



**Plan Ascension  
Technical Review Committee Meeting  
September 21, 2009**

**MEETING SUMMARY**

Jeff Winston recapped the Comp Plan process:

- Stakeholder meetings
- Department interviews
- Public meeting #1
  - Values poll
  - Key pad polling
  - Chip game

Jeff then showed the results of the public meeting #1 exercises:

- Values poll
- Key pad polling
- Chip game
  - Densities
  - Trends

Five scenarios were developed from this information:

- A- Existing conditions – low density; doesn't accommodate population projections
- B- Development along major corridors – mix of uses, centers
- C- Append to cities
- D- Series of centers
- E- 2 major centers then conserve rest of parish

Group discussion comments:

Any location with high density will cause:

- Immediate need for schools; school sites should be located to assist School District
- Need for fire protection facilities and equipment – taller ladders

School District does not want students walking to school.

Lower density is problematic for fire protection because fewer sites are within ½ a mile of a station. It is more efficient to serve areas of higher densities around existing facilities.

Small schools help create a sense of community. Parish goal is to keep schools small.

Schools are an economic driver for parish but teachers cannot afford to live in parish.

Building heights of more than 2 stories creates water pressure problems.  
The ability to get right-of-way for roads and utilities / infrastructure (sewer, drainage etc) is challenging.

Another challenge is how to get Baton Rouge water to outlying areas.

Many low density areas want water and sewer but due to the low density and therefore low revenue potential from these areas, it is unlikely districts will serve them and install necessary infrastructure investment.

The northeast portion of the parish has more density and population so sewer, though expensive, is more feasible than installation in other areas of the parish.

Rights-of-way for new subdivisions are on the front portion of the property where in older subdivisions, the infrastructure was in the backyard.

Roads are expensive – for right-of-way acquisition, relocation, construction, and maintenance.

It will be very difficult to get infrastructure improvements without having developers cover the cost.

Recreation has funding issue. It is also difficult to locate sites for parks. Budget is from general Fund. Parish is looking to add more local parks. Any sites dedicated for parks and recreation have to be usable.

The reality is that the parish is transforming from a rural parish into an urban parish. Needs are changing. What does the community want the parish to look and feel like?

Land dedication will have to have strong teeth; developers do not want to give away frontage.

There is a need for more workforce / affordable housing.

There is a desire to attract better retail and commercial uses.

There is a need for better fire ratings and infrastructure improvements.

There is a need to manage development within floodplains and not just flood zones. New regulations are needed to address floodplain development.

Fill is an issue in the floodplain. New development may have to be on piers and stormwater management needs to be on-site.

Fire stations are based on area and not population. There would be a need for a new station in the Donaldsonville area if new development occurred.

Individual garbage pick-up is private; there is not a parish-wide collection system.

Wetland mitigation banks are being considered. Several acres are open for banking. What is demand for 500 new acres (bottomland, hardwood)?

New legislation is needed to address sewer and water. The parish may need to take over water and sewer to grow.

ACUD – Ascension Consolidated Utility District

A 1973 effort to push communities to get water and sewer failed miserably.

Infrastructure needs to be major part of the plan.

Conversations need to commence with Baton Rouge Water in regard to the existing franchise agreement.

Parish could consider getting into the water pressure business and create a utility corridor where development would be concentrated.