

ALLEN PARISH

COMPREHENSIVE MASTER PLAN

ADOPTED OCTOBER 2, 2023



“MAKE IT COUNT” / “FAITE QUE CA COMPTE”

COMPREHENSIVE MASTER PLAN - ALLEN PARISH, LA

INTRODUCTION

The purpose of a local/regional public master plan is to provide a comprehensive, coordinated, continuous, cooperative and consensus developed vision (sometimes referred to as the “5-C Process”). The plan objective is to leverage strategies for implementation and maximum efficiency in the use of public dollars. Information and clarity on identified programs and projects in the Plan elements help facilitate understanding in both public and private operations and investments.

State law, in addition to local practice, generally identifies common elements that comprise the plan: Drainage, Transportation, Housing, Utilities, Economic Development, Parks and Recreation, Land Use, Public Buildings, Social Services, Education, and Public Safety. Other plan elements have emerged over the past thirty years to identify Environmental, Human Health, and Resiliency needs in response to contamination and weather disasters.

Critical to the purpose of a master plan is providing consistent implementation and continuity timelines to protect the integrity of money, time, and energy needed to deliver identified programs and projects.

LOUISIANA REVISED STATUTES: 33: 109 THRU 119 AND 140.61 AND 140.62

Where a planning commission does not exist, the legislative body (council/police jury) or board adopts and authorizes amendments to the local plan. Master plans may comprise one page or three hundred plus pages. The following listed plan elements, programs and projects may comprise the entirety of the local plan or identify select short and long-term needs and wants as currently adopted.

MOST RECENT ADOPTED MASTER PLAN ELEMENTS AS AMENDED:

Allen Parish Police Jury Resolution No. 2023-6591A Dated October 2, 2023.

Allen Parish does not currently have a planning commission. The Police Jury is the final authority managing the parish Comprehensive Master Plan. The Police Jury encourages and supports citizen involvement and participation in the community development process.

ECONOMIC DEVELOPMENT ELEMENT

1) ALLEN PARISH INDUSTRIAL PARK SITE, CREATION, CERTIFICATION AND DEVELOPMENT

The Allen Parish Police Jury wishes to create a new Industrial Park within the boundaries of Allen Parish. The proposed Industrial Park would be a regional service site designed to facilitate industry and commerce development in the parish that create jobs and job opportunities. Sewer, water, fiber, rail, gas, electric, drainage, and street/road access are essential infrastructure needs for the industrial park to attract interested prospects and successfully site major employers. The critical challenge in the Parish Plan is how to leverage limited public resources for infrastructure needed in the industrial park. The Allen Parish Industrial Park Site Creation, Certification, and Development is an Allen Parish Plan priority.

IMPLEMENTATION STATUS

a. TBD

b. TBD

2) BROADBAND INFRASTRUCTURE IMPROVEMENT PLAN

Allen Parish proposes to establish a multileveled broadband infrastructure improvement plan to enhance business and industry development and retention. Technology and communication are fundamental components in economic development now and into the future. Specifically small business or small industry as well as large new employers each require essential infrastructure including sewer, water, electrical, and fiber communication to be competitive. Capacity, speed, volume, and affordability of internet communication is a high priority objective for the parish. The Broadband Infrastructure Improvement Plan is to identify direction, strategies, priorities, and funding throughout the parish for implementation.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

3) DEVELOPMENT OF AN ECONOMIC DEVELOPMENT DISTRICT FOR ALLEN PARISH

Allen Parish has historically lacked investment in promotion and advertisement of its most vital assets. This lack of investment has resulted in stalled growth, leading to lack of job creation and lack of industry investment in the Parish. The Police Jury has identified the creation of an Economic Development District to provide a centralized effort in the parish to push into the future and create foundation industries to provide long term jobs and economic security for the Parish.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

4) MILL CREEK RESERVOIR PLAN

Fresh water resources, flood mitigation, recreation, tourism, and agriculture are combined into identified needs and purposes for a proposed Mill Creek Reservoir tentatively located on Mill Creek northwest of the Town of Oberlin. Planned as a 5,500 acre lake, the reservoir would provide essential fresh water for both rice and crawfish agriculture in the parish. It would be a recharge generator for the Chicot Aquifer supplying freshwater to South Louisiana. It would provide a source of required fresh water for potential industrial occupants of the Allen Parish Industrial Park. The Mill Creek Reservoir would provide mitigation of flood water to the Calcasieu River by detention during rainfall events. The fresh-water lake would open much needed recreation investment opportunities in Allen Parish.

IMPLEMENTATION STATUS

- c. TBD
- d. TBD

UTILITIES ELEMENT

1) PUBLIC WATER SYSTEM EXPANSION/RESILIENCY PLAN

The viability of a community is based on several factors, chief of which is a potable water system. Allen

Parish proposes to develop an expansion plan of existing parish water systems that will support a resilient network. The Plan would assist parish residents and businesses with potable water but also provide a network resource for fire protection. First, the objective of this project is to survey residents and business/industry owners on data needs for considering and adopting viable options and alternatives through cost/benefit review for the Public Water System Expansion Plan.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

TRANSPORTATION ELEMENT

1) ALLEN PARISH STREETS/ROADS IMPROVEMENT PLAN

The Allen Parish Streets/Roads Improvement Plan identifies critically needed construction and maintenance for specific transportation access roadways within the parish in a ranked order of priority.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) ALLEN PARISH BRIDGE IMPROVEMENT PLAN

The Allen Parish Bridge Improvement Plan identifies critically needed construction and maintenance for specific street, road and highway bridges within the parish ranked in order of priority need.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

3) ENHANCED TRANSIT SERVICE PLAN

Historically, Allen Parish has prioritized transportation improvements on public roads and bridges – construction and maintenance. Surveys and demographics indicate a significant need for public transit transportation among citizens for a variety of purposes: a. Citizens who are elderly and/or handicapped and cannot drive. b. Citizens who do not own a vehicle or cannot afford a vehicle, but need access to education (trade schools, community college, university), employment, health care, and recreation. c. A new young generation who are not interested in personal vehicle dependency and desire to locate where transit access is available and reliable. The Allen Parish Enhanced Transit Service Plan is purposed to evaluate how best to facilitate public transit access throughout the parish with connectivity to adjacent parishes affordably.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

HOUSING ELEMENT

1) FORTIFIED (STRENGTHENED) HOUSING RESILIENCY PLAN

Timber production is a major agricultural industry in Allen Parish. Growing, milling, and transporting timber and lumber are key components of the local economy. Lumber is a product used for construction. Housing construction is a fundamental demand component for lumber. The Allen Parish Plan includes preparation of a “Fortified Housing Resiliency Plan” centered on residential development and sustainability. Temporary housing should not be the only alternative to Allen Parish residency. Housing affordability, flexibility, durability, and functionality must be available for parish economic viability. Experimentation in new materials, techniques and designs are the primary purpose of this Plan and its implementation.

IMPLEMENTATION STATUS

a. TBD

b. TBD

2) ALLEN PARISH HOUSING AFFORDABILITY PROGRAM

Residential development is centered around affordability that is applicable to new families, singles, elderly, young, empty nesters, and handicap who are permanent residents or desiring to be permanent residents in Allen Parish. Private and public resources must be identified, coordinated, and strategically applied to sustain a residential parish population. Appropriate finance stakeholders should be continuously engaged to facilitate a range of housing loans that can accommodate various income levels and demographics. The Allen Parish Housing Affordability Program is a primary goal of the Allen parish Comprehensive Plan.

IMPLEMENTATION STATUS

a. TBD

b. TBD

DRAINAGE ELEMENT**1) ALLEN PARISH MASTER DRAINAGE PLAN**

Weather events over the past ten years have heightened awareness and exposure of areas in the parish susceptible to periodic flooding not previously recognized or identified. The Allen Parish Master Drainage Plan includes preparation of a comprehensive inventory of flood hazard areas throughout the parish based on new advanced science and technology tools (LIDAR) and experience. A toolbox of strategies and infrastructures will be prepared to mitigate weaknesses and threats to both public and private investment in the parish.

IMPLEMENTATION STATUS

a. TBD

b. TBD

GENERAL ELEMENT**1) ALLEN PARISH PUBLIC BUILDINGS PLAN**

There are numerous governmental entities in Allen Parish with critical building needs. New technology, particularly in communications, as well as sustainability in disasters, places an urgent need to leverage

limited public resources for maximum public benefit. Education, parish government, recreation, utilities, law enforcement, public works, etc. each have pressing needs to be met. The Allen Parish Public Buildings Plan is to coordinate and accommodate all stakeholders in their respective priorities at the earliest time.

IMPLEMENTATION STATUS

a. TBD

b. TBD

2) ALLEN PARISH RECREATIONAL FACILITIES PLAN

Recreation is a basic health (all ages) community development component of public services for both municipal and parish jurisdictions. All people should have access to recreational activities and facilities both indoor and outdoor regardless of interest, age, sex, income, cultural background, housing environment or handicap. This Plan includes a phased implementation of expanded and enhanced existing recreational improvements integrated with parish municipalities and regional initiatives and programs. The planning and design process would include a rational basis for community action to improve the quality and quantity of recreational public improvements. The Recreational Facilities Plan shall encourage innovation, demonstration, and research to improve state-of-the-art recreational alternatives for all parish citizens.

IMPLEMENTATION STATUS

a. TBD

b. TBD

3) ALLEN PARISH HAZARD MITIGATION PLAN

There are numerous private properties throughout Allen Parish with compromised surfaces and sub-surfaces in need of remediation if they are to be returned to productive commerce. This planning project inventories each of these properties for specific mitigating solutions. An analysis of each property or parcel listed would include an evaluation of alternative resources to accomplish satisfactory remediation. Included in the Allen Parish Hazard Mitigation Plan are short term and long-term objectives that would incorporate adjudicated properties that are currently classified as dilapidated or blighted and negatively impacting surrounding properties. The Allen Parish Hazard Mitigation Plan is a priority need.

IMPLEMENTATION STATUS

a. TBD

b. TBD

4) ALLEN PARISH GRANTS INITIATIVE

Allen Parish has routine and regular opportunities to secure a variety of federal, state, and private grants. Identifying and targeting available grants to assist the parish in meeting public needs and objectives requires personnel and resources for matching funds. The Allen Parish Grants Initiative is a priority need.

IMPLEMENTATION STATUS

a. TBD

b. TBD

NOTICE: Reference the Allen Parish Police Jury website for additional specific or general information on any of the Element projects or programs identified in this Comprehensive Master Plan.

ALLEN PARISH COMPREHENSIVE PLAN REFERENCES:

- a. Southwest Louisiana Comprehensive Economic Development Strategies (CEDS)
- b. Louisiana Watershed Initiative (LWI) Region 4
- c. Southwest Louisiana Comprehensive Plan (website PLANSWLA)