



RIVERFRONT REDEVELOPMENT PLAN

ST. FRANCISVILLE

AREA FOUNDATION

PROJECT BACKGROUND

This project strives to connect St. Francisville's downtown Historic District to the Mississippi River through river tourism, redevelopment, and strategic urban planning while maintaining the rural character and cultural charm of West Feliciana Parish.

Over the years, St. Francisville has lost much of its connection to the Mississippi River. With more river-centric tourism and new dock facilities being planned, coupled with the growing popularity of the area, St. Francisville has the opportunity to grow in a way that renews its connection to our most underutilized asset, the Mississippi River.

The St. Francisville Area Foundation envisions a redevelopment that engages the community and includes housing, eco-restoration and conservation, recreation, cultural, civic, and commercial uses that are appropriate for the context, character, and market demand in our area.

STAKEHOLDER INPUT

THINGS THAT MAKE ST. FRANCISVILLE UNIQUE:

- History and culture
- Eco-tourism
- River views
- Topography
- Access to the river without levees
- Quiet, friendly- the people
- Scenic
- Bayou Sara
- Power of the Mississippi River

THINGS THAT ST. FRANCISVILLE DOES WELL:

- Health and wellness
- Food
- Music
- Nature
- Recreation
- History and culture

KNOWN ISSUES:

- Traffic flow- especially trucks from the Corps facility
- Connection to downtown
- Hydrology

BIG IDEAS FOR THE SITE:

- Restaurants/food service
- Residential development
- Wedding venue
- Some parking
- Retreat/meeting venue
- Shopping
- Open air market (fish, farmers, art, antiques, etc.)
- Recreational outfitters
- Recreational space- trails, fishing, birding
- Boutique hotel
- Ways to connect to town (River Rd., Prosperity St., Pecan Grove)
- Cater to 'day trippers'
- Retreat spa
- Event space
- Connect to bike path- River Rd. to Thompson Creek, Sports Park, Tunica Hills
- Overlooks- places to just watch the river go by
- Raised boardwalk to river
- Adventure-based activities
- Bring back fire tower- views
- Public reservoir
- Habitat restoration, wetland preservation for flood storage

DEVELOPMENT OPPORTUNITIES



The site contains vast, wide open buildings in a prime location that are suitable for a number of adaptive reuses. Stakeholders suggested a number of uses for the buildings, including retail space, a hotel, and restaurants.



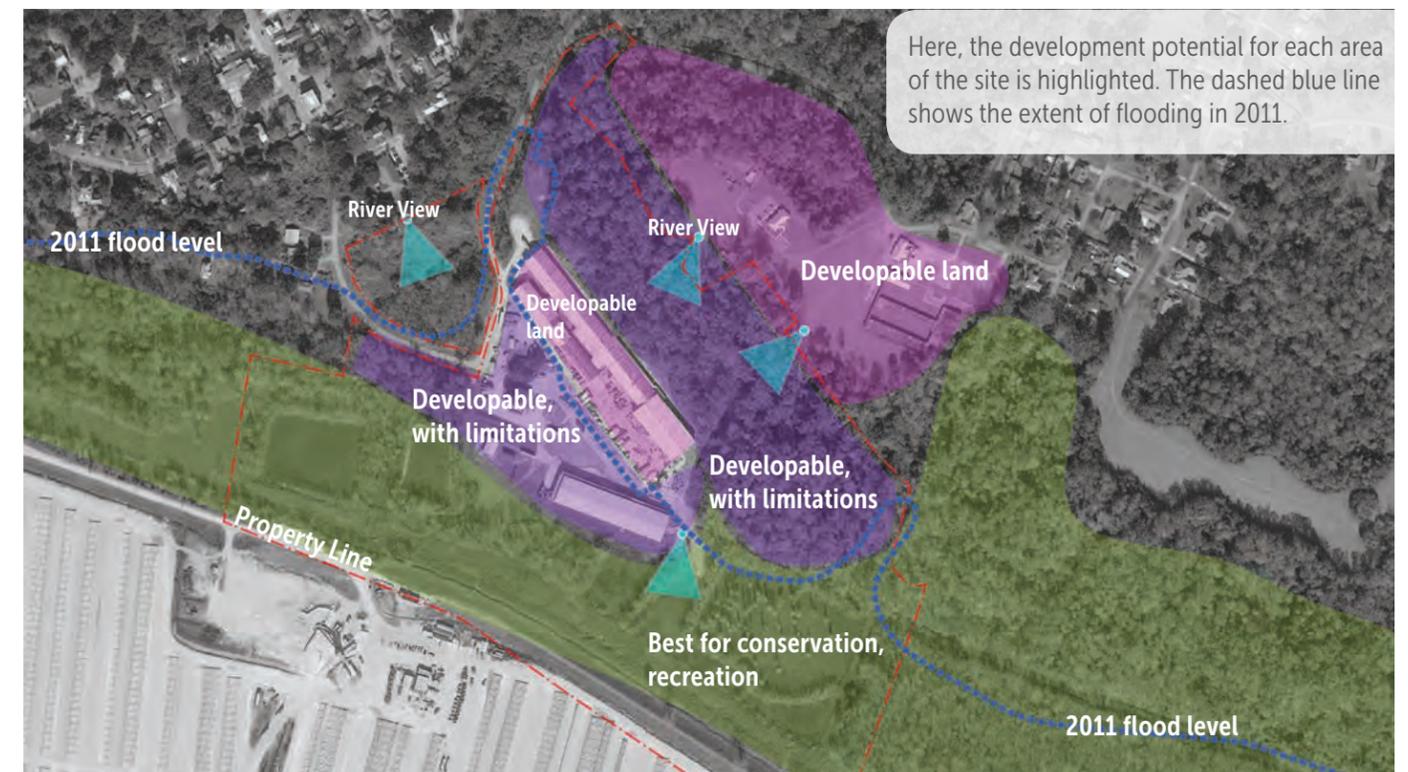
The School Board-owned property uphill from the main site is suitable for a unique residential development that fits in with character of the surrounding area and maximizes shared green and conservation spaces by clustering development.



Much of the site sits within the 100-year floodplain. This informs a limited type of development for this area. A large area of the site is well-suited for habitat restoration and activities such as hiking and birding that limit impact on this environmentally sensitive area.



The site's high elevation has the potential to offer sweeping views of the Mississippi River. Selective clearing of vegetation in a few key areas will open up these views that are currently obscured.



Here, the development potential for each area of the site is highlighted. The dashed blue line shows the extent of flooding in 2011.

PROPOSED DEVELOPMENT



MAP KEY

1. Single family residential (41 lots in a PUD cluster development)
2. Brewery (23000 SF)
3. Restaurant/Brewpub (9000 SF)
4. Retail (23400 SF)
5. Recreational outfitter (8000 SF)
6. Boutique hotel (40 rooms, 3000 SF meeting space)
7. Bluff-side cabins (11)
8. Event space
9. Pond and bird habitat
10. Wetland habitat restoration
11. Forested slopes with hiking trails
12. US ACE Mississippi River Museum
13. Boardwalk connection between residential area above and restaurant below

PROPOSED PROGRAM ELEMENTS AND INSPIRATION



Jester King Brewery, Austin, TX



Jester King Brewery, Austin, TX

COMMERCIAL DEVELOPMENT (above):

Opportunities for commercial development include a brewery, restaurant, retail space, boutique hotel, and meeting space, along with a suitable amount of parking for these uses. The envisioned development is complementary to the easy-going and nature-focused quality of the town. The character of any development on this site should be in keeping with the small town charm and scale of the surrounding St. Francisville community.

RESIDENTIAL DEVELOPMENT (below):

Given the surrounding residential development, a similar quality is proposed for the School Board site. A "cottage court" layout, would allow for smaller homes and lots with shared green spaces. In general, the residential areas would minimize the footprint of the development, leaving much of the land in conservation for public use.

Porch House, Lake|Flato Architects



Blackberry Farm, Walland, TN



Greenwood Avenue Cottages, Shoreline, WA



Conservation Design Community, Looney Ricks Kiss Architects

ECO-TOURISM (right):

Eco-tourism is an ever-growing industry in St. Francisville and the Felicianas. With this site situated between town, the Mississippi River, and Bayou Sara with Cat Island beyond, it is an ideal spot to create a hub where adventurers can begin and end their trip to the area. The plan proposes a number of facilities that cater to day trippers and weekenders, including a recreational outfitter with equipment rentals, bluff-side cabins, and plenty of space for hiking, fishing, birding, and boating.



RECREATION AND PRESERVATION (below):

A large portion of the property sits in the Mississippi River flood plain, which limits most types of development, but makes it suitable for habitat restoration. Proposed elements here include a large pond, rookery, wetland habitat restoration, and hiking trails throughout.



PROJECT FUNDING OPTIONS

There are various ways to fund the St. Francisville Riverfront Redevelopment Plan, though ideally, it would be a public-private partnership where governmental entities, non-profits and private developers work together and pool resources to fund and develop the property. Below is a list of some of those entities and funding programs that may be pursued for this project.

1. Corps of Engineers Water Resources Programs - contact: Nick Sims; website: mvn.usace.army.mil

Corps funding can be used for design and permitting for projects that restore ecosystems, improve river navigation, and manage flooding risk. These program funds cannot be used for construction. While there is not a separate program for recreation, recreational aspects can be a part of the Corps project and funding.

•Planning Assistance to States Program

- 50/50 match up to \$200,000
- Will get fund work all the way through bid documents
- Can be used for shared use path

•Continuing Authorities Program (recommended by Nick Sims)

- Standing authority to go to construction for projects up to \$15M
- *Section 107 Small Navigation Projects* can be used for navigation improvements for cruise ships and mat field access
- *Section 206 Ecosystem Restoration Projects*
 - 50/50 match for feasibility, 65/35 match for design and implementation up to \$10,000,000 federal funds
 - Can be used for restoration of degraded freshwater wetlands ecosystem
 - 10% of funds can go toward recreation (boat dock, trails, pavilion, benches, etc.)
 - Provides feasibility alternatives
- *Section 205 Small Flood Risk Management Projects* can be use for a levee

2. Federal Highway Administration (FHWA) Recreational Trails Program for Louisiana (RTPL) - contact: Michael Domingue; website: crt.state.la.us/parks/ioutdoorrec.aspx

Federal-aid assistance program to help States provide and maintain recreational trails for both motorized and non-motorized recreational trails use. The program provides funds for all kinds of recreational trail uses, such as hiking, running, wheelchair use, bicycling, in-line skating, equestrian use, off-road motorcycling, all-terrain vehicle riding, etc.

3. Land and Water Conservation Fund (LWCF) - website: <https://www.nps.gov/subjects/lwcf/stateside.htm>

LWCF provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities.

4. State Commercial Tax Credit Program – website: crt.state.la.us/cultural-development/historic-preservation/tax-incentives/

A 25% state income tax credit for the rehabilitation of historic, income-producing buildings that are determined by the Division of Historic Preservation to be “certified historic structures”, generally over 50 years old.

5. West Feliciana Parish - contact: President Kevin Couhig

- State capital outlay funds of \$1.6 M plus \$400,000 local match that could be used for welcome center, dock and road improvements (line of credit approved for \$200,000)
- Work with Corps and mat field contractor to resurface levee road

6. City of St. Francisville

General funds for drainage infrastructure improvements

7. Tax Increment Financing (TIF)

Public financing used to subsidize infrastructure for development by diverting projected future property tax revenue increases from an area.

8. Private developers

Capital for development of buildings, parking, landscaping, housing, etc.

9. Private non-profits

Continued support from St. Francisville Area Foundation and other private non-profits

ST. FRANCISVILLE AREA FOUNDATION

FOR MORE INFORMATION, CONTACT:

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