/ Monsecour</p> <p>Meeting May 22 St. Thomas Church Office, Pointe a la Hache</p>
<p>Braithwaite – Bertandville Planning Area 2</p> <p>Braithwaite/ Scarsdale/ Dalcour/ Bertrandville/ Carlisle/ English Turn/ St. Clair/ Port Nickel/ Stella/ Promised Land/ Belair/ Greenwood/ Linwood/ Woodlawn/ Wills Point</p> <p>Meeting May 22 St. John Baptist Church, Bertrandville</p>
<p>Jesuit Bend – Lake Hermitage Planning Area 4</p> <p>Jesuit Bend/ Myrtle Grove/ Ironton/ Lake Hermitage/ Naomi/ Sarah/ Live Oak/ Ollie/ Gloria/ Becnelville/ La Russite/ Alliance</p> <p>Meeting June 5 Belle Chasse Middle School Gym, Belle Chasse</p>
<p>Planning Area – Belle Chasse Planning Area 1</p> <p>Belle Chasse/ Noble Manor/ Augusta/ Cedar Grove/ Oakville</p> <p>Meeting June 5 Belle Chasse High School Cafeteria, Belle Chasse, LA</p>
<p>Diamond – Home Place Planning Area 6</p> <p>Diamond/ Port Sulphur/ Homeplace/ St. Rosalie/ Deer Range/ Point Celeste/ Woodland/ West Pointe a la Hache/ Magnolia/ Grandbayou Village/ Happy Jack/ Encalade/ Potash</p> <p>Meeting June 12 South Plaquemines High School Gym, Port Sulphur</p>
<p>Empire – Venice Planning Area 5</p> <p>Boothville/ Venice/ Buras/ Empire/ Nairn/ Triumph/ Tidewater/ Bremond/ Hesperides/ Tropical Bend/ Sunrise/ Gulf Town/ Fort Jackson/ Duvic/ Orchard</p> <p>Meeting June 12 Boothville School Gym, Boothville, LA</p>

Planning Areas keyed to Figure 2 map

Meeting Advertisements

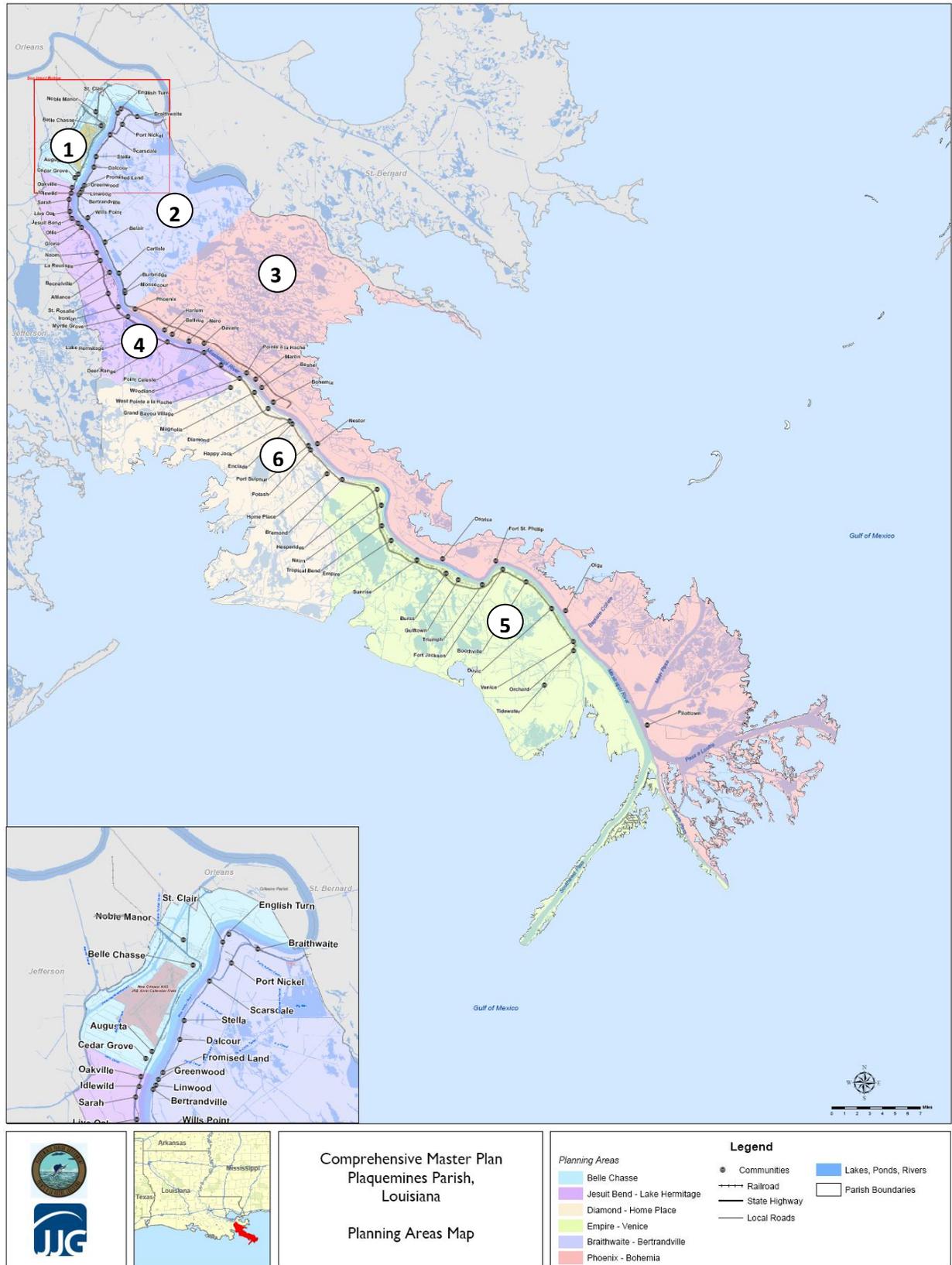
In order to encourage the participation of all community members, multiple announcement approaches were taken in the weeks leading up to and during the Visioning Workshops:

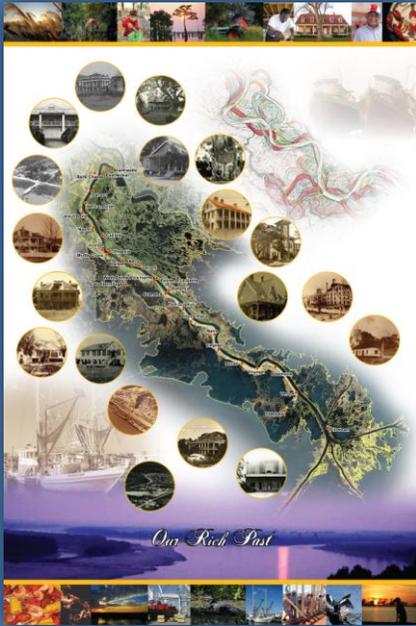
- Distribution of meeting fliers and business card advertisements at locations throughout the parish, including area churches, the annual Seafood Festival, and local stores
- Large, electronic road sign advertisements near each meeting site in days leading up to the meeting
- Mailing lists managed by the Parish and Parish Council members
- Six-week long running advertisement in the Plaquemines Gazette
- Plaquemines Parish and Master Plan website announcements
- Steering committee shared fliers and newsletters with their constituents

Below: Front side of business card advertisement handed out in the community.



Figure 2: Planning Areas developed for Comprehensive Master Plan





Display boards presented during Visioning Workshops



Who Attended

Workshop Attendance

Workshop attendance included a variety of community members: local business owners, elected officials, Parish staff, residents, leadership from local churches, Master Plan Steering Committee members, representatives from United Way, and others. A list of recorded attendees is provided at the beginning of this document.

Generally speaking, most attendees participated in meetings held near their residence or place of work. In some cases attendees did not reside in the parish but have an interest in the parish’s future. All but two recorded Workshop participants had lived in Plaquemines Parish for six years or longer.

Although turnout was lower than expected, the quality of discussion and input received was very good. Meeting attendance was likely inhibited by the ongoing response to the Deepwater Horizon Disaster, which had captured the attention and priority of the parish and community at the time of the Visioning Workshops.

Online Attendance

A Virtual Online Visioning Workshop was available to residents who were unable to attend a scheduled visioning workshop to participate and add their input. The online workshop was



located on the project website: www.plaqueminesmasterplan.com and was available from June through the end of July. Participants were led through a series of PowerPoint presentations and interactive questionnaires. The data gathered is added to the information gathered during the May and June Visioning Workshops. As the project progresses, there will be additional opportunities for input and feedback.



Key Assets

Workshop attendees identified the following key assets of Plaquemines Parish:

- Security/safety
- Good police protection
- Overall quality of life
- Excellent fishing and hunting environment, historically
- Oil and gas
- Good place for kids and grandkids
- Good schools and education system
- Low taxes
- Good income levels
- Natural environment and beautiful area
- Sense of community
- Land available for development
- River and river bank
- Industrial base
- Proximity to New Orleans
- Commercial and recreational fishing
- Good air
- Agriculture – citrus and good soil!
- Fort Jackson
- Crawfish boil
- Venice Port

Key Barriers and Threats

Workshop attendees identified the following key barriers and threats to the future of Plaquemines Parish:

- Possibility of having too much growth
- Hurricanes
- Oil Spills
- Limited job opportunities
- Limited housing diversity
- Flooding
- Insurance rates
- Loss of coast line
- Population loss

Key Priorities for the Master Plan

The Parish's long-term sustainability was echoed throughout the workshops in the comments of participants throughout the parish. Participants at all the Workshops said that the highest priority of the Comprehensive Master Plan should be given to the two issues of coastal restoration and building a healthy economy.

Coastal Restoration and Safety from Storms & Flooding

Coastal restoration was identified as a critical path to maintaining and improving the Parish's long-term sustainability. Participants expressed that levee upgrades are just as important as coastal restoration efforts. Due to the technical nature of coastal restoration, little detailed discussion on the matter occurred.

On the East Bank, the need to fill gaps in the back levees on the northern portion of the parish was identified as critical to the East Bank's viability. There was also some concern that current diversions from the Mississippi may be ineffective in restoring the coast.

Job Creation and Building a Healthy Economy

Plaquemines Parish has a limited number of jobs, and without proactively bringing in new industry, it will be impossible for the parish to grow its population and return to or exceed pre-Katrina levels. Although economic development was identified as a major need for the long-term sustainability of the parish –participants were not sure what types of jobs or new industry will be most desirable for the parish. Some participants mentioned creating new jobs associated with a port.

It is also believed that the Parish’s port facilities are a community strength that could be enhanced and developed to be more competitive with other area ports. In addition, the population increase due to a port facility could help spur additional development of support in terms of retail and other commercial services. Also, it was mentioned that more economic activities, such as oyster processing, could be done within the parish rather than sent out to other areas.

Another topic of discussion was tourism. Tourism was seen as a higher priority in the southern end of the parish than in Belle Chasse. Potential tourism strengths including the following: sports fishing, Fort Jackson, eco-tourism, historic Plaquemines, Wetlands Discovery Center, cultural tourism, and recreation tourism. Tourism investments should consider the tourism interests of new groups, such as families, that might have interest in visiting the parish if the right resources and marketing are in place.

Education

When talking about educational needs, a vocational/technical school was identified as the highest need. This preference is consistent with some concern voiced by participants that young people are leaving the parish. Primary education was identified as an asset during the workshops. Participants felt that the quality of the schools is high and this is a major reason for the high quality of life; however, there are not enough opportunities for skills training or formal education after high school. Currently youth are leaving the parish to find higher education and vocational training. Local continuing education/training is an important element to improving the parish job opportunities.

“If we don’t have the levees, we will not have a future.” Workshop participant on East Bank



“Best fishing in the world” – participant response when asked the primary reason for living/owning property in Plaquemines



Transportation

Transportation issues varied across the Visioning Workshops. Road repair and access across the river were the biggest concerns to residents of the East Bank and southern portions of the parish. In the northern portion of the parish, traffic congestion – particularly on Belle Chasse Highway – is a major concern. The extension of the rail lines is also particularly important to facilitating economic growth in the parish. This issue was echoed by community members that lived in other areas, likely because they have to go through Belle Chasse and surrounding areas to shop and receive community services.

Other areas identified for transportation improvements include the following:

- Tunnel and drawbridge improvements on Belle Chasse Hwy
- Extension of Peters Road
- Widening of Hwy 23 to four lanes to better meet the needs of the community
- Public transportation

Land Use

Workshop participants generally preferred the idea of co-locating community facilities and services to make them more easily accessible. These community centers should provide resources for all community members. For example, on the East Bank, residents believe that the former Woodlawn facility, located on the East Bank, would provide an optimal location for senior facilities, meeting space, and recreational facilities, among other activities and services.

Although not discussed much on the East Bank, attendees at workshops in other parts of the parish identified a need to improve the Parish's zoning and development regulations. Currently, there are issues regarding lack of infrastructure requirements for new subdivisions, and lack of control on the location of mobile homes within agriculturally-zoned parcels. Better code enforcement was repeated as a need at all workshops; specifically for corridor beautification and property maintenance.

Parish Governance

Community members felt that the Parish's administrative arm could be improved. The Plaquemines Parish Government (PPG) needs a better way to communicate with its citizens. Current methods, such as the Plaquemines Gazette and aired Council meetings, are not reaching the entire community. When presented with the idea of benchmarking the Parish's actions – primarily to gauge how well the Parish is meeting goals and objectives laid out in the Master Plan – there was generally a positive reaction. This would help the Parish stay on track.

There is mixed opinion about how the Parish has approached recovery efforts since Katrina. Community members also believed that the PPG could do a better job reaching consensus on certain issues and initiatives. A lack of consensus is inhibiting the parish from truly moving forward.

Housing

Plaquemines Parish has limited housing options. Affordability is one issue, mostly due to high insurance rates, but diversity of housing types is perceived as perhaps a larger concern. In all parts of the Parish, meeting participants identified the need for multi-family housing options such as apartments and condominiums. The Parish needs temporary housing for workers, and displaced families in times of emergency.

Parks and Recreation

Parks and recreational facilities are an important quality of life topic to much of the parish. Input from multiple workshops indicated a need to diversify recreational offerings. Paths could be put on top of the levees, and the river could be better managed to incorporate recreational needs of the citizens – such as fishing. Historically, recreation is a major asset and source of focus for the people of the parish and participants repeatedly said that improvements to the parks system were a high priority.

Community Services

Some discussion focused on the need to provide better services to children, seniors, and families. All encompassing senior centers, as discussed under land use, are perceived as a good way to do this. Improved public transportation would also support both of these demographics.

Privately Provided Services and Goods

On the East Bank and in the south end of the Parish, community members repeatedly stated that there is insufficient access to privately provided services, including gas connections, cable access, and telecommunications. Although many shopping needs missing from the parish, it is understood by residents that there is insufficient population to support many of the shopping needs they have. Food supply, grocery stores and farmers markets, are one particular shopping need that community members felt would receive enough community support to have a permanent presence in Plaquemines.

Drainage

Drainage is a concern in various areas of the parish. These appear to be localized issues specific to certain areas. In some cases, roads flood and would require re-engineering the road. In other cases, drainage pipes and pump stations are too small to meet capacity.

“Close to the city but doesn’t have city issues”
– Resident speaking to the assets of the East Bank



East Bank

The East Bank has some unique needs that distinguish it from those identified by residents of other areas of the parish. These needs and concerns included the following:

- Limited shopping options (gas station, convenience store, grocery store)
- Lack of affordable housing options
- Improvement to services – postal service, gas connections, Internet/phone, newspaper delivery
- Limited connection with West Bank (limited sense of community)
- Perception that the area is not adequately supported by the Parish government

Results of Surveys and Opinion Polls

An interactive survey was conducted in every meeting and a series of questions and statements were presented to help gauge the participant's priorities, issues and concerns. Participants used wireless keypad voting devices that interacted with a PowerPoint presentation. Results were displayed instantly on the screen resulting in lively and meaningful discussions on several of the statements/questions. Though the survey is not statistically valid, full results from each of the meetings can be found at the end of each of the individual meeting summaries.



Highlights from the interactive exercise for this workshop include the following.

- Coastal restoration was seen as the top priority for the Master Plan in all meetings ranging from 40% - 90%.
- The second highest priority for the Master plan from this community was Job Creation and Building a Healthy Economy and Community/Long-term sustainability.
- The highest priority for transportation needs in the north part of the parish was to reduce traffic congestion specifically on Hwy 23 in Belle Chasse. In other locations, road repairs were highly voted for with specific road and problems discussed during the voting session.
- 36% - 75% of the community voted that Vocation Tech be the priority for support and development. Some of the skills mentioned are listed below:
 - Mechanics
 - Nursing
 - Oil industry technicians
 - Craftsmanship
- The average of participants voting on whether **tourism** should be a priority resulted that the parish should place a “medium priority” for the future of tourism; however with additional discussion, they all agreed that some level of tourism should be supported including:
 - Fishing
 - Hunting
 - Eco-tourism
 - Festivals
 - Recreational (kayak, canoes, etc.)
 - Historic Plaquemines
 - Fort Jackson
 - Wetlands Discovery Center
 - Cultural Tourism

Key Conclusions and the Parish Vision

All of the Visioning Workshops reflected the community’s desire to see Plaquemines Parish endure sustainably into the future. Most attendees live in Plaquemines Parish because they have invested in property and have enjoyed the high quality of life and sense of community that the Plaquemines provides. Workshop attendees have confidence that the government can run more efficiently and that with the right proactive steps Plaquemines Parish can be safer, stronger and better – largely by developing the needed coastal restoration and hurricane protection systems, building a broader and stronger economy with more opportunities for employment, and by maintaining a high quality of life.

Despite threats posed by hurricanes and other environmental conditions, the area’s assets – including overall safety, sense of community and access to good schools and recreational activities, and other characteristics – make Plaquemines Parish a desirable place to live. The overall vision for the future of the Parish is one that is sustainable and preserves and enhances that high quality of life. This future vision can be represented by the image of a pyramid.



Figure 1: Representation of the Parish future vision

Coastal restoration and levee protection are essential pieces of the Plaquemines Parish foundation and form the base of the pyramid. Without them, the parish and its residents and businesses are less likely to endure. This says that the Master Plan should ensure that the parish is moving forward sustainably; taking care of its most basic needs safety from storms and other disasters. The importance of coastal protection is followed by economic security. Economic security rests on the security of coastal protection. Finally, at the apex of the pyramid is quality of life. Quality of life for residents of

Plaquemines Parish comes from enjoying the outdoors in a traditional way that celebrates living together in a close-knit community.

The community spirit and resilience of the Plaquemines Parish people gives them a vision for a sustainable future. The Comprehensive Master Plan will be the guiding light that propels the parish forward into a sustainable future and insures their quality of life with adequate housing, transportation, and access to community centers and recreational facilities.

Outline of Next Steps

The Visioning Workshops, along with the Community Assessment, lay the foundation for the Comprehensive Plan. The Community Assessment will be completed, and then immediately followed by the development of the Strategic Framework Document. The Strategic Framework identifies the big issues, big decisions, and big opportunities that will drive the future of the Parish. In the interim, the Master Plan project team will continue its outreach to the community via the following vehicles:

- **Continue Soliciting Input from the Community.** Continue to evaluate input received from the Virtual Visioning Workshop, available at the project website. A portion of the Virtual Workshop affords participants the opportunity to provide feedback via an online survey tool. This information will continue to be recorded and incorporated until the anticipated turn-off date at the end of July.
- **Kick off Master Plan Subcommittees.** The Project Team will kick off subcommittees for the Master Plan. The purpose of the subcommittees is to work with the Project Team and Steering Committee to identify the appropriate approach to achieve the community's vision for the Parish in specialized areas of the Master Plan. The subcommittees will meet up to three times for the remainder of the project. The draft four subcommittees to be formed are:
 1. Business & Economic Development
 2. Transportation
 3. Infrastructure and Utilities
 4. Education, Parks, Recreation & Tourism
- **Hold Focus Groups on Specialized Topics.** Several focus groups will be held to collect specialized information from topical issues that will play an important role in Plaquemines Parish's future. The finalized list of focus groups will reflect major changes that have occurred in the parish as a result of the Deepwater Horizon Disaster and also areas in which the Project Team and the Parish need additional technical expertise to develop an implementation plan that reflects the resources and limitations in the parish.

Special thank you to all participants:

Apologies for misspelled names...some difficult to decipher on sign-in sheets

Deborah Bartholomew
 Joel Frederich
 Warren Lawrence**
 Aurora Frederich
 Lily Hassan
 Aloma Savastano
 Elveria Evans
 Rev. John Riley**
 Ken Savastano
 Cassandra W. Reddick
 Don Beshel*
 Joni Beshel
 Rev. Tyrone Edwards
 Rev. Michael Jiles
 Debbie Kelly
 Tomal Kelly
 Jim Woodard**
 Sandra Charwin
 Kathleen Davenport
 John Davenport
 Cynthia Wooton
 Laurie Soileau**
 Diana Alfortish**
 Dallas Picou
 Mena Marinovich
 Tony Marinovich
 Leo Leach
 Jody Coyne
 Dr. Stuart Guey*
 Ruth Carter
 Robert Norton

Mary Norton
 John Banquer
 Stella Banquer
 Irvin Juneau
 Allen Hero
 Cody Juneau
 J. Soileau
 Brenda Puckett
 Hilda Lott
 Noel Lott, Jr.
 Bonnie Buras**
 Eddie Dervowen
 Becky Ballay
 Sybil Ballay
 Connie Chaisson
 Nelson Chaisson
 Burghart H Turner*
 Louis Sylve
 Brad Adam
 Nancy Fridge
 Bailey Fridge
 Marla Cooper*
 Brian Sherman
 Bonnie Thomas
 Bobby Thomas
 Glen Swift
 Benny Puckett**

* Council Member

** Steering Committee Member

From United Way

Ruth Meyers
Nick Kindel



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2.2 Strategic Framework

I Objective

The Strategic Framework document provides a formal policy link between the Plaquemines Parish that currently exists and the Plaquemines Parish that the community envisions becoming. Logistically, the document provides a connection between the Comprehensive Master Plan (CMP) Community Assessment document, the initial public involvement activities (visioning workshops and steering committee meetings), and the Community Agenda implementation program. In addition, the Strategic Framework will help guide forthcoming subcommittee and focus group discussions intended to clarify issues and opportunities to be addressed in the Community Agenda.

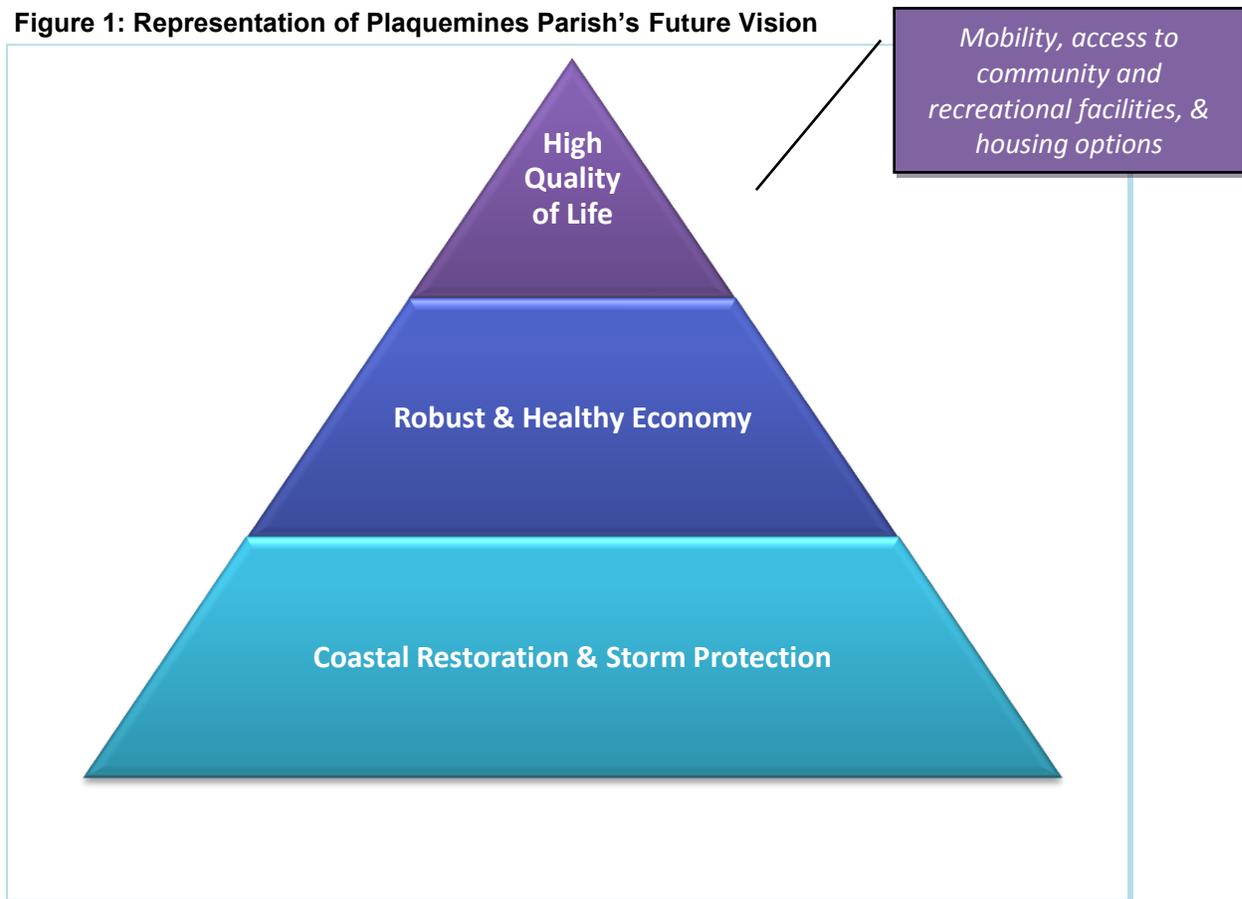
Outline of Contents

- I. Objective
- II. Hierarchy of Needs/Vision Statement
- III. Scenarios - Elements of a Preferred Future
- IV. Hybrid Scenario – Our Scenario
- V. Hybrid Scenario by Planning Element

II Hierarchy of Needs

The key conditions that are essential to the future of Plaquemines Parish, as identified through community input and the review of existing conditions, could be imagined in the shape of a pyramid, with coastal restoration and storm protection as the core need. A robust and healthy economy is the second most important need identified and it builds upon having a protected coast. These two conditions are essential to a high quality of life and ultimately, a sustainable future. Most residents of Plaquemines Parish choose to live here because of the area’s high quality of life. Despite threats posed by hurricanes and other environmental conditions, the area’s assets – including overall safety, sense of community and access to good schools and recreational activities, and other characteristics – make a desirable case for living in Plaquemines Parish.

Figure 1: Representation of Plaquemines Parish’s Future Vision



III Scenarios - Elements of a Preferred Future

The Community Assessment and Visioning Workshops resulted in a wealth of valuable information regarding the enduring characteristics, issues, needs, and opportunities that have the potential to shape Plaquemines Parish in the short and long term. Whereas this information led to a clear indication of the Parish's base vision, it also revealed many ideas and sometimes conflicting opinions that could not practically and successfully be implemented or addressed given the Parish's resources.

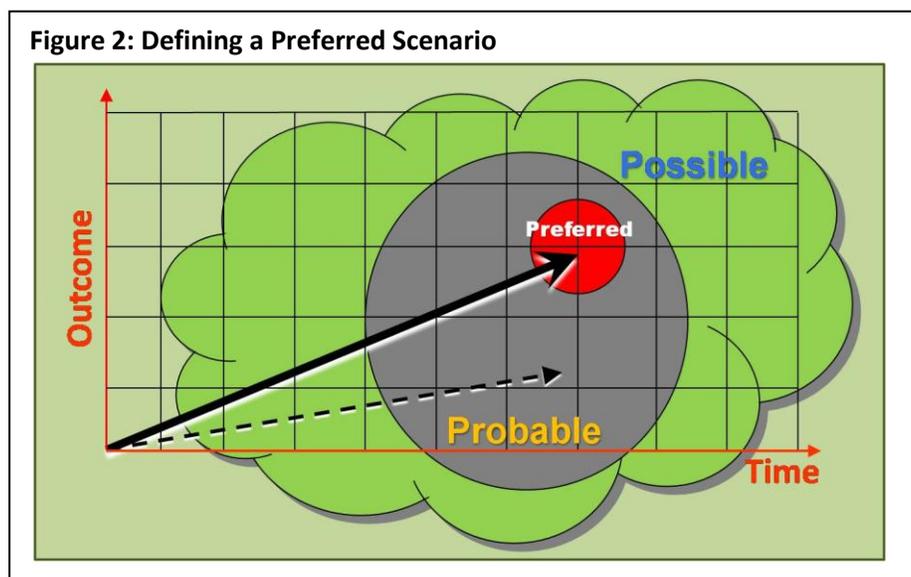
With this came many questions that must be answered to truly lay out a functional and realistic implementation plan for the future:

- With a limited supply of money and resources, which projects and initiatives should the Parish prioritize?
- Does the Parish want to stay the same or evolve into an increasingly more sustainable community?
- What areas are best poised for new growth and should that growth be concentrated?
- What are the non-negotiable characteristics of Plaquemines Parish that must be preserved or enhanced through the work program of the Comprehensive Master Plan?
- What are the images and qualities that the Plaquemines Parish community wants to exude to the rest of the country and the world?

To help answer these questions and begin to focus the path of the Master Plan, the project team developed four exaggerated future scenarios for Plaquemines Parish:

- Scenario A: Gateway to the Mississippi**
Scenario B: Eco-tourism and Green Energy Capital
Scenario C: Build It and They Will Come
Scenario D: Retreat

These scenarios were developed through ideas, initiatives and needs collected through discussion at the Visioning Workshops, Interviews, Questionnaires, and through data that has been gathered in the Community Assessment. Each scenario fits into the green possible cloud depicted in **Figure 2**.



RIGHT These scenarios were each discussed at length with the project Steering Committee. The needs, demands, and implications of each scenario were tested against the key conditions essential for Plaquemines Parish to remain a robust and vibrant community (Coastal Restoration & Storm Protection, Robust & Healthy Economy, and High Quality of Life). Each scenario was discussed to determine the Probable, Possible and Preferred outcomes.

Figure 3: Base Scenarios

Scenario A: Gateway to the Mississippi

- The Mississippi River is the gateway to the “breadbasket” of the nation and it will remain the economic engine driving the long-term economic health of the parish.
- A major new container port will be the centerpiece of the new economy and provide 1000’s of new jobs.
- Need to strengthen and extend the back levees to protect the port and related industry and population, and must build new bridge over the Intracoastal and extend the railroad to provide freight capacity.

Scenario B: Eco-Tourism and Green Energy Capital

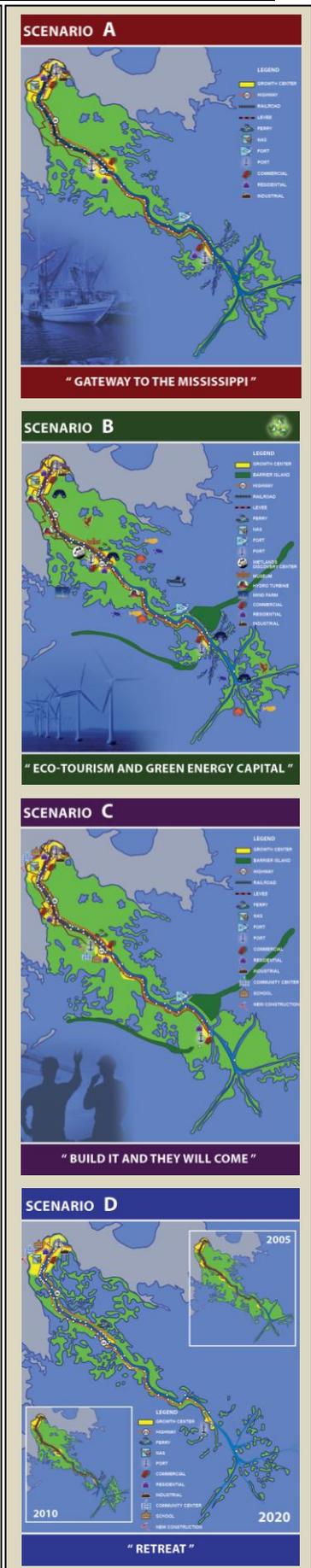
- New funding for green energy will provide hydro-kinetic turbines, wind farms, and solar collectors that will offset declines in oil and gas exploration to keep Plaquemines in the forefront of energy production.
- New emphasis on ecotourism will be developed from the themes of green energy innovation, wetlands regeneration, the Wetland Discovery Center, and the National Park of Forts Jackson and St. Phillip.

Scenario C: Build It and They Will Come

- Plaquemines Parish continues to draw huge state and federal grants for construction of levees, berms, wetlands, and barrier islands and other marine infrastructure.
- These funds provide construction and engineering jobs for recovery and rebuilding and new housing.
- New vocational schools open to train Plaquemine’s workforce to be electricians, plumbers, welders, marine biologists, computer technicians, engineers, and eco-restoration specialists.

Scenario D: Retreat (The Worst Case Scenario)

- The cumulative effects of storms, oil spills, and failure of the national economy result in an end to projects of coastal restoration and extension of levees. Federal funds dry up.
- A new port and green energy technology is no longer feasible.
- Wetland loss and subsidence continues unabated and fisheries are permanently damaged.
- Population is forced to retreat north to Belle Chasse and depend on New Orleans for jobs.



The Steering Committee identified the following characteristics and investments as non-negotiable elements of the hybrid scenario:

- Focus on our parish as a whole
- Combination of scenarios A + B with support from C
- An underlying acknowledgment that the livelihood of the rest of the country is impacted by Plaquemines Parish
- Levees and coastal restoration
- Port
- Rail/expansion and relocation (with the understanding that rail is critical to adding the port)
- Wind and river energy – add incentives for private investors
- Showing that Plaquemines Parish is going green
- Outdoor recreation
- Vocational education
- Agriculture

IV Hybrid Scenario – Our Scenario

The input received from the Steering Committee, combined with the professional expertise of the Plaquemines Parish staff and CMP project team, was utilized to develop a fifth, hybrid scenario. This scenario highlights the key location-specific characteristics and critical investments that should be pursued moving forward to best capture the community’s vision.

This hybrid scenario, depicted in **Figure 4**, meets the long-term economic goals of the community and also enhances the quality of life in Plaquemines Parish.

The Hybrid Scenario represents the combined strengths of Scenarios A, B, and C. The Parish needs to aggressively pursue funding to repair wetlands, strengthen levees, construct a container port, extend commercial railroads, pursue alternative energy sources, improve access to community facilities, and develop ecotourism opportunities. New vocational education programs should prepare the future labor force for an emerging green economy and to capitalize on all the federal funded construction activity.

Figure 4

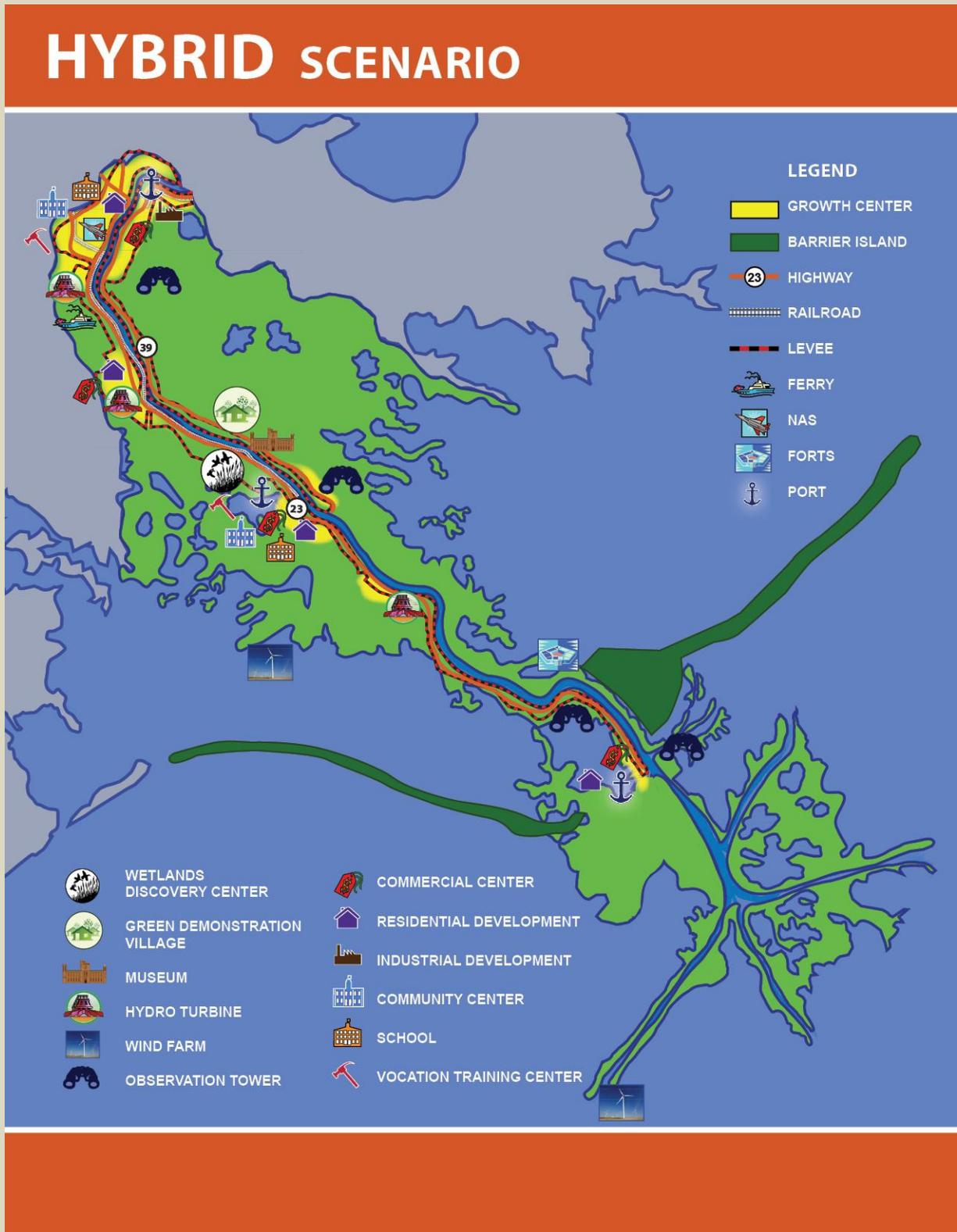
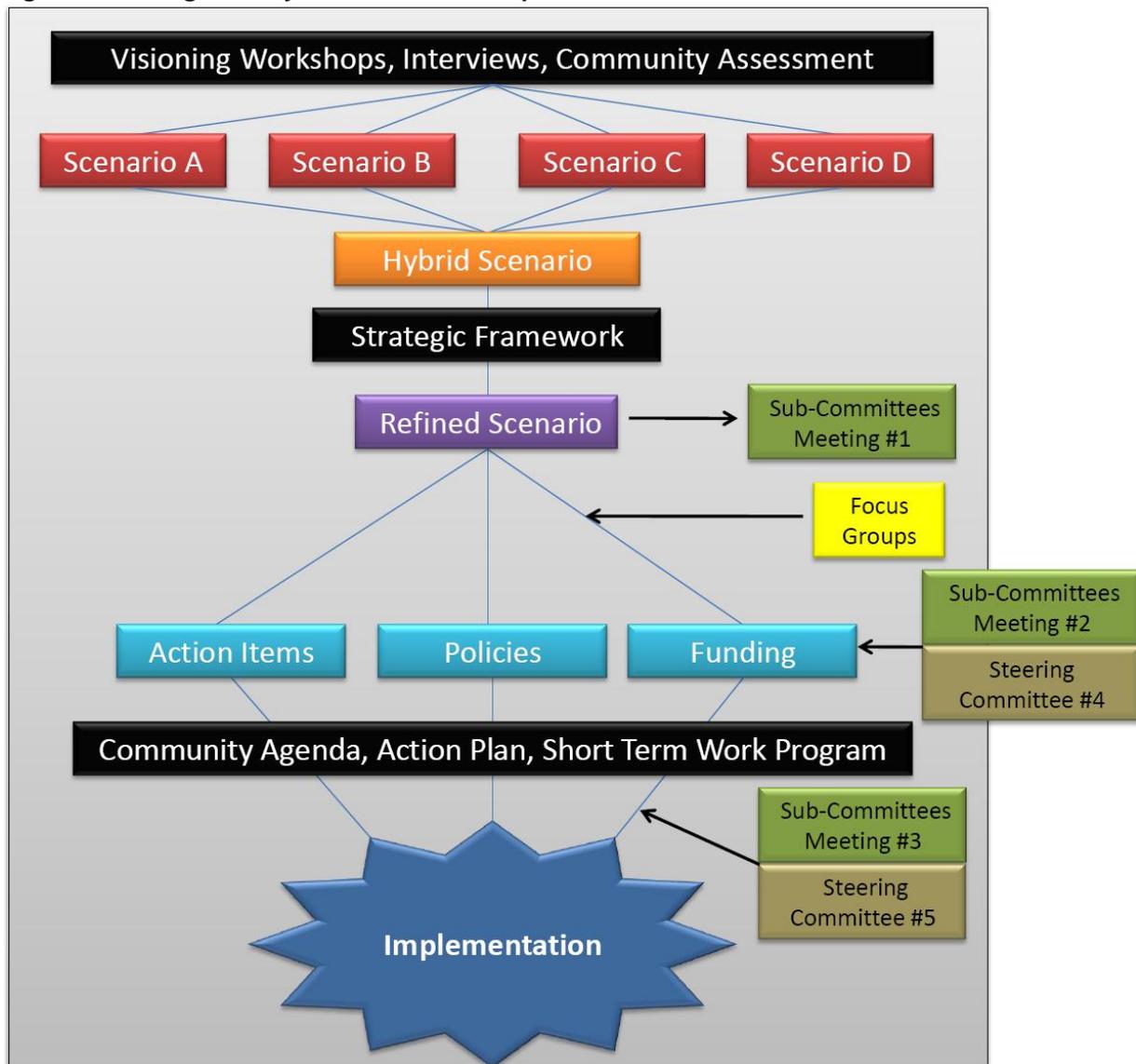


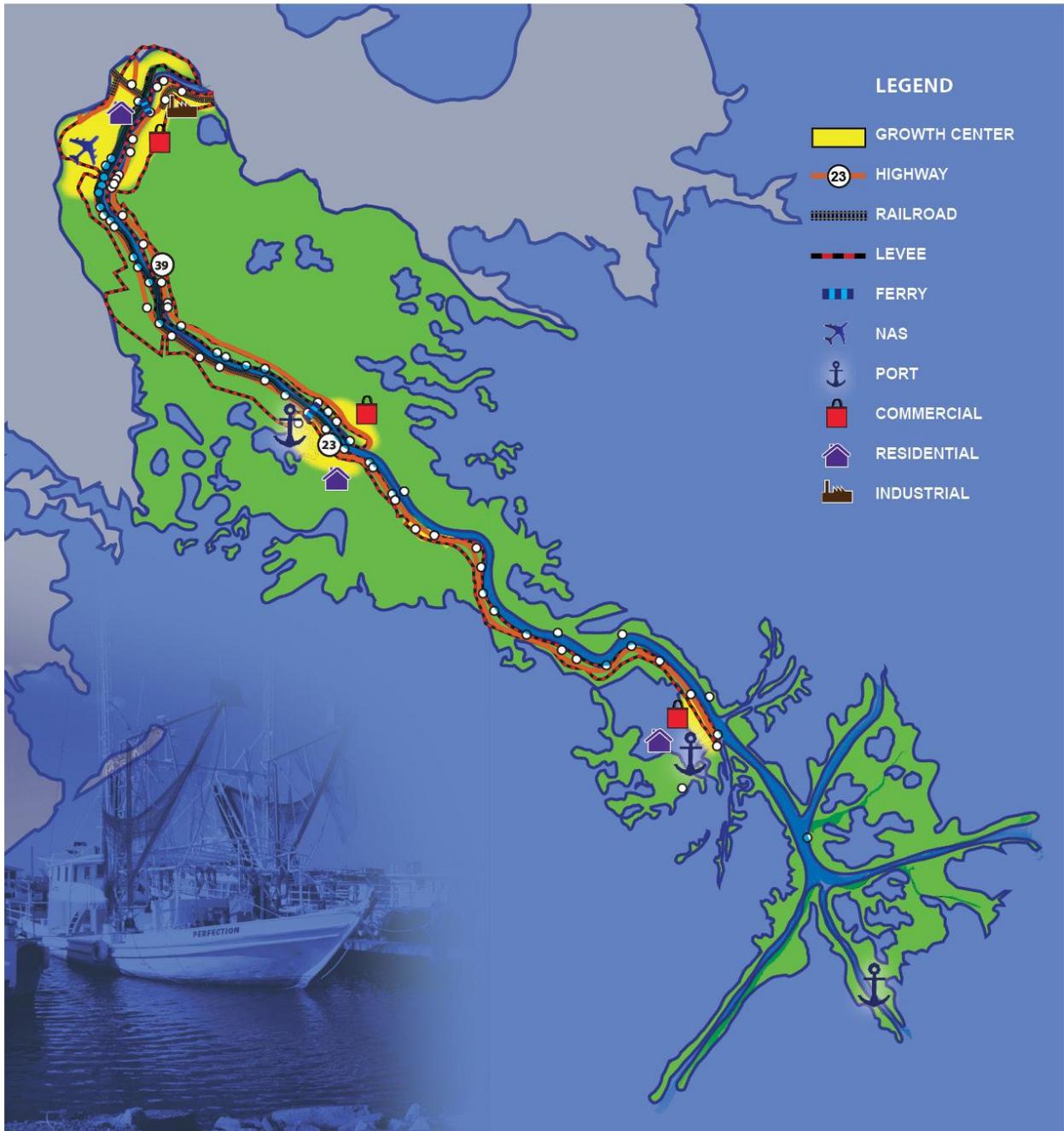
Figure 5: Moving from Hybrid Scenario to Implementation



V The Hybrid Scenario by Planning Element

The Community Agenda for the Plaquemines Parish CMP will address action items, initiatives, and investments that cross into multiple technical areas. The implementation of each of these items will be carried out by appropriate Parish departments, private partners, state and regional governments, and other stakeholders, including non-profits, individual citizens, and entrepreneurs. The primary policy goals for each technical area (planning element), along with the key issues and questions that will need to be addressed, create the framework behind the content of the remaining elements of the CMP, including the Community Agenda, Action Plan, and Short Term Work Program. The analysis, discussion, and recommendations set forth in the following Community Agenda sections are shaped around goals and vision of this hybrid scenario.

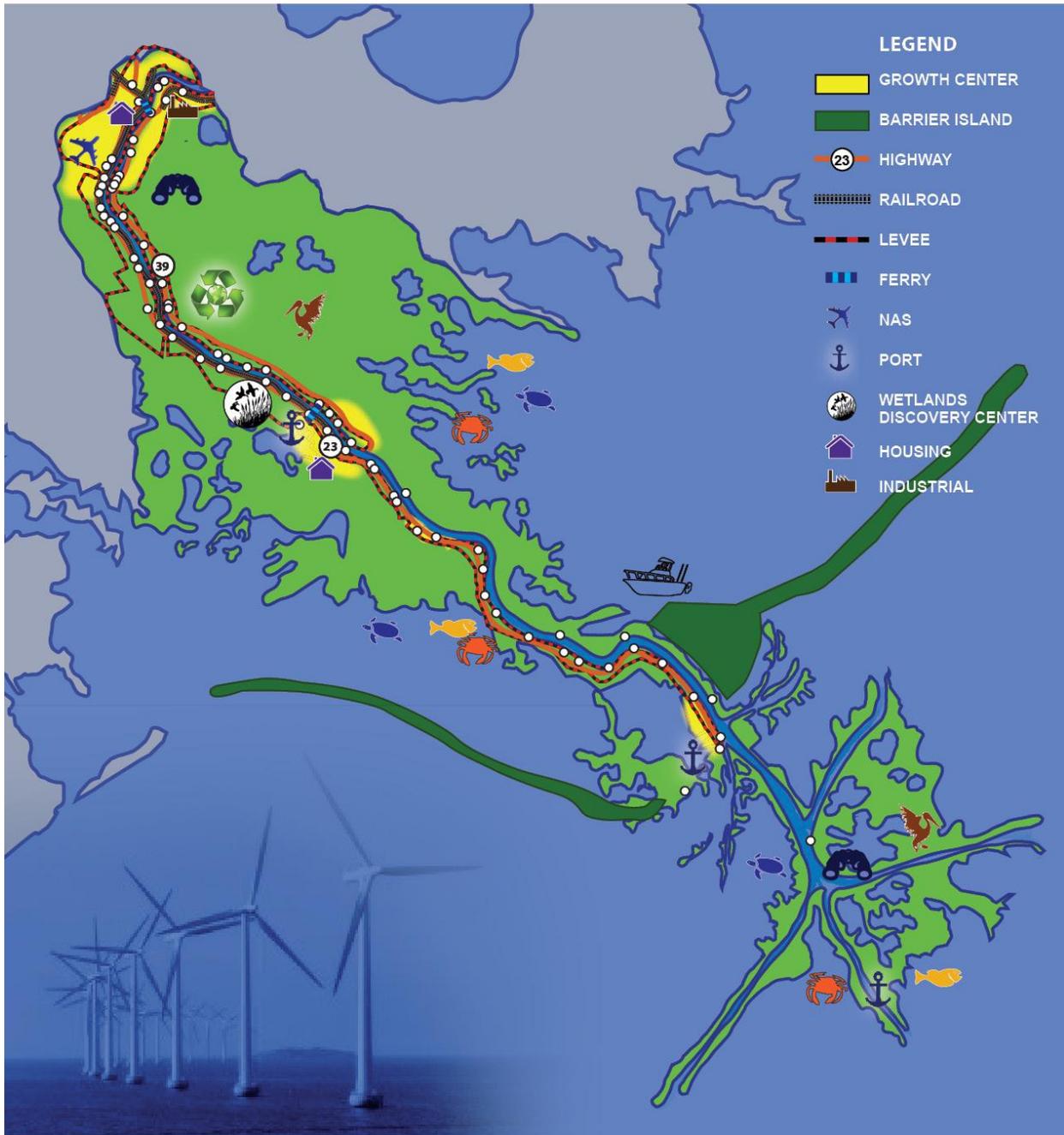
SCENARIO A



“ GATEWAY TO THE MISSISSIPPI ”

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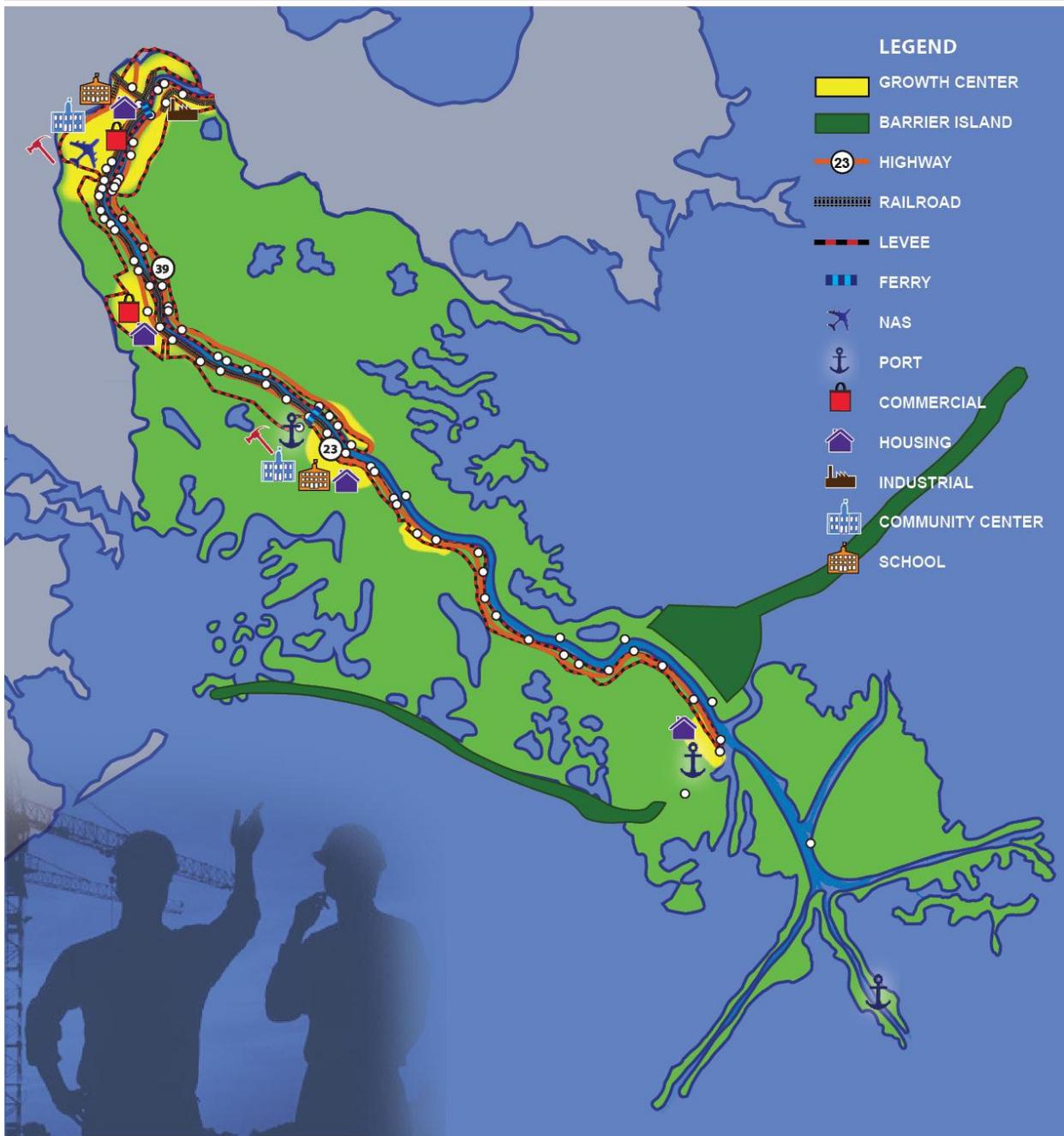
SCENARIO B



" ECO-TOURISM AND GREEN ENERGY CAPITAL "

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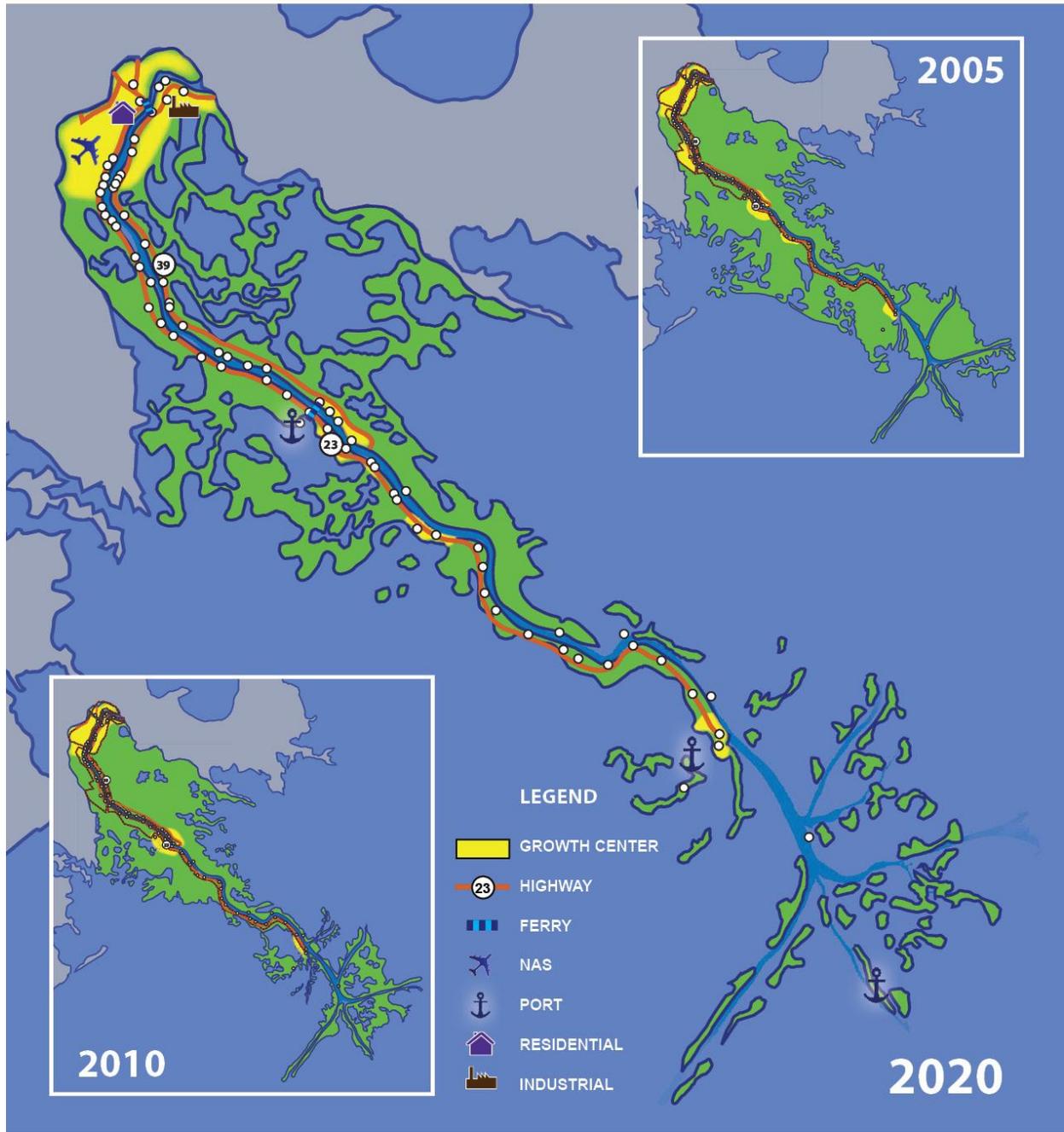
SCENARIO C



“ BUILD IT AND THEY WILL COME ”

back of map

SCENARIO D



“ RETREAT ”

back of map

2.3 Issues and Opportunities by Planning Area

The set of 6 aerial photo maps that follow provide a graphic illustration of some of the foundational information gathered for the Community Agenda. The map set divides Plaquemines Parish into six planning areas that fall along natural boundaries and each area includes several Parish communities. The first page of maps is an index sheet that identifies where the six Planning Areas are located:

- **Planning Area 1- Belle Chasse**
- **Planning Area 2-Braithwaite- Bertrandville**
- **Planning Area 3-Phoenix – Bohemia**
- **Planning Area 4-Jesuit Bend-Lake Hermitage**
- **Planning Area 5-Empire-Buras-Venice**
- **Planning Area 6- Diamond-Home Place**

Because of the long, narrow geography of Plaquemines Parish, it is helpful to prepare maps such as these at a scale that enables the user to identify key landmarks and associate with information shown on the maps.

The information shown on these maps were prepared based data gathered from several sources, including input from the public during the Community Visioning Workshops held in the summer of 2010. The maps are particularly valuable to the planning process as they contain marginal notes pointing out key points of reference in each part of the Parish, along with areas of special interest to the development of the Comprehensive Master Plan. The information shown on these maps fall into four categories:

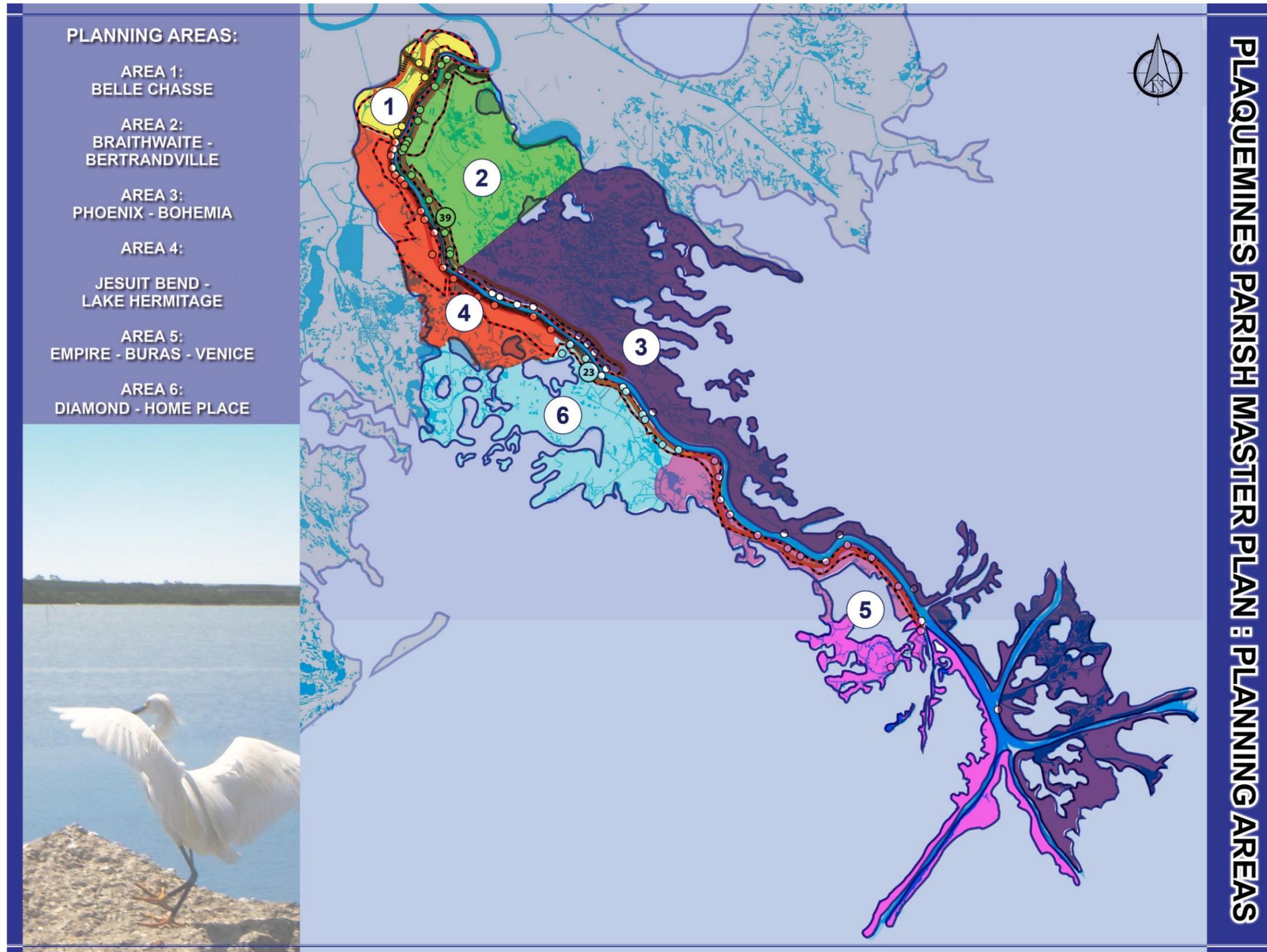
Assets – physical or economic features that service the area and give it a comparative advantage

Needs –concerns raised by citizens and officials when talking about the quality of life in the particular Planning Area

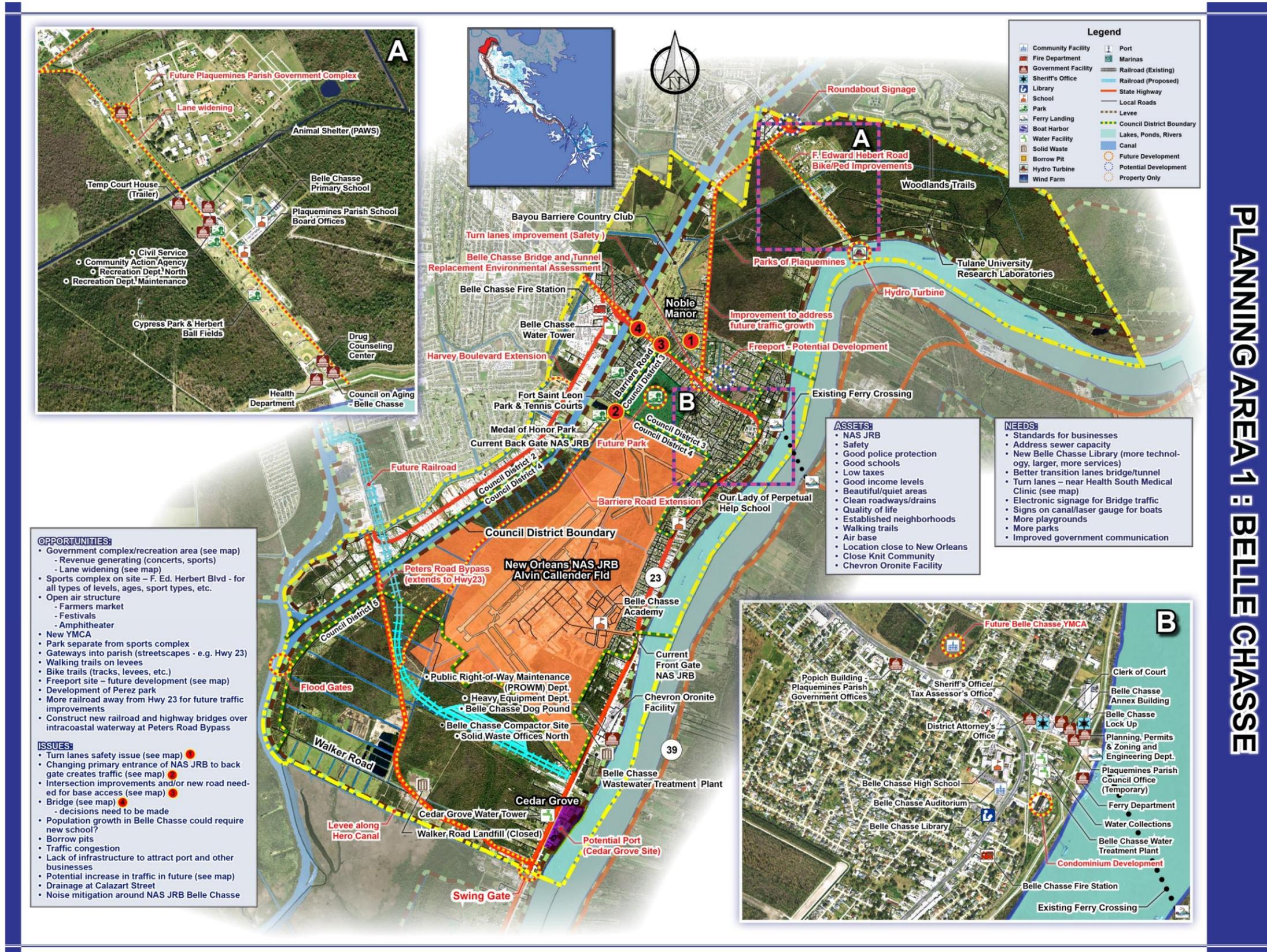
Issues - patterns of deficient infrastructure or services or resources that the public have identified that should be addressed

Opportunities – new, anticipated, or desired activities or changes that, if realized, would improve the quality of life in the Planning Area.

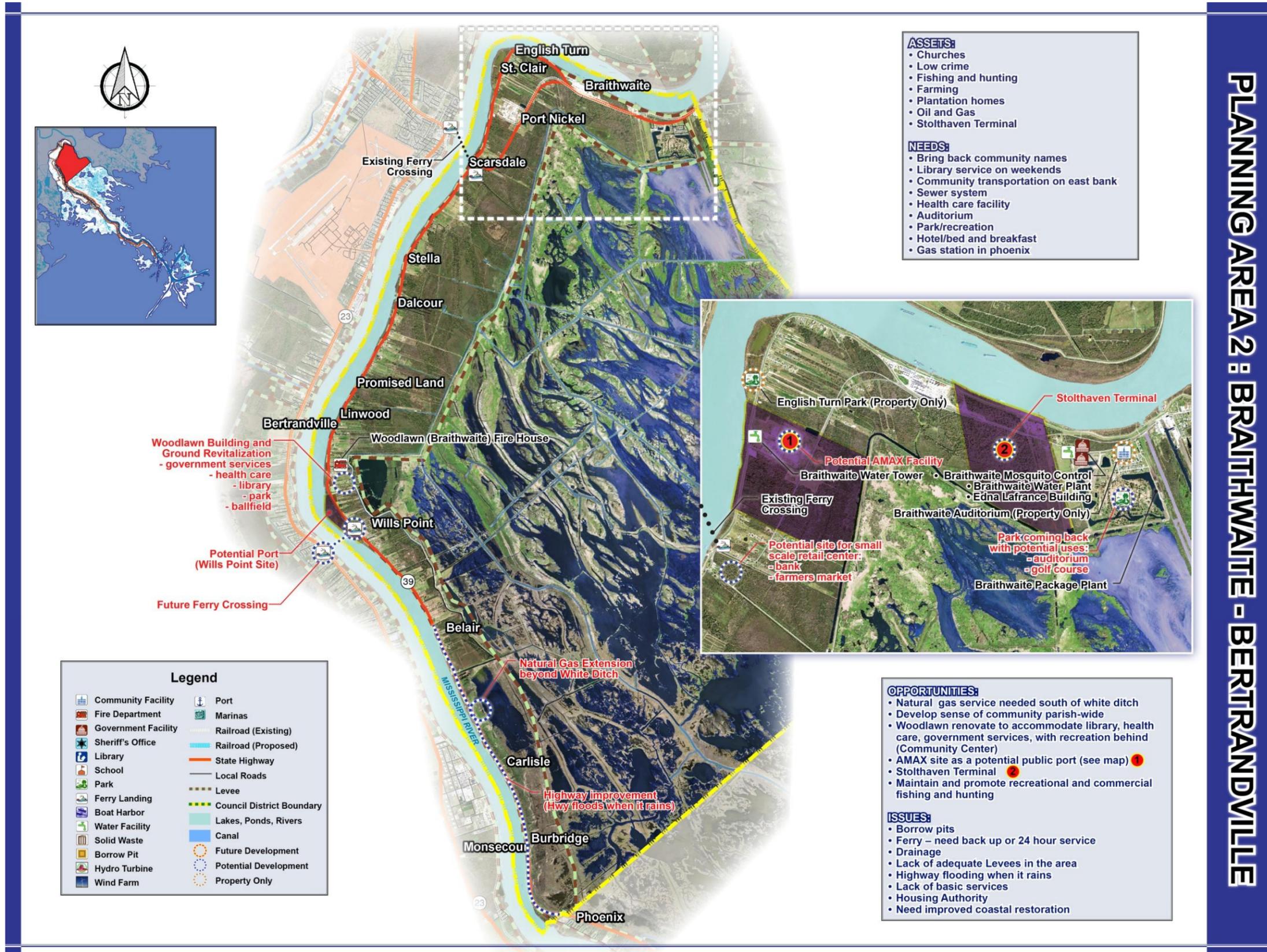
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Represents back of map

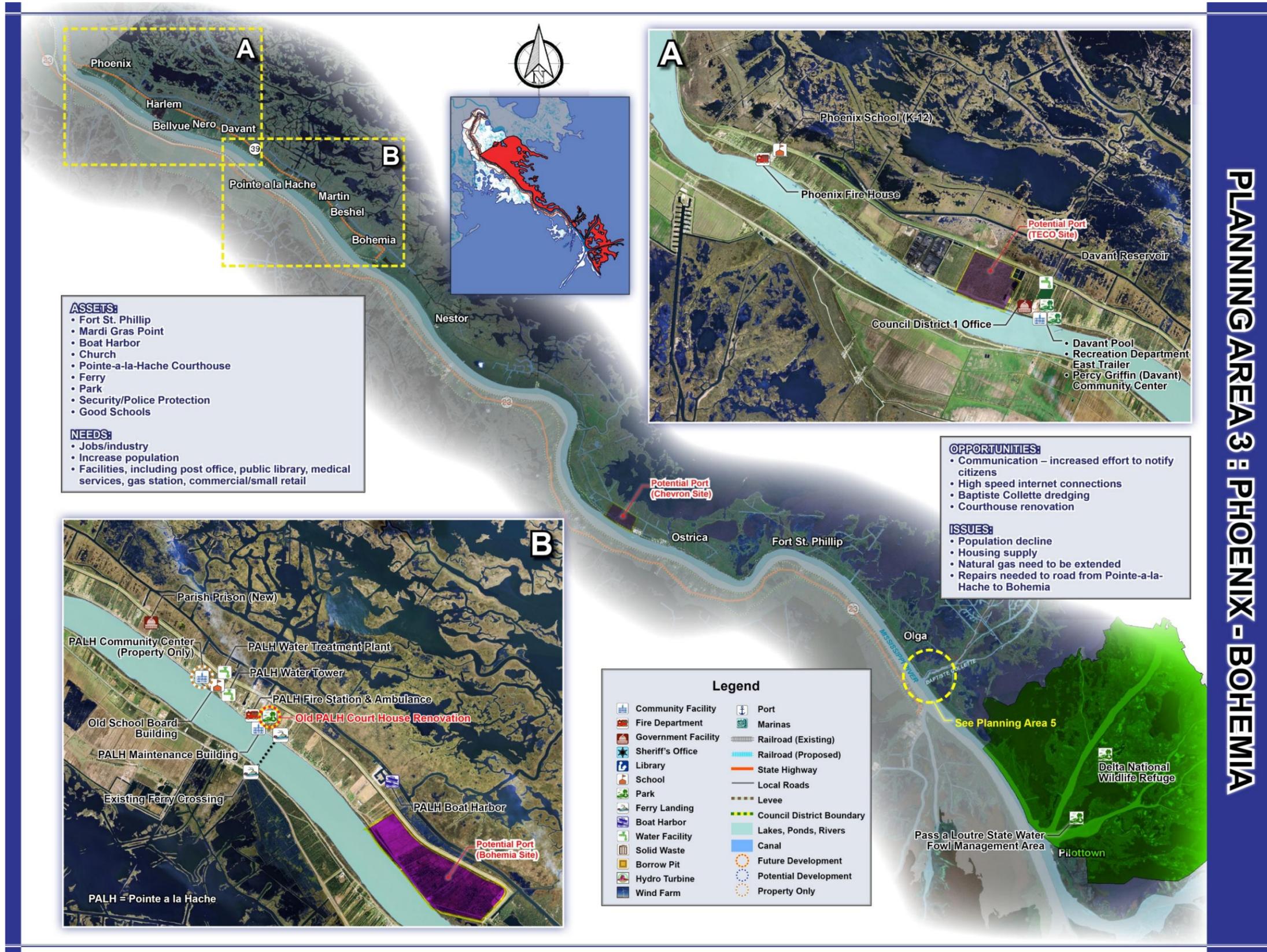


Represents back of map



PLANNING AREA 2 : BRAITHWAITE - BERTRANDVILLE

Represents back of map



ASSETS:

- Fort St. Phillip
- Mardi Gras Point
- Boat Harbor
- Church
- Pointe-a-la-Hache Courthouse
- Ferry
- Park
- Security/Police Protection
- Good Schools

NEEDS:

- Jobs/industry
- Increase population
- Facilities, including post office, public library, medical services, gas station, commercial/small retail

OPPORTUNITIES:

- Communication – increased effort to notify citizens
- High speed internet connections
- Baptiste Collette dredging
- Courthouse renovation

ISSUES:

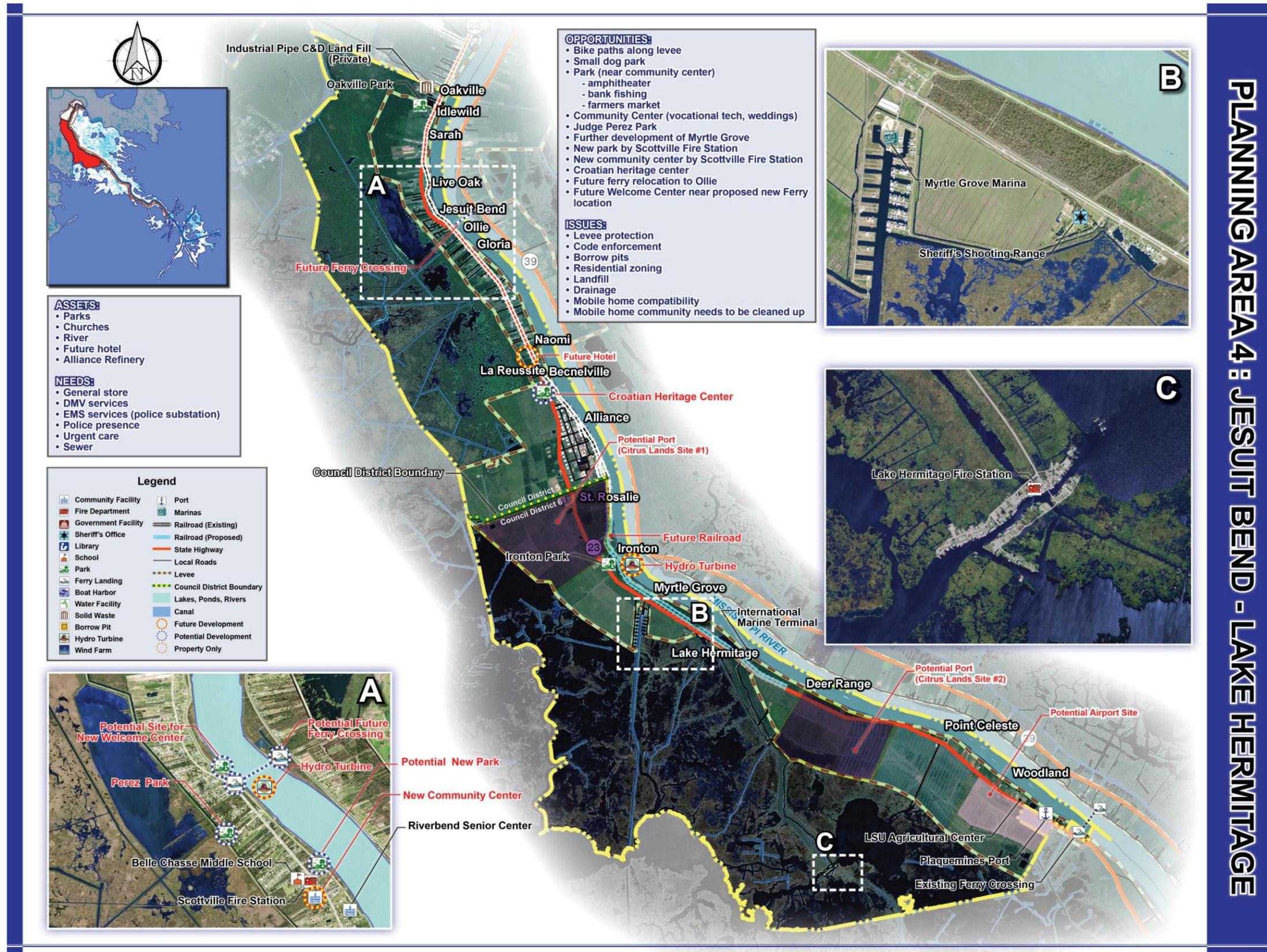
- Population decline
- Housing supply
- Natural gas need to be extended
- Repairs needed to road from Pointe-a-la-Hache to Bohemia

Legend

	Community Facility		Port
	Fire Department		Marinas
	Government Facility		Railroad (Existing)
	Sheriff's Office		Railroad (Proposed)
	Library		State Highway
	School		Local Roads
	Park		Levee
	Ferry Landing		Council District Boundary
	Boat Harbor		Lakes, Ponds, Rivers
	Water Facility		Canal
	Solid Waste		Future Development
	Borrow Pit		Potential Development
	Hydro Turbine		Property Only
	Wind Farm		

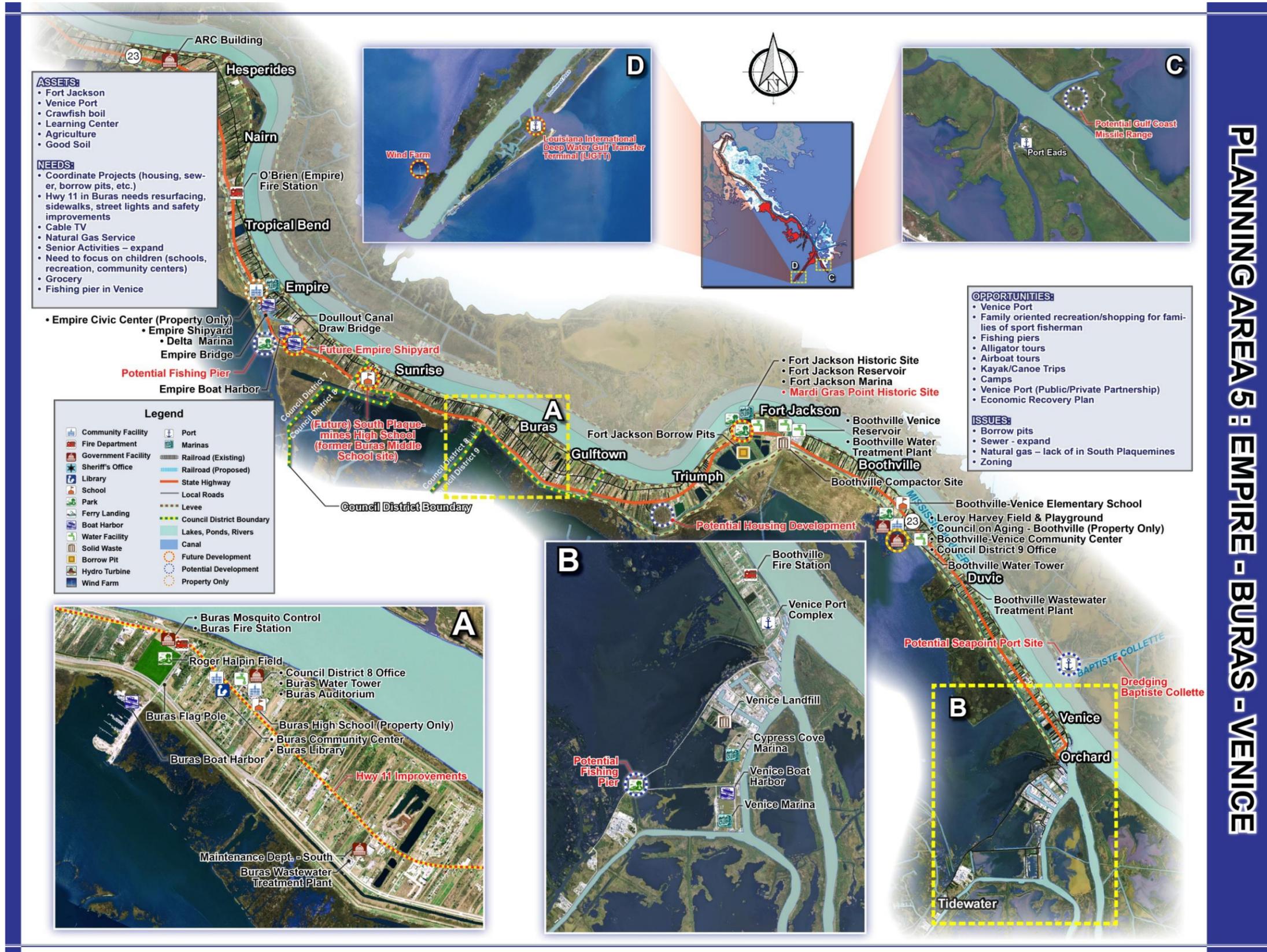
PLANNING AREA 3: PHOENIX - BOHEMIA

Represents back of map

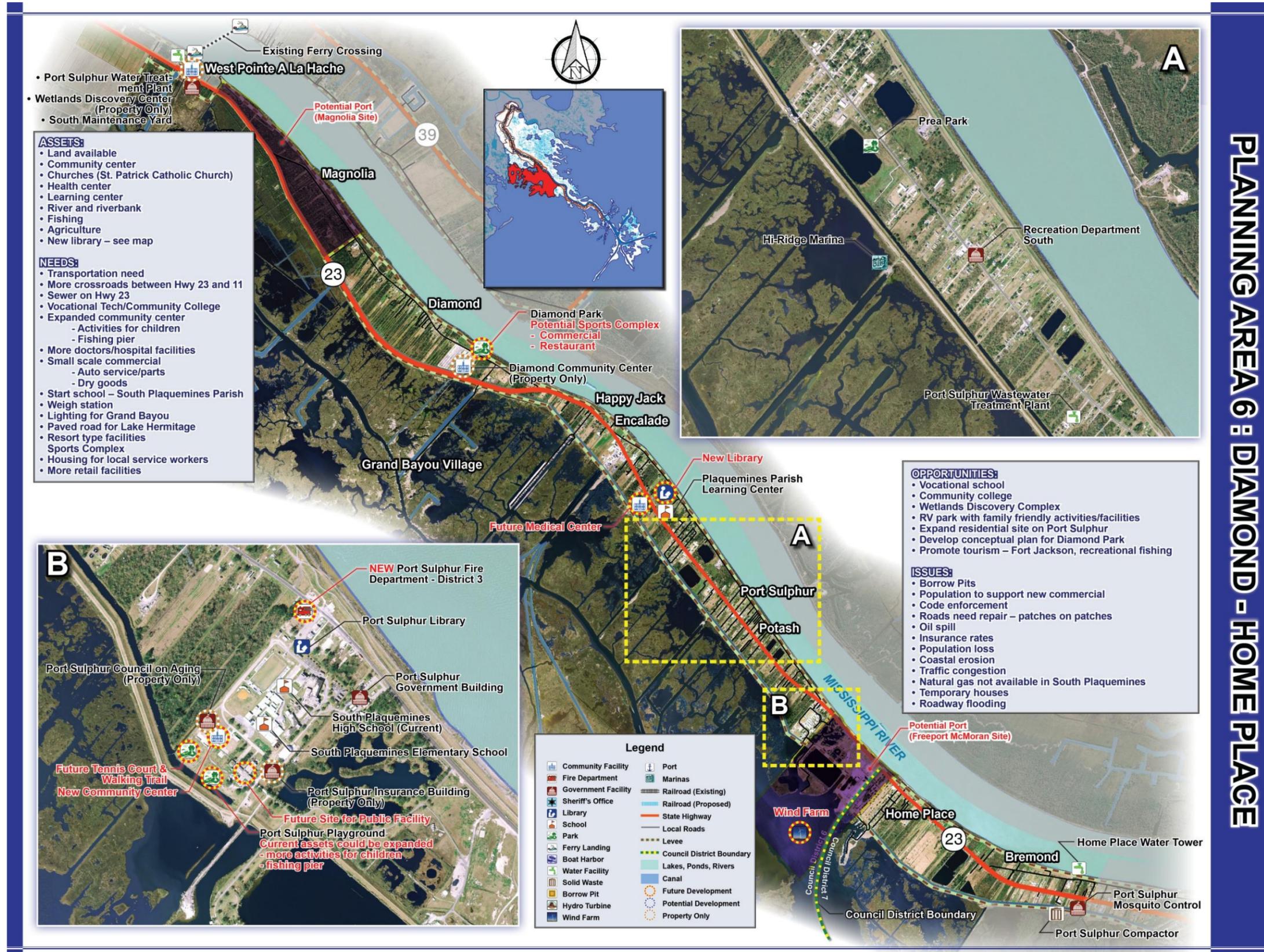


PLANNING AREA 4: JESUIT BEND - LAKE HERMITAGE

Represents back of map



Represents back of map



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