

CHENNAULT & SOWELA RESILIENCE DISTRICT

Chennault and SOWELA are key institutions for both parishes and each have planned investments that will elevate the region

OVERVIEW

Chennault International Airport and SOWELA Technical Community College are located adjacent to each other on the eastern edge of Lake Charles. SOWELA is a regional educational anchor, providing degrees, programs, and certificates in a wide variety of career and occupational areas. The new culinary, gaming, and hospitality building (currently under construction on campus), trains students to enter some of the fastest growing sectors in southwest Louisiana. SOWELA's student population continues to grow, prompting them to consider future needs and expansion. Chennault is a regional and beyond hub of aerospace activity, located close to the

HIGH
priority



1-10
years



\$75
Million+





WHAT DOES THIS MEAN FOR CALCASIEU PARISH?

Chennault has national impact, including one of the longest runways on the Gulf Coast, and notable clients that support multiple international level aerospace companies who offer well paying jobs. Its continued growth would not only provide more jobs, but jumpstart development and investment in the area. SOWELA continues to grow in enrollment and offer more programs and transferable credits to students, enhancing options for graduates in high skill, high wage, and high demand sectors that directly impact Calcasieu, including hospitality and culinary arts.



WHAT DOES THIS MEAN FOR CAMERON PARISH?

SOWELA provides educational credentials that allow graduates to be directly employable in the industries in Cameron Parish, including technology, design, maintenance, and repair. Chennault provides jobs with clients with regional, national, and international impact for residents of Cameron Parish.



CS&N
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I-10 corridor. Chennault has the longest runways between Houston and Cape Canaveral, FL, which can service a large variety of aircraft. Industrial operations on site are ideal for multi-faceted tenants. Chennault has 900 acres of development sites and is poised for future growth, but lacks sufficient infrastructure to maximize potential developer interest.

The Port of Lake Charles owns over 300 acres of land and the rail that extends to Cameron Parish. There is an interest from the port in coordinating with Chennault and SOWELA on future development.

A Chennault and SOWELA Resilience District would focus on supporting long-term growth by designating a specific funding district to allocate funds, while prioritizing infrastructure improvements.

Why is this important?

- Chennault requires sewer, water, and road upgrades to make 14 additional sites, approximately 900+ acres, developable and more attractive to potential users.
- SOWELA has planned investments, such as enhancing parking lots, building new educational buildings, and bringing more jobs to Chennault — tying these together into a district will create a cohesive place.
- There are limited places to eat, gather and interact for the daytime population. On a daily basis, this area sees approximately 5000 employees, students, and faculty.
- Partnering together will create more workforce development opportunities and jobs.



PLAN TOPIC AREAS

Plan Topics

The Chennault and SOWELA Resilience District focuses on growth in Community Planning, Economic Development, and Infrastructure. The district:

Community Planning

- **Considers the needs of SOWELA as it grows north of Legion Street, focusing on an engaging and walkable campus.** The area north of Legion Street is a mix of uses and vacant property with mixed ownership. SOWELA has already begun to grow, and care should be taken to focus on pedestrian connections for students in the area. SOWELA should consider partnerships to grow strategically to meet student and community members needs.
- **Creates a gateway to Chennault by developing underutilized land.** Focusing on a gateway to Chennault will help define the neighborhood anchor. Signage, landscape, and infrastructure improvements, including a proposed traffic circle, would give the area its missing front door.

Economic Development

- **Makes Chennault's development sites fully usable to attract large employers and jobs to the region.** Chennault currently has seven+ successful tenants and 14 development sites for future growth identified, however, all 14 sites require significant infrastructure improvements to be viable. An additional companies

of similar caliber to the existing tenants at Chennault would bring many jobs to the region and could provide other opportunities.

- **Focuses on additional amenities and needs for SOWELA such as childcare, parking, and enhanced campus life, to continue to grow the school's workforce and training offerings.** SOWELA has identified several needs for its student population, including childcare, parking, additional educational facilities, and enhanced campus life. The area north of Legion Street/Sen. J Bennett Johnston Avenue could provide space for these additional amenities, while the amenities would also support the current student population growth and the new programs that will further enhance that growth.

Infrastructure

- **Unlocks Chennault's development sites for future growth through infrastructure improvements.** The economic development potential of Chennault cannot be fully realized without new infrastructure at the 14 proposed development sites.
- **Promotes usability and attractiveness of available development parcels through improved and added road improvements, water, sewer, and power infrastructure.** Existing sites with some level of infrastructure should get upgraded infrastructure to improve their attractiveness in the market.

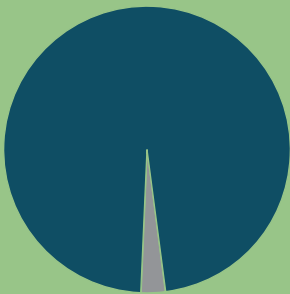


HIGHLIGHTING COMMUNITY SUPPORT

I would visit a Chennault and SOWELA district that had new investment and places for people to gather and interact.



I think this project will benefit SWLA.



96%
of respondents said **YES**

4%
of respondents said **I'M NOT SURE**

Accommodating for Future Growth

KEY INFRASTRUCTURE IMPROVEMENTS

There are several roads around Chennault and SOWELA that are in dire need of improvement, both to support the expansion and growth currently being experienced in the area and projected future growth for the years to come. Key roads and their associated benefits include:

1. Sen. J Bennett Johnston Avenue

- Provides direct connections to I-210, Legion Street and Broad Street
- Would provide a connection to US 90 if extended
- Has been planned for improvement by Calcasieu Parish for years

2. Main Street

- Can provide a secondary point of ingress/egress for the Chennault and SOWELA Area Resilience District
- Would support access to future development and planned facilities within the Resilience District and beyond
- Provides direct connection to Broad Street, US 90, and Opelousas Street via Bunker Road, which are key east-west corridors through Lake Charles

3. East Prien Lake Road

- Can provide the primary access point for the southern end of the Chennault and SOWELA Area Resilience District
- Would open up the southern portion of the Resilience District to hotels and commercial development, here and along I-210



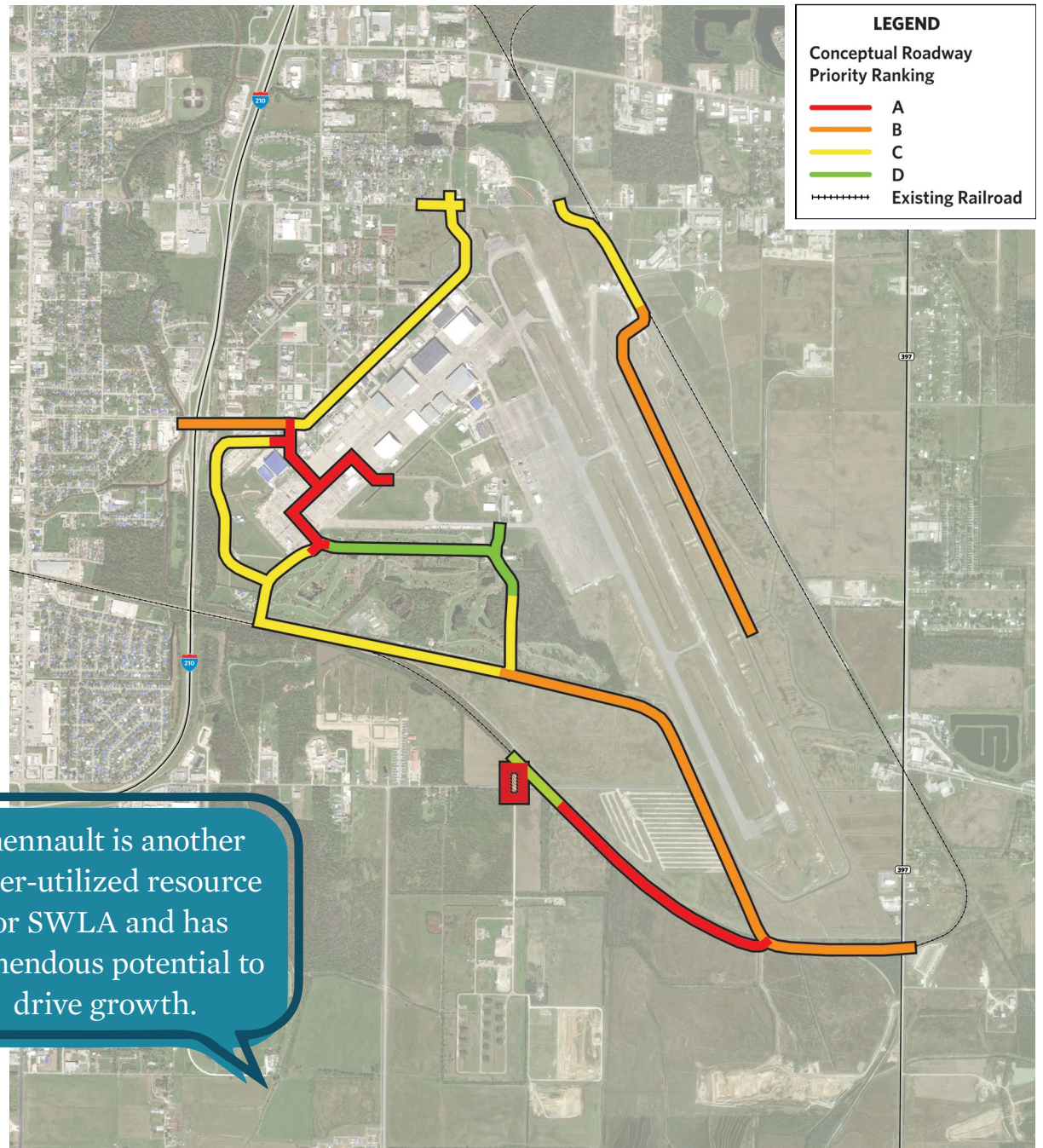
TODAY AND LOOKING FORWARD AT CHENNAULT

Chennault International Airport has 10+ tenant companies already using space on the property. The airport has identified 14 sites for future growth. Most places have infrastructure needs to be successful. A key aspect of the action steps for the Chennault and SOWELA Resilience District is the prioritization of infrastructure needs to unlock and improve development sites. To the right, a conceptual roadway priority ranking outlines the most critical infrastructure needs for the greatest initial impact.



Unlocking a Strategic Anchor
Developing the 14 sites at Chennault would bring new employees, but a missing piece of the neighborhood are places to eat, gather, and shop. That's where the district succeeds where one partner alone might fail.

Chennault is another under-utilized resource for SWLA and has tremendous potential to drive growth.



TODAY AND LOOKING FORWARD AT SOWELA

As SOWELA's student population grows and continues to return to the region following displacement from the recent storms, recent construction like the Culinary, Gaming, and Hospitality building provide new programs to serve the region, while partnerships with Chennault for mechanical trades and aviation support are ongoing. New programs and student services, such as pilot training, childcare, fitness, and athletic facilities, could help foster additional partnerships and promote growth of the school. An initial priority is improved parking walkable to campus with a focus on green infrastructure.



B Potential future academic buildings, childcare, and fitness/athletic facilities



SOWELA's \$10.2M Culinary, Gaming, and Hospitality Building



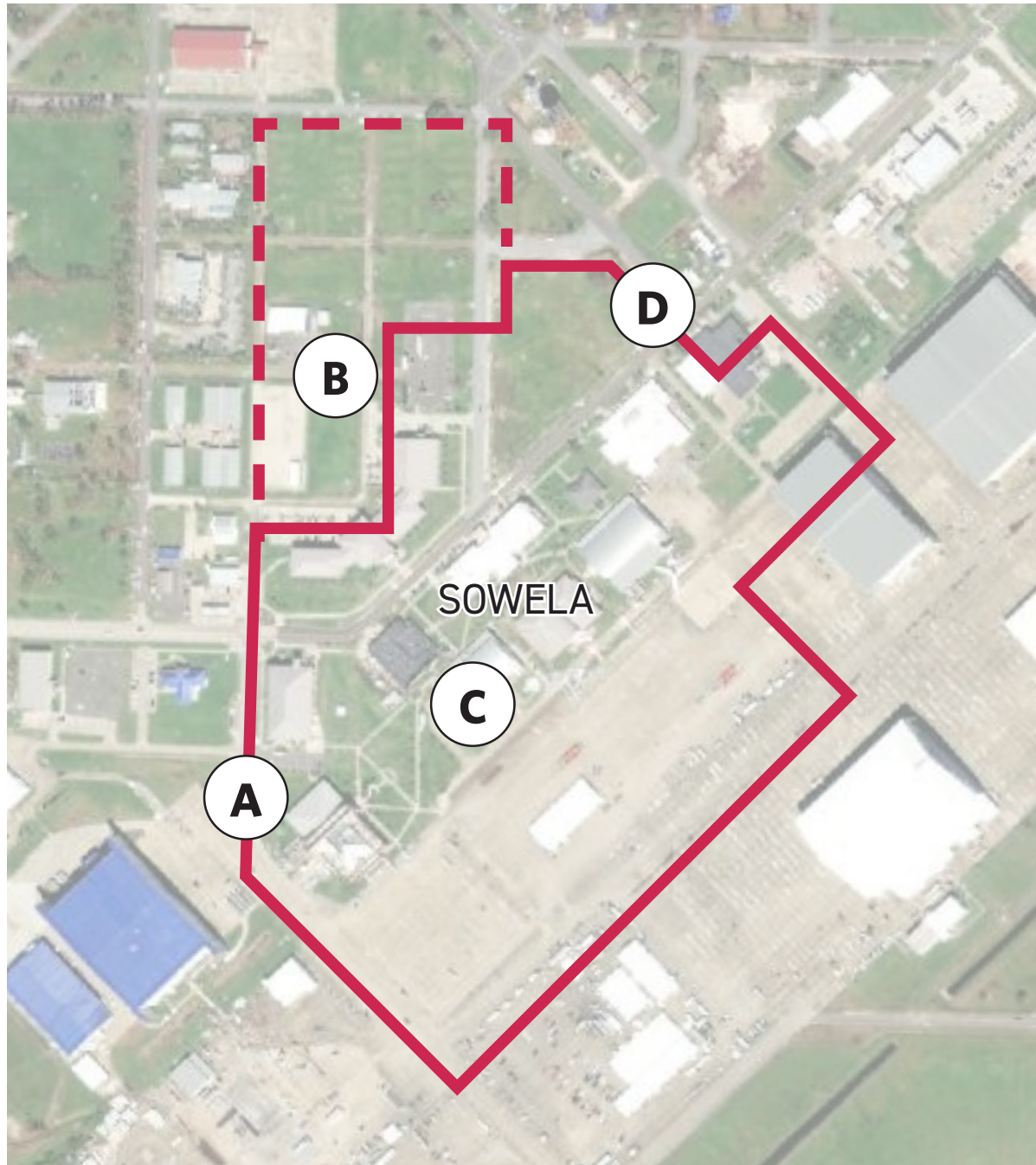
A A new entrance for Chennault



C Green infrastructure parking lot improvements that enhance walkability



D Water Tower Park and the new culinary/gaming/hospitality building



— CURRENT CAMPUS

— POTENTIAL FUTURE GROWTH

A Good Example

TIDEWATER COMMUNITY COLLEGE

- Breathing life into a forgotten corner of Downtown Norfolk, TCC was the catalyst for creating a new “urban village”
- The plan contains three existing structures, one new building, and two new public park spaces
- The campus stimulated \$140 million in new restaurants, entertainment venues, and 500 apartment and condominiums



Mason Andrews Science Center, the first new building in decades



One of two new public spaces created for the campus

ACTION STEPS

Fund

The key to implementation of the Chennault and SOWELA Resilience District is having a sustainable source of accessible funding and strategic partnerships.

1 Establish a Funding District

Establishing a special funding district provides the structure and authority needed to secure funding and implement infrastructure improvement projects. The district could be a Tax Increment Finance (TIF) District and an entity that is eligible to receive federal grants and accept allocations from state and local governments.

2 Prioritize Funding for infrastructure

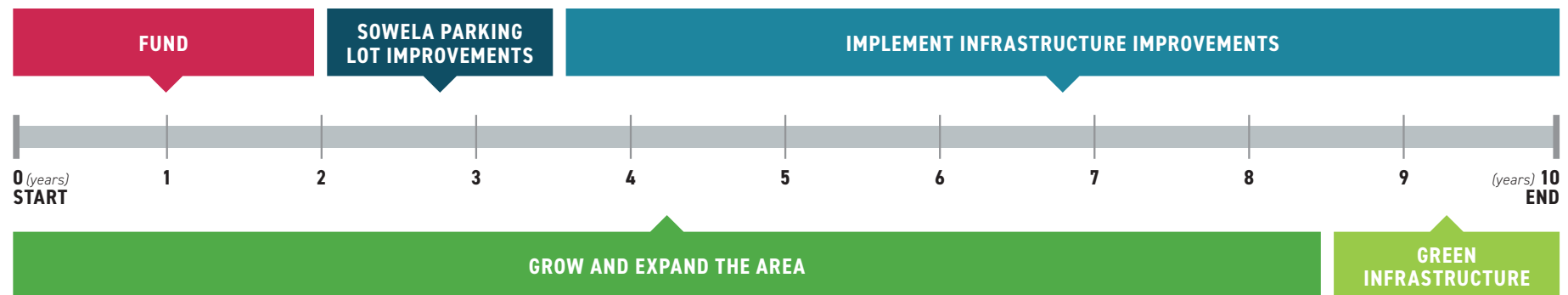
Once a district has been identified and is operational, budget allocations and grant applications should be focused on infrastructure improvements. Identified sewer, water, and road upgrades should be prioritized by time, cost, and impact.

Chennault & SOWELA Resilience District

Action Steps

- 1 Establish a funding district that bundles multiple projects together
- 2 Prioritize funding for the identified sewer, water, and road upgrades
- 3 Work with the City of Lake Charles Water and Wastewater Divisions to secure right-of-way and to fund utility improvements
- 4 Fund and implement SOWELA projects such as: Industrial, Process, and Liquefied Natural Gas (LNG) Technology Center of Workforce Excellence, parking lot improvements with green infrastructure elements such as permeable paving, crosswalks, bioswales, trees, etc.
- 5 Work with public entities to assemble and acquire parcels for the development of job-generating development, restaurants, and destinations for students and employees
- 6 Implement infrastructure improvements, according to Chennault's development sites and road prioritization
- 7 Invest in a green infrastructure park on the city-owned land (southeast of the water tower)

District growth continues with a focus on green infrastructure and sustainability



3 Work with the City Lake of Charles and Wastewater Divisions

Sewer improvements are among the most necessary improvements needed for long-term growth on the development sites, and the City of Lake Charles owns property that can help in the strategic growth of the area. The land around the water tower between East and West Main Street could make an ideal park and community gathering space.

SOWELA Campus Projects

4 Fund and Implement SOWELA Campus Projects

Parking Lot Improvements One project already in design for SOWELA is additional improvements to the parking. Since SOWELA is a commuter campus, walkable access to well designed parking is key for growth. The SOWELA parking lot improvements could include green infrastructure and vehicular shading with solar panels. Focusing on these green improvements could both create example projects for elsewhere in the region, while also allowing for access to grant money for implementation.

The Industrial, Process, and Liquefied Natural Gas (LNG) Technology Center of Workforce Excellence

The Industrial, Process, and LNG Technology Center will provide a simulated environment for training incumbent and future workers from local and regional employers utilizing the actual equipment and tools reflective of what workers will encounter in industry. Numerous craft areas such as machinists, millwrights, pipeline technicians, and welders would be focused on. Scale model Hands-on-Training (HOT) units would be utilized to focus on skill areas such as: Liquefaction and

refrigeration (LNG), closed loop heating and cooling with various control schema (separation techniques such as distillation, extraction, filtration), upstream petroleum separation and distribution (pipeline), and chemical reaction processes.

Grow and Expand the Area

5 Work to Assemble and Acquire Parcels

Action step five is an ongoing step that continues at any time during implementation. Parcels north of Legion Street should be assembled for different uses, not only for SOWELA and Chennault, but for other businesses that can co-locate with and support these community anchors while providing spaces to eat, gather, and eventually housing.

Implement Infrastructure Improvements

6 Implement Infrastructure Improvements

The infrastructure improvements that were ranked and prioritized in action item two would be implemented over the next several years, opening up Chennault's development sites and attracting new employers.

Green Infrastructure

7 Invest in Green Infrastructure

The Chennault and SOWELA Resilience District should be a place anchored in the future of greener infrastructure. New streets and utilities should focus on sustainability and utilizing new innovation. Such projects can be example projects for the region, teaching projects on SOWELA's campus, and a selling point for companies attracted to the region who have an interest in sustainability.



Potential Partners

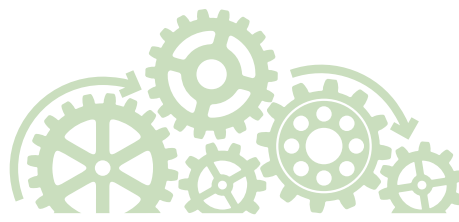
- Chennault
- SOWELA
- City of Lake Charles
- Calcasieu Parish
- Private developers
- Port of Lake Charles
- Union Pacific Rail
- Current Tenants at Chennault



Attribution: Clean Water Nashville

An example of green infrastructure in parking

Highlights and enhances a major hub for SWLA. Visitors and students will have a welcoming, attractive area where businesses could thrive.



IMPLEMENTATION



Potential Funding Sources

- LA DOTD Airport Improvement Program (CARES Act)
- US Department of Labor (DOL) Workforce Opportunity for Rural Communities (WORC) Initiative through the Delta Regional Authority (DRA)
- Renewed Chennault Millage
- Bonding
- Increase Chennault tenant payments and/or increase the number of tenants at Chennault
- Private developers and investors
- Economic Development District
- LED incentives
- SOWELA
- Infrastructure Investment and Jobs Act (IIJA) funding
- LA Watershed Initiative LA PRO program (trade certification program)
- OSHA & GOHSEP Emergency Management and Preparedness funding for logistics and staging areas
- EDA funding for solar advancements

HOW?	COST
Designate a funding district that bundles multiple projects together	n/a
Prioritize funding for the identified sewer, water, and road upgrades Establish MOU or CEA with City of Lake Charles Water and Sewer to collaborate for securing right-of-way and cost sharing of local matches for funding sources	\$75 million
Create a flight school at SOWELA	TBD
Invest in a green infrastructure park on the city-owned land southeast of the water tower	
Use the Resilient Housing Toolkit to build infill housing in the Chennault/SOWELA Area	See Project 9
Work with public entities to assemble and acquire parcels for the development of job-generating development, restaurants, and destinations for students and employees	See Project 10

TIME FRAME	POTENTIAL FUNDING SOURCES	LEAD ENTITY	SUPPORTING PARTNERS/ENTITIES
1-2 years	<ul style="list-style-type: none"> Creation of an Economic Development District 	City of Lake Charles	Chennault SOWELA
1-10 years	<ul style="list-style-type: none"> Renewed millage Bonding Increased tenant payments Attraction of additional tenants Creation of an Economic Development District 	City of Lake Charles	LA DOTD Regional Planning and Development Commission
3-5 years	<ul style="list-style-type: none"> Strengthening Community Colleges Training Grant US Department of Labor (DOL) Workforce Opportunity for Rural Communities (WORC) Initiative through the Delta Regional Authority (DRC) 	SOWELA	Chennault
2-5 years	<ul style="list-style-type: none"> LA Watershed Initiative capital funding HMGP Infrastructure and Jobs Act (IIJA) competitive grants to improve walkability and green infrastructure 	City of Lake Charles	Bayou Greenbelt Fund (Community Foundation SWLA)
1-10 years	<ul style="list-style-type: none"> Restore LA — Affordable Homeownership programs LHC homeownership programs 	Non-profits building affordable homeownership housing	
1-10 years	<ul style="list-style-type: none"> See Project 10 	See Project 10	