

M E E T I N G M I N U T E S

DATE: 04/30/2014 **PROJECT NO.:** 1336
PROJECT NAME: Beau Chene Re-Image Master Plan
SUBJECT: Community Workshop #3
MEETING DATE: 04/29/2014
LOCATION: Beau Chene Country Club

ATTENDEES:		
Dana Brown	DBA	Dana Brown & Associates Inc.
Amy Norval	DBA	Dana Brown & Associates Inc.
Scott Day	HOA	Beau Chene Homeowner's Association
Paul Angelle	HOA	Beau Chene Homeowner's Association
Susan Sarason	CEC	Community Enhancement Committee
deShea Richardson	CEC	Community Enhancement Committee
Leslie Boudreaux	CEC	Community Enhancement Committee

Complete list of attendees to follow meeting minutes.



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Principals

Dana N. Brown
Austin Evans

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Chris Africh
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Amy Norval
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- Susan Sarason began the night by introducing Dana and Amy and addressing that the master plan is a living document that fluctuates with the needs and conditions of the community with time.
- Dana started the presentation with an overview of the Re-Image Master Plan Process that included Inventory and Analysis, Schematic Design, and a Final Master Plan. The presentation then recapped on the existing assets that Beau Chene has to offer and that the Master Plan strives to build upon these strengths.
- Dana presented the concept statement for the Master Plan:
 - Beau Chene will remain a premiere residential community, a sanctuary from urbanity, while transforming to provide for the contemporary lifestyle demands of families.
 - Contemporary was defined by Dana as ‘the present time’ and not referring to the movement in architectural design. The use of ‘contemporary’ in the concept statement and goals of the Master Plan refers to present and future needs of families such as increased recreational opportunities as well as a fresh or reimagined design aesthetic.
- Three goals of the Master Plan were presented to include the following:
 - Establish a contemporary presence to the Northshore community at large.
 - Build upon the natural resources to provide walkability and recreational opportunities for residents.
 - Establish and implement a Wayfinding System that welcomes, orients, and provides enhanced safety for visitors and residents alike.
- The first goal included improvements for all three entrances:
 - New angled signage on either side of the entrance
 - New guard houses at each entrance that include a porte-cochere and material palette that increases security and reflects the materials chosen for the entry signage.
 - The visitor drives to be reconfigured to allow visitors to pull-in strengthening security.
 - Increased plantings of trees and landscape beds to heighten the sense of arrival.
 - A new configuration of a turn-around to align and provide ease of access as well as safety will need to be established once decisions are made at

the Leasing Office and new Office Park on Frontage Rd. DBA has provided scenarios based on the information known at this time.

- The final design of the entrance signs and materials chosen were welcomed and agreed upon by the all residents present.
- An open discussion was conducted to receive comments on the schematic designs for the guard houses, and it was the unanimous decision by the residents present that the materials chosen for the guard house were favorable while the butterfly roof and/or green roof in the three options was not welcomed. The residents would like a pitched roof that resembled more traditional architectural styles.
- The second goal of the Master Plan was discussed with the presentation of proposed roadway redesigns and playground location options. The existing HOA owned roadways were categorized based upon right-of-way and street widths. Redesigns were proposed for each road type to facilitate bicycle and walking paths without the reduction of swale capacity. A central 3 mile and 1.5 mile loop connecting Beau Chene Dr., Oak Dr., N. Beau Chene Dr., and Tete L'Ours Dr. was proposed to provide a central recreational amenity for all residents. Other roadway re-designs are proposed to link each household to this central loop.
- The proposed locations for playgrounds include the following:
 - Space next to the Country Club to be negotiated with TEC
 - 102 Ashpodel Dr. and 105 Longwood Dr. as possible passive recreation green space
 - The pump site on Tete L'Ours Dr. and drainage lots on Shongaloo Ln. with some help from TEC; minimal space available
 - Access to the river from Magnolia Ln. on TEC property
- Paul Angelle commented that as president of the HOA Board of Directors, the goal of the Re-Image Master Plan is to not have to raise dues and to work within the existing budget. The HOA is working to be as transparent as possible during this process of reimagining and is striving to raise property values so that the community remains a premiere residential community of the Northshore.
- Finally, the third goal was discussed with the presentation of new traffic, identity, directional, and street signage that incorporates the branding and wayfinding strategies developed for the schematic master plan. Tchefoncté River, Oaks, Magnolia, and Pines area icons were developed to help visitors and residents orient themselves while moving through the community. These icons would be used on street signage and specific intersections within the crosswalk roadway treatment.
- Dana concluded the Workshop with an overview of the next steps in the Re-Image Master Plan Process that include finalizing the design of the guard houses, documenting the Master Plan, and preparing an Opinion of Probable Cost for Budgetary Purposes. The Master Plan can then be implemented by determining phasing, developing construction documents, obtaining construction pricing, and finally building the elements of the Master Plan.

Action Items:

- Holly and Smith Architects will revise the schematic guard house design to reflect comments made at the Community Workshop.
- DBA will complete the Re-Image Master Plan Report for review by the CEC at the final Leadership Committee Meeting. Date and location is TBD.
- DBA will be present at the May 16, 2014 Board meeting to answer any questions that arise concerning the Re-Image Master Plan.

PREPARED BY: Amy Norval, ASLA