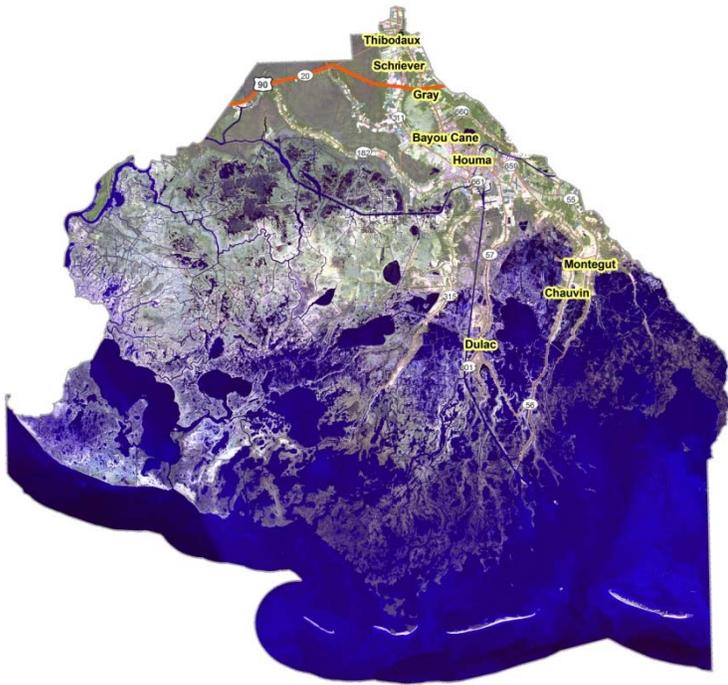


NOVEMBER 2009

# TERREBONNE PARISH COMPREHENSIVE PLAN-UPDATE



## INTERIM REPORT

(PARTS ONE AND  
PART TWO)

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## INTRODUCTION

According to the “Practice of Local Government Planning,” (3<sup>rd</sup> Edition, p. 82), “plans can be constructed to avoid undesirable futures, to make desired forecasts come true, **or to create more desirable futures**” (emphasis added). The approach taken in the first two parts of the Terrebonne Comprehensive Plan Update was to set the stage for creation of a more desirable future for the citizens of the parish. The role of the Vision Statement, therefore, becomes paramount as this statement defines that overall desirable future toward which the plan and its components strive. What is more significant is that participants in the public outreach portion of this effort have played an important role in shaping the Vision Statement that will ultimately guide the plan, its goals, strategies, and action plans. The words of the eminent American poet, Carl Sandberg, underscore the importance of the Vision Statement to the overall planning effort.

***“Nothing happens unless first a dream.”***

***--Carl Sandberg***

The thrust of these first two parts of the planning effort was to facilitate a process which allows citizens of the parish to help shape the Vision Statement which will serve as the backbone of this Comprehensive Plan Update. This process has guided participants through a visioning exercise which gave them an understanding of where the parish stands today, where it appears to be headed based on demographics and growth trends (and what these could mean for the future). Finally, the visioning exercise helped participants to articulate where they want the parish to be in the year 2030, twenty years in the future. The important characteristic of this visioning process was that citizen participants were asked to express as clearly as possible *how they want* the parish to look in several important categories, NOT where they *think* the parish will be. Where they *think* the parish will be in the future is not a vision. Where they *want* the parish to be is the “dream” that sets the framework for a more desirable future. This has been the

***“Vision is a dream or picture of the future that draw us - no PULLS us - into the future”***

***--James R. Lucas***

major challenge of beginning the planning process leading to an update of Terrebonne’s Comprehensive Plan.

## **1.0 PART ONE—DATA COLLECTION/RESEARCH**

The first part of this planning effort was dedicated to assembling demographic data, updating land use information in the field, establishing the communications protocols with TPCG Planning & Zoning Department staff, coordinating with the TPCG Information Technology (IT) Department for website use relative to the citizen survey and other matters, developing a public meeting schedule and meeting with various agencies and departments around the parish to gage their response to perceived growth in the parish.

### **1.1 Outside Agency Interviews**

As part of the first section (Part One) of this planning effort, Providence with the assistance of parish planning staff compiled a list of outside agencies that should be contacted and interviewed. Providence interviewed these agencies to gain insights, from their individual agency perspectives, into the growth taking place in the parish, and their general responses to this growth. This was seen as very useful to the planning process, not only to convey to these entities that they were not being left out of the process, but also because Providence might learn of significant planning efforts on their part during the course of the interview.

For these planned interviews, a series of questions was drafted and reviewed by staff of the Planning & Zoning Department. Changes were made or questions added based on this review. The questions that were generally asked in each interview session are the following, shown in the order asked:

1. If you expect growth in the parish, where (or in which part) do you or your organization see this growth taking place?
2. How much growth do you expect?
3. What is your organization doing about this growth? How is your organization planning for it?
4. What are the factors promoting/encouraging or causing growth in the parish?
5. If you don't see growth, what factors are constraining or limiting growth, in your opinion?
6. Are there problems in the parish that impact your organization?
7. How do these impact your organization?
8. What steps are being taken to overcome these challenges?
9. What is your assessment of the future of the parish from the perspective of your organization?

10. Is there anything Parish Government could do to better address the needs of your organization?

For this planning effort the list of outside agencies that were included were generally outside of Terrebonne Parish Government, with a few exceptions. For example, representatives of the TPCG Public Works, Pollution Control, and Utilities Departments were interviewed. In addition, the Chairwoman of the Terrebonne Parish Council, was interviewed as well. Other agencies which agreed to participate and which were subsequently interviewed include the following: Terrebonne Parish School Board; Houma-Terrebonne Airport Commission; Terrebonne Economic Development Authority (TEDA); Terrebonne Port Commission; Consolidated Waterworks District No. 1; and a representative of the local real estate industry in order to get a private sector perspective.

Phone calls were made to each agency to schedule interviews. The date of each interview, as well as those who participated in each interview, are shown below. Interview results (summaries) are included in Appendix A. The numbered responses correspond to the number of the question shown above. It should be noted that responses to questions gathered during these interviews may reflect the personal opinions of the person/persons interviewed and, therefore, are not necessarily reflective of the official positions of their respective agencies. Questions asked are not repeated on each interview summary in the Appendix A.

May 5, 2009:

- TPCG Utilities (Tom Bourg);
- Water Works (Barry Blackwell; Steve Hornsby)

May 7, 2009:

- TP School Board (Jack Moore);
- TEDA (Mike Ferdinand);
- TPCG Public Works (Greg Bush; Joan Schexnayder; Jeannie Bray)

May 8, 2009:

- TPCG Pollution Control (Mike Ordogne)

May 12, 2009:

- Terrebonne Port Commission (David Rabalais)

May 20, 2009:

- Real Estate Industry representative (Ron Brooks)

May 21, 2009:

- Houma-Terrebonne Airport Commission (Earl Hicks);
- Terrebonne Parish Council (Arlanda Williams)

In general, each person interviewed was aware of the growth areas of the parish and discussed any preparations their respective agencies were taking to respond to this growth. One of the problem areas mentioned was a lack of affordable housing, which may cause those workers coming to the parish to fill the jobs created by the local economy to look outside the parish for housing.

## 1.2 Parish Demographic Update

### 1.2.1 Population Growth and Shifts

According to Census Bureau, American Community Survey data and projections, the population of Terrebonne Parish has grown steadily since 1980. It is projected that by the year 2030, the population of the parish will have increased by nearly 33% (32.65%) since 1980 when the parish contained 94,393 inhabitants. Using middle range projections by the Census, the parish's population in 2030 is expected to reach 125,210 (See Table One below). These figures indicate that the parish's highest growth decade in terms of population will be the period 2000-2010. In this decade the parish's population is expected to increase nearly 14% (13.77%), adding a projected 14,387 (net) persons.

<b>TABLE 1 TERREBONNE PARISH POPULATION FIGURES AND PROJECTIONS*</b>			
<b>1980 - 2030</b>			
<b>YEAR</b>	<b>LOW SERIES</b>	<b>MIDDLE SERIES</b>	<b>HIGH SERIES</b>
1980	94,393	94,393	94,393
1990	96,982	96,982	96,982
2000	104,503	104,503	104,503
2005	107,200	107,200	107,200
2010	112,970	118,890	124,840
2015	116,800	122,560	128,320
2020	119,340	124,410	129,420
2025	121,050	125,140	128,880
2030	122,250	125,210	127,770

*\*Source: US Census Bureau. Accounting for Katrina effect.*

In the decade 1980-1990, the population of the parish grew by less than 3% (2.74%). This may be reflective of the economic problems which were experienced in the parish during this decade. In the next two decades through 2010, the net increase in population in the parish exhibited larger percentages (7.75% and 13.77%, respectively). This growth appears to be indicative of the growth in the energy and related sectors that came into play during this 20 year period. Although parish population growth projections will be positive through 2030, the rate of increase over the next two decades will be considerably less, according to data presented in Table One.

It is instructive to look at the populations of various Census Designated Places (CDP) in the parish over the decade ending in 2000, the last for which data is available. These data seem to indicate the direction of population shifts within the parish. The communities of Bayou Cane Chauvin, Dulac, Gray, Montegut, Schriever, as well as Houma City are CDPs within the parish. Data in Table Two show which areas of the parish have lost population and those which have gained.

<b>TABLE 2 POPULATION OF CENSUS DESIGNATED PLACES (CDP) TERREBONNE PARISH, LA 1990 - 2000</b>			
<b>CDP</b>	<b>1990 POPULATION</b>	<b>2000 POPULATION</b>	<b>PERCENT GROWTH</b>
<b>BAYOU CANE</b>	15,876	17,046	7.40%
<b>CHAUVIN</b>	3,375	3,229	-4.30%
<b>DULAC</b>	3,273	2,458	-24.90%
<b>GRAY</b>	4,260	4,958	16.40%
<b>HOUMA CITY</b>	30,495	32,393	6.20%
<b>MONTEGUT</b>	1,784	1,803	1.10%
<b>SCHRIEVER</b>	4,958	5,880	18.60%
<small>*Census Designated Place = A concentration of population which is identified as a CDP Source: U.S. Census, American Community Survey, 2005-2007</small>			

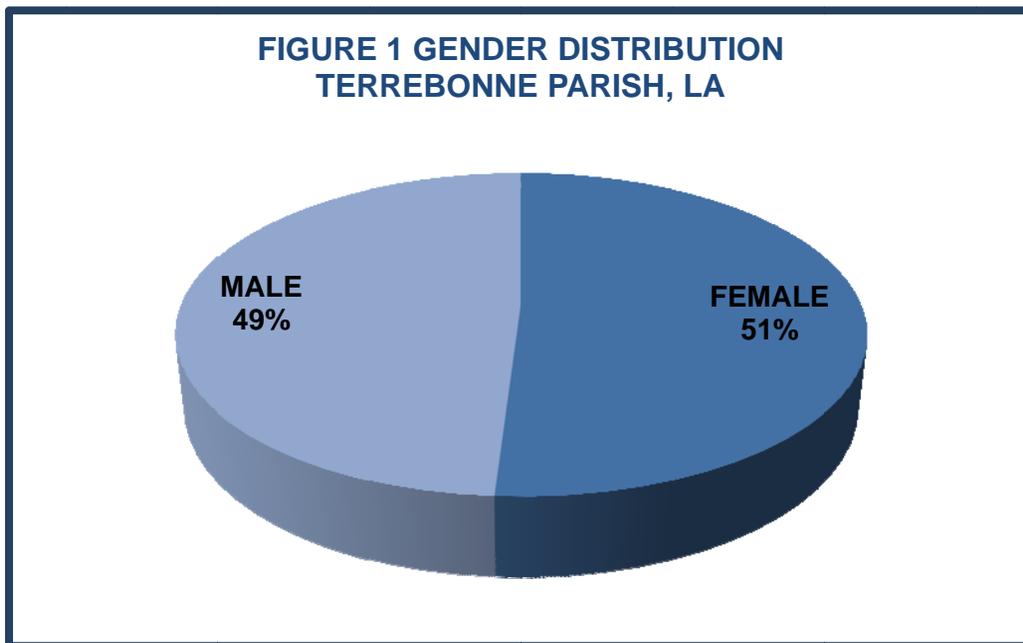
The CDP with the highest population loss rate between 1990 and 2000 was the community of Dulac, down almost 25%. For the same period, Chauvin was down 4.3%. It is interesting to note that populations in CDPs

increased with proximity to the northern areas of the parish. For example, the populations of Gray and Schriever grew at 16.4% and 18.6%, respectively. It can be concluded from the information in Table Two that population shifts in the parish are associated with movement to higher ground, away from periodic flooding caused by passing hurricanes.

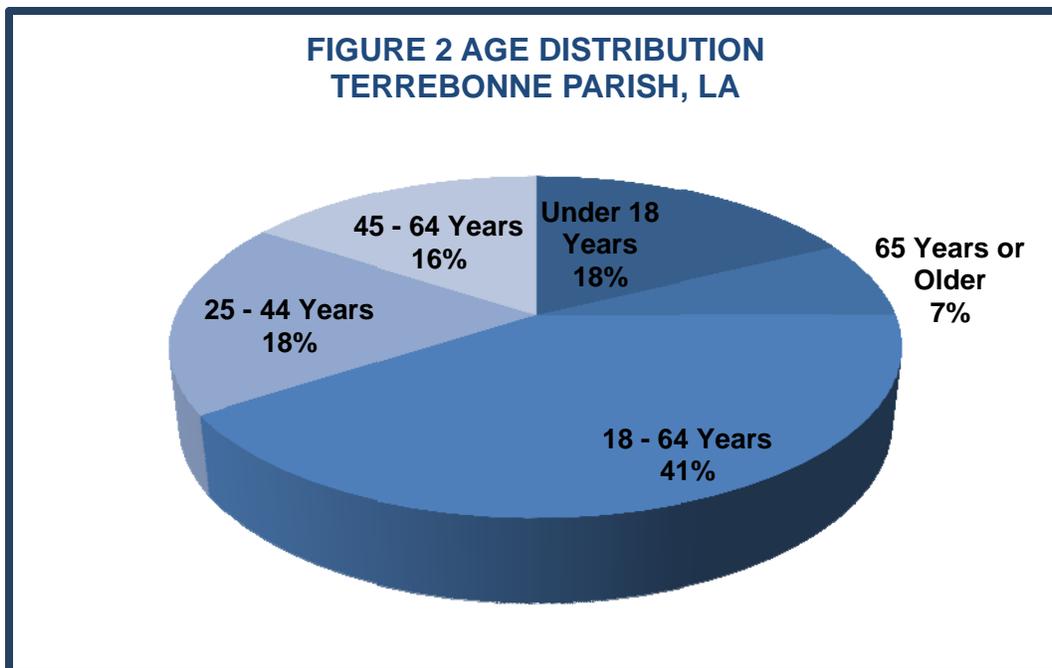
### 1.2.2 Population Characteristics

Figure One provides information on the age and gender distribution within the population of the parish. Females slightly outnumber males, 51% to 49%, respectively.

Currently, 27% of the population of the parish is under 18 years of age; approximately 10% are in the 18 to 24 years bracket; 28% in the 25 to 44 years bracket; 24%- 45 to 64 years; and the 65 years and older bracket accounting for 11% of the parish's population (see Figure Two). Median age in the parish is 34.7 years.



\*Source: U.S.Census Bureau, 2005-2007 American Community Survey



\*Source: U.S.Census Bureau, 2005-2007 American Community Survey

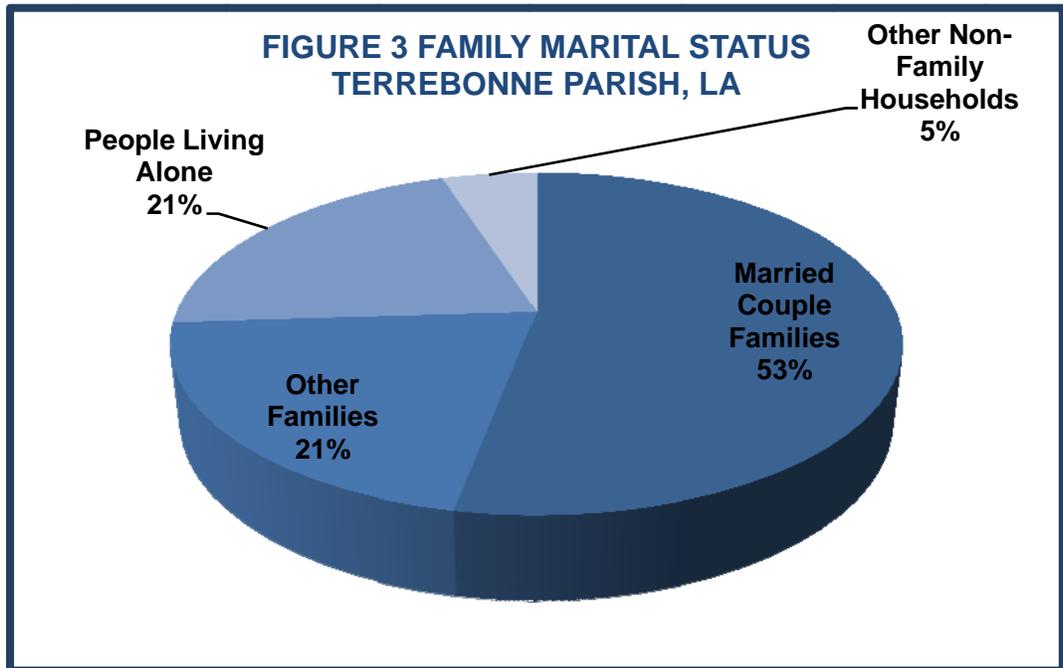
Racial characteristics of the Terrebonne Parish population along with comparisons with the U.S. population are provided in Table Three. Terrebonne is 73% white; the U.S. is 74%. The parish’s black population comprises 19%; the comparable figure for the U.S. is 12%. The parish’s Native American/American Indian percentage stands at 5%; for the country as a whole this figure is 1%. The U.S. Asian population comprises 4% of the total; in Terrebonne Asians account for only 1% of parish population. Also, 98% of the people in Terrebonne are native-born, included 87% who are Louisiana-born. Only 2% of the local population is foreign-born. It is interesting to note that among persons 5 years and older in Terrebonne, 12% speak a language other than English at home. Of these 19% spoke Spanish; 81% spoke some other language; and 20% did not speak English very well.

TABLE 3 RACIAL CHARACTERISTICS COMPARISON TERREBONNE PARISH, LA AND UNITED STATES		
RACE	TERREBONNE PARISH	UNITED STATES
WHITE	73%	74%
BL / AF. AM.	19%	12%
AM. IND.	5%	1%
ASIAN	1%	4%

\*Source: 2005-07 American Community Survey

### 1.2.3 Families and Housing Characteristics

According to Figure Three, married couple families comprise 53% of households in the parish. Other families, i.e., those comprised of a single parent (either male or female) with children account for 21%, as do people living alone.



\*Source: 2005-07 American Community Survey

Terrebonne Parish contains approximately 43,303 housing units, of which about 12% are vacant (see Table Four). The remaining 38,000 (approx.) unit are occupied. Of these housing units, 72% are owner-occupied in Terrebonne. The comparable U.S. figure is 67%. About 28% of occupied housing units are renter-occupied. Also, 42% of households in Terrebonne have two vehicles; 16% of all households in the parish have 3 or more. It can be said therefore, that 58% of all occupied households in the parish have access to at least one vehicle.

<b>TABLE 4 HOUSING UNIT CHARACTERISTICS TERREBONNE PARISH, LA AND UNITED STATES</b>			
		<b>TERREBONNE PARISH</b>	<b>UNITED STATES</b>
<b>HOUSING UNITS</b>	43,303		
<b>HOUSEHOLDS:</b>	38,000		
<b>OCC. H/U</b>	38,060	88%	88%
<b>O/OC H/U</b>	27,430	72%	67%
<b>R/OC H/U</b>	10,630	28%	33%
<b>VACANT H/U</b>	5,243	12%	12%
<b>H/H, W/O PHONE SVC</b>		9%	
<b>H/H, W/O VEHICLE PRIVATE USE</b>		9%	
<b>H/H W/2 VEHICLES</b>		42%	
<b>H/H W/3 OR MORE VEHICLES</b>		16%	
<small>*Source: 2005-2007 American Community Survey</small>			

#### **1.2.4 Income and Housing Costs**

According to the U.S Census, American Community Survey, the median parish income is \$44,258. Seventy-nine percent (79%) of all households received earnings. Approximately 11% received some form of retirement income, including Social Security. Average SSI income in the parish is \$12,927.

The median monthly housing outlay for owners carrying mortgages is \$1,029 (see Table Five). For owners without a mortgage, the comparable median monthly outlay is \$285. For renters, the median monthly housing outlay is \$626. Of those, however who spend 30% or more of household income on housing, 35% of these are renters, compared to 23% for owners with mortgages, and 11% for owners without mortgages.

<b>TABLE 5 HOUSING COSTS TERREBONNE PARISH, LA</b>	
\$1,029	median monthly housing costs for owners with mortgage
\$285	median monthly housing costs for owners w/o mortgage
\$626	median monthly housing cost for renters
Of those spending 30% or more of household income on housing:	
23%	of owners with mortgages
11%	of owners without mortgages
35%	of renters
*Source: 2005-2007 American Community Survey	

1. Economic Considerations

According to the Louisiana Economic Outlook, 2010-2011 (28<sup>th</sup> Edition), by Dr. Loren C. Scott et al., of LSU, the economy of the Houma MSA (comprised of Terrebonne and Lafourche Parishes) will be subject to fluctuations in energy prices since both these parishes contain “an unusually high concentration of firms associated with the oil and gas extraction industry...”(p.28). Even the area’s significant shipbuilding and fabrication sector is closely aligned with oil and gas extraction. All this may mean that as the price of oil in particular rises, or falls, so does employment in the region. In mid-2009, nearly 7 percent of MSA employment was in the oil/gas extraction sector. Statewide, employment in this sector averages less than 3 percent (p. 58). Anything, therefore, that impacts this sector potentially has a much greater impact on the Houma MSA and local jobs.

This annual forecast report indicates that “wild fluctuations in energy prices over the past 40 years” have generated significant changes in Houma employment (p.59). Although there have been minor dips in non-farm employment since the “bottom” in the mid-1980s, most companies in the extraction industry have learned to keep their responses to rising energy prices muted in order to avoid serious problems when prices reverse. The result appears to be a generally steady and growing non-farm employment trend since the mid-1980s for the Houma MSA. The forecast for 2010 and 2011 is quite modest, but positive nevertheless.

Some bright spots for the local economy over the next two years include the region's shipbuilding industry. Edison Chouest is projected to need approximately 1,000 new workers by 2011—with 75 % of these needed in 2010—for its new shipyard in Terrebonne Parish, now under construction. According to Scott, Bollinger Shipyards has a "solid backlog of work" (p. 63) attributable to a large contract with the U.S. Coast Guard. There are prospects for increased employment needs at this facility should it secure a shipbuilding contract with the Navy for its new littoral combat vessels.

Another bright spot for the local economy, according to Scott, is the construction industry which is expected to benefit in 2010-2011 from substantial road construction (Prospect Street bridge, among others), significant coastal restoration/hurricane protection projects, and federal stimulus and CDBG money for various purposes.

Dr. Scott discusses in his report the dampening effect that new proposed federal taxes and energy initiatives could have on the oil and gas extraction sector and on employment in the Houma MSA. The effect on this area will be "chilling," driving energy costs up for everyone while placing disincentives on industry growth and employment (p. 8-10).

At this time, the local economy is doing better than the national economy when unemployment is taken into consideration. Terrebonne Parish in 2006, according to the Louisiana Department of Labor had an unemployment rate of less than 3.5%. Although it has risen locally as a result of national economic factors, Terrebonne is still considerably below the national unemployment number which is currently approaching 10 percent. Unemployment figures (not seasonally adjusted) for August 2008 (revised) are as follows:

- U.S.—6.1%;
- LA—5.2%;
- Terrebonne Parish—3.5%.

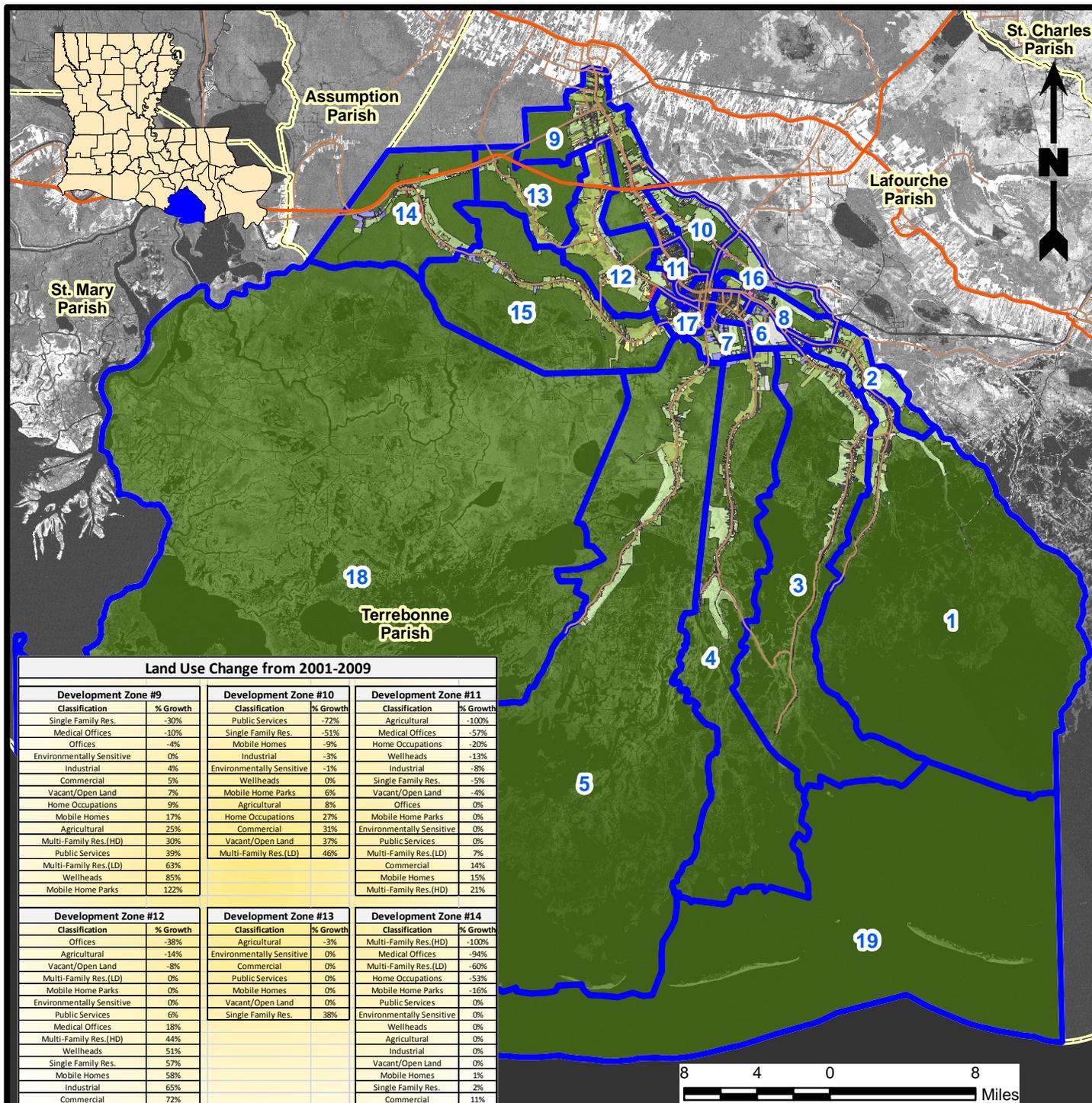
Revised unemployment figures for July 2009, one year later, reflect a different unemployment picture:

- U.S.—9.7%;
- LA—7.8%;
- Terrebonne Parish—5.1%.

According to figures for August 2009 (preliminary) the national economy is about the same in terms of unemployment (9.6%), with Louisiana rising to 8.1%, and Terrebonne Parish's unemployment ticking upwards to 5.7%, still better than the state and nation. These figures were found on the website of the Louisiana Workforce Commission (formerly the Louisiana Department of Labor). Absent new federal energy taxes and initiatives, the local economy should remain in much better shape than the national economy for the next few years as the projects discussed above generate additional employment opportunities in the parish and MSA.

2. Parish Land Use Changes, 2001 to 2009.

It was agreed from the outset (due to budgetary constraints) that efforts to update land use for this planning project would be confined to those parts of the parish where significant growth is known to have taken place. After consultation with the Planning & Zoning staff, it was agreed to confine the update work to those areas of the parish north of the urbanized area and falling generally within the LA 24 and LA 311 corridors to the Lafourche Parish line. Population shifts in the parish over the last two decades confirm this conclusion. The area under scrutiny for this update effort encompasses six (6) Development Zones in the upper area of the parish. The Development Zone (DZ) is a concept that was used in the development of the 2003 Comprehensive Plan. In that document, the parish was divided up into seventeen (17) geographical areas to facilitate the planning process. Land use changes were based on the base land use map prepared for the Comprehensive Plan in order to ensure uniformity. Changes noted in the field were converted to acreage through a GIS application, which then calculated the changes that have taken place since the base land use map was completed.



**Legend**

- Development Zones
- Parishes
- 1-Single Family Res.
- 2-Multi-Family Res.(LD)
- 3-Multi-Family Res.(HD)
- 4-Mobile Homes
- 5-Mobile Home Parks
- 6-Commercial
- 7-Offices
- 8-Medical Offices
- 9-Home Occupations
- 10-Public Services
- 11-Industrial
- 12-Agricultural
- 13-Vacant/Open Land
- 14-Environmentally Sensitive
- 15-Wellheads
- 16-Camps

**Reference**

Base map comprised of 2005 Landsat aerial photograph.

**Development Zones**  
**2009 Land Use Classifications**  
**Terrebonne Parish Comprehensive Plan**  
 Terrebonne Parish

**Terrebonne Parish Consolidated Government**  
 Houma, Louisiana



**PROVIDENCE**

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Checked By	LMH	10/15/09
Approved By	MB	11/10/09

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Drawing Number	441-002-A040	

Each Development Zone has its own map, and the six that are important to the update effort are reproduced here. Figure Four provides the relative locations of all Development Zones in the parish with summary data on the six detailed below. Each individual DZ map provides the percentage of change for each land use classification. Only the most significant changes are discussed below.

a. Development Zone 14

This zone is shown in Figure Five. Although it has remained relatively static since 2001, the growth which has occurred has been in commercial acreage (up 11%) and in single-family residential and mobile homes, up 2% and 1% respectively.

b. Development Zone 13

This zone encompasses the Bull Run Road area of Terrebonne Parish (see Figure Six). Land use update efforts indicate that single-family residential acreage has increased by 38% since 2001. A loss of agricultural acreage (-3%) is also noted, leading to the conclusion that farm land has been converted to residential use in this Development Zone.

c. Development Zone 12

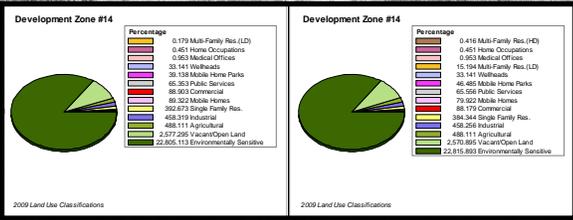
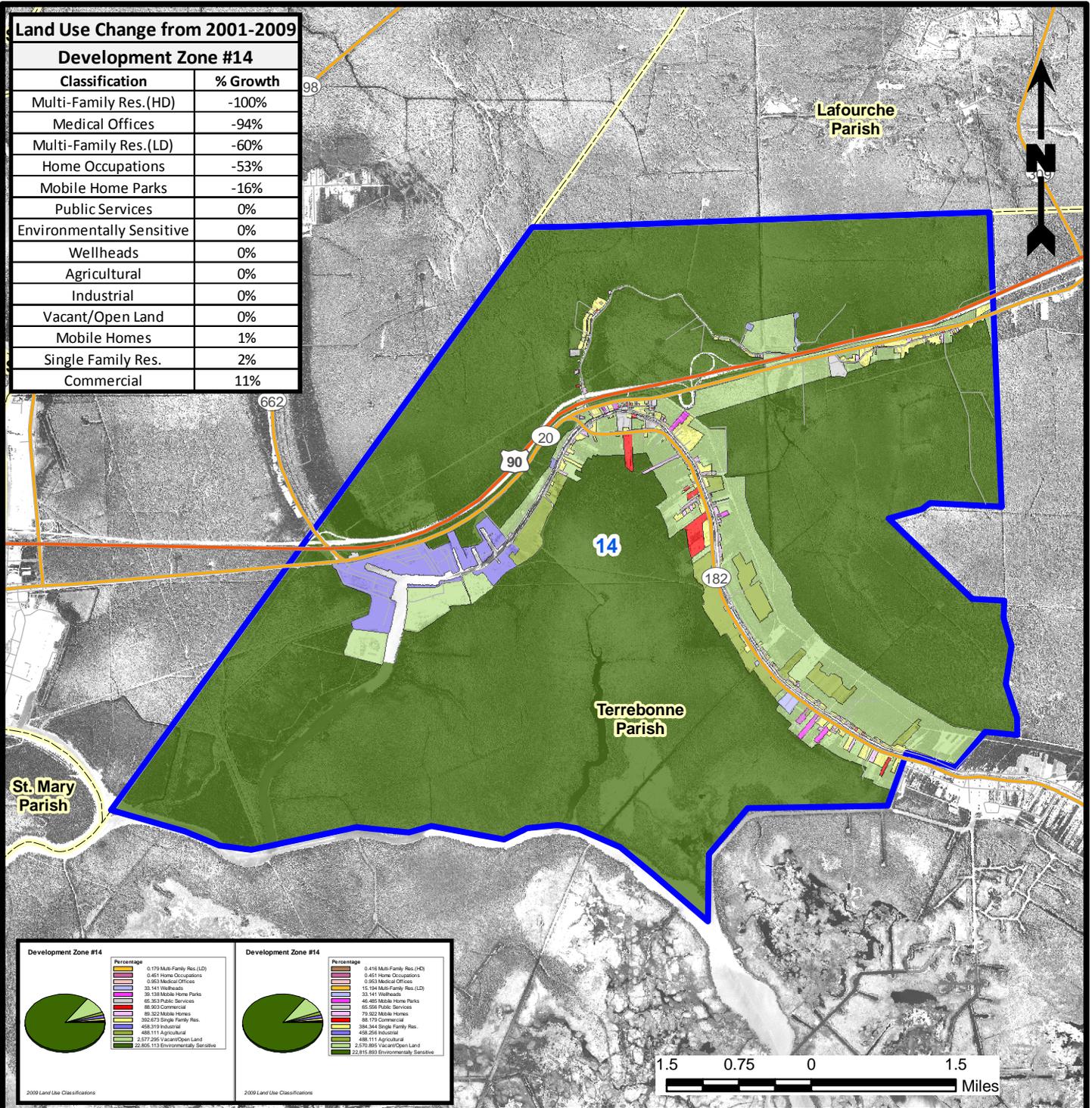
This zone is readily identified by the Hwy 311 corridor which runs through it (see Figure Seven). Since 2001 this corridor has experienced a significant amount of growth, such that parish transportation plans call for the construction of a parallel arterial roadway to the west of Hwy 311. The proposed alignment would connect So. Hollywood Road Extension with Savanne Road to help reduce traffic congestion in Hwy 311 corridor.

Land uses that have registered increases since 2001 include commercial (up 72%), industrial (up 65%), single-family residential (up 57%), and high density multi-family residential (apartment complexes) up 44%. Growth in this corridor was such that only a few years after the adoption of the 2003 Comprehensive Plan, development in the area along the Hwy 311 corridor between the

### Land Use Change from 2001-2009

#### Development Zone #14

Classification	% Growth
Multi-Family Res. (HD)	-100%
Medical Offices	-94%
Multi-Family Res. (LD)	-60%
Home Occupations	-53%
Mobile Home Parks	-16%
Public Services	0%
Environmentally Sensitive	0%
Wellheads	0%
Agricultural	0%
Industrial	0%
Vacant/Open Land	0%
Mobile Homes	1%
Single Family Res.	2%
Commercial	11%



### Legend

- Development Zones
- Parishes
- 1-Single Family Res.
- 2-Multi-Family Res. (LD)
- 3-Multi-Family Res. (HD)
- 4-Mobile Homes
- 5-Mobile Home Parks
- 6-Commercial
- 7-Offices
- 8-Medical Offices
- 9-Home Occupations
- 10-Public Services
- 11-Industrial
- 12-Agricultural
- 13-Vacant/Open Land
- 14-Environmentally Sensitive
- 15-Wellheads
- 16-Camps

### Reference

Base map comprised of 2007 aerial photograph.

## Development Zone 14 2009 Land Use Classifications Terrebbonne Parish Comprehensive Plan Terrebbonne Parish

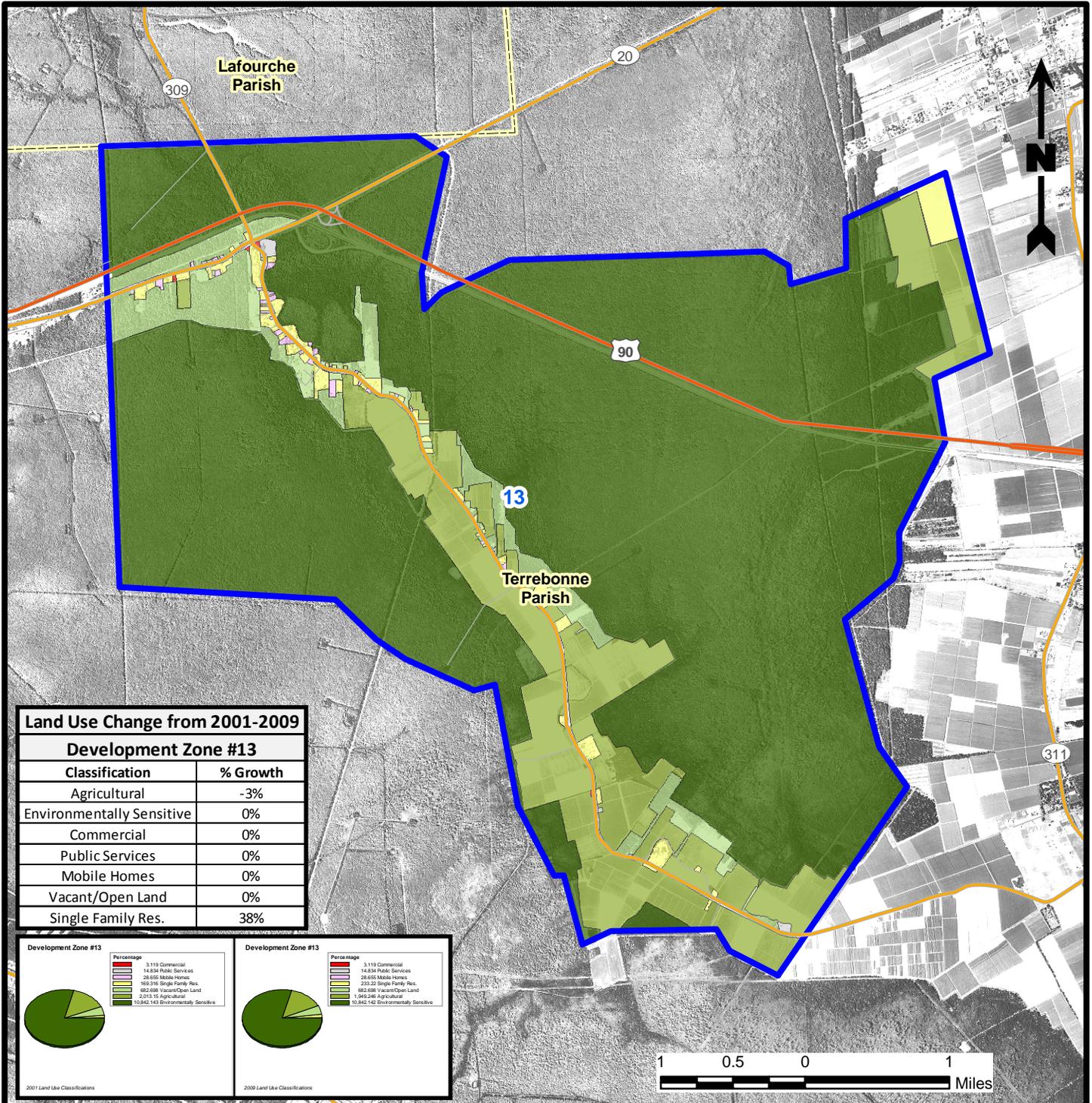
**Terrebbonne Parish Consolidated Government**  
Houma, Louisiana



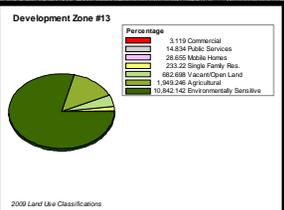
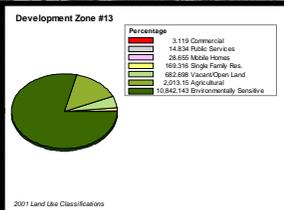
**PROVIDENCE**

Drawn By	DRA	10/15/09
Checked By	LMH	10/15/09
Approved By	MB	11/10/09

Project Number	441-002	<b>5</b> Figure
Drawing Number	441-002-A046	



Land Use Change from 2001-2009	
Development Zone #13	
Classification	% Growth
Agricultural	-3%
Environmentally Sensitive	0%
Commercial	0%
Public Services	0%
Mobile Homes	0%
Vacant/Open Land	0%
Single Family Res.	38%



### Legend

- Development Zones
- Parishes
- 1-Single Family Res.
- 4-Mobile Homes
- 6-Commercial
- 10-Public Services
- 12-Agricultural
- 13-Vacant/Open Land
- 14-Environmentally Sensitive

### Reference

Base map comprised of 2007 aerial photograph.

## Development Zone 13 2009 Land Use Classifications Terrebonne Parish Comprehensive Plan Terrebonne Parish

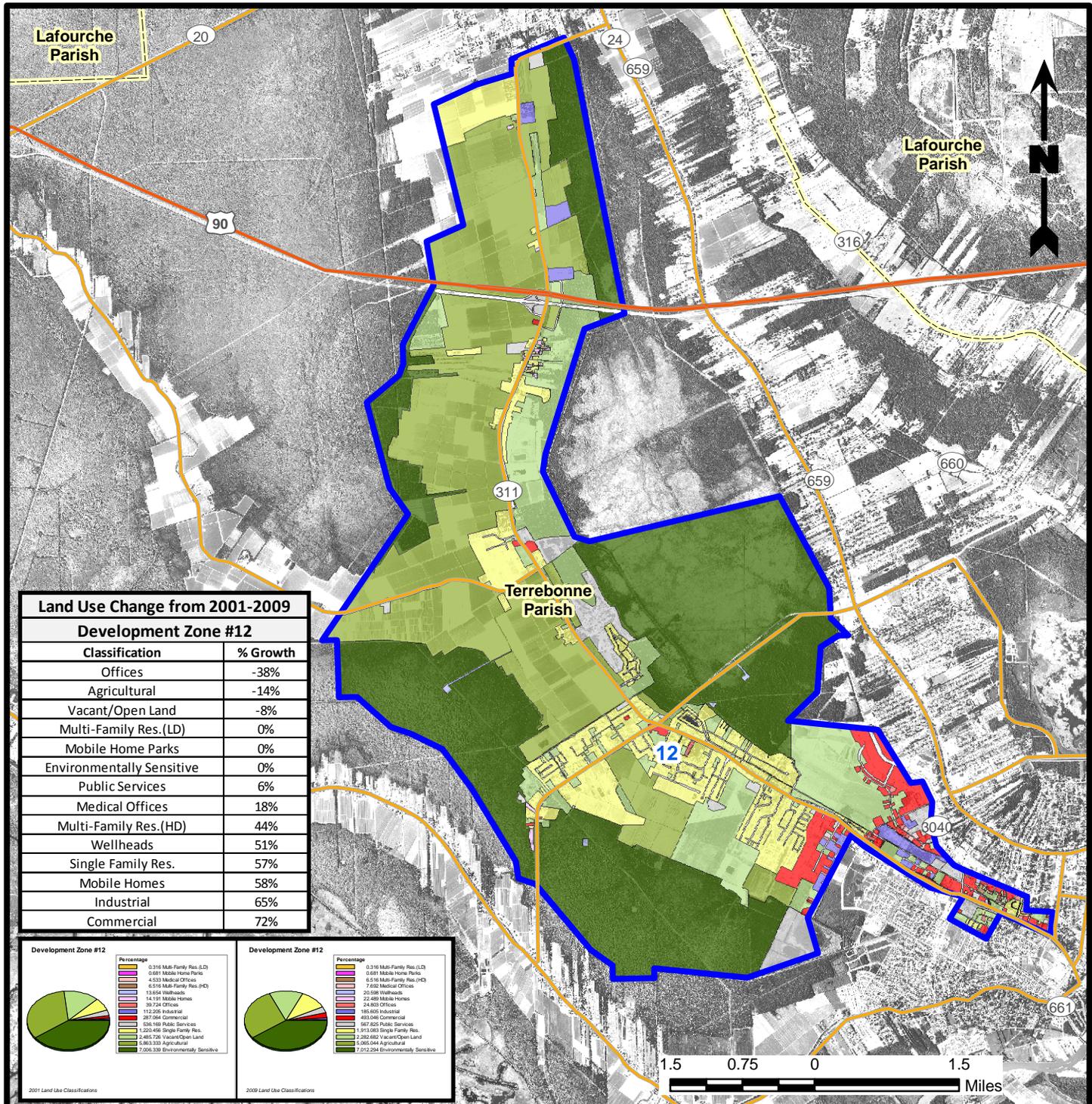
**Terrebonne Parish Consolidated Government**  
Houma, Louisiana



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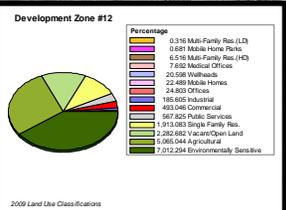
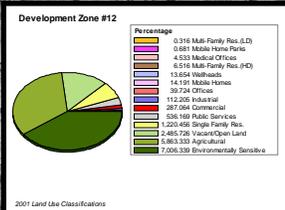
Drawn By	DRA	10/15/09
Checked By	LMH	10/15/09
Approved By	MB	11/10/09

Project Number 441-002	<b>6</b> Figure
Drawing Number 441-002-A045	



**Land Use Change from 2001-2009**

Development Zone #12	
Classification	% Growth
Offices	-38%
Agricultural	-14%
Vacant/Open Land	-8%
Multi-Family Res. (LD)	0%
Mobile Home Parks	0%
Environmentally Sensitive	0%
Public Services	6%
Medical Offices	18%
Multi-Family Res. (HD)	44%
Wellheads	51%
Single Family Res.	57%
Mobile Homes	58%
Industrial	65%
Commercial	72%



**Legend**

Development Zones	8-Medical Offices
Parishes	9-Home Occupations
1-Single Family Res.	10-Public Services
2-Multi-Family Res. (LD)	11-Industrial
3-Multi-Family Res. (HD)	12-Agricultural
4-Mobile Homes	13-Vacant/Open Land
5-Mobile Home Parks	14-Environmentally Sensitive
6-Commercial	15-Wellheads
7-Offices	16-Camps

**Reference**

Base map comprised of 2007 aerial photograph.

**Development Zone 12**  
**2009 Land Use Classifications**  
**Terrebonne Parish Comprehensive Plan**  
 Terrebonne Parish

**Terrebonne Parish Consolidated Government**  
 Houma, Louisiana

	Drawn By	DRA	10/15/09
<b>PROVIDENCE</b>	Checked By	LMH	10/15/09
	Approved By	MB	11/10/09
	Project Number	441-002	
	Drawing Number	441-002-A044	
		<b>7</b>	Figure

Urban Services District boundary and Savanne Road had reached the 50% threshold, the point at which the Comprehensive Plan calls for review to determine whether land use controls (zoning) are appropriate. It would not yet appear that development of this corridor north of Savanne Road has reached a similar threshold. There is ample reason to expect, however, that it will, particularly if the parallel arterial roadway mentioned above is constructed soon and even extended beyond Savanne Road. Development in this area of Development Zone 12 should be closely monitored.

d. Development Zone 11

Figure Eight shows the boundaries of this Development Zone. It, too, like Development Zone 12 was a candidate for land use controls which were eventually implemented as far as the Mall and Bayou Gardens Blvd. The major roadways in this area include M.L. King Blvd, and the LA 24 couplet. Both are identified in Figure Eight.

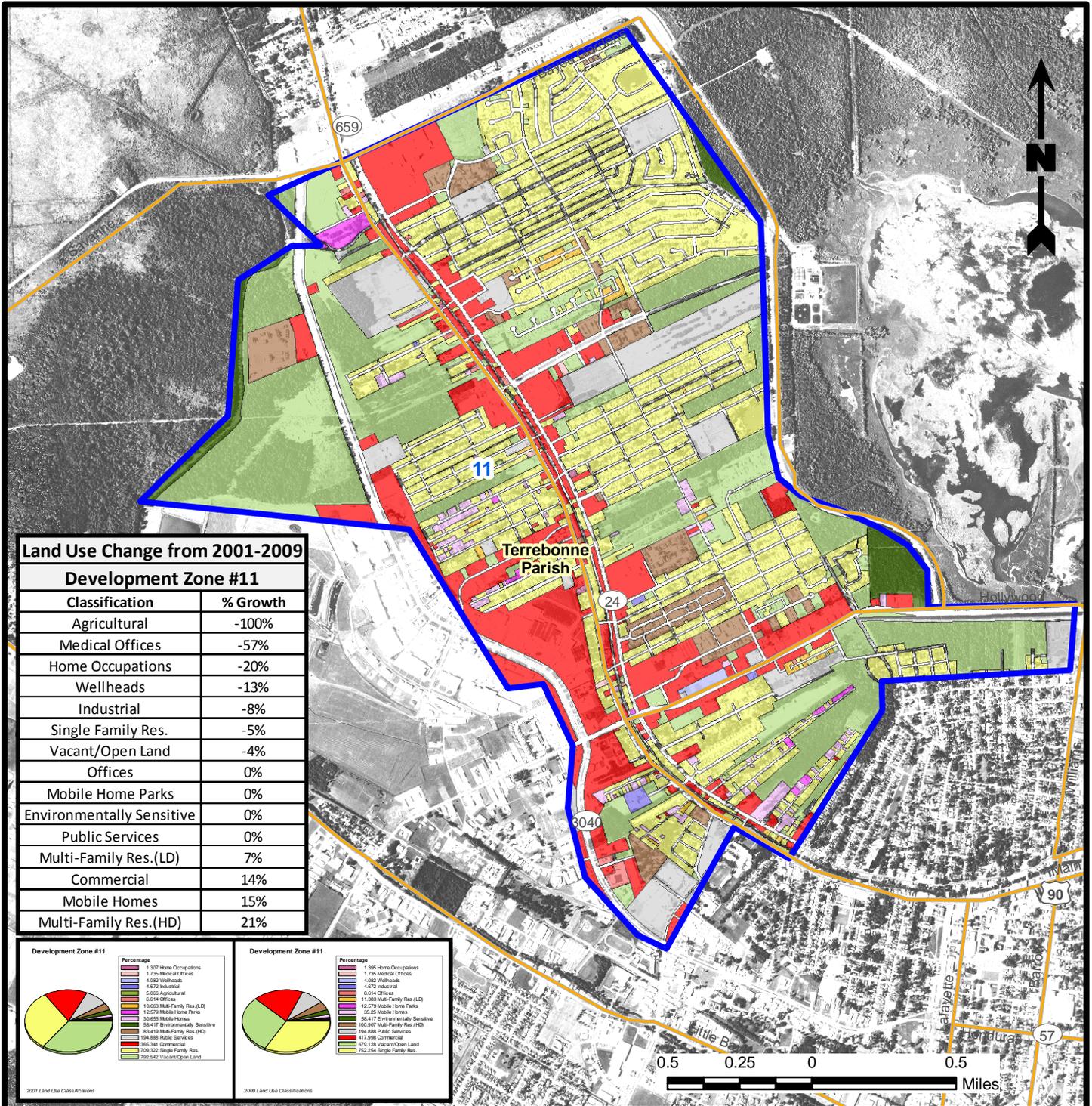
Since 2001, this zone has seen the growth of acreage devoted to apartment complexes or high density multi-family residential uses (up 21 %) and intense commercial development (up 14%). Given the amount of planned development expected to come on line within the next five years, the remainder of this Development Zone above Bayou Gardens Blvd. may become a candidate for land use controls during this period. Development in DZ 11 should be monitored closely in coming years.

e. Development Zone 10

The boundaries of this Development Zone are shown in Figure Nine. Since 2001, the most significant change in this DZ is the increase in low density multi-family residential acreage (up 46%)

f. Development Zone 9

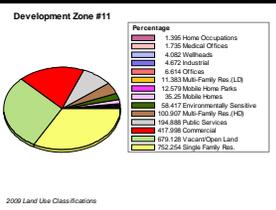
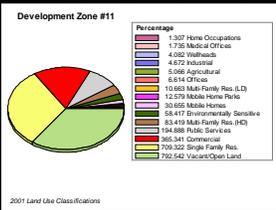
Significant land use changes have taken place in this DZ since 2001 (see Figure Ten). For example, acreage devoted to mobile home parks/subdivisions has more than doubled, up 122%. Low density multi-family residential uses have increased 63%.



**Land Use Change from 2001-2009**

**Development Zone #11**

Classification	% Growth
Agricultural	-100%
Medical Offices	-57%
Home Occupations	-20%
Wellheads	-13%
Industrial	-8%
Single Family Res.	-5%
Vacant/Open Land	-4%
Offices	0%
Mobile Home Parks	0%
Environmentally Sensitive	0%
Public Services	0%
Multi-Family Res.(LD)	7%
Commercial	14%
Mobile Homes	15%
Multi-Family Res.(HD)	21%



**Legend**

Development Zones	8-Medical Offices
Parishes	9-Home Occupations
1-Single Family Res.	10-Public Services
2-Multi-Family Res.(LD)	11-Industrial
3-Multi-Family Res.(HD)	12-Agricultural
4-Mobile Homes	13-Vacant/Open Land
5-Mobile Home Parks	14-Environmentally Sensitive
6-Commercial	15-Wellheads
7-Offices	16-Camps

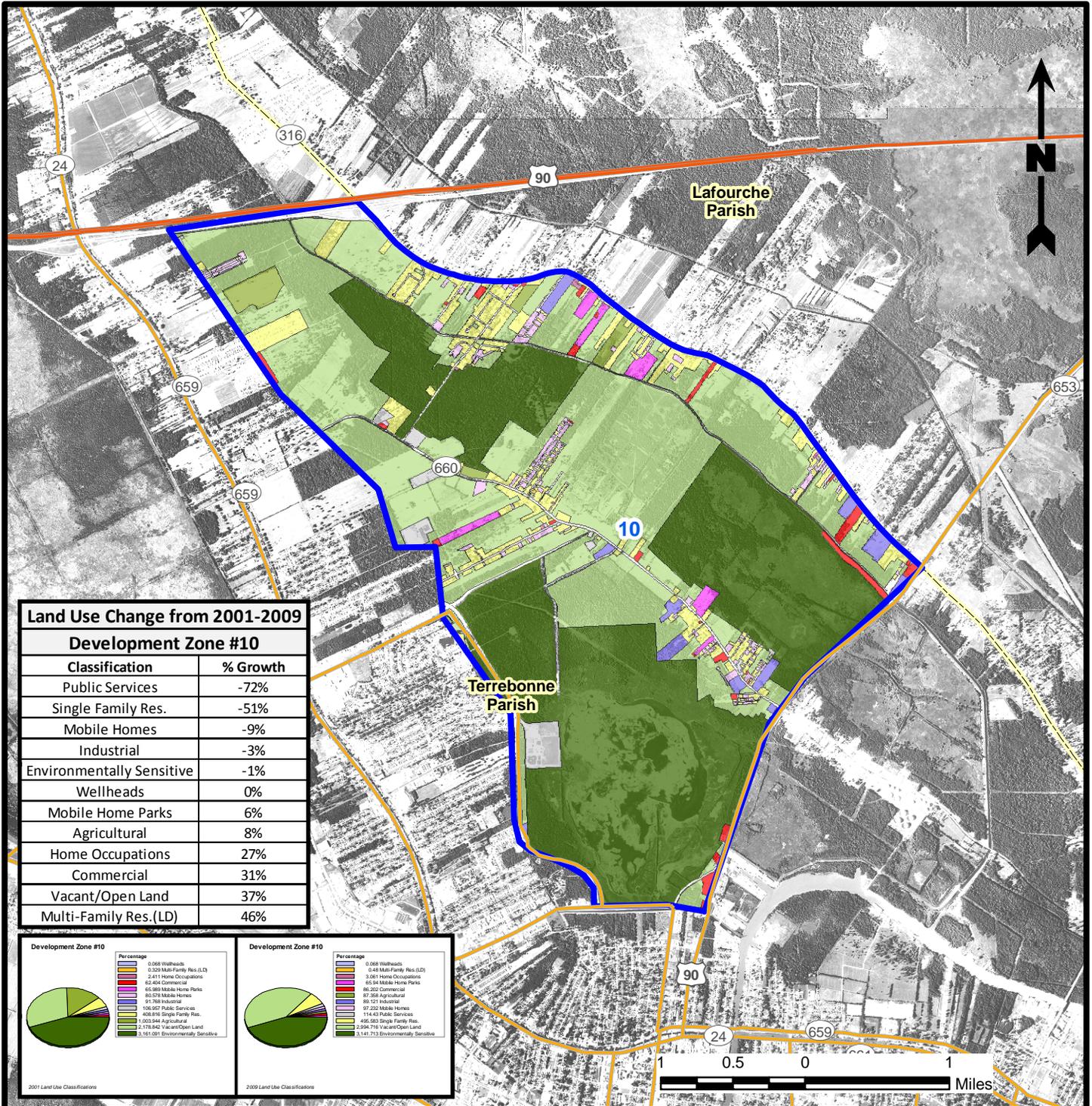
**Reference**

Base map comprised of 2007 aerial photograph.

**Development Zone 11**  
**2009 Land Use Classifications**  
**Terrebonne Parish Comprehensive Plan**  
 Terrebonne Parish

**Terrebonne Parish Consolidated Government**  
 Houma, Louisiana

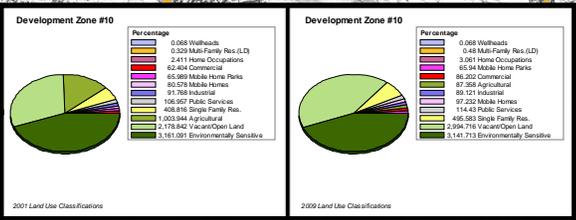
	Drawn By	DRA	10/15/09
	Checked By	LMH	10/15/09
	Approved By	MB	11/10/09
	Project Number	441-002	8 Figure
	Drawing Number	441-002-A043	



**Land Use Change from 2001-2009**

**Development Zone #10**

Classification	% Growth
Public Services	-72%
Single Family Res.	-51%
Mobile Homes	-9%
Industrial	-3%
Environmentally Sensitive	-1%
Wellheads	0%
Mobile Home Parks	6%
Agricultural	8%
Home Occupations	27%
Commercial	31%
Vacant/Open Land	37%
Multi-Family Res.(LD)	46%



**Legend**

Development Zones	9-Home Occupations
Parishes	10-Public Services
1-Single Family Res.	11-Industrial
2-Multi-Family Res.(LD)	12-Agricultural
4-Mobile Homes	13-Vacant/Open Land
5-Mobile Home Parks	14-Environmentally Sensitive
6-Commercial	15-Wellheads
8-Medical Offices	

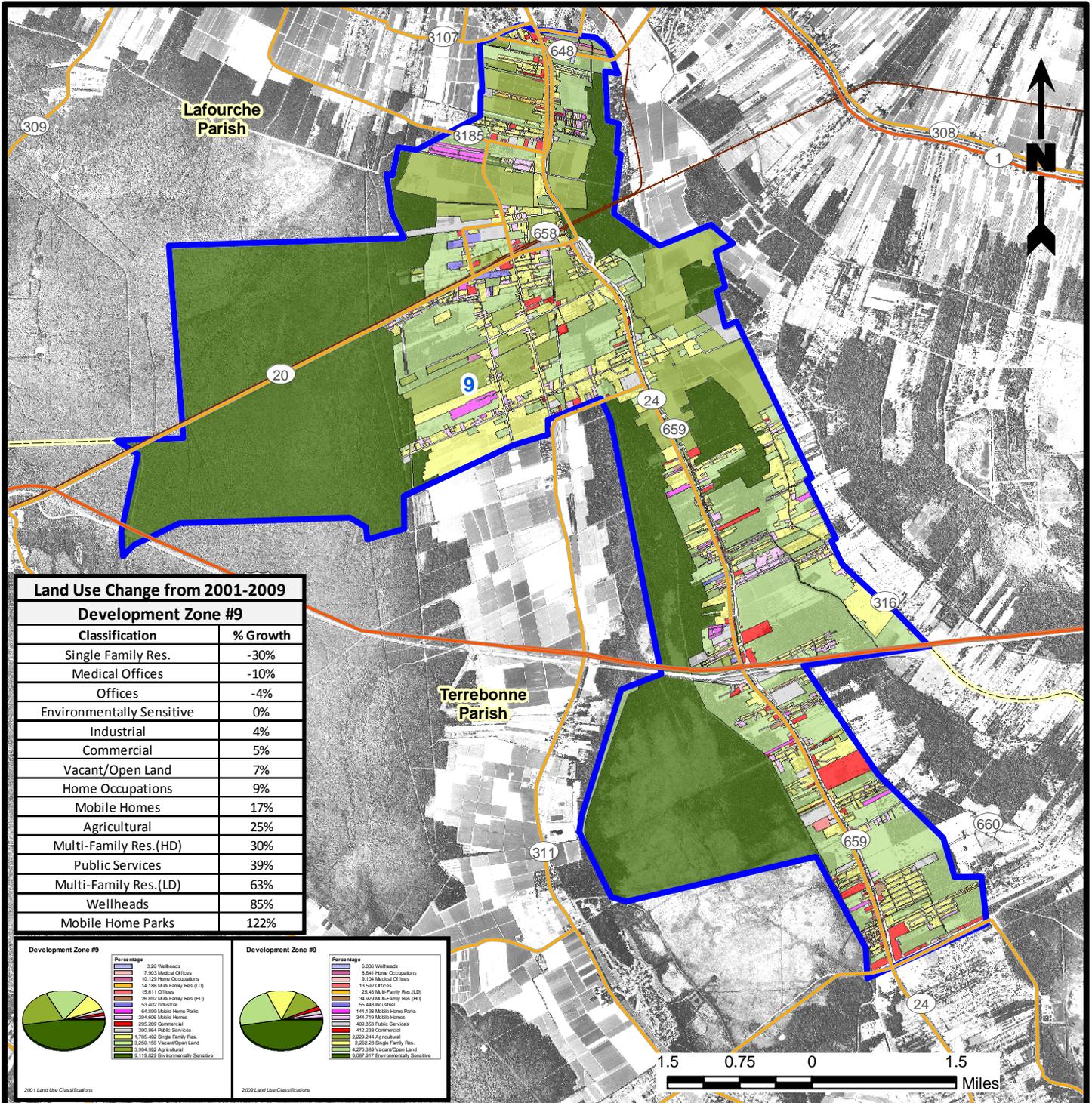
**Reference**

Base map comprised of 2007 aerial photograph.

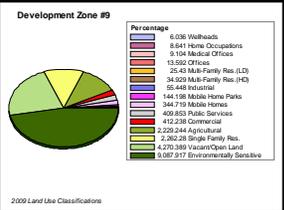
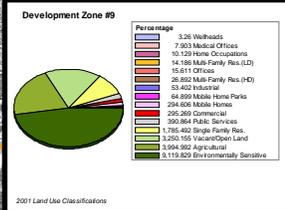
**Development Zone 10**  
**2009 Land Use Classifications**  
**Terrebonne Parish Comprehensive Plan**  
 Terrebonne Parish

**Terrebonne Parish Consolidated Government**  
 Houma, Louisiana

	Drawn By	DRA	10/15/09
	Checked By	LMH	10/15/09
	Approved By	MB	11/10/09
	Project Number	441-002	
	Drawing Number	441-002-A042	
		<b>9</b>	
		Figure	



Land Use Change from 2001-2009	
Development Zone #9	
Classification	% Growth
Single Family Res.	-30%
Medical Offices	-10%
Offices	-4%
Environmentally Sensitive	0%
Industrial	4%
Commercial	5%
Vacant/Open Land	7%
Home Occupations	9%
Mobile Homes	17%
Agricultural	25%
Multi-Family Res.(HD)	30%
Public Services	39%
Multi-Family Res.(LD)	63%
Wellheads	85%
Mobile Home Parks	122%



### Legend

Development Zones	8-Medical Offices
Parishes	9-Home Occupations
1-Single Family Res.	10-Public Services
2-Multi-Family Res.(LD)	11-Industrial
3-Multi-Family Res.(HD)	12-Agricultural
4-Mobile Homes	13-Vacant/Open Land
5-Mobile Home Parks	14-Environmentally Sensitive
6-Commercial	15-Wellheads
7-Offices	16-Camps

### Reference

Base map comprised of 2007 aerial photograph.

## Development Zone 9

### 2009 Land Use Classifications

**Terrebonne Parish Comprehensive Plan**  
Terrebonne Parish

**Terrebonne Parish Consolidated Government**  
Houma, Louisiana

Drawn By	DRA	10/15/09
Checked By	LMH	10/15/09
Approved By	MB	11/10/09

Project Number 441-002	10
Drawing Number 441-002-A041	

Figure

g. Conclusions

The shift in population from the lower (southern) areas of the parish to the upper areas and communities, which is supported by the changes in population in the parish's Census Designated Places (Table Two above), is also confirmed by the growth of all types of residential uses (single-family; multi-family; mobile homes) in each of the six Development Zones discussed above. In addition, interviews conducted with other agencies and departments also support the general direction of growth in Terrebonne Parish. Future land use decisions, as well as capital expenditures for new or improved infrastructure improvements approved by Parish Government, should be made in such a manner as to be supportive of the general policies of this Comprehensive Plan Update. These will be included in the final section (Part Three) which will commence in 2010.

## **2.0 PART TWO—PUBLIC INVOLVEMENT PROCESS**

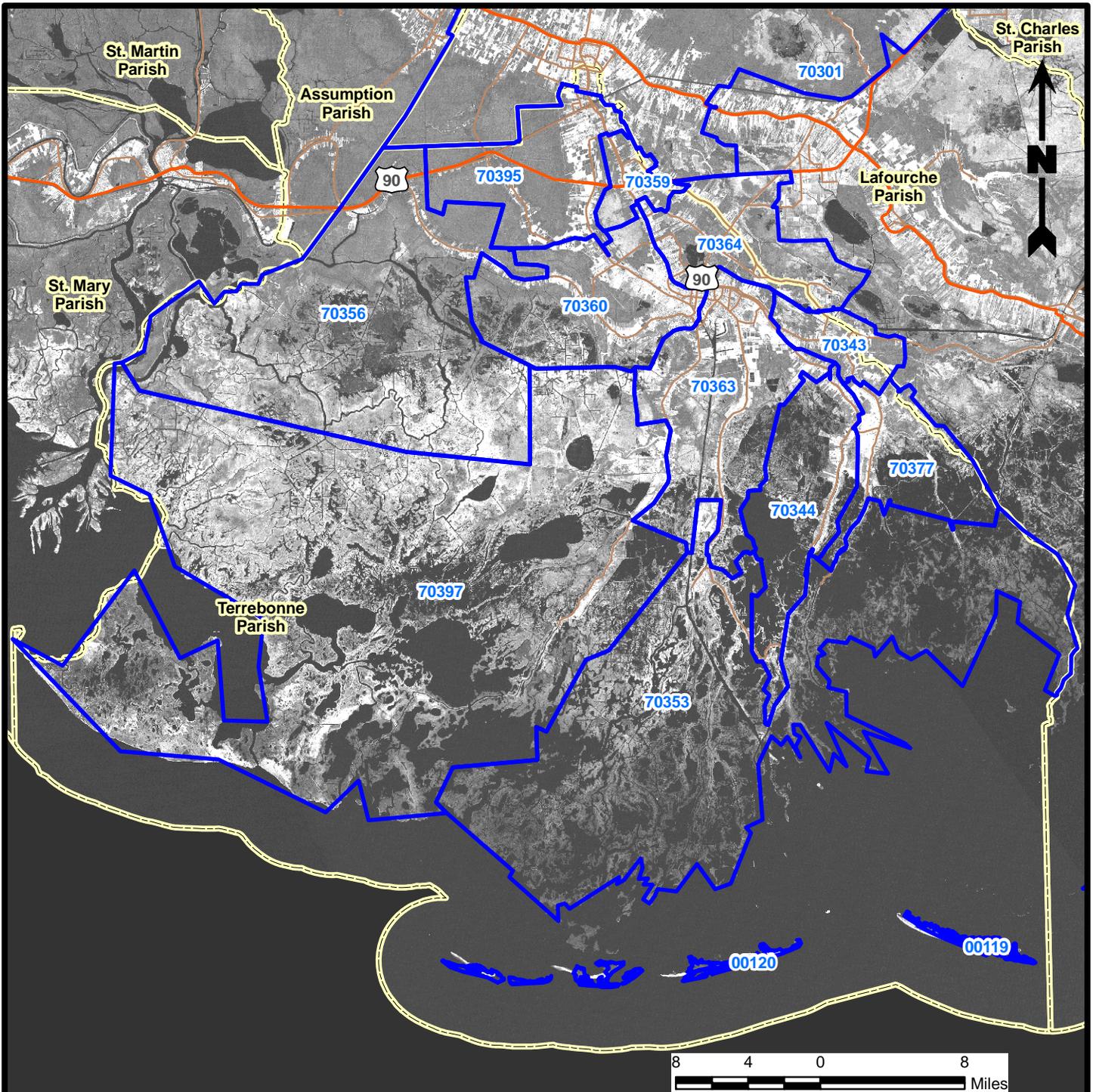
This second part of the planning process was designed to initiate the public involvement or participation process. Since the overall planning effort contains a specific downtown element for the first time, the public participation effort worked to engage both citizens of the parish in general, and property and business owners in the defined downtown area, in a process leading to the development of the plan’s guiding Vision Statements for both areas. The public engagement effort also included a citizen survey which was made available on Terrebonne Parish Consolidated Government’s website under the planning and zoning department’s page, as well as a draft Vision Statement. Many parish residents took the time to participate in the online survey. For those without internet access or lacking the inclination to go online for it, the citizen survey was made available at all four public meetings held as part of the public engagement effort. Many people completed the survey in this manner as well. The draft Vision Statement was placed on the parish website to generate interest in the planning process and to foster comment. Participants in the meeting held with downtown interests also completed a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis geared specifically toward the downtown area.

### **2.1. Citizen Survey and draft Vision Statement**

With a great deal of professional assistance and cooperation from the TPCG Information Technology (IT) Department, as well as Planning & Zoning Department Staff, a citizen survey was drafted, finalized, and uploaded to the parish website for use by anyone in the parish with internet connectivity. The same is said for the draft Vision Statement. *The able and generous assistance of the personnel in both these parish departments during these phases of the planning effort is acknowledged and most gratefully accepted.*

#### **2.1.1 Citizen Survey Scoring**

By the time the citizen survey was closed, two hundred seventy (270) surveys had been received either online or in hard copy during Kick-Off meetings. The results have been compiled and are discussed below. For each survey question, the respondent was prompted to “score” the item from 1 (not important) to 5 (very important). A “don’t know” response was also possible for each question. In compiling and coding the responses, an “Importance” scale was devised by adding together the “5” and “4” responses for each question, then subtracting from this number the total



**Legend**

- Zip Code Boundary
- Parishes

**Reference**

Base map comprised of 2005 Landsat aerial photograph.

**Zip Codes**

**Terrebonne Parish Comprehensive Plan**  
Terrebonne Parish

**Terrebonne Parish Consolidated Government**  
Houma, Louisiana



**PROVIDENCE**

Drawn By	DRA	10/15/09
Checked By	LMH	10/15/09
Approved By	MB	11/10/09

Project Number 441-002	<b>11</b> Figure
Drawing Number 441-002-A047	

number of responses coded in the “3”, “2”, and “1” response categories. The resulting “Importance” score is a relative weighting of responses with the highest possible score being 270. A copy of the actual survey is included in Appendix B.

### **2.1.2 Survey Demographics**

In terms of demographic questions asked of respondents, there were only two, and this was by design. If the demographic questions in a survey are judged by respondents to be too intrusive or too many, or not relevant—even if respondents are free to skip or not answer such questions—the less likely they are to complete and submit the survey. Of the two demographically related questions on the survey, one pertained to the gender of the respondent and the other to the street and zip code of residence. Based on survey results, 152, or 56.3% of respondents were males and 118, or 43.7% were females.

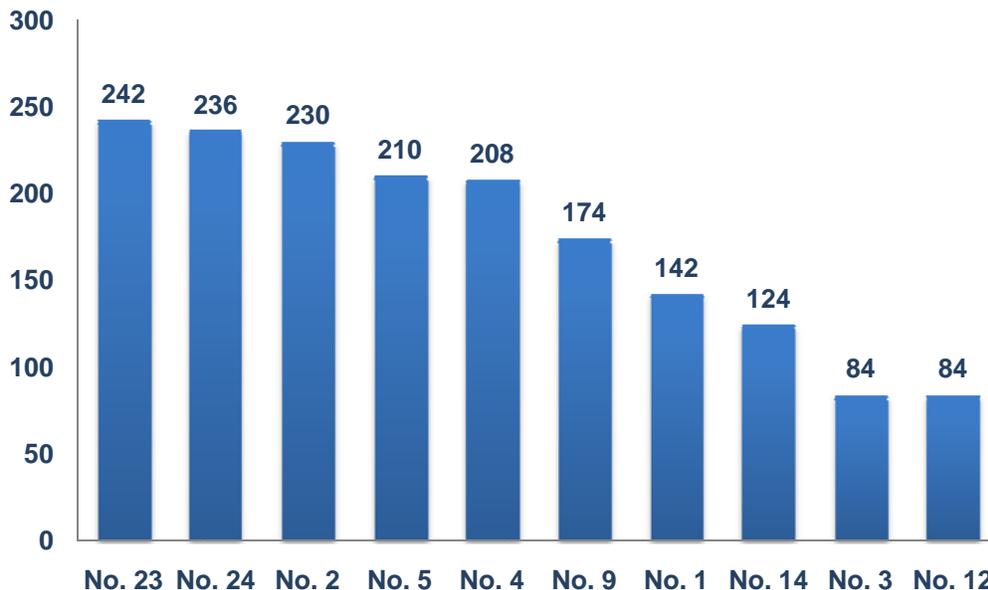
All zip codes in the parish (except 70356) were represented in the survey, although four zip codes submitted only one survey response each. About 78% of respondents live in three zip codes—70360, 70363, and 70364 (which represent the urban core)—and of this group about 46% were submitted from the 70360 zip code. About 7% of responses came from the 70343 area, with about 6% from 70344. A zip code map of Terrebonne Parish is shown in Figure Eleven. The respondents are representative of the population center of the parish.

### **2.1.3 Survey Results**

Survey results were tabulated and presented below using an “Importance” score. The closer the tabulated score was to the theoretical high or perfect score of 270, the higher the importance and priority of the question or characteristic in the survey. The top ten survey questions scoring highest in importance and the ten lowest priority questions in terms of least importance are provided below.

- **Most Important to Survey Respondents (top 10 survey responses, scored highest to lowest):**

**FIGURE 12  
MOST IMPORTANT TO SURVEY RESPONDENTS**

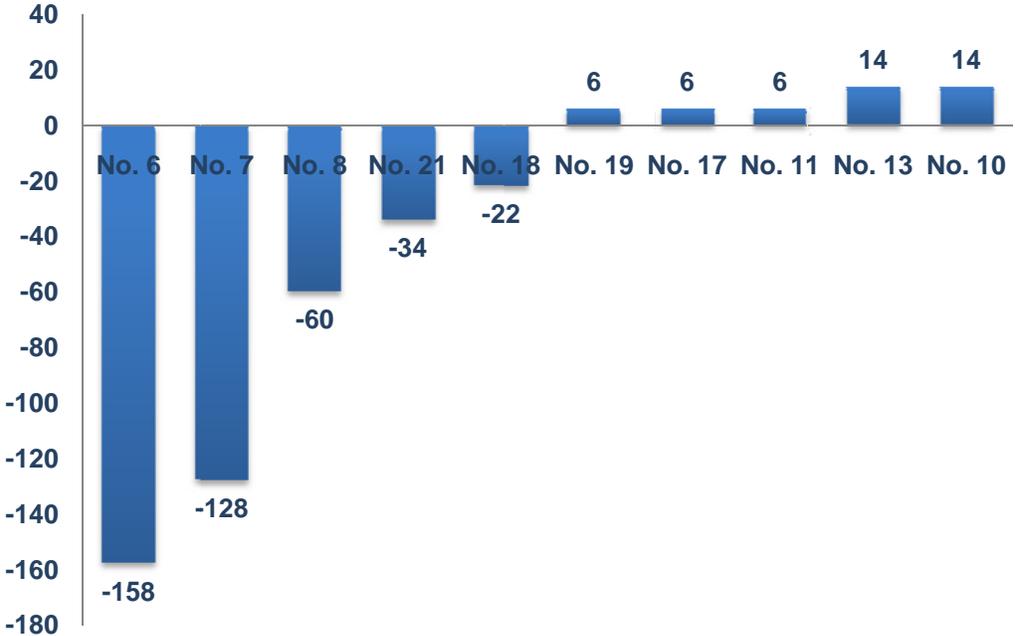


- Question No. 23: “Better enforcement of traffic/speeding laws.”
- Question No. 24: “Removal of unnecessary stop signs.”
- Question No. 2: “Hurricane protection/levees (Morganza).”
- Question No. 5: “Transit service on weekends.”
- Question No. 4: “Parish-wide sewerage.”
- Question No. 9: “Stricter litter enforcement.”
- Question No. 1: “Drainage improvements where you live.”
- Question No. 14: “Better hurricane evacuation roads.”
- Question No. 3: “Improved highways/roadways in Parish.”
- Question No. 12: “Downtown Historic District regulations enforcement.”

The ten items shown above are the survey questions that generated the most positive responses and appear to be the things that are most important to survey respondents.

- **Least Important to Survey Respondents (top 10 scored from absolute lowest priority in ascending order according to score):**

**FIGURE 13**  
**LEAST IMPORTANT TO SURVEY RESPONDENTS**



- Question No. 6: “Transit service in all areas of the Parish.”
- Question No. 7: “Zoning protection throughout the Parish.”
- Question No. 8: “More public trees/landscaping.”
- Question No. 21: “Better preparation of High School graduates for jobs or college.”
- Question No. 18: “Affordable housing for buyers.”
- Question No. 19: “Accurate base flood elevation maps.”
- Question No. 17: “Affordable rental housing.”
- Question No. 11: “Stronger zoning regulations.”
- Question No. 13: “Stronger signs controls downtown.”
- Question No. 10: “Stronger subdivision/development regulations.”

Survey respondents appear not to be interested in expanding transit service throughout the parish. In addition, respondents are not supportive of additional land use regulations or restrictions, particularly those that would have parish-wide applications

#### **2.1.4 Survey Analysis**

The results of this unscientific survey appear to track in a general way the priorities which came to the fore during the Visioning process. The survey respondents indicate that Morganza, drainage, improved roadways, and hurricane evacuation routes are very important and, by extension, to the people of the parish as well. Such priorities, in general, were voiced during the Visioning process. What is surprising are the specific factors given top ratings for importance in the survey, i.e., better enforcement of traffic/speeding laws and removal of unnecessary stop signs. Both had very high importance scores, 242 and 236, respectively. Under this system, a score of 270 represents the highest possible importance.

One interpretation of the high score given to the perceived lack of traffic enforcement, particularly of speed limits, and the abundance of unnecessary stop signs is that these are “pet peeves” of many people in the parish. The perceived lack of speed limit enforcement, most likely in residential areas where speeding may have the biggest impact, as well as the proliferation of unwarranted stop signs (which are in large part installed to control speeding in neighborhoods) no doubt adversely impact a great number of people in the parish, particularly in its urbanized parts which account for 78% of survey respondents. Given the chance to register their dissatisfaction with the current situation, survey respondents ranked these two items very high in importance. The “usual” needs, or what officials in the parish would consider the usual needs, such as hurricane protection (Morganza), better drainage, an improved roadway system, and better hurricane evacuation routes, also scored high enough to be included in the top 10 in terms of importance.

Surprising, also, are the factors that were accorded very little or no support or importance (minus scores) in the survey. These include land use regulations, such as parish-wide zoning, affordable housing, stronger land use regulations where they exist now, and stronger subdivision regulations. Respondents apparently attach little importance to such issues. This is surprising, if not short-sighted, given the fact that the availability of land suitable and available for development remaining in the parish at this time represents about 4% of the total. This would exclude about 92% of the parish which is considered “environmentally sensitive.” The remaining 8% is currently about 50% developed. This was a conclusion drawn in the 2003 Comprehensive Plan. The amount developed in 2009 no doubt exceeds 50% of the remaining eight percent.

With the expected population increases in the parish, coupled with a “shrinking” supply of developable land, one might expect that residents of the parish would be willing to accept more regulations which would help to make the parish more accommodating to economic growth for an extended period of time. Such regulations, of course, would need both to be designed to ensure wise utilization of available land resources, and bolstered by development policies that maximize the efficiency of existing infrastructure. This expectation appears not to be supported by survey results.

### **2.1.5 Open-Ended Responses**

Survey respondents were given the opportunity on the form to state a priority item that was not expressed in a survey question (“Other”). These priority items were wide ranging and are grouped here first by general topic area and then provided in summary form. Ninety-eight respondents (98), or thirty-six percent, offered other priorities for consideration. These are grouped by topic below and are in no particular order.

- 1) Quality of Life / Youth / Teens (3 responses):
  - More programs for youth
  - More teen-related facilities, clubs, etc.; year-round recreational activities
  - Better recreation facilities for teens
  
- 2) Quality of Life / Recreation / Parks (8 responses):
  - City Park; sports complex with trails
  - Recreation/entertainment activities in parish
  - Walking/bicycling/nature trails
  - Regional sports facility better than one in Mandeville
  - Pet-friendly parks
  - Large park on Westside with jogging/bike trails
  - More parks for kids; soccer, walking/jogging track
  - Recreational trails
  
- 3) Coastal / Wetlands / Barrier Islands (6 responses):
  - Coastal restoration; barrier islands
  - Restore barrier islands
  - Restore wetlands
  - Coastal restoration

- Rebuild barrier islands
  - Barrier islands; coastal restoration; hurricane protection
- 4) Recycling / Environment (2 responses):
- Plastic, paper recycling facilities in Terrebonne Parish
  - Recycling
- 5) Annexation (1 response):
- Expand city limits of Houma to include Bayou Cane area
- 6) Beautification / Litter Control (8 responses):
- Beautification of all parish entry points; litter enforcement
  - Litter enforcement/control
  - Increase fines for illegal dumping; littering
  - Stricter litter laws on roads and bayous
  - Cleaning up bayou areas
  - Illegal dumping outside city limits
  - Junk, trash, litter enforcement; abandoned buildings a serious problem
  - Parish-wide road landscaping/beautification
- 7) Schools / Education (6 responses):
- Integrity in school leadership
  - More schools in areas of parish with highest growth rates
  - Vocational development in high schools; not just college prep.
  - New schools
  - New schools in areas with new subdivisions
  - Better community college system
- 8) Environment (4 responses):
- Stop cutting down and burning trees
  - Stop removal and burning of trees; smoke/visibility hazard
  - Develop conservation easements along batture property
  - Remove all “air trash” of billboards plaguing parish
- 9) Economic Development (2 responses):
- Market parish resources more effectively
  - Attract new businesses

10) Government Services / Government Consolidation (3 responses):

- New fire station in Dularge
- Consolidate all fire, recreation, lighting districts; consolidate HPD with Sheriff's Office
- Fire department consolidation

11) Transportation / Bridges (4 responses):

- Replace swing bridge at So. Van Avenue over HNC
- Bridges over GIWW to facilitate hurricane evacuation of Dularge communities
- More/improved bridges
- Water crossings

12) Transportation / Highways (3 responses):

- Build highways for future needs: 6-lanes; turning lanes; overpasses
- Widen Hollywood Road
- Widen Savanne Road shoulders between LA 182 and LA 311

13) Transportation / Congestion Mitigation / Capacity Improvements (6 responses):

- Remove all 4-way stop signs
- Less traffic congestion on Prospect; Grand Caillou at Twin Spans and between Industrial and Woodlawn Ranch Road
- Time traffic signals for better traffic flow
- Install turning lanes on MLKing Blvd.
- Traffic congestion improvement measures
- Synchronize traffic signals

14) Transportation / Safety / Traffic Enforcement (9 responses):

- Reduce speed limits on MLKing, Tunnel, and Hwy 311
- Enforce no driving on flooded streets
- Seat belts on school buses
- Strict enforcement of speed limits in subdivisions
- Fix MLKing Blvd; too dangerous
- Cameras at traffic signals to catch red light runners
- Elevate Hwy 315
- Lower speed limits in subdivisions
- Have HPD enforce traffic laws/red light runners

15) Drainage / Flood Control (5 responses):

- Clean out drainage canals
- More pump stations
- Locks as soon as possible in GIWW
- Clean out bayous/waterways for better drainage
- Grass cuttings clogging drainage systems

16) Hurricane Protection / Levees / Flooding (3 responses):

- Emphasize Morganza including the locks
- Improve levees to decrease flooding
- Hurricane protection

17) Taxes / Insurance (2 responses):

- Keep property taxes low
- Lower homeowner insurance rates; LA Citizens way too high

18) Building / Development Codes / Enforcement / Covenants (4 responses):

- Have new rules for development/construction apply to everyone
- Higher architectural standards for new commercial buildings
- Enforcement of servitude regulations to prevent blockages
- Stricter control on residential upkeep to remove trash

19) Law Enforcement / Police Protection (5 responses):

- More drug enforcement; drugs prevalent in community
- Better law enforcement to fight drug dealers and corruption
- More neighborhood patrols to fight vandalism and theft
- Better citizen protection with police patrols
- Police protection

20) Subdivision Regulations (2 responses):

- Stop digging canals for new subdivisions
- No more slips/canals dug along major waterways

21) Downtown Revitalization/Parking (2 responses):

- Restore downtown
- High-rise parking in downtown Houma

22) Utilities / Essential Public Services / Storm Clean-Up (3 responses):

- Electricity improvement
- More cooperation from Parish and FEMA for after-storm debris pick up
- Hurricane-safe building for public employees

23) Public Officials (1 response):

- Elected officials with integrity who are willing to do the right thing

24) Community Leadership (1 response):

- Creative thinking, vision, leadership, and courage needed

25) Nuisance Ordinances (1 response):

- Debris removal from property; zoning issue

26) Miscellaneous (3 responses)

- Get answering service help
- Knock down dumps on Main Street and Park Avenue
- Eliminate loud music and pants worn below waist

Of the 98 responses to this priority, open-ended question, those response categories/issues gathering five or more responses include the following:

- Transportation/Safety/Traffic Enforcement (9 responses)
- Quality of Life/Recreation/Parks (8 responses)
- Beautification/Litter Control (8 responses)
- Coastal/Wetlands/Barrier Islands (6 responses)
- Schools/Education (6 responses)
- Transportation/Congestion Mitigation/Capacity Improvements (6 responses)
- Drainage/Flood Control (5 responses)
- Law Enforcement/Police Protection (5 responses)

In the final survey question, respondents were asked the following question: “In your opinion, what is the single most important improvement or change you would like to see happen in Terrebonne Parish?” One hundred eighty-seven survey respondents, or 69%, offered an opinion. These responses cover a wide gamut of topics, much like those recorded for the question above. The topics include quality of life issues, more and varied recreational opportunities, recycling, parish-wide beautification,

litter enforcement, upgrading or adding schools, transportation issues, traffic and bridge issues, drainage, coastal restoration, hurricane protection, levees, civic involvement for a better parish, speed limit enforcement, traffic improvements, Morganza and its locks, traffic loop around metro area, reduced homeowner insurance premiums, and a host of others. All of these comments have been reproduced as close to verbatim as possible in Appendix C.

The results of this survey will be considered in formulating recommendations in the 3<sup>rd</sup> and final phase of the Comprehensive Plan Update effort.

#### **2.1.6 Vision Statement-draft**

In an attempt to generate discussion among parish residents accessing the parish website looking for the citizen survey, residents were also able to access the draft Vision Statement and offer comments. Two citizens made comments, one, apparently living outside the state, wanted to engage in an online debate about elements of the draft, and another, a local resident, who provided a well-written Vision Statement of his own for consideration. Both persons were contacted via email.

The draft Vision Statement posted on the parish website, since it was actually drafted by the consultant and Planning & Zoning Department staff, was not intended to do anything other than spur comments and suggestions from local citizens and get them thinking about the possible content of a Vision Statement. The **draft** posted on the parish site at the beginning of this planning effort was the following:

**“In 20 years, Terrebonne Parish will be a model, sustainable and resilient community with job opportunities for all in a viable economy, with adequate, affordable, and safe housing for all income groups, an enviable education system turning out college-ready and job-ready graduates, and an efficient infrastructure all working together to attract and sustain growth in the parish and region.”**

### **2.1.7 Vision Statements Development**

For this planning effort two Vision Statements have been developed, one for the parish and the other for Downtown Houma since it was decided to specifically include a downtown element in the final plan. Both of these were developed with considerable assistance from the people throughout the parish and downtown area who participated in one of four Visioning sessions. Sign-in sheets for these sessions are reproduced in Appendix D.

### **2.1.8 Results of Parish-Wide Visioning Sessions held on August 11, 12, and Sept. 24, 2009.**

#### The Visioning Process

In the second part of this planning endeavor, a concerted public outreach and participation effort was undertaken in the form of Kick-Off meetings, designed to start the planning process. The purpose of these meetings was to engage citizens of the parish to help construct a Vision Statement to serve as the guiding principle(s) in development of the plan in the third phase. In order to generate as much notice for these Visioning meetings as possible, an advertisement was purchased and published in the Sunday, August 9, 2009 edition of the *Houma Courier*; notices about the Kick-Off meetings were posted in government buildings; meeting dates were discussed publicly at Planning Commission meetings; and on two separate occasions (in July and September) discussions about the planning effort progress and the Visioning session dates in particular were discussed on HTV's *Bayou Time* program hosted by Jimmy Dagate. Recordings on CD of both these appearances have been delivered to the Planning & Zoning Department. The effort also benefited from articles written about the process in the *Courier* as well as postings in the Community Calendar segment of this newspaper. Materials related to publicity for these public meetings are included in Appendix I

For the sake of convenience and to aid attendance, these Visioning sessions were held in three separate venues around the parish. The first meeting was held at H.L. Bourgeois High School on August 11, 2009; the second at the Bourg Lions Club in Bourg, LA on August 12; and the third session was held on September 24 at the Main Terrebonne Parish Library. This meeting took the place of the meeting originally scheduled for August 13, 2009, which was cancelled. A separate Visioning session with downtown property and business owners was held on September 16 from

11:00am to 1:00pm at the Terrebonne Folklife Culture Center on Goode Street downtown. The results of this meeting are discussed separately and in more detail below.

All parish-wide meetings were open to the public beginning at 5:30pm, giving participants the opportunity to review updated demographic and land use information that was prepared for this planning effort. The meetings began formally at 6:00pm and ended at approximately 8:00pm. The format of each meeting included a presentation on the current state of the parish in terms demographic materials and data, updated land use in the targeted areas of the parish, population projections and growth trends. A hard copy of the presentation is included in Appendix E.

Participants were then given a presentation on the importance of the Vision Statement relative to the Comprehensive Plan, the central, focusing function played by the Vision Statement in guiding the plan, the steps involved in a visioning process and a brief tutorial in how to develop “visions” for targeted components of the plan, such as transportation, housing, land use, and the like. After participants were given time to complete individually their “visions” for the parish, these were collected, and compiled according to topic area by the planning team. The results were written down on large-format poster pad sheets with results grouped by topic, i.e., transportation, quality of life, economic development, environmental concerns, housing, etc. These were then displayed and participants were given an opportunity to set priorities by voting with the stick-on dots they were given in their packets. They were instructed to place a dot next to the “visions” they thought were important. They were free to place all five of their dots on one “vision” statement, or spread them out after review all the “visions” that were posted. In this manner the planning team was able to discern the emergent themes given priority from these meetings and, from these to draft a Vision Statement to guide the rest of the planning effort.

#### Visioning Session Results

The final part of each parish-wide visioning session dealt with the development of “visions” for various topic areas. These included, such as hurricane protection, transportation, housing, economic development, quality of life, and the environment. Participants were instructed how to view the Visioning process and how to fill out the Visioning worksheets

(see Appendix F) which were included in each packet. When participants had completed their Visioning worksheets, they were collected and then compiled by topic area. This compilation was written on large sheets of paper that were posted around the room. With the five stick-on dots that were included in their packets, participants were asked to “vote” for their priorities by placing one or more dot next to a particular Vision area. The results of this exercise are summarized below.

From this exercise, certain “themes” have begun to emerge from the various “visions” as participants set their priorities. These priority “themes” include the following:

- A complete system of hurricane and flood protection;
- Effective use of land to maximize existing infrastructure;
- Leveraging existing financial resources and public-private cooperation to provide affordable housing;
- Efficient parish roadway system moving traffic, lessening congestion and promoting east-west connectivity in the parish;
- High quality of life with strong family-oriented elements, including promotion of parish’s unique cultural heritage;
- Effective enforcement to achieve high environmental quality; and,
- Expanding career opportunities for young in new, emerging technology firms and industries.

Given the size and diversity of the parish and three separate Visioning/Kick-Off meetings, it is not surprising that no one or two themes broke to the forefront, or were given considerably more emphasis than the others, *with this exception: There was virtual unanimity for the completion of the Morganza hurricane protection system and added drainage levees.*

On the basis of these emerging themes, the following is ***proposed*** as the Vision Statement to guide the development of the comprehensive Plan Update:

***“By 2030, Terrebonne Parish will be a safe, secure and resilient coastal community that is well-protected by a completed hurricane protection network; a community that provides expanded and diverse job opportunities in technologically-oriented industries supported by adequate***

*infrastructure and an effective transportation system; a community that embraces and promotes its unique culture through efficient use of its land resources; a community that protects and sustains its physical environment through the effective enforcement of sensible regulations; and a community filled with opportunity such that its youth will choose to remain in the parish to continue to build and enjoy the “Good Earth,” preserving it for future generations.”*

### **2.1.9 Results of Downtown Houma SWOT and Visioning Session held on Sept. 16, 2009.**

#### **SWOT Analysis Results**

Participants, some 30 in number—representing downtown property owners, business owners, attorneys, a judge, people who had purchased and renovated downtown properties, people who had recently purchased downtown properties and will renovate, people who had only recently relocated to the downtown area, and Houma Downtown Development Corporation (HDDC) members—were asked to engage in a SWOT analysis (Strengths, Weaknesses, Opportunities, and Threats) for the downtown area after viewing a presentation about the downtown area (see Appendix G). Each person was given a handout containing a pre-prepared list of each characteristic with blanks so participants could add more if they wanted to. Each participant was asked to rate each characteristic, whether a Strength, Weakness, Opportunity, or Threat according to its relative significance: 5, very significant to 1, very insignificant. A “significance score” was developed based on first a dichotomization of the numerical ratings, with 5 and 4 combined (“very to fairly significant”) and 3, 2, and 1 combined (“less significant to insignificant”); then the numbers for each dichotomized category were added, with the “less significant to insignificant” number being subtracted from the “very to fairly significant” number. The result is a weighted ranking for each item under each Strength, Weakness, Opportunity, and Threat characteristic. In some cases, ties resulted. With this ranking, the top ten items under each characteristic are provided below with discussion where appropriate. The SWOT form used in this exercise is included in Appendix H.

**a. DOWNTOWN STRENGTHS (ranking of perceived Strengths from Most Significant to Least; top 10 only):**

First:

- Court Square

Second (tie):

- Main Street Program;
- Restaurants in downtown area

Fourth:

- Bayou Boardwalk (under construction)

Fifth (tie):

- Official Historic District designation;
- Monthly Downtown Live After 5 concerts

Seventh:

- Historic structures

Eighth:

- Landscaping in Court Square

Ninth:

- Private investments in downtown properties

Tenth (tie):

- Vacant buildings being renovated and used;
- Downtown attractions (museums, galleries, marina, fountain & park);
- Increased utilization of Bayou Terrebonne

It should be noted that two items on the Strengths list, i.e., Available locations for new businesses, and Available locations for new offices, received negative significance scores which leads to the conclusion that these items were perceived actually as Weaknesses in the downtown area, meaning that there is not enough available locations to accommodate new offices or businesses.

**b. DOWNTOWN WEAKNESSES (ranking of perceived Weaknesses from Most Significant to Least; top 10 only)**

First:

- Employee parking taking spaces for customers

Second (tie):

- General unattractiveness of buildings;
- High cost of building renovation to meet codes;
- Lack of on-street parking;
- Lack of off-street parking;
- Unattractive gateways to downtown area

Seventh:

- Large trucks (18-wheelers) on Main Street

Eighth:

- Lack of law enforcement presence during evening hours

Ninth:

- Lack of underground utilities/overhead clutter

Tenth (tie):

- Poor traffic flow;
- Lack of adequate screening for trash/garbage bins and totes.

It should be noted that three parking-related items (in first and second places) are in the top ten perceived weaknesses for the downtown area. The perceived employee parking problem is directly tied to the perceived lack of both on- and off-street parking spaces.

**c. DOWNTOWN OPPORTUNITIES (ranking of perceived Opportunities from Most Significant to Least; top 10 only)**

First:

- Restoration of historical buildings and facades.

Second:

- New truck route bypassing Main Street/Park Avenue through Downtown Houma

Third:

- Refurbishment of rear of stores/offices to gain attractive access to Bayou Boardwalk

Fourth:

- Increased public and private investment in Downtown Houma

Fifth (tie):

- Bayou Boardwalk and increased utilization of Bayou Terrebonne;
- Conversion of downtown properties to into residential units

Seventh (tie):

- Creation of pedestrian linkages from Bayou Boardwalk to Main Street and beyond;
- Creation of Vision and plan for future of downtown

Ninth:

- Reuse of old buildings in downtown area for office and/or retail development

Tenth:

- Vacant property and buildings

With all that is going on in Downtown Houma at this time, one participant said that a small grocery store downtown would be an opportunity. In addition, the private sector investment in downtown Houma that is beginning to be very apparent, could be greatly complimented, and the downtown area in general enhanced, by the re-routing of large trucks away from the downtown area between South Hollywood Road and Barrow Street via an alternate, designated truck route. Also, considerable

private sector investment directly related to the Bayou Boardwalk project is currently being discussed.

**d. DOWNTOWN THREATS (ranking of perceived Threats from Most Significant to Least; top 10 only)**

First:

- Worsening parking situation

Second:

- Increasing property and personal crime

Third:

- Absentee landlords with little interest other than collecting lease payments

Fourth (tie):

- Nighttime entertainment venues generating crowds, litter, and unsafe conditions;
- Negative public attitude about Downtown Houma;
- Failing/aging infrastructure

Seventh:

- Declining number of downtown business owners who are also downtown property owners

Eighth:

- Property assessment laws and practices that assess downtown properties at actual value rather than potential value

Ninth:

- No long-term Vision and planning for Downtown Houma

Tenth:

- Little design control, particularly for new structures in Historic District

The two major perceived Threats to Downtown Houma include the “worsening” parking situation and a perception of increasing property and personal crime downtown. It is interesting to note that the item, “Too many

downtown events interfering with retail and other activities,” was perceived as possibly a Strength and/or an Opportunity, but definitely not a Threat, based on its significance score as a Threat (minus 25). This could mean that downtown respondents believe such downtown events are actually Strengths helping the downtown area, or possibly as Opportunities to have more such events. In any case, such activities were not seen or perceived as detrimental or threatening to downtown.

### **VISIONING Session Results**

The final part of the session with downtown interests dealt with the development of visions for various topic areas, such as downtown transportation/traffic/parking, housing, security and public safety, tourism and business growth. Participants were instructed how to view the Visioning process and how to fill out the Visioning worksheets included in each packet. When participants had completed their Visioning worksheets, they were collected and then compiled by topic area. This compilation was written on large sheets of paper that were taped around the room. With the five stick-on dots included in their packets, participants were asked to “vote” for their priorities by placing one or more dot next to a particular Vision area. The results of this exercise are summarized below.

From this exercise, certain “themes” for the downtown area began to emerge. These include public safety, parking, traffic issues (large trucks), residential and lifestyle issues, tourism (cultural and heritage), and business growth. The top six priority Visions for downtown are the following with the number of priority votes in parentheses. Each statement begins with “By 2030, Downtown Houma will have become...”

(18)...a safer downtown community in which to live and work for all including visitors and tourists, by installation of surveillance cameras and increased police presence especially at night.

(18)...a desirable mixed-use residential area attracting both young and old to live and work in a pedestrian-friendly environment, by making downtown more attractive, by encouraging residential conversions of old buildings through utilization of all available tax credits and grant programs and through development and application of new, flexible regulations.

(17)...a cleaner, well-maintained and landscaped, uncluttered and brightly lighted downtown with attractive signage and with more shops and eateries, by using trustees or paid staff for routine clean-up and maintenance of landscaping, by relocating all overhead wires/utilities underground, by requiring property owners to maintain store-fronts, and by on-going litter abatement program and education.

(13)...a viable tourist attraction with shops and development along the bayou reflective of local culture and heritage, by establishing or taking full advantage of programs to encourage investment and re-investment in the downtown area.

(12)...a less congested downtown, by shifting large trucks to alternate route(s) away from Main Street to the extent possible.

(9)...better served with parking, by development of a parking facility or garage.

On the basis of these emerging themes, the following Vision Statement for Downtown Houma is **proposed**:

***“By 2030, Downtown Houma will have become a desirable, safe and secure, mixed-use destination, attracting visitors, workers and shoppers to its diverse venue of businesses and shops—many of which have been established to capitalize on and promote local culture and heritage—supporting a variety of commercial and residential developments in a well-maintained, attractively landscaped, less congested, pedestrian-friendly environment.”***

Both of the Vision Statements above, one for the parish and the other for Downtown Houma, should be used to guide the development of the respective elements of the plan itself. The development of the plan will take place in Phase Three of this Comprehensive Plan Update effort.

## CONCLUDING THOUGHTS

The work that has been accomplished during these two parts of the planning effort has set a good foundation on which to build the Plan Update in the next phase. The extent and direction of growth in the parish has been documented and citizens of the parish have played a vital role in shaping the Vision Statements that will serve to guide both the parish and downtown elements of the update.

*“What we imagine, we can make happen.”*

*--General Electric Radio Ad Copy*

In Part Three, the citizens of the parish will still have an important role to play. They will assist the planning team in setting the goals and objectives of the update’s various elements. This will be accomplished through a series of focus groups where public participation will be vital. The planning team will employ “lessons learned” during the first two phases to generate even greater public participation necessary to build the support and political will to ensure and sustain implementation of the plan over time.

Providence wishes to thank sincerely all the citizens of the parish who took time to participate in this planning effort in one way or another. We also thank the staff of the Planning & Zoning Department, in particular Mr. Pat Gordon, Director, Ms. Jennifer Robinson, Senior Planner, and Ms. Becky Becnel, Planning Commission Secretary, for all their valuable assistance throughout this effort. Lastly, we thank the Planning Commission members, these citizen planners, who voluntarily give of their time in the discharge of this vital duty for the people of Terrebonne Parish, and for their participation in this planning effort as well.

**APPENDIX A**

**AGENCY INTERVIEW SUMMARY**

## Agency Questions

1. If you expect growth in the parish, where (in which part of the parish) do you or your organization see this growth taking place?
2. How much growth do you expect?
3. What is your organization doing about this growth? How is your organization planning for it?
4. What are the factors promoting/encouraging or causing growth in the parish?
5. If you don't see growth, what factors are constraining or limiting growth, in your opinion?
6. Are there problems in the parish that impact your organization?
7. How do these impact your organization?
8. What steps are being taken to overcome these challenges?
9. What is your assessment of the future of the parish from the perspective of your organization?
10. Is there anything Parish Government could do to better address the needs of your organization?

Project No. 441-002-000

Task No. 1b.

Meeting with Barry Blackwell and Steve Hornsby of Consolidated Waterworks No. 1.

Date: May 5, 2009, at 2pm

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Responses to questions:

1. Hwy 24 and Hwy 311 Corridors both to Lafourche Parish line; somewhat along Bayou Black, and Gibson. Some viable additional industrial activity/growth south of GIWW.
2. Averaging 700 new customers per year parish-wide, except for 2008. This has been new growth for the most part, although a small amount can be attributed to the relocation of existing customers from the south part of the parish to the north part.
3. Planned expansion of water lines, particularly in the northern part of the parish. Schriever water plant handles about 85% of the parish load and this was planned to handle this.
4. Job creation in the parish will drive growth
5. N/A
6. New drainage requirements causing larger and deeper drainage ditches cause problems with conflicts/physical contact with waterlines buried in the same ROWs. Lines are accidentally broken by contractors working in these ROWs
7. WW usually pays for the repairs, unless major or if gross negligence is the root cause of the damage.
8. Spoke with T. Bourg: crowded utility ROWs. Bourg is apparently going to request the Planning Commission to designate the specific location of utility lines within the ROWs. The size of servitudes is included in subdivision regulations. Maybe these need to be reviewed for possible improvements in this area.
9. Long term, Terrebonne will continue to grow, but higher densities may be coming in the future, driven by a push for alternative energy with increasing costs to the consumer. The switch to smaller houses and higher densities and more energy efficient housing will mean that people will have to accept downsizing. Also, zoning ordinance and subdivision regulations will need to change to accommodate and even promote these adjustments in the future.
10. Little interface with parish government. Mitigation banking needs to be explored; might need state enabling legislation. Because of changes in state law, the pro-rata costs of running a line can now be "attached" to adjacent vacant property that will benefit from the waterline in the future when the property is developed. However this feature is limited to lines that are put in the ground in advance of the need. Cannot be done retroactively.

Project No. 441-002-000

Task No. 1b.

Meeting with Tom Bourg, Director, TPCG Utilities Dept.

Date: May 5, 2009, at 3pm

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Responses to questions:

1. Entergy has most of the territory in the parish where growth is expected; SLECA also has a portion of this (Note: need to contact Henry Gernhouser (sp?) with Entergy and Mike Guidry with SLECA) For all practical purposes, TPCG Utilities (elec) is limited to basically the city limits of Houma and the vast majority of this is developed, although some new hotels have been added to the customer lists recently. Most of the residential subdivisions within the city limits have been built out, i.e., Westgaze, last addenda to Summerfield. Some potential for growth in the system as Old Towne grows, but some of this belongs to SLECA. After the city limits have been fully developed the potential for growth relative to parish electric system will slow considerably.
2. n/a
3. n/a.
4. n/a
5. n/a
6. Parish does not have an annexation policy to grow the boundaries of the city limits, so there is no anticipation of growth outside the city limits and no planning for utility growth as a result. Note: this could change with a policy of infill development first and higher densities.
7. The Parish gas utility system is expanding much more quickly as it covers a much bigger portion of the parish. It will be impacted by growth in the parish, particularly in the expected growth corridors.
8. Gas lines have been built up the Hwy 311 corridor in anticipation of growth. These new lines have larger diameters (4") which can operate at lower pressures thus reducing risk.
9. n/a
10. n/a

Project No. 441-002-000

Task No. 1b.

Meeting with Mike Ferdinand, Executive Director, Terrebonne Economic Development Authority (TEDA).

Date: May 7, 2009, at 8:30am

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Responses to questions:

1. On the housing and business development side, growth primarily in the Hwy 311 and Hwy 24 corridors. Thibodaux and Houma will grow into one entity in about 10 years. Industrial growth is a little different. Those industries that need water for transportation will stay on the water and expand there. Those that do not need proximity to water are currently moving to higher ground. Much of this is movement to existing light industrial developments along Hwy 311 or to newly developing areas of Hwy 311 (intersection of Hwy 311 and US 90). These include heavy and light industrial; manufacturing/fabrication, and warehousing. All tired of flooding periodically. Houma-Terrebonne is one of the last still-growing communities in the nation.
2. Depends. There are many factors that could limit our growth, or cause it to continue.
3. TEDA assisting growth and development (job creation) in many ways: facilitation of tax credits for expansion; for grants for various sources; sponsoring bonds; business coaching assistance, etc. CDBG gap loan program and the like. Many loans through Export/Import Bank because many local companies do more business with foreign markets than with domestic, particularly manufacturing and fabrication. Ex/Im Bank guarantees the sale. Terrebonne is the largest Ex/Im client in the state.
4. Just about everything TEDA is going is helping business and, therefore, causing growth. Job growth is driving population growth in the parish and TEDA is playing a significant role in this regard. A short list would include: leader in industrial support for offshore oil/gas work in the Central Gulf of Mexico; a marine side that is growing and diversifying in anticipation of the coming offshore slowdown; a strong and growing medical community both locally and regionally; and Fletcher CC as the fastest growing CC in the nation and needing/looking to expand into a new facility in the Hwy 311 corridor.
5. Plenty of growth expected, but growth could be limited by several factors: One, 45% of workers in the parish do NOT live in the parish. If parish had adequate housing for all these in all income levels, parish population levels would be even higher. As a result of demand, housing values have increased 11%. A great deal of housing stock was lost in the storms since 2005, but population increased anyway. Lots of pent-up demand for housing in the \$100K to \$200K range and decent housing in this range is the most difficult to find. Second, all this puts a lot

of traffic on key arterials coming into the parish, particularly during peak periods. Third, infrastructure, particularly sewer service, will limit growth/expansion. Rising insurance costs are making some areas of the parish much less attractive and affordable. Downtown area/vicinity of Houma is an example. Also, population growth is a constraint to employment in the oil/gas sector. Labor and transportation are the chief constraints to business growth and these problems are cropping up in Terrebonne as well. Also, cannot have sustainable economic growth without labor growth and a good infrastructure, particularly transportation.

6. Yes but TEDA is trying to deal with them. In addition to housing, one problem is the situation with the H2b visa. At the 2008 peak there were approx. 7,000 of these visas in the parish for foreign workers (filling jobs that were going unfilled); there are still about 3,000 jobs that are unfilled. So any impending layoffs in one area, will be absorbed by another even in a downturn. Terrebonne was one of the top 10 areas of the nation in which to find employment.
7. n/a
8. In the housing area, locally the Gulfport model could be adopted, but there are competing interests for available money, most notably levees. The Gulfport model uses CDBG money in three ways. First, an expanded soft-second mortgage element. Second, infrastructure grants to lower the costs of subdivision development (with appropriate safeguards); and Three, loans for multi-family development. Also, better use could be made of various types of development districts which are allowed under state law. These include Industrial Development Districts, Community Development Districts, and Economic Development Districts.
9. Terrebonne is better positioned than most to continue to grow, but needs better coordination with other agencies and regional entities to avoid competing with itself. For example, several local entities compete for the same pool of EDA/USDA/ state \$/etc monies.
10. Parish could promote the idea of a clearinghouse to set priorities for use of various funding sources and to present a united front through better local coordination.

(see Report from TEDA: **A Blueprint For Success: A Comprehensive Economic Development Strategy and Recommendations for Terrebonne Parish, Louisiana**, November, 2008, by Competitive Strategies Group, LLC of Atlanta, GA.)

Project No. 441-002-000

Task No. 1b.

Meeting with Jack Moore, Terrebonne Parish School Board, Risk Manager

Date: May 7, 2009, at 2pm

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Responses to questions:

1. From the standpoint of the public schools parish-wide in the next 3-5 years, student growth is expected to be flat lined. Due to an increase in private school attendance and home schooling there has been a slight decline in the number of public school students over the last five years. The school board is planning no new/additional schools to accommodate growth in the short term (2 years of less). However there will be some adjustments and additions to the Grand Caillou school situation in an attempt to mitigate problems with facilities caused by periodic storms and flooding (see notes for more detail).
2. Hard to say.
3. Except for the changes planned for the Grand Caillou schools necessitated by storms, nothing is being done to accommodate growth. Most school sites are large enough to permit expansion and/or modular additions. However, in the Hwy 311 corridor, new facilities would be necessary. The school system is not very pro-active in early planning/siting of new elementary schools.
4. Business and job growth.
5. N/A
6. Flooding from storms has had a major impact on school facilities.
7. Flooding has been very disruptive, causing students to be shifted temporarily to other schools. Strains on students, parents, and teachers.
8. Changes/shifts with the schools in Grand Caillou to minimize the problems caused by flooding/storms (see notes for more detail)
9. The future viability of Terrebonne Parish depends almost exclusively on construction of Morganza levees, and then restoration of the wetlands outside this levee and strengthening the barrier islands.
10. Some CDBG \$\$ from the parish to help with the School Board's building repair/maintenance needs would be nice.

Project No. 441-002-000

Task No. 1b.

Meeting with Greg Bush, TPCG Public Works Director (w/Joan Schexnayder and Jeannie Bray)

Date: May 7, 2009, at 3pm

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Responses to questions:

1. Significant growth in the industrial sector south of GIWW, particularly LASHip and Gulf Island. Combined as much as 2,500 to 3,000 new jobs. Also, UAV initiative at airport may create 350 to 400 jobs in the long run, even though the parish's poor transportation infrastructure relative to the airport caused FedEx to decide not to locate here. Also, light industrial/manufacturing growth with recent and planned developments on Hwy 311 at US 90 as well as Shaw development on LA 24 N. Major apartment developments also coming: an expansion at Houma Highlands and a complex on the Richard/Blackwell property along LA 24 N. Regarding population growth, there has been a small exodus of residents moving up the bayous to higher ground. Weekend camp-type development is growing down the bayous.
2. Hard to say how much new population all this new job creation activity will generate.
3. Scrambling to address the problems (waste water, drainage, traffic) being exacerbated by new growth with available funds. Difficult to stay ahead of the curve without sufficient funds.
4. Industrial sector appears to be the driver.
5. The problems the parish is currently experiencing (waste water, drainage, traffic) could become serious constraints to continued growth if these are not adequately addressed.
6. Worsening traffic congestion in the parish. Increased demands for improved drainage; new growth needing waste water treatment facilities or access to the community system.
7. The worsening traffic congestion in particular is making cross-parish travel time-consuming during certain times of the day.
8. Public works trying to handle and solve all the traffic problems that are on roads and bridges within the Parish's jurisdiction. Several projects are in the planning/design stage or are under construction. Many other roads/bridges are state highways and therefore, its jurisdiction. Some state projects are to begin soon, but some of these may not go far enough (4-laning of Grand Caillou stopping at Woodlawn RR, instead of continuing to Thompson Rd, a parish project), or will create serious problems during construction (Prospect St. Bridge).
9. Growth will put increased demands on Public Works Dept.

10. Except for increasing Public Works budget for projects, parish government is doing all it can to address the needs of the parish from the standpoint of this dept. State government, particularly DOTD could be more helpful, particularly in the aftermath and recovery from storms. DOTD people are needed back in the parish quickly to operate DOTD movable bridges and clear state roads. It's difficult to get DOTD people at the local EOC during storms.

(See notes for more detail)

Project No. 441-002-000

Task No. 1b.

Meeting with Mike Ordogne, TPCG Pollution Control

Date: May 8, 2009, at 9:00am

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Responses to questions:

1. Residential growth in the northern part of the parish, such as the Hwy 311 corridor, the Gray area, and the Shaw development on LA 24N. Not much new residential development in the southern part of the parish due to high insurance premiums. However, increased industrial growth in the southern part of the parish (south of GIWW).
2. Not sure.
3. We know what must be done, but not enough money to improve/expand waste water treatment capabilities in the parish. Existing infrastructure has limited capacity to handle new growth. The South Plant (oxidation pond facility) is permitted at 8M/day. It is operating at 3M/day on average. The North Treatment Plant (mechanical) is permitted at 16M/day operates on an average dry day (i.e., not raining) at 5M/day, but it has no expansion room for additional settlement ponds. However, when it rains, infiltration into sewer lines in the parish causes the plant to operate in excess of its permitted capacity.
4. The jobs that are being created in the parish.
5. We have growth in the parish.
6. Lack of funds for the department coupled with increasing expenses. Don't have a master plan for wastewater treatment in the northern part of the parish. Have more than 25 years of sludge build-up and very little funding to make a dent in its removal. Might be an opportunity for an entrepreneur to take the sludge, mix it with native earth, test and treat it as necessary, package it and sell it to nurseries, etc., as fertilizer. The market for this and the economic feasibility needs to be explored.
7. The situation forces Pollution Control to defer maintenance on much of its facilities and only respond to major problems on an emergency basis. This situation could drastically change if DEQ mandates fixes.
8. We are doing the best we can with what we have. We are documenting the problems and needs and passing these on up the chain of command. The Parish Council ultimately makes the decision on budgetary matters, but has been very reluctant to increase the fees charges to parish residents for sewer/wastewater treatment.
9. DEQ might step in and change the rules on individual wastewater treatment plants. In the rural areas mechanical plants are discharging into roadside ditches which are supposed to be maintained by the property owner, but maintenance is not uniform. Water does not always flow in these ditches the way it is supposed

to in order for normal percolation and sunlight to further “treat” the discharge from these systems as they find their way into the parish’s waterways. But if these ditches do not promote flow and the water pools instead, the effluent is not adequately treated and could present health problems for residents at the site as well as TMDL loads impairing waterways. This could lead DEQ to mandate new systems with much more stringent requirements for a greater degree of treatment. Such a development could have a serious dampening effect on growth everywhere in the parish where community sewerage does not exist.

10. Increase fees to allow more \$\$ for maintenance of the system, as well as for system upgrades and expansion to handle growth in the parish. (check with Belanger for the study that GSE was/is doing on existing infrastructure).

(See notes for more detail)

Note: Developers must provide wastewater treatment for their developments, but if he connects to the community sewerage system, not only must he pay for any immediate improvements necessary to connect, such as lines and lift station(s). he also has to pay for the downstream improvements necessary to accommodate his added flow.

Project No. 441-002-000

Task No. 1b.

Meeting with David Rabalais, Director, Port of Terrebonne

Date: May 12, 2009, at 9am

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Responses to questions:

1. Industrial-type growth in the Gibson area (port development); at the intersection of US 90/Hwy 311; Port of Terrebonne; airport. Residential development: basically, movements to northern parts of the parish where land has a higher elevation. Sees a slowdown in some of the newer subdivisions, such as Westgate, which are maturing.
2. Hard to say for sure, but expects continued growth to be around 60% of last year's growth due to the economic slowdown, but things could pick up later. The growth we have experienced in the past was, perhaps, more than normal, due to the storms. Continued job growth could spur residential growth, but apartment growth will handle, at least on a temporary basis, the increase in jobs expected in the parish.
3. Approx. 280 acres have been acquired and added to the port's holdings. This will make more land available for industrial/port-related development for firms needing access to water.
4. Job growth appears to be fueled by growth and expansion of the marine fabrication/shipbuilding industry locally, which is being driven for the most part by deep water oil/gas exploration. The HNC is very important to our continued growth and must be protected with a lock and dredged to 20 feet to accommodate the needs of marine fabrication and repair firms locally. LASHip project is also fueling growth locally and this project means global competition for Terrebonne. Note that deepwater drilling/exploration is not controlled by the price of a barrel of oil—unlike OCS drilling which is—because deepwater work represents a long-term commitment by the company once the decision to build is made.
5. Constraining residential growth is the burdensome process of regulations and permits; streamlining is necessary to remove some of this burden; the process must be made faster and cheaper. Insurance requirements are a burden, too.
6. Lack of willingness to permanently fund the port and its development through a dedicated source of funding for the port. Port needs tax dollars to be successful, but parish officials in general have been unwilling to explore this with the port; not willing to look at the return on investment in port and port jobs (see handout). Traffic problems will cause problems at the port site at some point.
7. Lack of funding has caused the port to develop much more slowly than it should have. Lack of a permanent funding source, and dependency on grants, etc., will

cause the port's newly acquired acres to experience difficulty and delays in being developed.

8. Considering the implementation of an Industrial Development District (or some other form of taxing district) at the port in order to have a permanent and steady source of funds for the port.
9. The current Parish Administration is moving in the right direction, helping the port and in general is pro-development; moving the parish forward, although tweaking may be necessary here and there (IDD, etc.). Levees and parish-wide sewerage is needed and is being addressed.
10. The parish could be more forthcoming in assisting the port with the creation of some form of taxing district at the port to capture a permanent revenue source.

(refer to notes and hand-out)

Project No. 441-002-000

Task No. 1b.

Meeting with Ron Brooks, Broker/Owner, Patterson Real Estate

Date: May 20, 2009, at 3pm

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Responses to questions:

1. In the north part of the parish; specifically along the LA 24 and LA 311 corridors primarily.
2. Difficult to quantify the amount of growth. Knows of several businesses / churches / schools (private) that are moving into this area of the parish. Seeking higher and drier land; expects much relocation from the eastside (south of the GIWW) to the Westside (north of the GIWW), particularly by businesses.
3. Not much. Our industry is reactive to situations as they develop.
4. Movement/relocation to higher ground in the parish. Retail growth along MLK seems to be attracting new retail development, particularly infill development of vacant buildings. Might be approaching an over-built situation in retail space.
5. Lack of zoning and land use controls in the parish will hamper orderly development. Most of the development in the parish (outside the corporate limits of Houma) is a "hodge-podge" of land use. Lack of affordable housing for workers will act as a constraint on growth in the parish and continue to cause problems with existing infrastructure, particularly roads/highways. Lack of parish-wide community sewerage is also a constraint.
6. The real estate and development industry in the parish is adversely impacted by the building permit process which is cumbersome, lengthy, and costly. It's frustrating to people trying to develop and build.
7. Loss of sales and real estate commissions. Impacts the bottom line.
8. Except for complaining, sometimes loudly, there is not much that is being done to overcome the building permit process problem.
9. Guarded optimism from both the personal and professional/industry perspective. The developing oversupply situation on MLK might result in more vacant buildings and loss of jobs. The lack of progress in securing a financial commitment to Morganza at the federal level, represents a grave threat to the continued growth of the community. We might be one serious storm impact away from having many people move from the parish. Terrebonne's political clout in BR and in Washington, D.C., may be diminished with a new state senator and loss of a congressional district. Terrebonne could end up tied to a congressional district with which it has little in common.
10. Solving problems; finding a way to expedite the building permitting process; more zoning and land use controls in the parish. Parish government appears to be fairly open to the public

(refer to notes and hand-out)

Project No. 441-002-000

Task No. 1b.

Meeting with Earl Hicks, Executive Director, Houma-Terrebonne Airport Commission

Date: May 21, 2009, at 10am

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Responses to questions:

1. Based on the recent and on-going infrastructure improvements at the airport, we are seeing an increase in the basing of fixed wing aircraft at the airport, and the establishment of a Unmanned Aerial Systems (UAS) industry. This particular industry will create jobs within various firms that support this industry: sensors; avionics; maintenance, and software developers. Some of these may choose to locate on the airport site, although available industrial sites are almost gone, and aviation-related space is at a premium. These firms, however, don't have to be on the airport site, but they will most probably establish somewhere in the parish. Las Cruces, NM is the model for job creation and development which can occur as the UAS industry takes off.
2. Hard to predict the quantity of growth, but if all this (UAS industry) happens as we expect, an additional 400 jobs could be created in the parish.
3. The Airport Commission has done just about all it can do at this point. It has reserved 164 ac on the airport site to support the UAS industry.
4. n/a
5. Up to this point, the FAA has been holding back the development of the UAS industry in Terrebonne Parish. A Certificate of Waiver and Authorization from the FAA has been needed to conduct UAV operations in a controlled airspace. The local helicopter operators had some initial problems with UAV operations, but are ok with it now because of the restrictions and limitations under which the UAVs will operate. The Houma-Terrebonne Airport, a general aviation facility, is the 3<sup>rd</sup> or 4<sup>th</sup> busiest airport (including all airports in the state, including air carrier facilities) in terms of operations which are around 100k annually. The CWA from FAA is expected to be issued and received within the next three weeks. Another long-standing issue, one that is a double-edged sword, is the airport's Quit Claim Deed and its provisions. This document has effectively prevented the airport from participating financially in off-site improvements that would be of direct benefit to the airport, such as the completion of Thompson Road (see below).
6. We would hope the parish will make sure there is a line of defense from flooding south of the airport and south of Woodlawn Ranch Road. An elevated Thompson Road between LA 57 and LA 56 would help greatly, but should only be considered an interim measure. Morganza is needed ultimately to protect the runways and airport from flooding from hurricanes.
7. See No. 6 above.

8. Parish seems to be moving as quickly as possible to implement these flood protection measures and other off-site infrastructure improvements; but things are still too slow
9. We believe the future of the parish and the airport is bright, given the new industry we see getting started in earnest in a few months.
10. Although we believe the future is bright, there are some caveats: the airport must be protected from flooding. This means that both Thompson Road and Morganza must be completed as soon as possible.

Quit Claim Deed: The instrument that transferred ownership of the Houma Air Base to Terrebonne Parish. It protects airport generated funds from being placed in the General Fund of the parish, but does not allow the airport to spend its self-generated funds on off-airport projects even though they would generate direct benefits to the airport. If the airport were to spend its self-generated funds on such projects, it would lose financial support from the FAA. The airport needs money from the FAA for much of its infrastructure development and repair.

(refer to notes)

Project No. 441-002-000

Task No. 1b.

Meeting with Arlanda Williams, Chairperson, Terrebonne Parish Council

Date: May 21, 2009, at 4:30apm

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Responses to questions:

1. Lack of adequate flood protection in southern part of parish will cause growth in northern part of Terrebonne. Some of this is obviously relocations, but this area is also drawing new business and residential growth, some of it attracted from the tri-parish area.
2. Probably something on the order of a 15% increase in population due to growth.
3. Council is attacking infrastructure problems; addressing new subdivision regulations needs, such as what to do about slips being created in for waterfront residential development.
4. Economic stability in the parish and industrial growth: LASHip; BP; Weatherford; etc.
5. Housing problems, but trying to address affordability with CDBG \$\$\$. Credit and financing for housing: education will help; as will an overall housing strategy. Public schools are being addressed with a better strategy (thanks to the current and previous Superintendent) and should not be considered a constraint to growth. Entergy can be a big help, too.
6. Complacent mindsets in the parish; resistance to change and improvement: something that must be overcome.
7. This mindset presents roadblocks or hindrance to future projects. Too much fear of what might or might not happen.
8. Trying to be proactive in working to improve the parish and thinking "outside the box", even outside the parish.
9. Sees a bright future, but fiscal responsibility will be necessary; must promote sustainable growth, not expedient growth; no more quick fixes.
10. Analyze mistakes of the past; learn from history so as to not repeat its mistakes.

(refer to notes)

**APPENDIX B**  
**CITIZEN SURVEY**



Schools	1	2	3	4	5	N/A
Better preparation of High School graduates for jobs or college	<input type="radio"/>					
Reduction of school drop-out rates	<input type="radio"/>					

Other (please specify)	1	2	3	4	5	N/A
<input type="text"/>	<input type="radio"/>					

**In your opinion what is the single most important improvement or change you would like to see happen in Terrebonne Parish?**

**The following information will help up us evaluate the responses we receive:**

What is your Sex?:  Male  Female

Please tell us the name of your street and the zip code (Do not enter house number, just street name):

Street:  Zip Code:

**\*\* Please enter the code from the image below.**




[Submit Survey](#)

**APPENDIX C**  
**SURVEY COMMENTS**

## CompPlanSurveyResults

#	Question 26: In your opinion what is the single most important improvement or change you would like to see happen in Terrebonne Parish?
1	four land streets, a family day once a year, for families to come together and have a fun day.
2	Zoning and making laws requiring a clean yard and house.
3	Plastic and paper recycling in Terrebonne Parish
4	flood protection and public safety
5	Parks, Recreation, and Landscaping beautification of all KEY parish roads! As a side note: The key draw of Terrebonne and surrounding parishes needs to not be so focused on Sportsman's Paradise. Yes there are plenty of opportunities for lovers of the outdoors (and that is good), but what is the draw for the wife and kids to move here? This has got to be a great place to live and visit for ALL members of the family, not just hunters and fishermen. There needs to be beautiful parks for families, and increased shopping and indoor amenities - and it has to be a good looking place to live. (What types of entertainment resources can TEDA attract?) Please copy the recipe from beautiful places like Destin, FLA and see what they are doing right and do it here. THANK YOU, THANK YOU, THANK YOU for listening and providing these surveys!
6	Upgrade the schools or re-assign the schools. Build more structures (not portables, buildings) on current campuses that have the room. OR We have 4 small 5A high schools when there should be 2 great high schools. Spending would almost be cut in half because you are not maintaining 4 or every program (athletic, band, etc). Ellender could house 6-9 grades. ST 10-12.
7	Clean out of drainage ditches for subdivisions. Our CD Ditch has not been cleaned out since Gustav and my home had 3 foot of water in the yard for the March thunderstorm.
8	I think we need to be more strict on people developing land, commercial and residential. They are ruining our city, causing more drainage problems, cutting down precious trees and other green life (Houma is suppose to be a "Tree City USA," but it's not anymore, littering, polluting, going outside of the law to get what they want (and the corrupt Terrebonne parish system is letting them), and they are making us more vulnerable to hurricane/storm damage.
9	Drainage!
10	Impovement in combating crime, including more severe court sentencing for convicted law breakers.
11	Zoning/Tree/Rights protection for established land owners. Terrebonne Parish is letting developers ruin my once beautiful land. If they would have left more trees some people wouldn't need more drainage. Dig drainage, and build roads elsewhere - NOT ON MY LAND!
12	I want to build a home at 1617 Highway 55, Montegut, however, I would like to feel safe and confident that the land around me isn't going to erode away and I would be wasting my money and my time. By the way, I was raised at this address and I am wanting to live here and build a family now.
13	The bayou communities protected from flooding and destruction EVERY hurricane season
14	Less emphasis on political agendas with respect to local projects. Place people in positions that don't need micromanaging. Get coastal restoration in high gear before it is toooooo late!!
15	A beautiful WELL-KEPT community park with trails, benches, picnic tables, swings and slides and a sports complex that would include soccer fields for tournaments. Most of Houma's parks leave a lot to be desired. Consolidation of the recreation districts to oversee all parks and recreative activities would be more efficient.
16	Eliminate the obstacle to auto traffic on South Van by removing the swing bridge over the Navigational Canal. This bridge is a detriment to timely auto traffic of working people trying to come and go to work on time, industrial traffic shipping to and from businesses, emergency vehicles keeping the peace and transporting patients, and ordinary citizens trying to move about the Parish. This is 1950's technology in the critical path of commerce and public safety. My company employs 400 people and pumps a substantial amount of revenue into the Parish coffers. This antique transportation system may someday force me to move the business out of the Parish and possibly out of the state. A canal could be dug south of the current bridge connecting the Navigational Canal to the Intracoastal Waterway, thereby allowing the majority of water traffic to cross under S Van under the higher drawbridge over the Navigational Waterway without interrupting road traffic. The dredged material could be used for building up levees and for the Houma Homeport.
17	Hurricane Protection/Levees
18	Hurricane flood protection
19	Getting rid of the litter and making the whole parish look nice. I have lived other places and love the people here just not the trash and how the properties are not kept up like other places which is a downer.
20	s4k4Ux <a href="http://rvdjfsvwdryu.com/">rvdjfsvwdryu</a>, [url=http://phycyofsmjly.com/]phycyofsmjly[/url], [link=http://zyubmcmqxiqg.com/]zyubmcmqxiqg[/link], http://xipqgmtwsil.com/

## CompPlanSurveyResults

#	Question 26: In your opinion what is the single most important improvement or change you would like to see happen in Terrebonne Parish?
21	Improved public schools.
22	Add curbside recycling and any other pro-environmental programs
23	We need to foster change such that education, involvement in the political process, and civic pride become high values for the vast majority of people living in the Parish.
24	Hurricane protection needs to be the number one priority! Otherwise, the rest of this is pointless.
25	To improve traffic flow thru the 311 corridor.
26	A road that would circle the lower end of the parish from hwy 56 west and over the navigation canal then north over the intracoastal with hieght that would not require bridge opening that would facitate evacuation from the lower Chauvin, Grand Caillou, and Bayou Dularge areas. It should connect with Highway 90.
27	change parish leader
28	I would love to see them crack down speeders in neighborhoods and music during the late night!!
29	Better planning of roads. If you are going to develop commercial property Ex. Coporate Drive, Why dont we have it four laned to handle the traffic flow before you allow that much business develop the land.
30	Making Terrebonne a good place to raise children and somewhere they don't immediately want to get far far away from after they complete their education.
31	Improved hurricane protection
32	We need better police patrol in "lower class" neighborhoods.
33	Drainage. Terrebonne Parish is growing rapidly. When a new subdivision arrises, we are not taking into consideration the strain of their drainage is for the subdivision or "older" homes' current drainage system. Canals and ditches need to be deeper to hold the water from the current subdivision and the newer one being developed. I have never flooded near my home, and in March 2009 I had 3 foot of water at my home. Something must be done. The water can not leave the our subdivision due to the current of water coming from the new Southern Estate subdivision.
34	Complete the Morganza to the Gulf Hurricane Protection Levees at Corps certified elevations
35	Better Drainage and Roadways. Especially evacuation routes.
36	Continue to improve the overall educational systems throughout the parish. I feel knowledge is power.
37	Hurrican e protection
38	Improved hurricane protection, both by the construction of the Morganza to the Gulf Plan and the continued and "beefed up" restoration of the islands
39	Coastal restoration/hurricane protection.
40	Hurricane protection levees.
41	More hurricane evacuation routes; more infrastructure to eliminate traffic congestion; and the creation of another main artery to access East and West Houma.
42	Coastal Restoration. I wish that the parish would purchase a dredge to restore the barrier islands. I would be willing to pay more in taxes for a full time restoration program.
43	We definitely need to have a comprehensive and well supported plan for coastal erosion and hurricane protection.
44	Emphasize Morganza to the Gulf including Locks - cannot say enough about hurricane protection and coastal preservation.
45	Due to population growth, we need to focus on mimizing violent crime. Terrebonne residents want to feel safe.
46	Schools!!!
47	Trafiice light at valhi & st charles and the light at coporate & hollywood should allow a green light with green arrow for each direction - one flow of traffic at a time. These intersections are very busy & turning to cross the traffice is impossible
48	Immediate upgrade to levees already in place in low lying areas while waiting for long term levees like Morganza to be completed
49	Clean up the crime NOW. We are only one hour away from a murder a day. Get a tight hold on crime now. Let the criminals know Houma/ Terrebonne is not welcoming any type of criminal behavior.
50	Wetland restoration leads to hurricane protection
51	Public Schools. I moved from the Gonzales, LA area. In 10 years that have built several new schools. In 20 years, how many has Terrebonne built? Zero. Is this because quality public schools are a threat to private schools?
52	Littering is a major problem or illegal dumping especially on Savanne Rd. towards Bayou Black adjacent to the new community drug work release building. My guess this is done while people fish st this bridge. Tires, drums of oil, ecetera...thanks.
53	use the work inmates more, picking up all the trash.

### CompPlanSurveyResults

#	Question 26: In your opinion what is the single most important improvement or change you would like to see happen in Terrebonne Parish?
54	Hurricane and Flood Protection
55	Storm protection
56	Place locks on Navigational Canal and restore the banks of the Navigational Canal to thier original width and maintain them thereafter.
57	More SCHOOLS in areas with highest growth rate.
58	Save our land. We don't need schools or infrastructure without a levee to protect us.
59	Flood protection with locks in the Houma navigation canal!
60	Tax and build Hurricane levee with out the waiting for the Federal Gov. We must place a millage to build our own protection
61	Remove all of the four way stop sings that have been placed as a means to control speed and enforce the speed. This would grately reduce wear and tear on vehicles, save time, and save fuel.
62	Morganza to the Gulf and a LOOP system of Highways around teh metropolitan area to relieve Traffic Woes.
63	Improved drainage with backup systems/controls matched with REAL LEVEES, not just drainage levees.
64	Overall appearance of the parish. Everything is just filthy with litter and poorly kept landscaping.
65	Better roads. Anything to improve traffic flow in and around town and MLK area.
66	Work with homeowners and the insurance companies in a method to improve coverage and reduce rates related to homeowners insurance
67	DRAINAGE, PARISHWIDE SEWAGE, KEEP OUR TREES IN DEVELOPMENTS, UNDERGROUND WIRES FOR LIGHTS ETC.
68	Annex more in to the city
69	Improved drainage
70	Drainage improvement
71	Hurricaine Protection!!!!!!!!!!!!!!!!!!!!!!!!!!!!
72	new administration
73	Mulberry Elementary is currently busting at the seams. If we added a middle school to that district, which went up to 7th grade, then the students would not be "forced" to attend HJH before going to a private High School.
74	More Coastal Restoration Projects - LOCK ON THE HOUMA NAVIGATIONAL CANAL
75	Improved roads and highways to reduce traffic back up problems especially during peak times
76	Affordable rental housing
77	Levee/flooding problems
78	Storm Protection
79	Better Levee Protection and Pump stations
80	Improve traffic conditions on Martin Luther King Boulevard!! Very dangerous area on which to drive.
81	Better school system
82	CLEANER NEIGHBORHOODS AND LIVING AREAS, MADE MANDATORY TO ALL CITIZENS. MORE UPSCALE RESTURANTS AND FAMILY ORIENTED ACTIVITY PLACES(SUCH AS DAVE & BUSTERS, AMUSEMENT AREAS WELL LIGHTED AND CLEAN KEPT).
83	DRAINAGE IMPROVEMENTS TO STOP FLOODING!!
84	Enforcement of underage drinking laws. Stop developeers from clear cutting of trees as they did alon MLK. Use paarking lot material like at South Central Planning. Water can filter through the material into the soil. Rather than make excsues for mistakes admit then and try to do better upon by listening to the citizens. 125,000 filled sandbags ready for distribution at the beginning of each Hurricane Season.
85	Rid downtown of a few undesirable bars; develop upscale housing downtown and restore
86	TO HAVE DANCES FOR SINGLES WITHOUT ALCOHOL AND SMOKING. THIS WOULD BE FOR PEOPLE WHO WOULD RATHER NOT GO INTO BARS. THE CHURCHES IN NEW ORLEANS DO THEM AND MAKE DECENT MONEY BUT IT'S NOT FEASIBLE TO GO THERE.
87	Drainage improvements to stop flooding during storms both large or small.
88	New construction has to include landscaping, however, some are not keeping it nice. They become overgrown with weeds and very unattractive. Concerns of residents should be taken into serious consideration before allowing developments such as boat slips near subdivisions and schools. Do we have to have cement on every inch of land. I want to see more "green space."
89	hurricane protection levees and skateboard park for recreation !!!!
90	stop crime - they know were the drug dealing are so stop
91	PARISH WIDE SEWERAGE
92	A polished and profitable recycling system in place.

## CompPlanSurveyResults

#	Question 26: In your opinion what is the single most important improvement or change you would like to see happen in Terrebonne Parish?
93	Traffic control on MLK and on Hollywood.
94	evacuation route to veterans bridge in vacherie 2-4 lane.
95	Better Levee protection/4 lane Hwy 311
96	We need to get the ball rolling on recapturing our wetlands, before it is to late and also we need better levee's.
97	Get a pump dredge and start pumping 100 foot mounds of where the existing islands were. Let them settle then plant them with trees that thrive in salt water environments. Just do it!
98	Coastal Erosion protection #1
99	Again, without barrier islands, why build a levee that will eventually be breached. Build and repair and create barrier islands to slow down the surges, do it year round and keep the Army Corps. working, not studying.
100	Better recreation facilities for our youth to teach them to be our leaders of the future through lessons in teamwork, leadership, integrity, sportsmanship and responsibility.
101	More cooperation from Parish Officials,President,Councilmen,& Department Heads when people need a problem resolved.
102	Better schools and roads.
103	better traffic flow
104	Demolition of blighted property, removal of sunken vessels from bayous. etc
105	Bike trails, better parks, and bike friendly roads.
106	<p>serving and one of their primary goals is to be re-elected by whatever means or daliances they may develop. With that said.....</p> <p>As a tax-paying citizens of Terrebonne Parish, the state and Federal government, my question is when are our local elected officials (our "hired help") going to truly look out for our best intersts and not their own including, to be re-elected? We have many more serious issues than adding stop signs and issuing proclimations to deal with in the area. Stop governing like your predecessors and like you yourselves have been and start thinking outside of the box to bring our area into the future (the FEMA storm monies and proposed Federal storm protection funds would have happened with anyone else in your same position so don't even think of taking credit for that). So after that diatribe what is/are the important improvements or changes? Show Terrebonne's constiuancy that the parish's long-term interests are your priority and not your personal interests. Be mindful of your actions and comments because the broadcasts of each Wednesday's council meetings tend to support my position. To be proved wrong by each of you individually and collectively would be a pleasure since we would be a benefit in the</p>
107	THE UPKEEP OF OUR PUBLIC FACILITIES, STREETS, MEDIAN AREAS, AND PARKS TO MAKE A POSITIVE INPRESSION ON VISITORS, TO MAKE THEM WANT TO COME BACK TO TERREBONNE TO VISIT OR LIVE.
108	<p>Upgrade the a/c in the schools that need it. NO FANS!!!</p> <p>We need town hall meetings a few times a year. Hear what we have to save you might find a few ideas thats might help us thru these bad times.</p>
109	Traffic enforcement - running of yellow lights is constanat hazard
110	More power to planning commission in regulating encroachment of industry on established neighborhoods (noise pollution and slips and docks can cause flooding)
111	Improved infrastructure, such as: drainage, levees, morganza, & roadway maintanence & improvement.
112	Improvement in the roads
113	My house is the last one on Lee Ave. The overgrown trees and debris behind my house (in old Bayou LaCarpe) is unsatisfactory. Complaints have been filed and nothing has been done about it. Also, My neighborhood is zoned R1. There is a business that's been "Grandfathered In" and that's fine, but what I can't understand is how can we have ten ton weight limits in a R1 neighborhood. In other words, my side of tunnel blvd. has a ten ton weight limit whereas the other side of Lee Ave. is limited to 5 tons. My question is: Do you'll have pictures of eighteen wheelers traveling down your steet with 75,000# + loads? Who's in charge of the roads? Is my street designed to carry that load limit?
114	I would like to see the locks in the ship channel completed to protect Grand Caillou, Houma, and Dularge, form tidal flooding from Hurricanes. This would of prevented my home from flooding
115	Improve public education to prepare our children to compete in a global economy.
116	Improved roads and/or highways
117	I would like the company's that build dry docks and boat slips made responsible for putting levees and flood gates. Dredge Bayou's deeper and use mud to bulid up the banks. Fix bulk head along Bayou's that State and Parish or responsible for.
118	More levee protection
119	Stronger presence of law enforcement, and really enforce laws we already have.
120	Clean up on the Crime that has been taking place.

### CompPlanSurveyResults

#	Question 26: In your opinion what is the single most important improvement or change you would like to see happen in Terrebonne Parish?
121	Have more lanes to relieve traffic congestion
122	1) Hurricane Protection/Levees (Morganza) 2) Protection ( cat.five bulding ) for the employees that stay during the hurricane
123	MORGANZA TO THE GULF THIS IS A MUST OR OUR CHILDREN CHILDREN WILL NOT BE ABLE TO LIVE ON THE BAYOUS THEY WILL NEED BOATS TO GET TO THEIR HOMES.
124	Better roads to accomodate traffic.
125	Flood Protection--levee, elevation, whatever it takes.
126	Highway 182 from New Orleans Blvd. to Prospect extention 4 lanes and Prospect Street bridge widen to four/six lanes
127	Improve the regulations we have now don't create new ones and enforce them. Have a questionairs like this one available on the net to aquire public feedback from the public before making decisions based on one person.
128	The whole government
129	COASTAL RESTORATION
130	WE NEED HURRICANE PROTECTION!!!!!!!!!!!!!!!!!!!!!!!!!!!!
131	Drainage & sewerage pump station remote control & monitoring.
132	Fixing the roads from the damage caused by the sewer system failures.
133	Drainage for those who are being dumped on that have never flooded before because the pumps are not operating on time or at all. Getting the dead beats off welfare and to work.
134	Hurrican Protection: By Locks being built on Navigation Canal.
135	Hurricane Protection/Levees (Morganza)
136	We need a better education system, and there should not be restrictions on what school you go to. When the school get full, stop accepting students.
137	The community college system needs to be better invested in this parish. Almost all of our college students dont attend school in this parish. They have to go to Thibodeaux to get a Higher Education. If we had better envolvment and better programs pushed here for Community colleges and less emphisis for people to spend \$20,000 to go to college when community college can do the same for \$8,000 let them have that better option. and save the econimy in the longrun.
138	hurricane protection
139	wet land resturation from the islands south of houma up
140	Drainage
141	FLOOD PROTECTION
142	DRAINAGE
143	BETTER ROADS
144	Highway/roadways improvements through proper planning without \$50 billion dollars spent on surveys prior to delvelopment
145	Drainage needs to be our hightest priority at this time. It is an immediate need. Education is a long term need and should always be a very high priority.
146	Redistricting of schools and eliminating intercostal as boundary for schools.
147	Completion of Morganza to the Gulf.
148	Better levees.
149	Levees
150	Roads & traffic.
151	better drainage and levees
152	costal erosion protection
153	Get rid of all the repeat offenders of major crimes so I don't always have to worry about my family when I'm working offshore. Not to mention having guys pass down my street at 2:00 in the morning looking for something to steal because I live in a nice neighborhood..... way to go on the public housing of crackheads by the way, keep helping them...Joshua,
154	Better roadways and schools.
155	Completion of the Morganza hurricane protection system in my lifetime.
156	A fair cost for home owners/flood insurance in the lower parts of the parish. Improve drainage system on odd # addressed homes along bayouside dr. that is now forced to drain lots across bayouside dr. and flow under the road to the rear of the properties on the odd # side around 1100'to rear ditch . Last perform a schedual maintenance to rear ditch .
157	complete 4-lane of hwy.311 from st.charles to hwy. 90.
158	More public trees/landscaping

## CompPlanSurveyResults

#	Question 26: In your opinion what is the single most important improvement or change you would like to see happen in Terrebonne Parish?
159	The most important change would be a change in attitude regarding the almighty economic dollar. The quality of life in Terrebonne is greatly compromised by the attitude that property owners' rights supercede the greater community. Whether it's an oil recycling plant expansion plans ( near public drinking water intake ), or the creation of new slips off the Intracoastal behind Barrios subdivision, the interests of businesses are greatly favored in Terrebonne, to the detriment of the greater community's interests.
160	Mandatory four lane streets when developing new roadways - parish government should realize this is necessary.
161	Clean up the greater Houma area by strictly enforcing litter laws, the tall grass ordinances along with strict enforcement of abandoned, rundown, houses and commercial buildings (do not wait for someone to report the problem and don't play favoritism based on who owns the property). Add some well manicured neutral grounds and put all utilities underground which is also a hurricane benefit. Establish a nice city park similar to the beauty of Southern Oaks Golf course or convert Lake Houma into a recreation area with a jogging and bike trail. Not only do these things add eye appeal, recreation, health and stress reduction benefits for kids and adults but it is an unbelievable economic development tool. This can be done....look at the support for the main Houma library.
162	A high rise bridge over the Intracoastal near Industrial Blvd. tying into Hwy. 311&192. The lost man-hours at the Navigation Canal Bridge is horrendous. And the bridge MUST be built before the tunnel is taken out of service or the result will be a nightmare. I feel very strongly about this and don't understand why east bank industries tolerate it. Even if it takes 10-20 years, we have to start sometime. You said single, but to alleviate southbound traffic problems due to the Prospect St. bridge, we need: As long a left lane by-pass as possible at the intersection of Hwy 56 and Presque Ile and Highway 24 traffic to Lafourche Parish rerouted down to the Duplantis Bridge. The bridge on the other end is one way and should have been replaced before the one going up below the Presque Ile bridge, but it would suffice and be preferable to all of the traffic on the short Presque Ile stretch backing up on Hwy 56. The present E. Park/Hwy 24 intersection should have been pushed out into the cane fields so more traffic could turn right and not block the bridge.
163	Elevated highways around the city!!!!!!!!!!!!
164	Prospect Street Bridge traffic crossing Bayou Terrebonne. Stricter and improved property development. Re route barge traffic from the intracoastal to a safer waterway. Barge's are carrying dangerous chemicals and will at somepoint cause an incident. Just last week a large barge destroyed a state bulkhead off pecan street. The bulkhead protects a gas line. Lastly, most importantly, easier more efficient way to communicate with government. Seems like everytime i have a question i get bounced many times as no one seems to know how to direct one. Better training
165	Hurricane protection/levees
166	We would like the public parks in Houma kept up better with improvements to include park benches and walking trails. The east side park near the airport is large, but is lacking. It would be great to see a beautiful pond, more playground equipment, park benches and more shade trees along the trail. The west side also could use a large park like the east side one. Some of the old parks in Houma aren't maintained well. Trails aren't edged, making them look sloppy. Playground equipment isn't maintained well. Park benches should be added and MAINTAINED. Maintenance is a must. Also, Houma needs a sports complex with soccer fields.
167	Make the police enforce the traffic laws. Red light runners, parking in the downtown area of the St. Francis and courthouse. Repaint the yellow parking zone on the street curbs.
168	FLOODING needs to be number one top priority.
169	Hurricane protection is obviously important but it would be nice to see more LOCAL businesses in downtown Houma. There is much more charm in this area than the "box" stores on MLK.
170	Hurricane Protection/Levees
171	Coastal restoration/hurricane protection.
172	To require property owners of unoccupied buildings to knock them down so that perhaps a new development can occur-the buildings are an eyesore and don't make it an attractive place to come to.
173	Construct addition elementary schools allowing for redistricting of areas that have overcrowded schools.
174	Hurricane protection, if we don't take care of that we will not have a Terrebonne Parish.
175	crime rate
176	Flood Protection
177	PROTECTION FROM COASTAL EROSION,STORMS.

### CompPlanSurveyResults

#	Question 26: In your opinion what is the single most important improvement or change you would like to see happen in Terrebonne Parish?
178	FLOOD PROTECTION!!!!!!!!!!!! AND TO CLEAN TEH DITCHES ON THE EAST SIDE BETWEEN ELESYIAN FIELDS DRIVE AND OAKLAWN JR> HIGH SCHOOL...THE DITCH IS FULL OF WEEDS...AND SLOWS DRAINEAGE DOWN VERY MUCH!!!!!!
179	Chacahoula, and along Bayou Black approaching Canons Landing and others in the lower sections of the parish. How cool would it be if these areas could be developed as waterside parks with access to fishing, boating, etc and then promoted as such. Probably not THE most important thing but just a thought. I think the most important thing is strong public leadership. We need to be seen and heard and show vision and work to build public trust. Its not that we are not doing these things but these things are most important. As a community we need to believe in ourselves and I often think we do not. Another thought...lets be vigilant about little things like litter enforcement for example. Its seems trivial but as an example, at Vandebilt where my kids went to school, a kid gets called out for not having their shoes tied. Trival? Maybe. But if the kids know they are going to be held accountable for the small stuff, they have little time to ever get to the big stuff. Same with our community. If HPD sees someone drop their McDonalds bag and does nothing, it says, "Hey. Do what you want here. We really don't care" I am being illustrative and not criticizing HPD. Hope you get the idea. Good luck and please let me
180	do not allow anymore developement of residential and commerical developement until drainage and infrastructue problems are resolved that currently exist are completed.
181	hurricane protection and zoning enforcement
182	a cleaner parish
183	educating the people of Terrebonne about who and what downtown Houma is and what it has to offer them
184	litter education; underground utilities, signage laws - min. 1 sign per business; flood protection
185	flood protection
186	Please focus on beautification and quality-of-life improvements. This includes REGULAR STRICT litter pickup & control, installing beautiful pubic parks, ampetheaters, bayou boardwalks, public roadway landscaping/beautification, removal of excessive billboards, mandated monument-style business signage, STRICT zoning laws, bringing QUALITY NATIONAL retail development to town. Please make Houma more than just an "industrial oilfield town." ( And please, please install more traffic lights on dangerous MLK)
187	Hurricane Protection and rebuilding of barrier islands
188	Education

**APPENDIX D**

**VISIONING SESSION SIGN-IN-SHEETS**



SIGN-IN SHEET  
 TERREBONNE COMPREHENSIVE PLAN-UPDATE KICK-OFF MEETINGS  
 AUGUST 11, 12, and 13 2009



PROVIDENCE

NAME	ADDRESS	EMAIL ADDRESS
TIM ERNLY	222 Ashburn	—
Debra's Bouras	503 Begon Gardens Dr	—
Beryl Amodee	20 Rhett Place, Gray	B.SHOW@RETSHOW.NET
Thonie Shaw	155 AUTUMN NOJAN	
John Pappalardo	103 John St	TPGB —
Bang Bhuswell	204 BARRIOS	CWWD #1
Mike Brussell	2	m.ice@tri-parish.com
R. Elsent	214 Oursk. Baya	
M4 edwinj	101 Anb road	m4 edwin@aTadk.com
Henry J. Richard	Gervase Rd	henry@richarddevelopment.com
Leo Marretta	SCPOL	leo@SCPDK.org



SIGN-IN SHEET  
 TERREBONNE COMPREHENSIVE PLAN-UPDATE KICK-OFF MEETINGS  
 AUGUST 11, 12 and 13 2009



NAME	ADDRESS	EMAIL ADDRESS
Alicia D. Hebert	142 Gaudet Dr Bourg, La. 70343	
Jerry P. Hebert	142 Gaudet Dr. Bourg, La. 70343	
Randolph BASCLE	111 RETREAT DR BOURG LA 70343	
Dora B meeker	113 MIRACLE ST BOURG LA 70343	
Leryes usie	P.O. BOX 448 BOURG LA 70343	
Kath Kueh	3945 HY 24 BOURG, LA. 70343	
Geanette B. Usie	P.O. BOX 448 BOURG, LA. 70343	
Carolyn Begent	112 Bourg Dr Bourg La 70343	
Marsha Williams	9178 Park Ave Houma 70363	
Pearl Rogers	116 A Lower Country Dr BOURG, LA 70343	
Annabelle Anselain	108 LOWER COUNTRY DR.	



SIGN-IN SHEET  
TERBONNE COMPREHENSIVE PLAN-UPDATE KICK-OFF MEETINGS  
AUGUST 11, 12, and 13 2009



NAME	ADDRESS	EMAIL ADDRESS
Russell Bequet	408 Texas Gulf	
Peggy Bequet	208 Texas Gulf	
Dym Bequet		



SIGN-IN SHEET - DOWNTOWN SWEET VISIONING  
 TERREBONNE COMPREHENSIVE PLAN-UPDATE  
 Sept 16, 2009



PROVIDENCE

NAME	ADDRESS	EMAIL ADDRESS
Beverly Rodriguez	216 Westfield Ave Gray, La 70359	rod_boul@bellsouth.net
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Mary Godard	1902 Swayne Rd	Houma LA 70360
D. K. G. J.	209 GORDON ST.	Houma, LA.
Zule Wrenche	622 Barrow St.	<del>zule</del> zule.7030@yahoo.com
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Katherine McCall	PO Box 2416 1000 Church St	KatherineMcCaleb@comcast.net
Jason Underwood	300 Barrow ST	JASOU@50UNDBREWERS.COM
Bryan McLean	300 Barrow ST	Scrap 300@att.net



**SIGN-IN SHEET - DOWNTOWN SWAN/VISIONING  
TERREBONNE COMPREHENSIVE PLAN-UPDATE  
SEPT. 16, 2009**



PROVIDENCE

NAME	ADDRESS	EMAIL ADDRESS
Shen Duplantis / Conellab	Brown Corner 7808 Main St.	sdcarriere@bellsouth.net
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Jim Castelan	9881 Main St.	SAMMY@ASTHAGOS.COM <small>ASTHAGOS.COM</small>
Jim Gray	" "	TPGRAY@TIGRA.COM
Naomi King	3030 Barrow St.	naomi.king@houmatoday.com
Veronica Voina	PO Box 427 Nulav	VVVOISIN2001@yahoo.com
Clayton Voina James LeCompte	" "	C.VOISIN@TAGS.ORG
Cardyn McNabb	211 Goode St	JCSALON@ComCast.net
Buster Kennedy	254 Barrow St. 712 School St.	cmenabb@houma.com BKENNEDY@GSEINFORMATION



SIGN-IN SHEET - DOWNTOWN SWIFT/VISIONING  
 TERREBONNE COMPREHENSIVE PLAN-UPDATE  
 SEPT. 16, 2009



PROVIDENCE

NAME	ADDRESS	EMAIL ADDRESS
PHILIP COOPER	803 S MAIN ST	pcooper@rrr.net
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Cyrus J. Theriot, Jr.	HARRY BOURG CORP.	
LINDA FAULK	406 BARLOW ST.	linda.faulk@comcast.net



SIGN-IN SHEET  
 TERREBONNE COMPREHENSIVE PLAN UPDATE KICK-OFF MEETINGS  
 AUGUST 11, 12, and 13 ANN SEPT. 24, 2009



PROVIDENCE

NAME	ADDRESS	EMAIL ADDRESS
J. Bergerson	506 Hollygrove	
Emily Schwarz	The Courier	
MICHAEL FUNA PCA	263 MEADOWS <del>ST</del> MEADOWS METairie, LA 70002	MICHAEL.FUNA@YAHOO.COM
Linda Ingleton	Wright Ave 70364	
Raymond J. J. J.	3333 W. PARK	
Dana M. J.	347 Tulip Tr	dana.m.j@charter.net
Karen Marcello	412 Wayside Dr	
Lutes Marcello Jr	" "	
P. Sward Stoufflet	181 LAKE DESCENDANT	
Suzil Guidry	118 Mike St	guidtrees@comcast.net
Sharon A. J.	H631 Hwy 24	sharon@hovma-tourism.com



SIGN-IN SHEET  
 TERREBONNE COMPREHENSIVE PLAN-UPDATE KICK-OFF MEETINGS  
 AUGUST 11, 12, and [REDACTED] ANN SEPT. 24, 2009



PROVIDENCE

NAME	ADDRESS	EMAIL ADDRESS
Reggie Bourg	Bourne LA 4630-A Country Dr. X	
Hendis Neil	105 T-8065T Montegut 70377	Fax 985-594-4955
Robyn McGill		
A/for Edward Jant	2001 Folk St. Houma LA	
A/for Rosalvaquez	917 Sevast, Houma	

**APPENDIX E**

**PARISH KICK-OFF MEETINGS PRESENTATION**

# WELCOME!!



## Terrebonne Parish Comprehensive Plan Update

Kick-Off Meeting

August 11, 12, 13, 2009

September 24, 2009

6:00 – 8:00 PM

# WELCOME!

- Welcome and Introductions
- Presentation of meeting format/agenda/time schedule
- Review of handout packet contents
- What we hope to accomplish at this meeting

# RECAP of PARISH DEMOGRAPHICS

- Where we were;
- Where we are;
- Where we're going: Trends/projections and implications

# PARISH DEMOGRAPHIC SNAPSHOT

- Population increase:
- +2.7%, 1980-1990 (94,393 – 96,982)
- +7.8%, 1990-2000 (96,982 – 104,503)
- +13.8%, 2000-2010 (104,503 – 118,890)
- +4.6%, 2010-2020 (118,890 – 124,410)
- +0.64%, 2020-2030 (124,410 – 125,210)

# DEMOGRAPHIC SNAPSHOT, continued

- Where is population growth taking place in parish (1990-2000)?
- Montegut area: +1.1%
- Houma (city): +6.2%
- Bayou Cane area: +7.4%
- Gray area: +16.4%
- Schriever area: +18.6%
- Population losses:
- Chauvin area: -4.3%
- Dulac area: -24.9%

# Land Use Changes (last 8-9 years)

- Much more consolidation in these areas:
  - LA 311 Corridor
  - LA 24 Couplet (North)
  - Bayou Blue Ridge
- Supported by residential building permit data
- Ashland North area benefitting from movement from lower areas of parish.

2001-2009



## Changes in Selected Land Use Acreage Categories

- Medical offices: up nearly 11%
- H/D multi-fam. Residential: up 10%
- M/H Parks: up 14%
- Commercial: up 18%
- S/F Residential: up 9%
- Agricultural land: DOWN nearly 15%

# Development Trends??

- 166 Sq.Miles of developable land (Not environmentally sensitive).
- Of these, approx. 50% developed currently, leaving approx. 83 sq.miles available (or 53, 120 sq. acres)-PARISH-WIDE and not all in large chunks.
- Consider: desirable, higher ground property in northern areas of parish. Some available land in lower parts of parish may never support permanent-type development (1<sup>st</sup> floor elevation requirements; new sanitation/health department requirements)
- Assumptions: no discernable long-term impacts from recessions or other external forces adversely impacting economic base industries (continued low unemployment); reasonable, continued economic growth; continuing population growth (Terrebonne remains attractive); no catastrophic storms, just normal, “routine” hurricanes and flooding; continued population (and some business) migration in parish (south to north); no “mandate” for parish-wide community sewer system.

# What could this mean?

- Increased demand for available land between competing uses (commercial/industrial vs. residential);
- Increasing land prices (limited resource);
- Possibly/probably more in-fill development in developed areas;
- Increasing densities throughout upper part of parish;
- In outlying areas increasing densities may bring about need for community sewer system as pricing pressures cause lot sizes to shrink);
- More traffic congestion
- Increasing conflicts between incompatible land use location decisions;
- Public outcry for land use controls in growing/developing areas of parish
- If trends continue, total build-out of Parish in....? Depends on several factors: How much are we willing to pay for a lot/home? Are we willing to accept higher densities? At what point/price (opportunity cost) will an agricultural landowner sell to a developer? What are the available/feasible/reasonable alternatives for residential location?

# Geographic Mobility

- 96% living in Terrebonne Parish last year
- 86% of these living in Parish in SAME residence
- About 3% moved to Terrebonne from another state or another parish
- Conclusion: We like it here; those that move here tend to stay

# DEMOGRAPHIC SNAPSHOT, continued

- Employment:
- 43% of total employment in 3 sectors: educational/healthcare/social services; retail trade; agriculture, forestry, fishing/hunting, and mining
- 60% of total employment in 5 sectors: the three above, plus manufacturing, and construction.

# PUBLIC PARTICIPATION EFFORT

- Our reason for tonight's meeting: to formally kick-off the public participation effort.
- Why Critical? It's YOUR plan. Does not get implemented without public backing; otherwise, no political will to make hard decisions and implement.
- Efforts so far? Citizen Survey ([www.tpcg.org/planning/survey](http://www.tpcg.org/planning/survey)) and *draft* Vision Statement; first steps
- Both on parish website until Sept. 30.
- Citizen Survey in packet: can be completed at this meeting and turned in.
- Vision Statement: Plan built around this "backbone"

# BRIEF INTRODUCTION TO VISIONING PROCESS

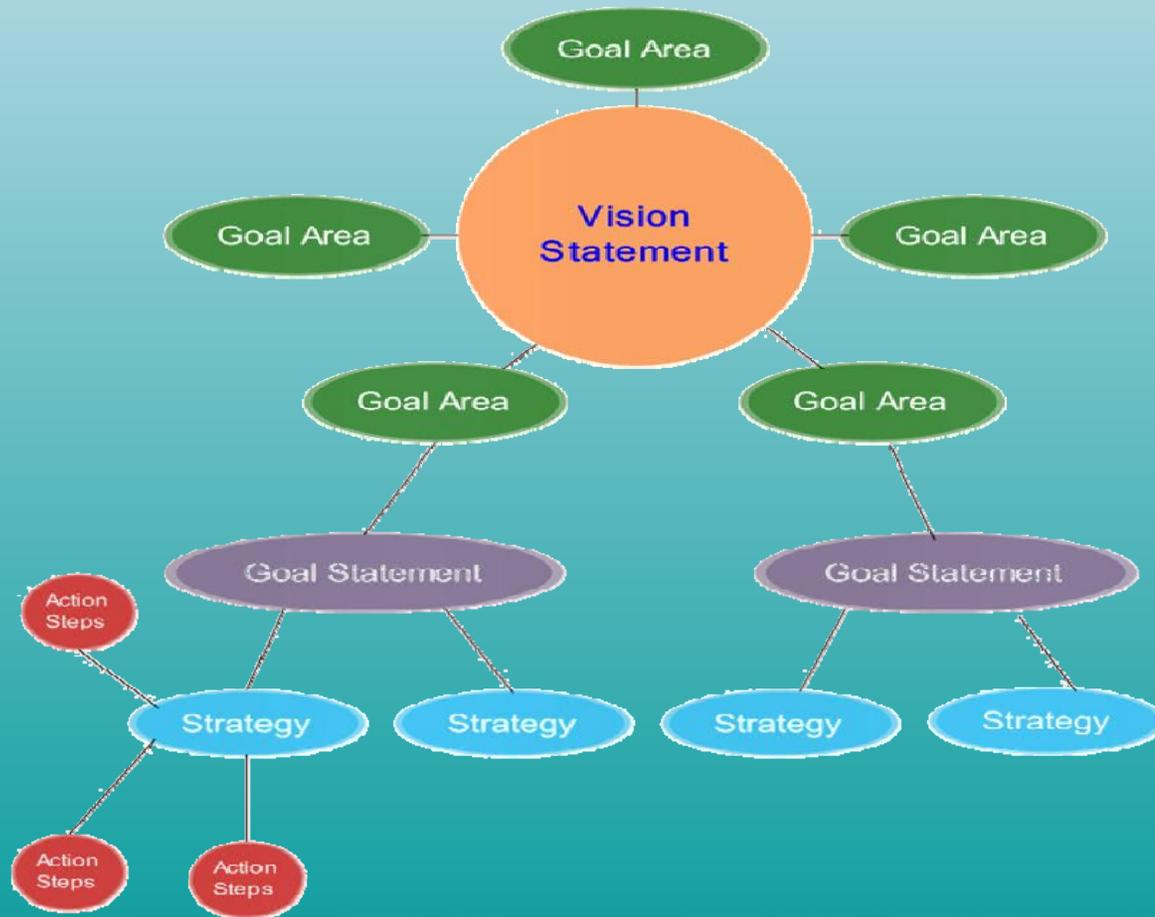


- *“Nothing happens unless first a dream”*  
-Carl Sandberg, Am. Poet
- *“Vision is a dream or picture of the future that draws us—no, **pulls** us—into the future. A vision statement is an attempt to capture that vision in words.”*  
-James R. Lucas, Management Consultant
- Importance: Serves as backbone/spine of the plan
- Definition of Vision: An Expression of Idea of the Desired Future; mental image that is expressed; the expressed powerful and preferred “future state” image of where the community wants to be.

# “Vision” Context

- Vision Statement (one only)
- Goal Areas (several: land use; transportation; housing; quality of life; economic development)
- Goal Statement(s) (for each Goal Area)
- Strategy (one or more for each Goal Statement)
- Action Steps (several for each Strategy: Specifically what needs to be done, by whom, by what time to implement the Strategy)

# VISION'S PLANNING CONTEXT



# “Visioning” Model

- Where are we now? (pre-Visioning)
- Where do we seem to be headed? (pre-Visioning)
- Where do we want to be in the future? (Vision Statement)
- How do we get there? (the Plan)

# BENEFITS OF VISIONING

1. Helps unite the community around a common dream
2. Links the works of various local government departments
3. Creates an inspiration for planning and a framework for decision-making
4. Establishes the underpinnings for planning
5. Examines the present state of affairs
6. Identifies problem areas

# YOUR APPROACH TO VISIONING?



- In arriving at a Vision, you must...
  1. Draw from your personal beliefs; your social circle
  2. Describe a preferred future, not what you think may actually occur
  3. Be specific in your vision, about each part or component
  4. Be positive and inspiring
  5. Consider that in the future the system can and will change; don't constrain or limit your Vision by thinking that things cannot be changed
  6. Be open to dramatic changes or shifts in how we are organized; what methods we use; the tools we have at our disposal

# Our Task this Evening...

- It is 2030, twenty years into the future, and we have marvelously and wonderfully created a most desirable parish. How would you describe it, as you look around you and see the changes that have taken place?
- Use the following “formula”:  
“Twenty years from now, Terrebonne Parish will be \_\_\_\_\_, by \_\_\_\_\_.”
- For the “will be” part: describe as many specific outcomes as you wish, But only ONE per worksheet. There are 5 in your packets. Also indicate topic area: transportation, housing, recreation, etc.
- For the “by” part: for each outcome, tell us how each will be accomplished.

# FOR EXAMPLE...

Sample Vision Statement (one outcome):

- “By 2030, Terrebonne Parish will be the culinary capital of the world, by opening a school to train chefs from all over the world in the fine art of Cajun cuisine.”

# VISIONING GUIDELINES...

- Use the basic formula for each outcome; no more than one per worksheet.
- Be creative; be positive; be specific.
- Tell us what you really want to see in 20 years:
  - in Transportation,
  - in Quality of Life,
  - in Education,
  - in Housing,
  - in Economic Development/Jobs
  - in Land Use
  - in ??? (whatever you wish)

# ANY QUESTIONS?

- Ok, get started.
- You have 20 minutes.
- Pencils down at 7:45 PM. We'll pick them up at that time.
- You'll take a 15 minute break while we sort these out and then at 8:00 PM, you'll vote with your dots and will be free to leave.
- Results of your voting will be posted on the parish website when Kick-off meetings are over.
- Please get started.

# VOTE YOUR PRIORITIES!

- For voting: you have 5 dots in your packet.
- Review the Visions under each heading, and put a sticker next to the one(s) you want to see.
- Remember to check out each heading, and you can vote for more than one under each heading, AND you can put more than one dot on a Vision if it is important to you; but you only have 5 dots.
- After you have voted, you are free to leave if you wish.
- Please make sure you have signed in.
- Thank you very much for your participation this evening.
- Results will be posted on the TPCG website in the near future.
- Please drive carefully on your way home.

**APPENDIX F**

**PARISH AND DOWNTOWN VISIONING WORKSHEETS**

# VISION STATEMENT WORKSHEET

TOPIC AREA: \_\_\_\_\_

MY VISION:

“BY THE YEAR 2030, TERREBONNE PARISH WILL BE (OR WILL HAVE BECOME):

---

---

---

BY:

---

---

---

# VISION STATEMENT WORKSHEET

TOPIC AREA: \_\_\_\_\_

MY VISION:

“BY THE YEAR 2030, DOWNTOWN HOUMA WILL BE (OR WILL HAVE BECOME):

---

---

---

BY:

---

---

---

**APPENDIX G**

**DOWNTOWN KICK-OFF MEETING PRESENTATION**

# WELCOME!!



Terrebonne Parish Comprehensive Plan  
Update

Downtown Houma SWOT/Visioning  
Meeting

Sept. 16, 2009

11:00 AM to 1:00 PM

# WELCOME!

- Welcome and Introductions
- Presentation of meeting format/agenda/time schedule
- Review of handout packet contents
- What we hope to accomplish at this meeting

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- Employment:
- 43% of total employment in 3 sectors: educational/healthcare/social services; retail trade; agriculture, forestry, fishing/hunting, and mining
- 60% of total employment in 5 sectors: the three above, plus manufacturing, and construction.

# What's Happening Downtown?

- Public Investment last 10 or so years:
  1. Waterlife Museum
  2. Downtown Park/Fountain with foot bridge to Waterlife Museum
  3. Folklife Culture Center
  4. Parish government remains downtown (Government Tower)
  5. Downtown Marina
  6. TGMC expansion
  7. Bayou side improvements by TGMC
  8. Twin Span Bridges over GIWW
  9. Bayou Boardwalk project
  10. Transit terminal; transit service
  11. Federal Court Building
  12. Murals (most with public support)
  13. Residential retirement apartment facility on Main Street

# What's Happening Downtown...continued

- Private sector response to public sector investment:
  1. New restaurants or expansions
  2. Conversion of old buildings to retail/office space (Greg Fakier; Thatcher Hotel; O'Neill Bldg)
  3. New businesses; attorneys
  4. Plans for old City Court Bldg; plans for Dupont's Bldg.
  5. Plans by some to connect "back doors" to Bayou Boardwalk

# PUBLIC PARTICIPATION EFFORT

- Reason for today's meeting: to begin the public participation effort with downtown interests with SWOT analysis and Visioning exercise.
- Why Critical? Comprehensive Plan Update has a "downtown element." But no plan implemented without public backing; otherwise, no political will to make hard decisions and implement.
- Efforts so far? Citizen Survey ([www.tpcg.org/planning/survey](http://www.tpcg.org/planning/survey)) and *draft* Vision Statement (for parish); first steps
- Two previous parish-wide meetings; last one on 9/24/09 at Library.
- Appearance on Bayou Time last evening and on July 7.
- Citizen Survey in packet: can be completed at this meeting and turned in.
- Vision Statement: Plan element for downtown built around this "backbone." Need your assistance.

# SWOT Analysis

- Your impressions: What are the Strengths and Weaknesses of Downtown Houma; What Opportunities are present or foreseen; and what are the Threats downtown faces.
- Use SWOT hand-out in packet.
- Your responses will be collected and included in the Interim Report to Planning Commission.

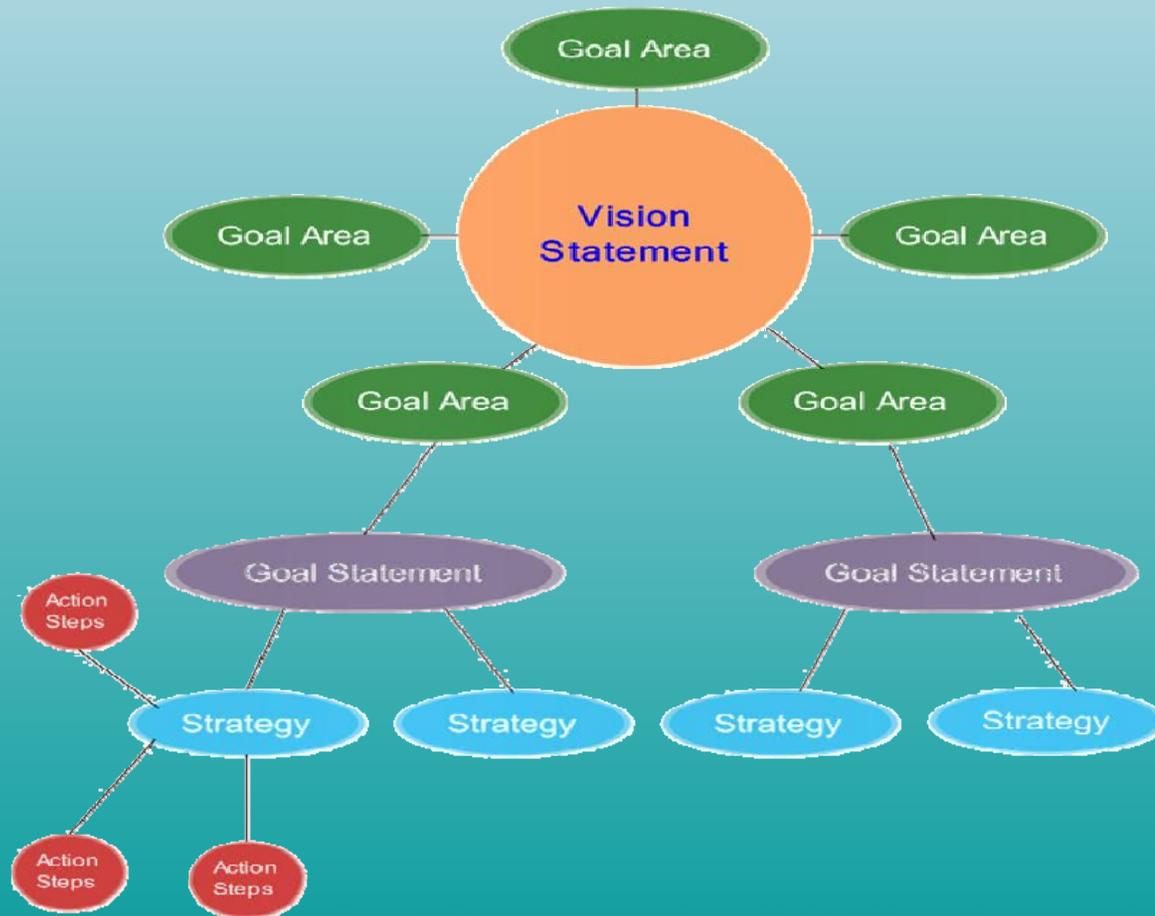
# BRIEF INTRODUCTION TO VISIONING PROCESS

- *“Nothing happens unless first a dream”*  
-Carl Sandberg, Am. Poet
- *“Vision is a dream or picture of the future that draws us—no, **pulls** us—into the future. A vision statement is an attempt to capture that vision in words.”*  
-James R. Lucas, Management Consultant
- Importance: Serves as backbone/spine of the plan
- Definition of Vision: An Expression of Idea of the Desired Future; or, mental image that is expressed; or, the expressed powerful and preferred “future state” image of where the community wants to be.

# “Vision” Context

- Vision Statement (one only)
- Goal Areas (several: land use; transportation; housing; quality of life; economic development)
- Goal Statement(s) (for each Goal Area)
- Strategy (one or more for each Goal Statement)
- Action Steps (several for each Strategy: Specifically what needs to be done, by whom, by what time to implement the Strategy)

# VISION'S PLANNING CONTEXT



# “Visioning” Model

- Where are we now? (pre-Visioning)
- Where do we seem to be headed? (pre-Visioning)
- Where do we want to be in the future? (Vision Statement)
- How do we get there? (the Plan)

# BENEFITS OF VISIONING

1. Helps unite the community around a common dream
2. Links the works of various local government departments
3. Creates an inspiration for planning and a framework for decision-making
4. Establishes the underpinnings for planning
5. Examines the present state of affairs
6. Identifies problem areas

# YOUR APPROACH TO VISIONING?



- In arriving at a Vision, you must...
  1. Draw from your personal beliefs; your social circle
  2. Describe a preferred future, not what you think may actually occur
  3. Be specific in your vision, about each part or component
  4. Be positive and inspiring
  5. Consider that in the future the system can and will change; don't constrain or limit your Vision by thinking that things cannot be changed
  6. Be open to dramatic changes or shifts in how we are organized; what methods we use; the tools we have at our disposal

# Our Task...

- It is 2030, twenty years into the future, and we have marvelously and wonderfully created a most desirable Downtown Houma. How would you describe it, as you look around you and see the changes that have taken place?
- Use the following “formula”:  
“Twenty years from now, Downtown Houma will be/will become: \_\_\_\_\_, by: \_\_\_\_\_.”
- For the “will be” part: describe as many specific outcomes as you wish, But only ONE per worksheet. There are 5 in your packets. Also indicate topic area: transportation, housing, recreation, etc.
- For the “by” part: for each outcome, tell us how each will be accomplished.

# FOR EXAMPLE...

Sample Vision Statement (one outcome):

- “By 2030, Downtown Houma will be a growing residential niche market by conversion of old vacant buildings to attractive, housing units such as apartments and condos.”

# VISIONING GUIDELINES...

- Use the basic formula for each outcome; no more than one per worksheet.
- Be creative; be positive; be specific.
- Tell us what you really want to see in 20 years:
  - in Transportation,
  - in Quality of Life,
  - in Education,
  - in Housing,
  - in Economic Development/Jobs
  - in Land Use
  - in ??? (whatever you wish)

# ANY QUESTIONS?

- Ok, get started.
- You have 15-20 minutes.
- We'll pick them up at that time and begin to sort them out, while you take a short break.
- When ready, you'll vote with your dots and will be free to leave.
- Results of your voting will be posted on the parish website when all Visioning meetings are over.
- Please get started.

# VOTE YOUR PRIORITIES!

- For voting: you have 5 dots in your packet.
- Review the Visions under each heading, and put a sticker next to the one(s) you want to see.
- Remember to check out each heading, and you can vote for more than one under each heading, AND you can put more than one dot on a Vision if it is important to you; but you only have 5 dots.
- After you have voted, you are free to leave if you wish.
- Please make sure you have signed in.
- Thank you very much for your participation today.
- Results will be posted on the TPCG website in the near future.
- THANKS AGAIN FOR YOUR PARTICIPATION!

**APPENDIX H**  
**DOWNTOWN SWOT FORM**



# DOWNTOWN SWOT ANALYSIS

Strong
5
4
3
2
Weak
1
N/A

	5	4	3	2	1	N/A
Lack of cooperation between property/business owners and HDDC.						
No Vision for downtown Houma						
Underutilized buildings						
Property owners unwilling to sell or want too much money for vacant buildings/property						
<b>OPPORTUNITIES:</b>						
Bayou Boardwalk and increased utilization of Bayou Terrebonne						
Reuse of old buildings in downtown area for office and/or retail development						
Vacant property and buildings						
Conversion of downtown properties into residential units.						
Creation of pedestrian linkages from Bayou Boardwalk to Main Street and beyond						
Refurbishment of rear of stores/offices to gain attractive access to Bayou Boardwalk						
New truck route bypassing Main Street/Park Avenue through downtown Houma						
Restoration of historical buildings and facades						
Increased public and private investment in downtown Houma						
Creation of Vision and plan for future of downtown						
<b>THREATS:</b>						
Absentee landlords with little interest other than collecting lease payments						
Negative public attitude about downtown Houma						
Worsening parking situation						
Little design control, particularly for new structures in Historic District						
Nighttime entertainment venues generating crowds, litter, and unsafe conditions						
Increasing property and personal crime						
No long term Vision and planning for downtown Houma						
Declining number of downtown business owners who are also downtown property owners						
Failing/aging infrastructure						
Property assessment laws and practices that assess downtown properties at actual value rather than potential value.						
Too many downtown events interfering with retail and other activities						

**APPENDIX I**  
**PROJECT PUBLICITY**

## **COMPREHENSIVE PLAN UPDATE**

### **PARISH-WIDE KICK-OFF MEETING DATES ANNOUNCED**

Terrebonne Parish Consolidated Government's (TPCG) Department of Planning and Zoning announces that public Kick-Off meetings for the Comprehensive Plan Update have been scheduled for mid-August. The meetings, planned for August 11, 12 and 13, 2009, will be held at different locations around the parish for the convenience of parish residents. These meetings will be conducted by the parish's planning consultant, Providence Engineering & Environmental Group, LLC.

Emphasizing the importance of these meetings, Pat Gordon, Parish Planning Director, said that these meetings will be used to gather public ideas and opinions about the things that are important to parish residents and to learn how they want the parish to look in 20 years. "Although a draft of the Vision Statement as well as a citizen survey can be found on the TPCG website," he said, "participants will be led through at process at these meetings to shape a Vision Statement which will be the backbone of the new Comprehensive Plan Update."

The August 11 meeting will be held at H. L. Bourgeois High School on LA 24 North. The August 12 meeting is slated for the Bourg Lions Club building in Bourg, and the final Kick-Off meeting will be in the Parish Council Meeting Room on the 2<sup>nd</sup> floor of the Government Tower on August 13. All meetings will begin promptly at 6:00 p.m., with doors opening at 5:30 p.m. Each meeting is slated to end at 8:00 p.m.

Gordon stated that the public is invited to these meetings. "Pick the one that is most convenient to you and please attend and participate," he said. He also said that there will be additional opportunities for public participation next year as the plan enters its final phase, but it was very important for the public to help the parish and its consultant shape the underpinnings of the plan now.

In each meeting the public will be led through an exercise designed to help them focus on how they want the parish to look in the future, not how they think may things may look. "This is an important distinction," said Planning Commission Chairman, Danny Babin. "We can achieve no preferred future without a dream. This is the primary purpose of the Vision Statement."

For more information: Contact Jennifer Robinson at (985) 873-6569.

# TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## PUBLIC NOTICE

Come and tell us how you want the parish to look in 20 years.

Be part of helping to make Terrebonne better.

Residents of Terrebonne Parish are invited to attend one of three Comprehensive Plan Update Kick-Off meetings scheduled as follows:

**August 11, 2009—H.L. Bourgeois High School on LA 24 North**

**August 12, 2009—Bourg Lions Club in Bourg, LA**

**August 13, 2009—Parish Council Meeting Room**

All meetings will begin promptly at 6:00 p.m. with doors opening at 5:30 p.m. All meetings are scheduled to end at 8:00 p.m.

The purpose of these meetings is to allow the greatest number of residents of the parish to help shape the plan's all-important Vision Statement.

# You can help plan parish's future

COURIER 6/29/09

Naomi King  
Staff Writer

HOUMA — Terrebonne officials are updating the parish's plan for land development, roads, drainage and other services, and they're seeking residents' feedback with an on-line survey and public meetings in August.

Earlier this year, Parish President Michel Claudet initiated the update of the parish's master plan, a collection of guidelines adopted in 2004 that aims to chart local government's direction for the next two decades.

It includes more than 165 strategies covering the environment, land use, public safety, housing, sewers, transportation and community design.

None of the document's recommendations are mandated.

But when residents have a hand in developing the parish's master plan, they can also hold decision makers responsible to follow the guidelines in the document, said Mart Black, senior planner with Providence Engineering and Environmental Group.

The group was hired by Claudet and the Parish Council in March to conduct the first part of the update.

The company will receive \$37,000 in local tax dollars to collect population data and research the parish and another \$30,000 to include the public in the update via focus groups and meetings.

Other phases will be conducted next year, Black said.

For the August public meetings, the days and locations have not been set yet, Black said. But they will be spread out across the parish in mid-August.

Residents, however, can begin participating now.

"The main thing is go to the parish Web site," Black said. "We just want to get people to participate."

| See Plan, 4A |

## Plan

CONTINUED FROM 1A

Residents interested in participating take the on-line survey at [www.tpcg.org/planning/survey](http://www.tpcg.org/planning/survey). The survey is anonymous, but you are required to give your home street name and ZIP code. The survey asks residents to rate priorities for housing, transportation, recreation, drainage and levees.

Feedback on the master plan's vision statement can also be made at [www.tpcg.org/planning](http://www.tpcg.org/planning) by clicking on the left-hand link called "Comprehensive Master Plan."

The current master plan, which cost about \$750,000, took three years to create and was adopted in 2004. It was the first revision since the mid-1970s. With the 2004 adoption, the parish's Planning Commission committed to making periodic updates.

"I don't think initially they saw a need to do it every five years," Black said. "But because of the hurricanes and these types of things — the shifting, movement and growth of the parish — they felt it needed to be done."

Staff Writer Naomi King can be reached at 857-2209 or [naomi.king@houmatoday.com](mailto:naomi.king@houmatoday.com).

# |Community calendar|

## EVENTS

**Wii Bowling** to its monthly activity schedule for seniors looking for a fun and easy way to get some light exercise and socialize. The first program is scheduled for 10:30 a.m. Wednesday. Registration is required. The program is free and open to the public. To register, call 632-7140 or stop by the library, 16241 E. Main St., Cut Off.

**Craft workshop for teens**, 11 a.m. Wednesdays at the Chauvin Branch Library, 5500 La. 56.

\* **Downtown Houma's** business and property owners are invited to a "visioning" session from 11 a.m. to 1 p.m. Wednesday at the Terrebonne Folklife Culture Center, 317 Goode St., Houma. The session, sponsored by Terrebonne Parish Consolidated Government and the Houma Downtown Development Corp., will involve the future of downtown Houma in conjunction with the Comprehensive Plan Update now underway. Light lunch and refreshments will be served. RSVP to 873-6545.

Houma Courier  
9/15/09

## Local

# Voice your vision for Terrebonne's future

**Naomi King**  
Staff Writer

HOUMA — You still have a chance to weigh in on the long-term plan for Terrebonne Parish's development, streets, sewers and drainage systems.

This summer, a parish-hired firm began researching and conducting forums to gauge public opinion on the parish's future. The information will be used to update the parish's master plan, a collection of guidelines adopted in 2004 that aims to chart local government's direction for the next two decades.

The plan includes more than 165 strategies covering the environment, land use, public safety, housing, sewers, transportation and community design. None of the document's recommendations are mandated. The finished update is scheduled for completion next year.

Two public meetings remain: one geared toward downtown business and property owners and the other more broadly focused on the parish as a whole.

**The plan includes more than 165 strategies covering the environment, land use, public safety, housing, sewers, transportation and community design. None of the document's recommendations are mandated. The finished update is scheduled for completion next year.**

The goal is to create a vision for the parish, said Mart Black, senior planner with Providence Engineering and Environmental Group. Providence is being paid \$67,000 to conduct the first two phases of the update.

"The vision statement, of course, is the backbone of the master plan," Black said, adding that it should outline the community's hope for future transportation, housing and businesses. "Not how they think the parish will look, but how they want it to look."

The meeting for downtown businesses and property owners is scheduled for 11 a.m. to 1 p.m.

Wednesday at the Terrebonne Folklife Culture Center, 317 Goode St. Participants should RSVP by calling 873-6545.

A separate meeting for the general public is scheduled for 6-8 p.m. Sept. 24 at the Terrebonne Main Library, 151 Library Drive.

Wednesday's meeting for downtown was scheduled because that area has specific zoning and fire-protection rules that don't apply elsewhere, said parish Planning and Zoning Director Pat Gordon.

Lori Davis, who this spring purchased the old Houma City Court building on Roussel and Main streets, said she plans to attend

Wednesday's meeting. Because she's converting her building into a residential-and-business development, she said she's interested in helping plan downtown's growth.

"Parking will be something that will have to be addressed," Davis said. "Security is probably of the utmost. It's very important as a community and owners of property and businesses, for everyone to get on the same page."

Three similar public meetings were held in August across the parish but were not well attended, Black said. That's why the Sept. 24 meeting is being held.

Next year, the parish will start the third part of the master-plan update, which includes an action plan and recommendations, Gordon said. A company hasn't been hired to do that work yet, but parish officials hope to pay for it with state hurricane-recovery money.

Staff Writer Naomi King can be reached at 857-2209 or [naomi.king@houmatoday.com](mailto:naomi.king@houmatoday.com). Follow her on Twitter as [HoumaGov](#).

# ATTENTION

## HOUMA DOWNTOWN BUSINESS AND PROPERTY OWNERS

Business owners and property owners in Downtown Houma are cordially invited to attend and participate in a Visioning session for Downtown Houma as part of the parish-wide Comprehensive Plan Update.

- **Date:** Wednesday, September 16, 2009
- **Time:** 11:00am to 1:00pm
- **Place:** Terrebonne Folklife Culture Center, 317 Goode Street corner of Goode and School in Downtown Houma
- **Purpose:** To get your ideas about Downtown Houma's strengths, weaknesses, opportunities and threats; and to help form a new Vision for Downtown Houma

***Come share your ideas for the future of Downtown Houma.***

Pre-registration is requested, but there is no charge or fee. Please call 873-6545 by Monday, September 14 to confirm your participation.

Meeting begins promptly at 11:00am. Refreshments and light lunch will be provided.

For more information please call Anne Picou at 873-6545 or Mart Black at 580-1893.

# Downtown Development

COURIER 9/17/09

## Locals: Future should include more security, parking

Naomi King  
Staff Writer

### What's important to you

HOUMA — More parking, police security, homes and condos are among the visions downtown business and property owners have for the city's center.

More than 20 people attended a brainstorming session Wednesday as part of Terrebonne Parish government's update to its long-term master plan. Organizers of the meeting said the turnout was great and shows the community is invested in the downtown area.

The master plan is a collection of guidelines adopted in 2004 that aims to chart local government's direction for the next two decades. The current document has

Take Terrebonne Parish government's survey to give your input on its master plan for long-term development.

Visit [www.tpcg.org/planning/survey](http://www.tpcg.org/planning/survey). As of Tuesday, roughly 230 people submitted surveys.

more than 165 strategies covering the environment, land use, public safety, housing, sewers, transportation and community design. None of the document's recommendations are mandated, but planning and local government officials use it them to plan roads, drainage systems and other public works projects.

The updated version is scheduled for completion next year, after public comments are combined with demographic statistics and population projections.

A final meeting for the general public is scheduled for 6-8 p.m. Sept. 24 at the

| See Future, 6A |

renovating downtown property. He bought a downtown building at Goode and Belanger streets once owned by the parish government.

Being a part of the planning process for downtown is beneficial and important for downtown business and property owners, Guarisco said.

"I'm very happy there's a comprehensive goal of getting this organized," he said.

One of his visions is more avenues for the federal, state and local governments to aid new downtown development, through low-interest loans and grants. He — and other property owners — also see a need for more parking.

"I see a 4-story parking garage" paid for with public money and bonds, Guarisco said.

The garage, he said, should be well lit and connected to the Bayou Terrebonne Bayouwalk, a water-side brick walkway under construction along the backs of Main Street buildings.

Lela Wesche, owner of Lee's Education supply store on Barrow Street since 1996, said her main problem has been getting delivery trucks to her store because of downtown's traffic. With condos and apartments beginning to appear downtown, Wesche said a grocery store would be a great addition.

Many attendees agreed that Main Street traffic is a problem and want trucks to be routed around downtown, such as to Tunnel Boulevard or La. 311.

Staff Writer Naomi King can be reached at 857-2209 or [naomi.king@houmatoday.com](mailto:naomi.king@houmatoday.com).

Follow her on Twitter @HoumaGov.

## Future

CONTINUED FROM 1A

Terrebonne Main Library, 151 Library Drive.

The downtown area is being studied separate because of its unique historical qualities and economic features.

"This area is the historic center of Terrebonne Parish," said Mart Black, senior planner with Providence Engineering and Environmental Group, hired by the parish to conduct the public meetings. "I believe if downtown dies, the parish is in trouble. We want to keep it viable."

Sharon Bergeron, a board member with the Downtown Development Corporation, said she wants downtown to be the community's focal point, representative of the local culture and to create a sense of pride.

Other attendees at Wednesday's meeting voiced desires for more police patrols, security cameras and attractions to make Houma a major tourist destination. They said they want to see downtown Houma support a mix of activities, such as shopping, dining and government operations.

Already, downtown has a strong public-sector presence, Black said, such as the Terrebonne courthouse, the Government Tower, the marina and the Bayou Terrebonne Bayouwalk.

But private investment is also beginning to show as old and vacant buildings are renovated for office, retail and residential space, he said.

Tommy Guarisco is one of those

# |Community calendar |

## EVENTS

Center for the Arts at 876-2222.

A final "visioning" session to help construct a vision statement to guide the Comprehensive Plan Update, an update of the comprehensive plan for Terrebonne Parish, is set for 6 to 8 p.m. Thursday at the Terrebonne Parish Main Library, 151 Library Drive, Houma. Doors open at 5:30 p.m. Refreshments provided.

Courier 9/25/09

# How will Terrebonne Parish look in 2030?

## Residents provide input on parish's master plan.

**Naomi King**  
Staff Writer

**HOUMA** — In the future, Terrebonne Parish should have hurricane protection, rebuilt barrier islands, affordable housing and be a safe community that attracts tourism and retains young professionals.

That's what a group of 13 residents jotted on sheets of paper at a public meeting

held Thursday to secure input as officials update Terrebonne's master plan. The guidelines, adopted in 2004, aim to chart local government's direction over the next two decades.

The current document has more than 165 strategies covering the environment, land use, public safety, housing, sewers, transportation and community design.

None of the recommendations are mandated, but local-government officials use them to plan roads, drainage systems and other public-works projects.

When the public is involved in creat-

ing those recommendations, there is a political will to carry them out, said Mart Black, senior planner with Providence Engineering and Environmental Group, the agency hired to conduct the meeting.

Attendees at Thursday's meeting worked on creating the master plan's vision statement, which gives the community something to focus on and unite around, Black said.

"I see Terrebonne Parish at a cross-

| See Plan, 6A |



Emily Schwarze/Star

Mickey Fonseca of Houma looks at a map that identifies land use in Terrebonne Parish during a planning meeting Thursday at the library.

# Plan

CONTINUED FROM 1A

roads," said Percy Rodriguez, a Houma native and one of the residents in attendance. "We have to think bigger than what we are."

As the parish grows, Rodriguez said, it will require better traffic controls in commercial areas and increased coordination among law-enforcement agencies. He said he also envisions a central fairgrounds or park for cultural festivals. The Cajun culture should be preserved, said Rodriguez, a retired state Department of Labor employee.

Linda Thibodaux, a retired teacher and musician, said she wants modern schools that set an example for the rest of the state. A Houma native and resident, Thibodaux said she wants historic areas restored and better maintained and elevated roads for safer evacuations. The parish's natural resources should also be preserved, she said.

"If we don't have a clean environment with safe water and safe air, ... we won't be able to continue living here," Thibodaux said. "Just like how we're being forced inland."

Between 1990 and 2000, popu-

lation increases were posted in Houma (6.2 percent), Bayou Cane (7.4 percent), Gray (16.4 percent) and Schriever (8.6 percent). Bayou communities, on the other hand, posted dips. Chauvin lost 4.3 percent. Dulac saw a loss of 24.9 percent. Officials expect the trends to be more pronounced when results of the 2010 U.S. Census are reported.

Once 10-foot tall levees are in place and have been storm-tested, parish officials predict residents will return to the bayou communities, said Pat Gordon, parish Planning and Zoning director.

Black said predictions are that the parish's population will reach 125,000 by 2030. That's a nearly 16 percent increase from 2008 U.S. Census estimates of 108,000.

At the same time, however, little developable land, an estimated 83 square miles, remains in Terrebonne. The rest is wetlands or has already been developed.

Thursday's public meeting was the last in a summer-long series held to gather public opinion that will be used, along with demographic data, population figures and growth projections, to compile a report due by Oct. 31.

Staff Writer Naomi King can be reached at 857-2209.