



**US Army Corps  
of Engineers**  
New Orleans District

## Project Fact Sheet

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### **Official Project Name**

PAS - Lake Charles Master Plan

### **Location**

The physical scope of the project is the City of Lake Charles. Areas within existing municipalities shall be addressed as they pertain to future growth opportunities and challenges (i.e., potential annexation). The City of Lake Charles has recently commenced with a comprehensive planning process.

### **Purpose**

The project purpose is to advance planning within the City of Lake Charles to optimize and maximize the full potential, both aesthetically and functionally, for the city. The Comprehensive Master Plan will serve as the platform for establishing a planning process that will guide future development in the City of Lake Charles as it relates to the Calcasieu River and related land uses within the drainage basin. The plan will consider previous studies and elements such as riverfront development along the Calcasieu River, current and future land use, transportation, and public infrastructure (water, sewer, drainage, etc.). These elements will be identified and a community vision will be created for the study area. The outline of the Plan and its specific design will be shaped by inputs from public participation and community dialogue, an ongoing and essential part of the planning process.

### **Background**

This assistance is offered by the USACE to Lake Charles through the USACE's Planning Assistance to States Program (Section 22 of the Water Resources Development Act of 1974) that provides funds and authority to the USACE to provide technical assistance for preparation of comprehensive plans for the development, utilization, and conservation of water and related land resources. This program can be used to plan improvements and determine recommendations for the city of Lake Charles. The USACE will investigate opportunities for:

- 1) Recommending improvements to the City of Lake Charles land use ordinance document (dated 1984), inclusive of transitional guidance for new development for existing neighborhoods.
- 2) Identifying proposed land use for vacant land within the City of Lake Charles.
- 3) Providing direction and guidance for improving existing zoning codes within the City of Lake Charles.

### **Authority**

Planning Assistance to States (PAS), Water Resource Development Act (WRDA) of 1974, Section 22 and WRDA 1992, Section 208

**Scope**

The City of Lake Charles has recently been the subject of a number of studies by professional planners. The contractor will review the existing plans and recommendations with the City and will consolidate them into the Comprehensive Plan as deemed appropriate. The contractor will also investigate the current planning organizational structures, jurisdictions, and directives and recommend improvements to facilitate development and implementation of the comprehensive water resources and related resources plan. Existing zoning and other ordinances will be reviewed to assess their compatibility with the water resource goals and objectives of the Plan.

Functionality will be accomplished through several analyses including stakeholder involvement and public meetings that will steer the plan formulation process for the community. This will develop an understanding of the community's needs and interests related to future land use, and should provide the basis for moving forward. The Comprehensive Master Plan will include policy statements, goals, objectives, guidelines, maps and graphics that will serve as the blueprint or framework for future land use and development decisions. The plan will provide clear and predictable guidance to staff, decision-makers, developers, stakeholders and citizens. Certain comprehensive plan elements have been identified and will include, but are not limited to, vision and goals, demographic profile, land use (residential, commercial, industrial agricultural, recreational), public infrastructure (transportation, drainage, utilities), public use facilities, environmental, economic, disaster preparation, and implementation.

Under this scope of work the contractor shall assist the city with recommendations for improvements by considering recent studies/plans and addressing critical issues.

The Corps will review all planned developments to ensure that proposed improvements under this scope of work compliment improvement plans by others, i.e. Corps with regards to flood control and navigation in the area, etc. The contractor will provide the following tasks:

- Define project purpose, authority, process, and goals
- Inventory of Existing Conditions
- Identify Development Opportunities and Constraints
- Community Outreach and Public Participation
- Advanced Planning
- Master Plan Report Development

**Progress to Date**

Project is 75% complete, scheduled to be presented to planning commission in August not July.

**Partners/Sponsors**

City of Lake Charles