

LINCOLN BEACH REDEVELOPMENT

June 2025 Update

UPCOMING EVENT

CMAR Selection Committee

Meeting

June 27th, 2025 at 9:30 am

Purchasing Conference Room
located at 1300 Perdido Street,
Suite 4W05, New Orleans, LA

TASK 1:
**LISTENING,
LEARNING,
PLANNING**

TASK 2:
DISCOVERY

TASK 3:
VISION

TASK 4:
ACTION

TASK 5:
**BRIDGING TO
IMPLEMENTATION**

TASK 6:
**SCHEMATIC
DESIGN**

We are here!

✓ Milestone Meeting #1
January 23rd, 2024

✓ Milestone Meeting #2
July 26th, 2024

✓ Milestone Meeting #3
November 7th, 2024

✓ Milestone Meeting #4
May 6th, 2025

MASTER PLAN REPORT OUT

After a year and a half of meeting and engaging with community members and critical stakeholders, we are happy to share the results of the master planning process for Lincoln Beach. With over 10,000 points of engagement through surveys, in-person interactions, on-line interactions, website visits, and workshop attendees, we've generated a vision for Lincoln Beach that supports a flexible strategy for not only restoring safer and accessible access to the beach, but a plan for long-term stewardship and decision making guidance.

This newsletter gives an overview of the process, summarizes the past two public meetings in addition to detailing the key elements included in the first phase of construction. This phase prioritizes key goals of beach access and coastal restoration of the site as well as installing critical infrastructure to ensure the site can be accessed in perpetuity.

PROJECT SITE



MASTER PLAN PROCESS

PROJECT TEAM



FUNDING

Funding for this project comes from a variety of sources. The current estimated assumption is that roughly \$40M will be spent at Lincoln Beach with several items in the master plan being longer term goals but not currently within any budget. It is anticipated that future phases will utilize a combination of federal, state, and local public funding as well as potential private philanthropic giving and earned revenue from the operations of certain on-site program elements.

Below is an outline of the current funding sources of the project:

- City Bond Funding: \$12,065,098.39
- EPA Grant - Parking Lot Funding: \$41,230.00
- EPA Grant - Beach Nourishment: \$1,500,000
- Restore Act Grant Funding: \$7,973,130.59*
- State Capitol Outlay Funds: \$477,500.00
- Congressional Appropriations: \$4,116,279.00
- **Total Funds Available: \$26,173,237.98**

***Note:** the City has access to \$4.2M of these funds currently, but does not have access to future year deposits per the BP consent decree settlement and will apply future funds to this project as they become available.

NEAR-TERM SCHEDULE

1. **June 27th, 2025:** Selection of CMAR Contractor
2. **April-June 2025:** Preparation and Completion of 30% Design Drawings
3. **June/July 2025:** Initiation of Federal, State, and Local Permits
4. **July-November 2025:** Preparation of Construction Documents for Phase 1
5. **December 2025** Estimated Construction Commencement/Ground Breaking
6. **Q1 2027:** Estimated Completion of Phase 1 Construction/Beach Opening. This is a very conservative estimate and will depend on the selected contractor.

COSTS BY CONSTRUCTION PHASE

Master Planning, Site Enabling and Site Maintenance:
\$4.2 million

Phase 1 Estimated Cost:
\$17-23 million

Phase 2 Estimated Cost:
\$8-11 million

Phase 3 Estimated Cost:
\$3-5 million

Future Phases:
\$8-11 million

Total Estimated Project Cost:
\$38-50 million

A draft master plan was released in early May 2025 after extensive community engagement. Additionally, there have been preliminary engineering drawings created for infrastructure repairs (tunnel drainage) selective site demolition of waterfront structures, and site protection.

It is important to understand that the schedule is contingent on several factors that are outside the control of the City and the design teams including federal and state permitting processes and a contractor's building schedule which is highly influenced by access to the site.

At this time there is no definitive data on future phases that are planned outside of what is currently funded in Phase 1.

CONNECTING THE DOTS

HOW WE GOT TO PHASE 1

★ HIGHLY RANKED ELEMENTS OR PROJECT 'GIVENS' TO BE CONSTRUCTED IN PHASE 1

RANKING & PRIORITIES

TOP TEN PROGRAM ELEMENTS

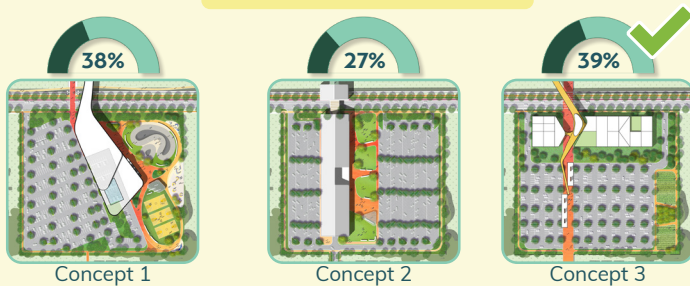


GIVENS & MUST HAVES

- ★ Pedestrian Bridge with Elevators & Stairs
- ★ Parking Lot
- ★ Beach Nourishment
- ★ Tunnel Drainage
- ★ Selective Demolition for Safety
- ★ Safe Pedestrian Crossing at Lincoln Beach (Hayne) Blvd
- ★ Midway Paving Rehabilitation
- ★ Boardwalk Relic Rehabilitation

PROGRAMMING & SPATIAL ORGANIZATION

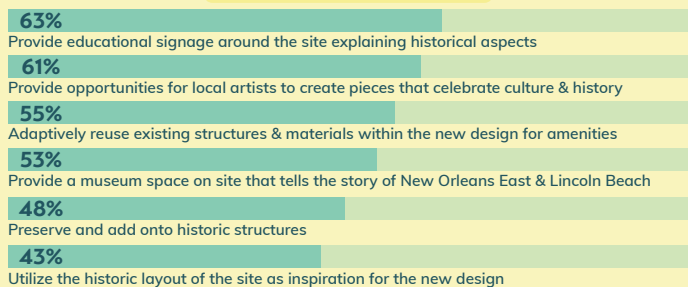
PARKING CONCEPTS:



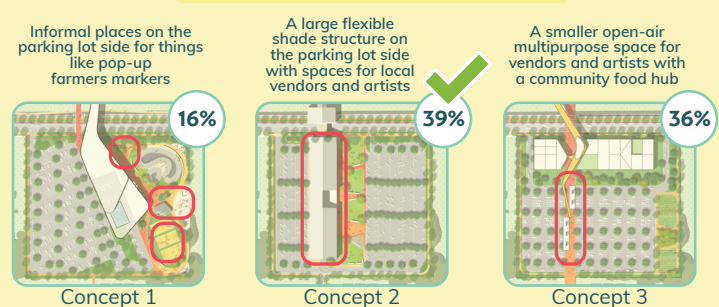
BRIDGE CONCEPTS:



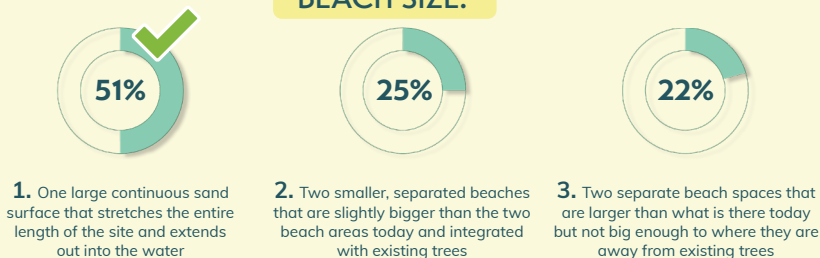
ADAPTIVE REUSE:



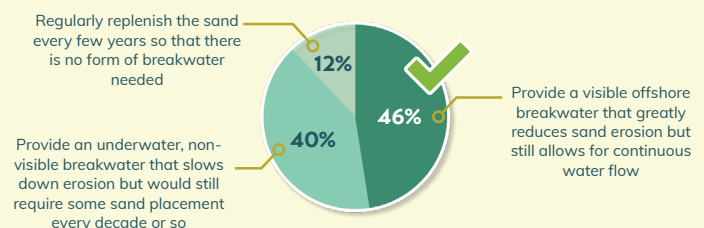
COMMUNITY COMMERCE



BEACH SIZE:



SAND RETENTION:



WHAT TO EXPECT?

DETAILED PHASE 1

Phase 1 focuses on establishing the site's foundational elements - those necessary to ensure safety and make Lincoln Beach usable as a public waterfront destination. These core improvements, or 'givens', were identified through ongoing community engagement and carefully considered logistical planning, shaped by budget constraints and implementation sequencing.

Phase 1 of the project implementation will introduce several key site elements, laying the foundation for Lincoln Beach's transformation. These site elements include a portion of the parking lot, the pedestrian bridge, the beach-side elevated restaurant with associated restrooms, rehabilitated boardwalk relic and waterfront terraces, and a large, renourished beach.

- 1 Parking Lot
 - 2 Restored Lincoln Beach Sign (first)
 - 3 Pedestrian Spine
 - 4 Lincoln Beach Blvd (Hayne Blvd) Pedestrian Crossing
 - 5 Elevator and Stairs
 - 6 Pedestrian Bridge
 - 7 Tunnel Drainage
 - 8 Level 2 Restaurant
 - 9 Level 2 Shade Pavilion
 - 10 Level 2 Restrooms
 - 11 Level 1 Restrooms & Lockers
 - 12 Level 1 Lifeguard Office
 - 13 Midway Pavement Rehabilitation
 - 14 Boardwalk Relic Rehabilitation and Terraces
 - 15 Beach Nourishment
 - 16 Brick Wall Rehabilitation
 - 17 Selective Demolition
 - 18 Existing Breakwaters Rehabilitation
- *Utility Improvements



The feedback from the “Day at the Beach” activity paints a clear picture: the community envisions Lincoln Beach as a vibrant, inclusive, and accessible destination rooted in cultural heritage and designed for multigenerational use. *The strongest support lies in restoring the natural beach experience, enhancing amenities that support extended visits, and embedding historical and cultural elements that resonate with community memory.* Attention to access, comfort, and long-term stewardship will be key to delivering a beloved and sustainable public space.

WHAT IS NEXT?

1. **June 27th, 2025:** Selection of CMAR Contractor
2. **April-June 2025:** Preparation and Completion of 30% Design Drawings
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PHASING & COST: PHASE 1 AND BEYOND

PRELIMINARY PHASE 1 COST \$17 - 23 million

PHASE 1 ELEMENTS

- 1 Restroom
- 2 Elevator & Stairs
- 3 Pedestrian Bridge
- 4 Elevated Restaurant
- 5 Parking Lot (193 spaces)
- 6 Restored Lincoln Beach Signs
- 7 Tunnel Drainage
- 8 Midway Pavement Rehabilitation
- 9 Boardwalk Relic Rehabilitation
- 10 Waterfront Terraces
- 11 Beach Nourishment
- 12 Brick Perimeter Wall Rehabilitation
- 13 Selective Demolition



Phase 1: Anticipated Costs Total \$17 - 23M

The goal of this phase is to establish critical infrastructure and accessibility as well as build facilities that will allow for more comfortable, safe, and convenient use of the beach.



PRELIMINARY PHASE 2 COST \$8-11 million

PHASE 2 ELEMENTS

- 1 Restroom
- 2 Welcome Center & History Museum
- 3 Elevated Event Space
- 4 Kayak Rental Pavilion & Concessions
- 5 Playground Restroom
- 6 Administrative Security Office
- 7 Entry Garden
- 8 Midway Gardens & Central Plaza
- 9 Beachfront Lawn
- 10 Arcing Boardwalk Path
- 11 Fishing Pier
- 12 Sunset Pier
- 13 Children's Playground
- 14 Rehabilitated Shelter Pavilions
- 15 New Breakwaters

Phase 2: Anticipated Cost \$8 - 11M

The goal of this phase is to add exciting programmatic features and increased water accessibility that will expand the offerings of the beach for a larger group of people.

Overview of Phase 1 Expenditures

(All numbers are approximate):

Soft Costs:	\$6.3M
Hard Costs:	\$15M

PRELIMINARY PHASE 3 COST \$3-5 million

PHASE 3 ELEMENTS

- 1 Parking Lot Extension (307 spaces)
- 2 Picnic Lawn & Planting
- 3 Woodland Trails
- 4 Discovery Path

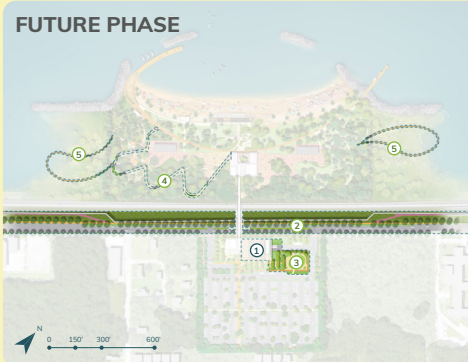
PROGRAM LEGEND:

- Building Program
- Outdoor Program
- 1 Restrooms



Phase 3: Anticipated Cost \$3 - 5M

The goal of this phase is to expand the parking facility and finish the programmatic expansion of the site for even more people to use.



PRELIMINARY FUTURE PHASE COST \$8-11 million

PHASE 2 ELEMENTS

- 1 Sports Courts & Flexible Market Hall
- 2 Lincoln Beach (Hayne) Boulevard Improvements
- 3 Movie Screening Lawn
- 4 Oak Canopy Walk
- 5 Marsh Boardwalk Paths

Future Phases and Other Master Plan Elements: Anticipated Cost \$8 - 11M

The elements called out in this category are not necessary for the success of the project but will add community value by offering new experiences and increased safety.

Construction Status

After extensive community conversations and consultation with the design team and other cities from around the State with other complex waterfront projects, the City issued an RFQ (Request for Qualifications) for a **Construction Manager at Risk (CMAR)**. A CMAR contract is responsible for taking the design and engineering drawings created by the design teams and actually building the project at the direction of the City. Selection of the CMAR is planned for the end of June

MILESTONE MEETING THREE REPORT OUT

NOVEMBER 7TH, 2024

1

CONFIRMATION ACTIVITY

At our last public meeting we invited participants to review the programming and amenities shown in the design concepts individually and in breakout groups, to ultimately create a shared list of preferred or "confirmed" program.



2

PRIORITIZATION ACTIVITY

Participants then shared their lists with their group and discussed how different elements of the site should be prioritized in the redevelopment of Lincoln Beach. Knowing everything can't happen at once, participants were encouraged to create a preferred priority plan for all of the programming, structures, and amenities on the beach.



3

ONLINE SURVEY

At the conclusion of the public meeting an online survey was launched that mimicked the in-person activity to capture input and feedback from those who could not make the in-person event. The findings on the second page of this newsletter capture a summary of all three forms of engagement. The survey closed on November 24th, at 11:59 p.m.



TOP PROGRAM RANKINGS BY ENGAGEMENT TYPE

Milestone Meeting	Paper Survey	Online Survey
1 Food Truck Zone	1 History Museum	1 Passive Side/Active Side
2 Passive Side/Active Side	2 Large Children's Playground	2 Large Children's Playground
3 Drive-In Movie Screening	3 Elevated Central Cafe/Restaurant	3 Food Truck Zone
4 Large Children's Playground	4 Passive Side/Active Side	4 Elevated Central Cafe/Restaurant
5 Fishing Pier	5 Historic Boardwalk Relic	5 Fishing Pier
6 Central Swimming Pier	6 Indoor Pool	6 Shaded Garden Seating Areas
7 Indoor Pool	7 Central Swimming Pier	7 Passive Picnic Lawn with Park Grills
8 History Museum	8 Elevated Event Space	8 History Museum
9 Elevated Central Cafe/Restaurant	9 Shaded Garden Seating Areas	9 Sunset Boardwalk with Boat Dock
10 Market Hall/Court Sports & Recreation Equipment	10 Flexible Space for Pop-Up Vendors	10 Drive-In Movie Screening

OVERALL RANKINGS

(TOP FIVE & BOTTOM FIVE)

TOP FIVE PROGRAM ELEMENTS

Passive Side/Active Beach	498
Large Playground	433
History Museum	410
Food Truck Zone	384
Elevated Restaurant	341

BOTTOM FIVE PROGRAM ELEMENTS

115	Flexible Space for Pop-up Vendors
104	Interactive Rainfall Water Feature
101	Community Mural Walk
101	Historic Trapezoidal Structures -- Repurposed into Waterfront Swings
93	Commemorative Art Garden

Opportunities for activation, destinations, and entertainment

Items that ranked low but should still be considered.

MILESTONE MEETING FOUR REPORT OUT

MAY 6TH, 2025

Location: Franklin Avenue Baptist Church, 8282 I-10 Service Road, New Orleans, LA 70126

Times: 8:30 AM - 10:30 AM and 6:30 PM - 8:30 PM

Number of attendees: 75

Milestone Meeting #4 marked a significant phase in the Lincoln Beach Redevelopment process, transitioning from conceptual planning to implementation. The meeting began with a welcome from city officials and planning consultants, who guided attendees through the provided materials, including a meeting agenda, an individual worksheet, and an After Action Review form. Participants were encouraged to use these tools to understand and engage with the status and vision of the redevelopment.



1. Time-Based Beach Itinerary:

Participants were asked to map out a hypothetical visit to Lincoln Beach, selecting specific times and activities or destinations they would engage with throughout the day (from 8:00 AM to 8:00 PM). This helped the project team understand how the beach might be used across different hours and by different types of visitors.

2. Guiding Questions for Feedback:

Participants then responded to a set of reflective questions, such as:

1. How they typically travel to and from the beach.
2. Their preferred time of arrival and length of stay.
3. Areas they would likely use most (e.g., shoreline, walking paths, shaded areas).
4. Improvements that would enhance their beach experience.
5. Factors needed to ensure the beach is inclusive, safe, and welcoming for all.

LINCOLN BEACH REDEVELOPMENT GUIDED MASTER PLAN WALKTHROUGH	
PHASE 1	FINAL MASTER PLAN VISION
Time	Time
8:00 - 9:00	8:00 - 9:00
9:00 - 10:00	9:00 - 10:00
10:00 - 11:00	10:00 - 11:00
11:00 - 12:00	11:00 - 12:00
12:00 - 1:00	12:00 - 1:00
1:00 - 2:00	1:00 - 2:00
2:00 - 3:00	2:00 - 3:00
3:00 - 4:00	3:00 - 4:00
4:00 - 5:00	4:00 - 5:00
5:00 - 6:00	5:00 - 6:00
6:00 - 7:00	6:00 - 7:00
7:00 - 8:00	7:00 - 8:00
Phase 1 Notes:	Final Vision Notes:



LINCOLN BEACH REDEVELOPMENT GUIDED MASTER PLAN WALKTHROUGH	
GUIDING QUESTIONS	
1. How do you typically envision arriving at or leaving the beach? <small>(Consider mode of travel, time of day, etc.)</small>	
2. When do you usually prefer to arrive at the beach, and why? <small>(Consider time of day, weather, etc.)</small>	
3. How much time do you generally like to spend at the beach during a visit? <small>(Consider activities, amenities, etc.)</small>	
4. In Phase 1 and the final vision of the beach development, where do you see yourself spending most of your time? <small>(Consider amenities, activities, etc.)</small>	
5. What improvements or changes would make the biggest positive difference to your beach experience?	
6. What factors should be considered to ensure a comfortable, enjoyable, and inclusive beach experience for you and others? <small>(Consider accessibility, safety, etc.)</small>	



This hands-on activity was designed to gather detailed input on how people envision using Lincoln Beach, providing the design team with practical insights to help refine operations, accessibility, amenities, and programming in both the short and long term.

Key Consensus & Commonalities from MM4

1. Preferred Modes of Arrival: Most participants expressed a strong preference for arriving at Lincoln Beach by personal vehicle, underscoring the importance of sufficient parking access. However, several participants also indicated interest in walking or biking if safe, accessible pedestrian routes and bike paths were available. A smaller but notable group mentioned the importance of public transportation access, suggesting the need for clear, convenient transit connections.

2. Arrival Time and Duration of Visit: There was a general trend toward late morning or early afternoon arrivals, with many participants planning to stay for several hours, often between 3 to 6 hours. This implies a desire for robust onsite amenities, such as restrooms, food, and shaded seating, that support extended visits. Families and older adults in particular noted the importance of comfort and convenience during longer stays.

3. High-Use Areas and Popular Activities: Respondents consistently indicated they would spend most of their time in the beachfront and swimming areas, followed by picnic spaces, walking trails, and historic/cultural interpretive spaces. There was strong appreciation for spaces that allowed both active recreation (e.g., beach sports, walking) and passive leisure (e.g., relaxing, enjoying views). The inclusion of a café or food vendors was frequently cited as a positive and highly anticipated feature.

4. Desired Improvements for a Positive Experience: Participants repeatedly emphasized the need for:

- Clean and accessible restrooms
- Shaded seating areas
- Safe pedestrian pathways
- Consistent security and lifeguard presence
- Ample parking and ADA accessibility
- There was also a common call for historical storytelling elements that honored the Black history of Lincoln Beach, integrated thoughtfully into the overall site design.

5. Factors for Comfort and Inclusion: Community members stressed the importance of safety, cleanliness, cultural representation, and affordability. Many favored features that accommodate all age groups, particularly children and seniors, and expressed support for inclusive programming that reflects the cultural heritage of New Orleans East.

While overall responses were positive and enthusiastic, some aspects were less commonly chosen or raised concerns:

Indoor Pool Facility: Although it ranked highly in earlier phases, the indoor pool on the land side was not included in the proposed plan elements presented, and participants indicated they would prioritize a day at the pool in their beach itinerary.

Drive-in Movie Screenings: Mentioned by some, but it was not a common priority, with participants more focused on daytime, outdoor experiences.

Lengthy Travel Time or Unclear Access: Several participants expressed concern about unclear or potentially unsafe access routes, especially for those without personal vehicles. This reinforced the need for pedestrian bridges and improved transit signage.

Concerns about Overcrowding and Maintenance: A few respondents flagged the potential for overuse or crowding as a concern and asked that long-term operations and maintenance be a high priority from the outset.

Additional Concerns Raised After the Fourth Public Meeting:

Concerns about Over-development: The project team acknowledges concerns around over-development of Lincoln Beach. This is why phase 1, includes the least amount of development on both sides of the beach (parking lot and beach side).

Concerns about the Pedestrian Bridge: The existing at-grade entrance is not safe and floods often creating safety issues. Due to its structural and environmental conditions, a secondary means of egress that is not flood-able is required. The pedestrian bridge also serves an additional purpose of bundling utilities within the bridge itself to provide water and electricity to the beach. Delivering utilities this way is ideal as it keeps critical infrastructure above the flood elevation.

WHO IS INVOLVED & WHO IS INFORMING THIS PROCESS?

Given the complex nature of this project there are many parties involved. In addition to the City and consultants there are many stakeholders that have an official role in the project. To better explain who is working on this project and their role please see the below:

OWNER

City of New Orleans

Office of Resilience and Sustainability

ORS is serving as the project manager for the project and reports to the Deputy Chief Administrative Officer for Infrastructure and the Mayor's office. They are responsible for administering contracts and coordinating with other City and State agencies. They answer to Joe Threat, Deputy Chief Administrative Officer for Infrastructure who has final approval over design and construction aspects of the plan. They are also working with elected officials, community leaders, and other partner agencies to define the future governance and operational make-up of the project. Partner Agencies that have been engaged by ORS include:

- City Planning Commission and City Zoning Administrator
- State Department of Energy and Natural Resources, Office of Coastal Management
- LA Flood Protection Authority - East
- Sewerage and Water Board of New Orleans
- Safety and Permits
- Sewage and Water Board
- United States Army Corps of Engineers
- Entergy
- Norfolk Southern Railroad
- New Orleans Police Department

CONSULTANTS

Sasaki Associates

The architecture and planning firm hired through a public RFQ process by ORS to manage the overall redesign process from master planning and engagement to construction of the first phase. They bring extensive waterfront park design experience and community development planning in similar context from around the world. For this project they are providing urban planning, architecture, landscape architecture, and project management services. They are guiding the design of all aspects of the projects. They have an extensive local team working with them including:

- The Villavaso Group - Community Engagement and Communications Lead
- Concordia - Community Engagement Assistance and Local Design Advisor
- Mia Kaplan - Historic Architectural Advisor
- Baird - Marine & Beach Engineering
- Southern Shores Engineering - Environmental Permitting and Engineering
- Marais - Civil and Structural Engineering
- Urban Systems - Transportation Planning
- James Lima Planning + Design - Governance, Programming, and Revenue Analysis
- ETM Associates - Maintenance Cost Planning
- Zach Smith Consulting - Local Code Consultant
- MCA, LLC - MEP Engineering
- T. Baker Smith - Survey
- EDS - Lighting + Electrical Design

Digital Engineering

The local engineering firm that was hired after a public RFP process by the City to complete the initial Site Assessment, initial site survey and structural assessment of the site and historic structures to determine feasibility of future development. Continuing this work, the DE team is working in collaboration with the Sasaki Team as Engineer of Record for several of the civil infrastructure, pedestrian, and life and safety elements on site. The DE team includes several local consultants as well.

Those include:

- Wingate Engineers, LLC - Design of Repairs / Improvements to Existing Structures
- Infinity Engineering Consultants, LLC - Structural, Mechanical and Electrical Design
- Elos Environmental, LLC - Environmental Assessments, Wetland Delineation, and Phase 1 Cultural Resources and Historic Structures Evaluations and Reports
- The Beta Group Engineering and Construction Service

The Maroon

Maroon worked on the Cooperative Endeavor Agreement for the Municipal Auditorium and will assist the team in navigating the operations and governance component of the plan to build consensus on the goals and ultimately negotiate an agreement.