WELCOME!

LINCOLN BEACH REDEVELOPMENT MASTER PLAN

Public Milestone #4

WHY ARE WE HERE?

Today's Public Milestone 4 meeting focuses on the final concept for the future redevelopment of Lincoln Beach!
The concept presented today was derived from community input and feedback from the past three community engagement events.

The goal of today's meeting is to review the final plan and get to know the design! This meeting also allows for community members to learn about the project phasing and Phase 1 in more detail.

This isn't your final chance to provide feedback! There will be future engagement events where we discuss details such as governance, materiality, events, and activation.

WHAT TO EXPECT TODAY?

1. Mingling, Introductions, and Q&A
Today will begin with a status update on the master plan and a review of all things related to budget, schedule, and near-term and long-term processes that the community can expect to be involved in. The team will give an overview of the final concept plan and answer frequently asked questions.

2. Engagement Activity
Participants will be led through a 'Day at the Beach' group activity to tour the final concept of Lincoln Beach.

3. Report Back & Next Steps
Breakout groups will share their 'Day at the Beach' activity results.

SCAN ME!
Have any questions? Scan this QR code to share any thoughts or questions you have with the project team by 5/20/25

WHO IS INVOLVED & WHO IS INFORMING THIS PROCESS?

PROJECT TEAM

Client

City of New Orleans
Office of Resilience & Sustainability (ORS)

Design Consultant

Sasaki
Landscape Architecture, Architecture, Civil Engineering

Subconsultants

- **TVG Planning** – Local Engagement & Outreach
- **Concordia** – Local Design Partner
- **Baird** – Marine & Beach Engineering
- **JLP+D** – Governance & Revenue Modeling
- **Southern Shores** – Environmental Engineering, Permitting
- **Marais** – Civil Engineering
- **Urban Systems** – Transportation Planning
- **Mia Kaplan Studio** – Historic Preservation
- **EDS** – Lighting & Electrical Engineering
- **Salas O Brien** – Telecom
- **MC&A** – Mechanical & Plumbing Engineering
- **ETM** – Operations, Maintenance
- **Zach Smith** – Code Review

ADVISORY GROUPS + LOCAL PARTNERS

- **Community Working Group** – Volunteer Interested Parties & Experts on NOLA East
- **Technical Advisory Committee** – Volunteer Interested Parties & Technical Experts
- **Economic Development Advisory Committee** – Volunteer Interested Parties & Economic Experts
- **Lincoln Beach Community Advisory Committee (LBCAC)** – Mayor & Council Appointed
- **Community Fellows** – Hired by the Project Team

THE NEW ORLEANS EAST COMMUNITY

NEXT STEPS IN THE PROCESS

1 IMMEDIATE

- Release the Construction Manager at Risk (CMAR) RFP and select a proposer
- Complete 30% design documents for full project
- Detailed Design & Permitting for Phase 1
- Submit project permits for federal, state, and local agencies
- Establish Cooperative Endeavor Agreement (CEA)
- Creation and deployment of community preferred governance structure
- Engagement with community on detailed design
- City identifies budget for operations
- City applies for seed grants to support initial nonprofit-led operations

2 NEAR-TERM

- Begin construction on Phase 1 (anticipated Q4 of 2025)
- Detailed design Phase 2 (if funding is secured)
- Execute operations and governance structure
- Programming & events calendar defined by community and Nonprofit Operator
- Conduct detailed cost estimate and detmine if anything currently allocated to Phase 2 can be delivered for Phase 1
- Fundraising
- Commission contracts the formed or selected Nonprofit Operator for day-to-day operations

3 LONG-TERM

- Detailed design Phase 3 (if funding is secured)
- City transfers CEA to a new Lincoln Beach Commission
- City retains ownership of Lincoln Beach, and scales down its direct management/involvement

2023 Q4 | 2024 Q1 Q2 Q3 Q4 | 2025 Q1 Q2 Q3 Q4 | 2026 Q1 Q2 Q3 Q4 | 2027 Q1 Q2

TASKS 1-5: MASTER PLANNING

Nov. 2023 - May 2025

- Solicit community feedback, analyze the site, develop a detailed master plan.

☐ IN PROGRESS

TASK 6: SCHEMATIC DESIGN

April - July 2025

- Develop a 30% Design set of sufficient detail for pricing, detailed phasing and agency coordination.

☐ IN PROGRESS

TASK 7: DETAILED DESIGN

July 2025 - Jan. 2026

- Develop 30% - 100% Construction Documents for permitting & construction of the design of Phase 1 of the Master Plan.

PHASE 1 CONSTRUCTION

Dec. 2025-2027

BEACH OPERATIONAL

SCHEDULE IS SUBJECT TO CHANGE

CONCURRENTLY: PERMITTING

Mar. 2025- Construction

KEY PROGRAM ELEMENTS DRIVING PERMITTING:

- Bridge over a Highway & Railroad
- Work within Levee Right of Way
- Work in/near Lake Pontchartrain
- Beach Nourishment/Expansion
- Tunnel Improvements
- Work in Existing Wetlands

FEDERAL

- FAA PERMIT
- ENDANGERED SPECIES ACT SECTION 7
- JURISDICTIONAL DETERMINATION
- RIVERS & HARBORS SECTION 10 PERMIT
- CLEAN WATER ACT SECTION 404 PERMIT

STATE

- POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT
- CLEAN WATER ACT SECTION 402 -CONSTRUCTION STORMWATER GENERAL PERMIT
- CLEAN WATER ACT SECTION 401 - WATER QUALITY CERTIFICATION
- DEPARTMENT OF WILDLIFE & FISHERIES FILL MATERIAL PERMIT
- CULTURAL EVALUATION
- LIFE SAFETY BUILDING DESIGN APPROVAL
- COASTAL USE PERMIT
- APPROVAL OF SANITARY WASTEWATER AND POTABLE WATER SYSTEMS

LOCAL

- BUILDING PERMITS, ELECTRICAL & MECHANICAL, & ELEVATION CERTIFICATES
- SITE PLAN & STORMWATER MANAGEMENT PERMIT
- BOARD OF BUILDING STANDARDS & APPEALS WAIVER
- DEMOLITIONS IN NATIONAL REGISTER DEMOLITION REVIEW DISTRICT
- SIGNAGE PERMIT
- ZONING VERIFICATION
- DEVELOPMENT PLAN AND DESIGN REVIEW
- DESIGN ADVISORY COMMITTEE
- MAINTENANCE OR ALTERATION TO PUBLIC PROPERTY
- ARMY CORPS OF ENGINEERS LEVEE PERMIT & LEVEE SAFETY BOARD PERMIT
- CERTIFICATE OF APPROPRIATENESS
- RIGHT OF WAY, TRAFFIC, & DRIVEWAY PERMIT
- DEPARTMENT OF TRANSPORTATION OVERSIZE HAULING PERMIT

Project Process

WHAT WE HEARD!

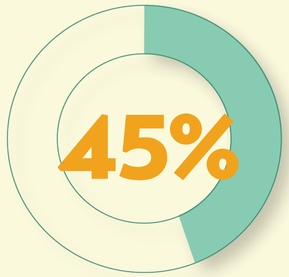
Public Milestone Meeting 3

PUBLIC MILESTONE MEETING 3:

November 7, 2024

159
participants attended the public engagement meetings

447
people filled out the survey



of participants reside in New Orleans East

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)

Opportunities for **activation, destinations, and entertainment**

TOP FIVE PROGRAM ELEMENTS

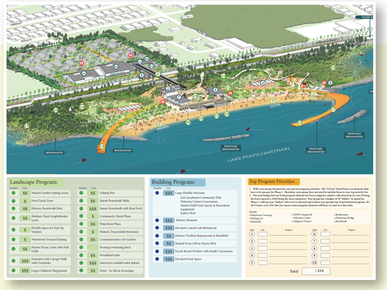
Passive Side/Active Beach	498
Large Playground	433
History Museum	410
Food Truck Zone	384
Elevated Restaurant	341

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

MILESTONE MEETING 3 ENGAGEMENT

From our November engagement workshop the team has now gone back to refine the design concept based on the feedback we received from in-person attendees, stakeholders, and consultants. Above is a summary of the ranking results from the engagement methods used in the prior phase. Note that the top priorities waver, this indicates a need for flexibility in the design concept and phasing to ensure that these broad interests can be met.



Engagement Methods: Both in-person and online activities mirrored each other as participants were asked to narrow down the list of program based on preference and then rank their priority items according to cost.

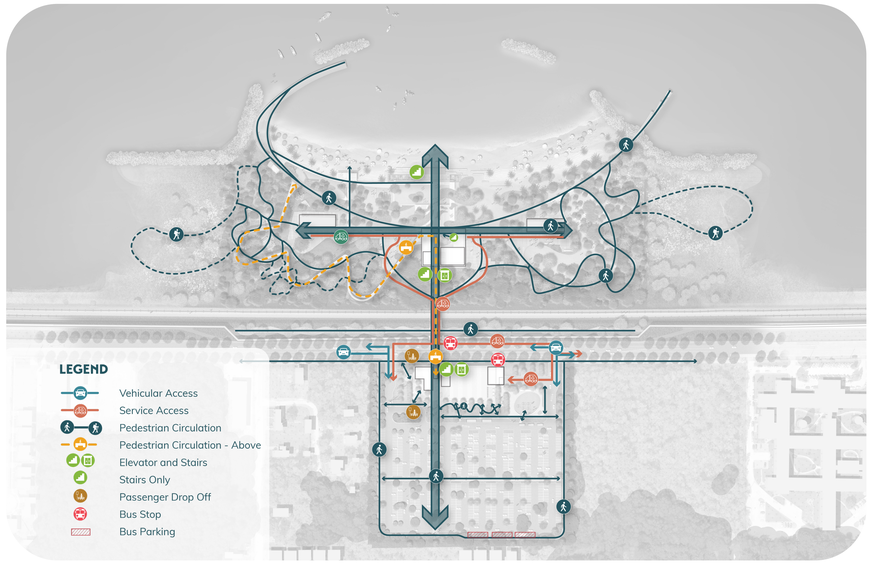
MASTER PLAN VISION

PLAN VIEW

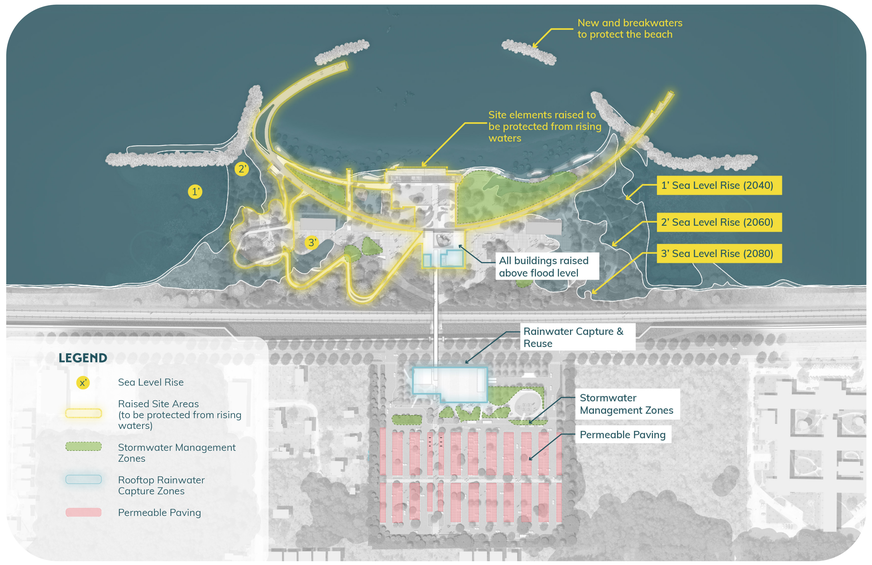
PROGRAM LEGEND:

- Building Program
- Outdoor Program
- Restrooms

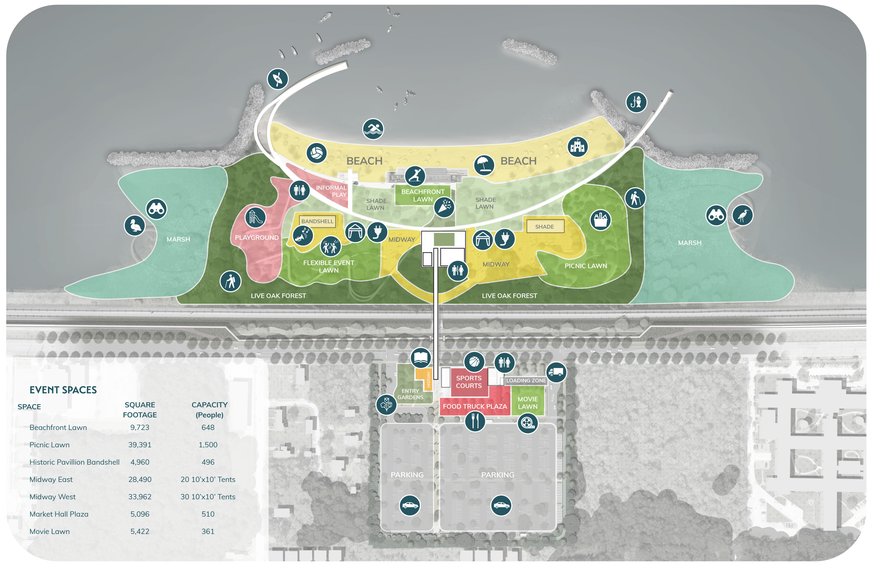
1. Welcome Center & History Museum
2. Administrative Security Office
3. Sports Court & Flexible Market Hall
4. Loading & Storage
5. Elevated Event Center
6. Elevated Restaurant
7. Kayak Rental Pavilion & Concessions
8. Historic Pavilion as Band Shell
9. Historic Pavilion as Shade Structure
10. Pedestrian Bridge
11. Oak Canopy Walk
12. Arcing Boardwalk
13. Fishing Pier
14. Sunset Pier
15. Felled Tree Marsh Habitat
16. Midway Gardens
11. Beachfront Lawn
12. Waterfront Terraces
13. Historic Boardwalk Relic
14. Children's Playground
15. Flexible Event Lawn
16. Picnic Lawn
17. Food Truck Plaza
18. Movie Screening Lawn
19. Drive-In Movie Zone
20. Discovery Path
21. Marsh Boardwalk Paths



SITE CIRCULATION



SITE RESILIENCE STRATEGIES



EVENT SPACES

SPACE	SQUARE FOOTAGE	CAPACITY (People)
Beachfront Lawn	9,723	648
Picnic Lawn	39,391	1,500
Historic Pavillion Bandshell	4,960	496
Midway East	28,490	20 10'x10' Tents
Midway West	33,962	30 10'x10' Tents
Market Hall Plaza	5,096	510
Movie Lawn	5,422	361

SASAKI

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Escanee para Traducción

MASTER PLAN VISION

AERIAL VIEW

PROGRAM LEGEND:

- Building Program
- Outdoor Program
- Restrooms

1. Welcome Center & History Museum
2. Administrative Security Office
3. Sports Court & Flexible Market Hall
4. Loading & Storage
5. Elevated Event Center
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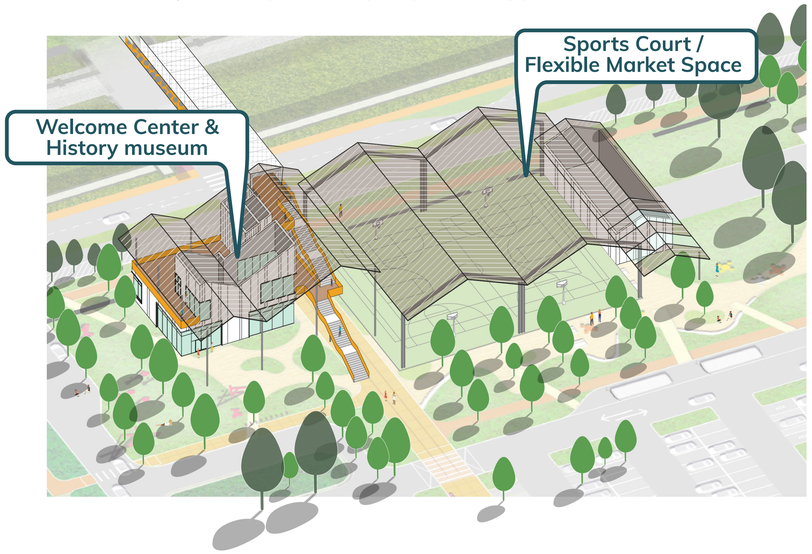
20. Discovery Path
21. Marsh Boardwalk Paths

THE BUILDINGS

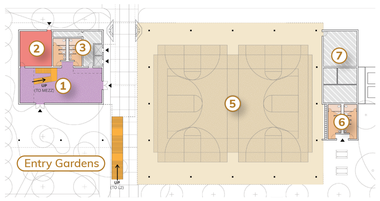
SITE ARCHITECTURE

THE ENTRY BUILDING

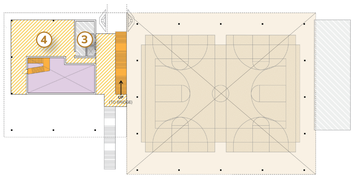
The Lincoln Beach Welcome Center is a flexible, community-oriented space with room for events, exhibits, and gatherings, plus a large covered sports court for markets and public use. Built with durable, weather-resistant materials, it's designed for safety, sustainability, and year-round enjoyment.



PROGRAM	DESCRIPTION	SF	PHASE
Welcome Center Building			
1. Welcome Center & History Museum	Visitor kiosk, History Museum, Formal /Informal seating	1,500 SF	Phase 1
2. Administrative Security Building	Office space, Local support and visitor safety	575 SF	Phase 1
3. Support	Restrooms, Mechanical, Storage, Elec. Closet	1,500 SF	Phase 1
4. Terrace	Flexible covered outdoor space	1,600 SF	Phase 1
Sports Court / Flexible Market & Support			
5. Sports Courts/ Flexible Market	Open air structure, three sports courts & Indoor market space	13,330 SF	Phase 3
6. Restrooms & Lockers	Female & Male restrooms, lockers for personal item storage	450 SF	Phase 3
7. Support	Storage, Trash, Loading & Receiving	2,350 SF	Phase 3



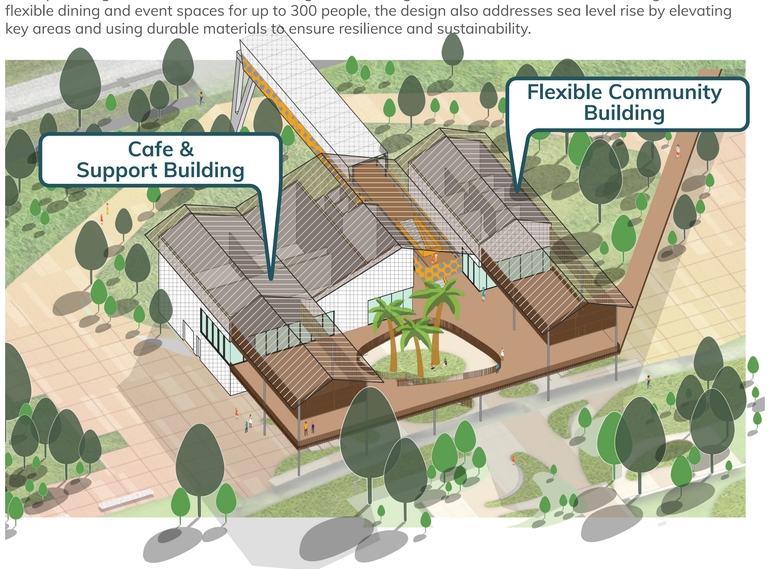
Floor Plan 1



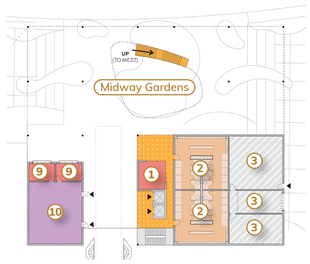
Floor Plan 2

THE BEACH-SIDE BUILDINGS

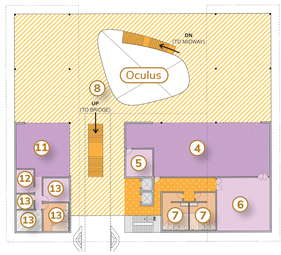
The beach-side buildings at Lincoln Beach blend recreational and event spaces, honoring the site's history while providing essential facilities for beachgoers, including locker rooms, restrooms, and storage. With flexible dining and event spaces for up to 300 people, the design also addresses sea level rise by elevating key areas and using durable materials to ensure resilience and sustainability.



PROGRAM	DESCRIPTION	SF	PHASE
Cafe & Support Building			
1. Lifeguard Station	High visibility office space for personnel of lifeguard	225 SF	Phase 1
2. Restrooms & Locker Rooms	Male & Female changing rooms and locker storage	1,700 SF	Phase 1
3. Support	Mechanical, Storage, Trash, Loading, Receiving & Utility Room	1,500+ SF	Phase 1
4. Large Event & Dining Room	Large room that supports dining and flexible events, opens up to mezzanine	2,000 SF	Phase 1
5. Storage	Storage space that serves Event & Dining Room	200 SF	Phase 1
6. Kitchen	Fully operational kitchen that supports dining functions	800 SF	Phase 1
7. Restrooms	Male & Female restrooms that supports building users	600 SF	Phase 1
8. Mezzanine	Elevated Mezzanine Deck with stairs to midway garden	8,500 SF	Phase 1
Flexible Community Building			
9. Concessions	Sales of food, drinks and essentials	300 SF	Phase 2
10. Flexible Community Room	Flexible space for gatherings	1,000 SF	Phase 2
11. Event Space	Flexible room for events	825+ SF	Phase 2
12. Catering	Prep room for food	125 SF	Phase 2
13. Support	Restroom, Storage, MEP	725+ SF	Phase 2



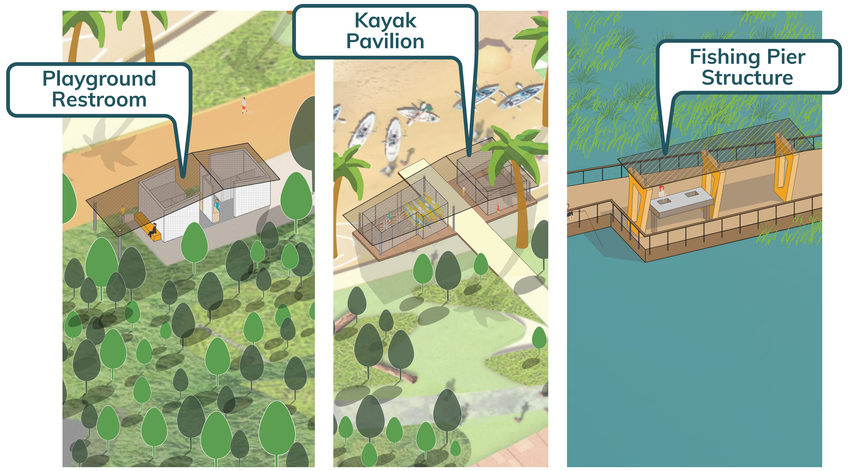
Level 1 Plan



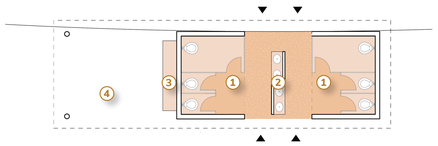
Level 2 Plan

BEACH SUPPORT BUILDINGS

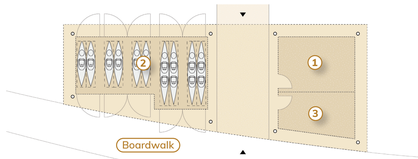
The children's playground restroom at Lincoln Beach is a durable, flood-proof facility offering essential amenities and easy access for families. The fishing pier at Lincoln Beach revives historic canopy designs and includes a fish cleaning station, while the kayak storage building features a porous wall assembly for storm surge resilience. Both structures are designed with flood-resistant materials to ensure long-term sustainability.



PROGRAM	DESCRIPTION	SF	PHASE
Playground Restroom			
1. Restrooms	4 standard stalls and 2 ADA stalls	400 SF	Phase 1
2. Hand Wash Stations	Four hand wash stations	-	Phase 1
3. Bench	Seating area	-	Phase 1
4. Roof Overhead	Roof structure above	-	Phase 1
Kayak Pavilion Structure			
1. Kayak Rental Room	Storage room for personal items and life vest's	260 SF	Phase 2
2. Kayak Storage	Enclosed kayak storage (small and large) 50 Kayaks	400 SF	Phase 2
3. Concessions	Sales of food, drinks and essentials	190 SF	Phase 2
Fishing Pier Structure			
4. Fish Cleaning Station	Fish cleaning station with sinks	-	Phase 1
5. Fishing Area	Flexible zone for seating, etc.	-	Phase 1



Playground Restroom Floor Plan

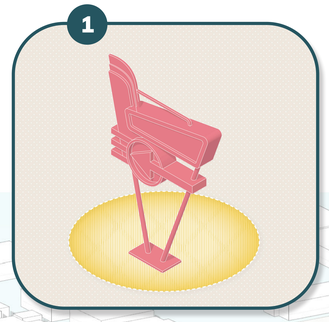


Kayak Pavilion Floor Plan

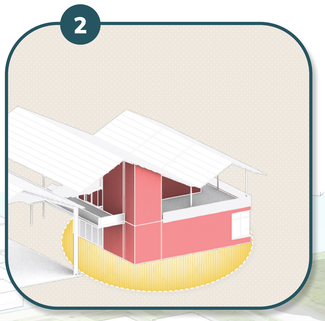
Fishing Pier Floor Plan

HISTORIC INTERPRETATION

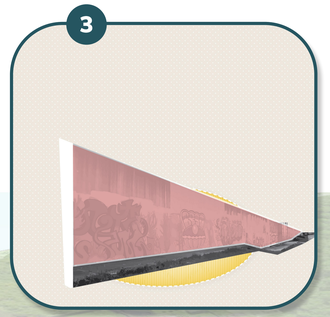
A WALK THROUGH HISTORY



1 RENOVATED HISTORIC SIGNAGE

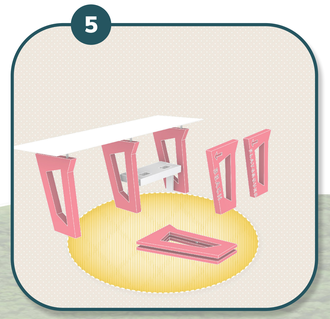


2 HISTORY MUSEUM

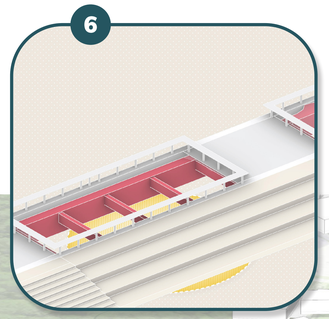


3 FLOODWALL MURALS

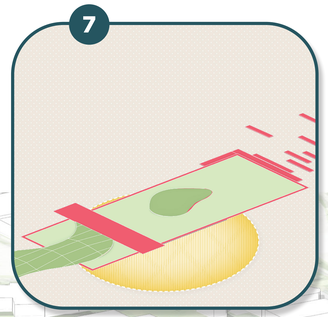
4 NATIONAL REGISTER OF HISTORIC PLACES



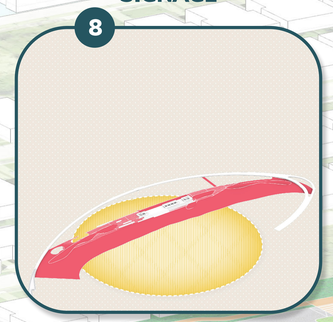
5 REUSE OF HISTORIC STRUCTURES



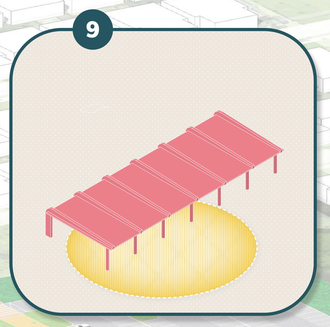
6 HISTORIC BOARDWALK RELIC



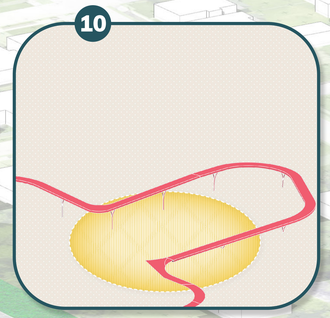
7 BEACHFRONT LAWN (HISTORIC POOL EXTENTS)



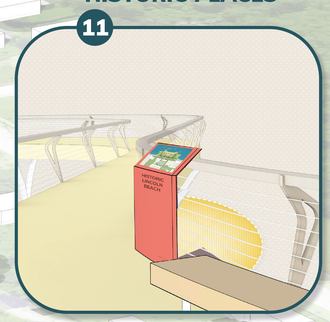
8 RENOURISHED BEACH



9 HISTORIC PAVILION BAND SHELL

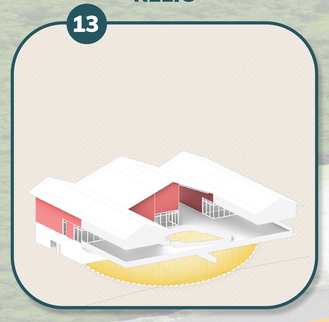


10 OAK CANOPY WALK



11 INFORMATIONAL SIGNAGE

12 MIDWAY VIEWING DECK



13 HISTORICALLY LOCATED RESTAURANT

14 PAVING INSCRIPTIONS

Start at the historic Lincoln Beach sign

Learn about Lincoln Beach at the history museum

Peek at the floodwall murals

Use the historic tunnel to enter the site

View the historic midway through the oculus

Walk through the historic oaks on the canopy walk

Look out at the marsh from the canopy walk

Enjoy the shade of the historic shade pavilion

Hang out at the beachfront lawn which encompasses the historic pool extents

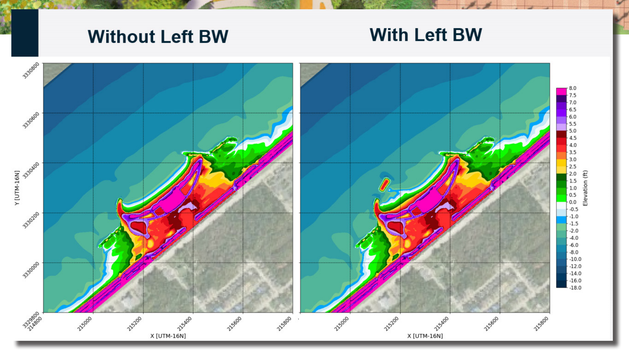
View the remnants of the historic boardwalk relic

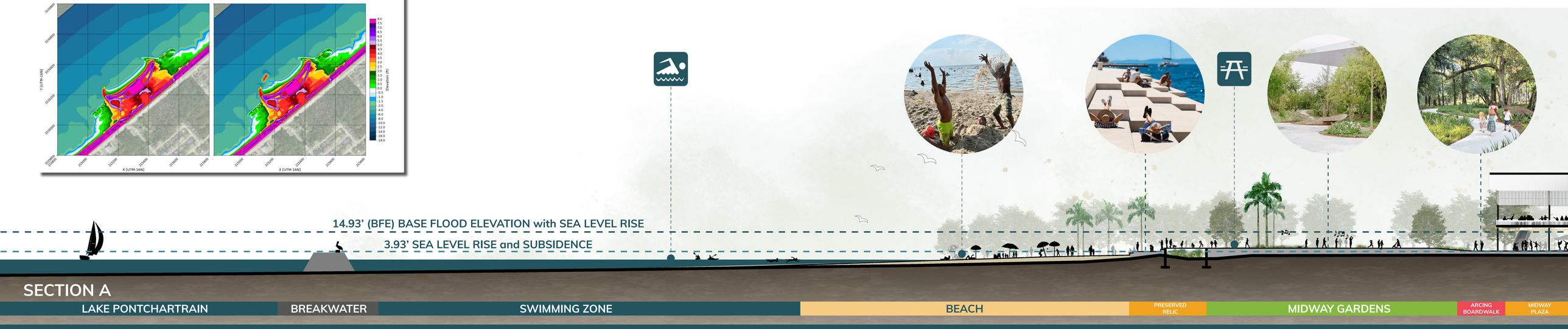
History Loop

The site's history is a vital element, both programmatically and culturally. Rather than simply recreating Lincoln Beach as it once was, the design integrates historic relics, interpretive public art, and educational opportunities. These elements honor the past while also highlighting the site's ecological significance, creating a space where visitors can connect with both its cultural and natural heritage. An accessible 'History Loop' highlights the major interpretive elements on the site for those that are interested in diving deeper and learning more about Lincoln Beach's history.

THE BEACH

PLAN VIEW





SASAKI

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Escanee para Traducción

THE BEACH

The expansive beach, framed by the preserved remnants of the historic boardwalk, serves as the heart of Lincoln Beach. Visitors can stretch out on the sand, fly kites, rent kayaks, or play a game of beach volleyball. A walk to the end of the arcing boardwalk rewards guests with a breathtaking panoramic view of Lake Pontchartrain.

THE MIDWAY

Where the arcing boardwalk meets the historic Midway marks a central gathering space at Lincoln Beach. This is where visitors arrive and depart, kids grab a refreshment from the concession stand, and families sit down for a meal.

THE PLAYGROUND

Lincoln Beach's expansive playground offers endless fun for children of all ages. Slides, elevated tree forts, and felled-wood play structures wind through the live oak trees, creating a one-of-a-kind play destination for New Orleans East.

THE ENTRY

The entry building, with color inspired by the vibrant sunrises of New Orleans East, welcomes visitors with a thoughtfully designed welcome center and history museum that highlights the site's rich past. The entry feels like a park, offering court sports, picnicking, and shaded relaxation beneath towering bald cypress trees.

PROJECT PHASING

Overview
Lincoln Beach is separated into 4 major phases for implementation. In each phase, additional studies as well as detailed design will be required to finalize locations, alignments, and final programming. Types of additional studies include governance, permitting, and design studies. Additionally, as the project moves forward into implementation, the community will continue its involvement in the design process and decision making of the project through continued engagement events.

Phasing Costs
Each phasing plan shows a range of costs to realize that phase of the project. These numbers include hard (construction) and soft costs (permitting, engineering fees, etc) and are representative of 2025 dollars. There is not escalation built into these numbers.

Budget
Currently, the City of New Orleans has secured funding from several sources which will cover the costs of Phase 1. This funding has also been used to covered the costs of the master planning work, site due diligence (survey, tree assessment geotech, etc.), and maintenance (parking lot clearing, water testing and site stabilization).

Note: A number of the funds that have been secured for the project are from federal sources. Given the current political climate and uncertainties around federal funding including spending freezes or cancellation of previously appropriated funding these numbers are subject to change.

Note: The phasing costs are Rough Order of Magnitude and have been completed as part of the master plan. As more detail is defined at later stages in the design process (technical design and documentation) these numbers will be refined. The numbers shown are for phasing and budgeting purposes and are subject to change.

PRELIMINARY PHASE 1 COST
$17 - 23 million

PHASE 1 ELEMENTS

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

PRELIMINARY PHASE 2 COST
$8-11 million

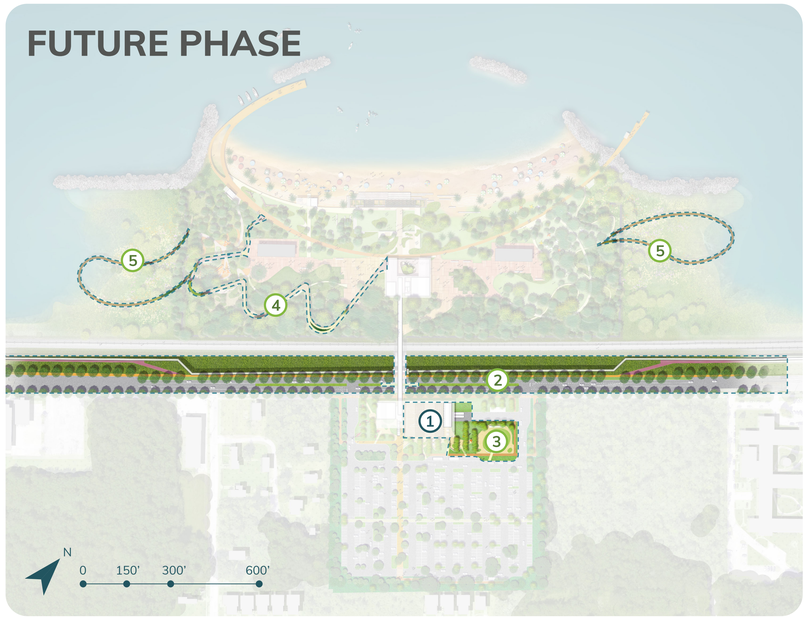
PHASE 2 ELEMENTS

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

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



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

PROGRAM LEGEND:
- Building Program
- Outdoor Program
- Restrooms

MASTER PLAN VISION

PLAN VIEW

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

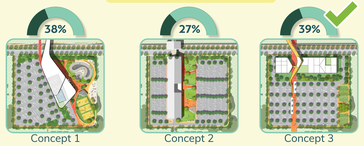
★ Passive Side/Active Beach	498	Drive-In Movie Screening 299
Large Playground	433	Fishing Pier 266
History Museum	410	Indoor Pool* 213
Food Truck Zone	384	Central Swimming Pier 197
★ Elevated Restaurant	341	Shaded Garden Seating Areas 196

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:



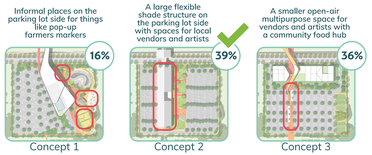
BRIDGE CONCEPTS:

1. An open-air pedestrian bridge that becomes a continuous winding boardwalk on the beach side
2. A closed climate-controlled pedestrian bridge that is also a building
3. An open-air pedestrian bridge that terminates at the midway

ADAPTIVE REUSE:

- 63% Provide educational signage around the site explaining historical aspects
- 61% Provide opportunities for local artists to create pieces that celebrate culture & history
- 55% Adaptively reuse existing structures & materials within the new design for amenities
- 53% Provide a museum space on site that tells the story of New Orleans East & Lincoln Beach
- 48% Preserve and add onto historic structures
- 43% Utilize the historic layout of the site as inspiration for the new design

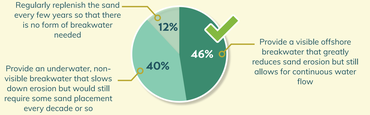
COMMUNITY COMMERCE



BEACH SIZE:

1. One large continuous sand surface that stretches the entire length of the site and extends out into the water
2. Two smaller, separated beaches that are slightly bigger than the two beach areas today and integrated with existing trees
3. Two separate beach spaces that are larger than what is there today but not big enough to where they are away from existing trees

SAND RETENTION:



PHASE 1 PLAN

PLAN VIEW

SITE MATERIALS ARE STILL TO BE DISCUSSED IN THE FUTURE
THE ENTIRE **BEACH**, ALONG WITH THE **HISTORIC BOARDWALK RELIC PRESERVATION** AND **WATERFRONT TERRACES** WILL BE BUILT IN **PHASE 1!**

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COME HERE!

IF YOU WANT TO LEARN ABOUT THE FULL MASTER PLAN VISION

COME HERE!

IF YOU WANT TO LEARN ABOUT PHASE 1

***NOTE: WE CURRENTLY ONLY HAVE FUNDING FOR PHASE 1**