



**PELICAN PARK**  
RECREATION DISTRICT #1 • ST. TAMMANY PARISH

# Master Plan Update

July 2026



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# 01 — Vision Statement

## Vision:

To be a first-class recreation destination, focused on the needs of the Recreation District No. 1 / Pelican Park community, that inspires joy, connection, and enriches the lives of the community. The District envisions a vibrant, safe, and inclusive park that is operationally sound and offers enriching opportunities for residents.

## Mission:

To enrich the lives of children, adults, and families by providing exceptional recreational facilities, diverse programs, and inclusive spaces that foster wellness, connection, memories, and lifelong enjoyment.

## Core Values:

- **C - Community** – Bringing people together through recreation, shared experiences, and meaningful connections that strengthen the community.
- **O – Outstanding Stewardship** - Serving the community through responsible stewardship of public resources, care for community assets and natural resources, and a commitment to continuous improvement in all District endeavors.
- **R – Recreation & Wellness** - Enriching lives by providing opportunities that promote active, healthy lifestyles and foster physical, mental, and social well-being.
- **E – Excellence & Inclusion** - Delivering exceptional facilities, programs, services, and experiences while creating a welcoming environment where everyone has the opportunity to participate, belong, and thrive.



## 02 — Principles

- Improve site circulation and parking for daily and peak usage
- Bring a spatial organization to a park that has developed over many years, while preserving its natural characteristics
- Develop amenities and resources that:
  - Serve a diverse set of purposes and users
  - Utilize and enhance existing facilities and programs
  - Go beyond the traditional definition of recreation
- Locate elements appropriately based on adjacencies and type of activity

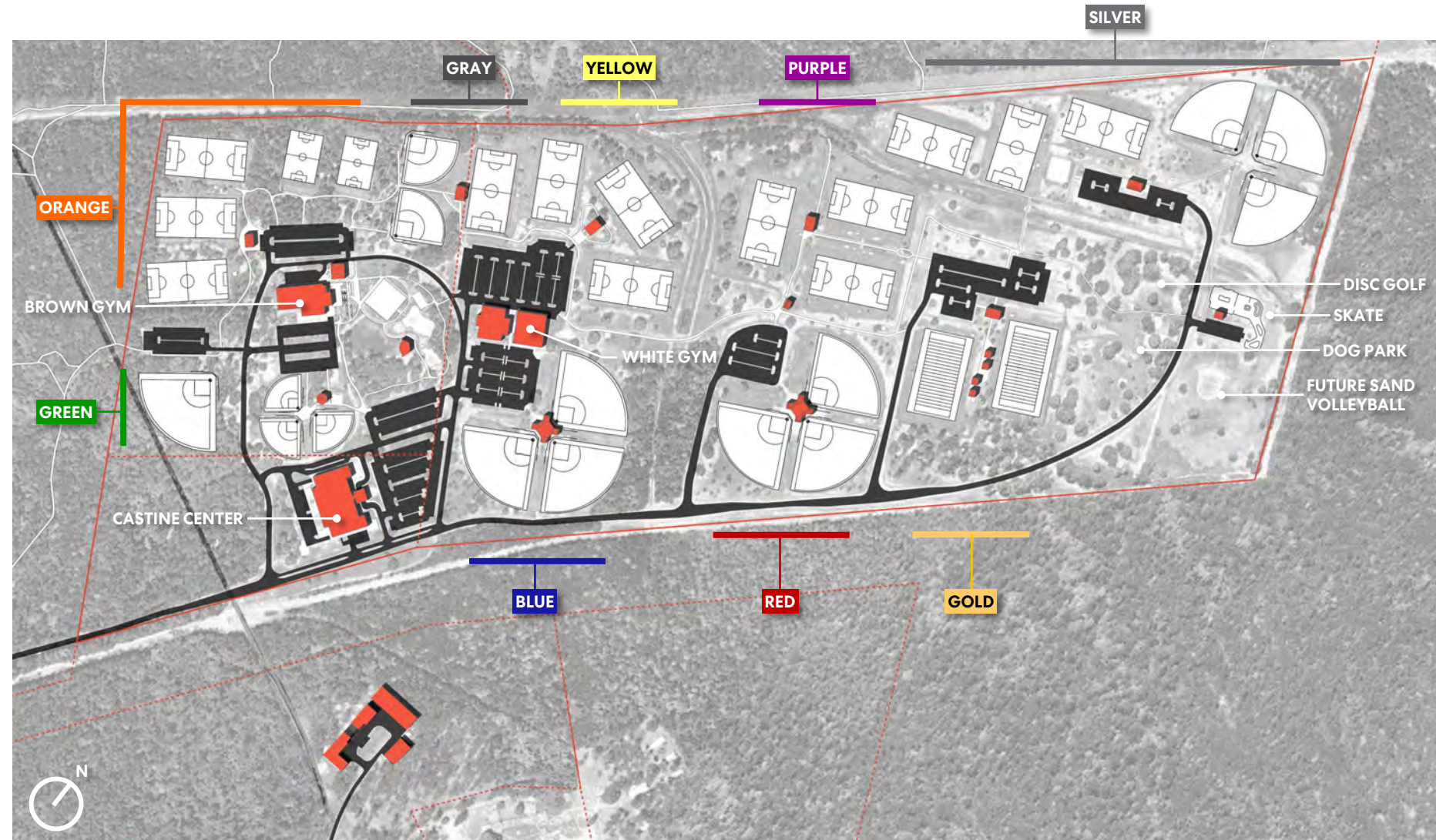
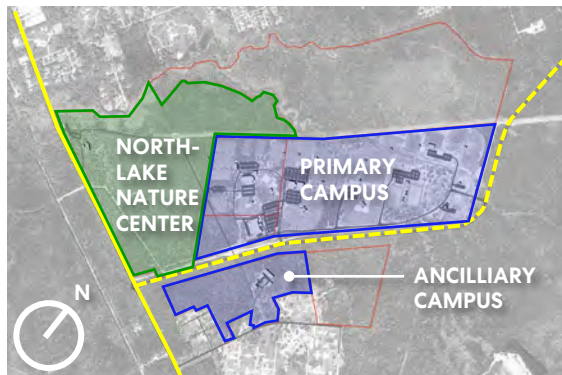


## 03 — Existing Conditions



# Existing Conditions

Pelican Park is a large, multi-use community park spanning approximately 478 acres and serving as a regional hub for youth sports and large events. The athletic fields are well utilized attracting many visitor on weeknights and weekends, which leads to congestion and parking issues. Facilities primarily consist of pre-engineered structures that are generally well kept but vary in age and aesthetics. Wayfinding is challenging, shade is limited—particularly on the north end—and stormwater issues were noted. Programming heavily favors athletics leaving few spaces for casual gathering, socialization, and smaller, more diverse community activities.



# Existing Conditions - Analysis



## Pain Points

Vehicular circulation and parking at Pelican Park present several operational challenges that contribute to congestion, particularly during peak events. Most parking lots function with single points of entry and exit and rely on a shared circulation drive, forcing vehicles back into the main loop when preferred lots are full and intensifying traffic volume. The south counter-clockwise loop of Pelican Drive experiences significant queuing due to difficult left-turn movements and limited sightlines. Similarly, the north parking area near White Pelican Gym lacks efficient overflow options, requiring drivers to make lengthy corrective loops when stalls are unavailable.



## By-pass Road

The proposed parish-provided by-pass road will significantly improve access, circulation, and overall functionality at Pelican Park. By introducing two primary entry points at the north and south ends of the site, the road will better distribute traffic and reduce reliance on the existing internal access drive. Importantly, the new alignment eliminates the problematic left-turn movement at the former park entrance, resolving a key operational and safety concern. Improved visibility will also enhance awareness and potential park use.

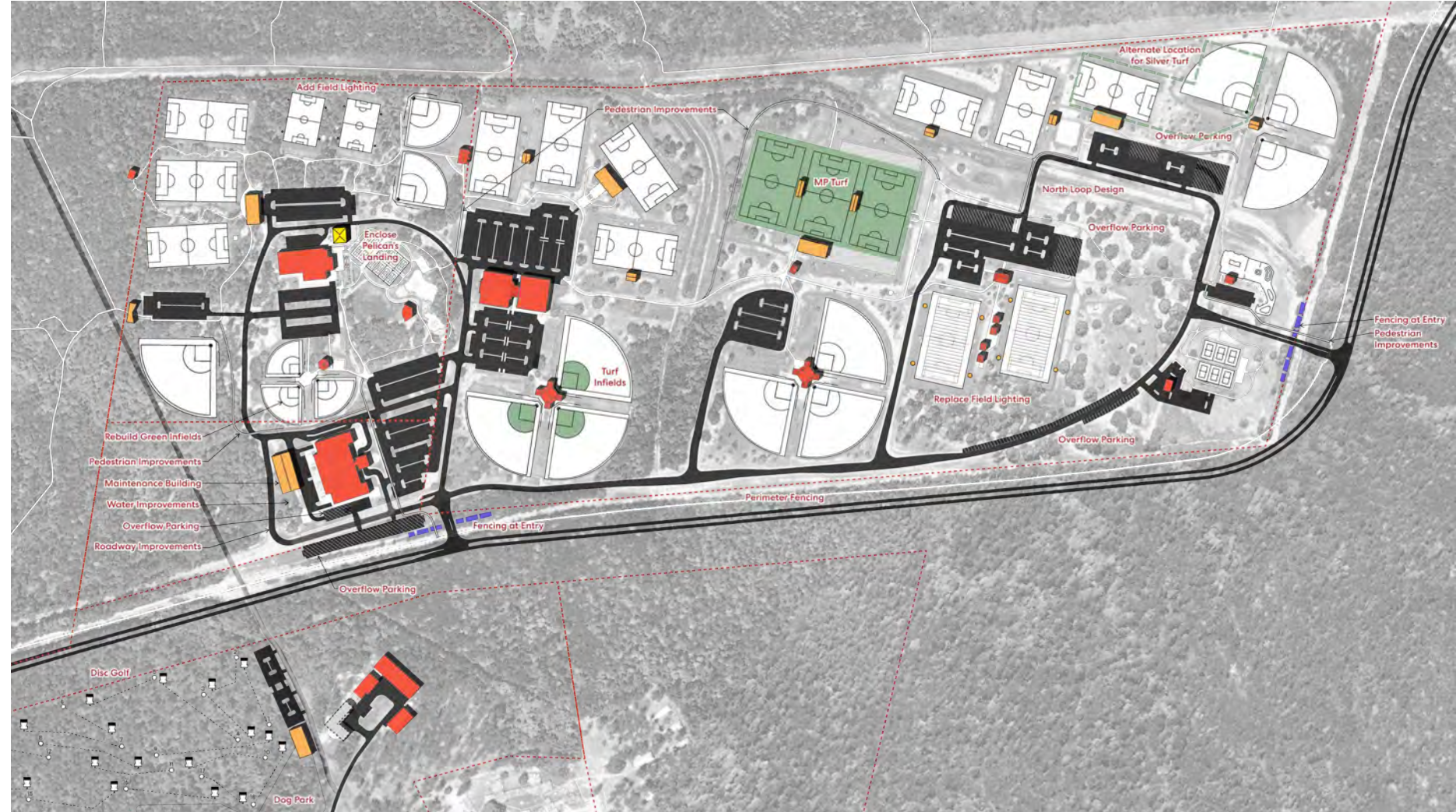


## 04 — Preferred Planning Strategy

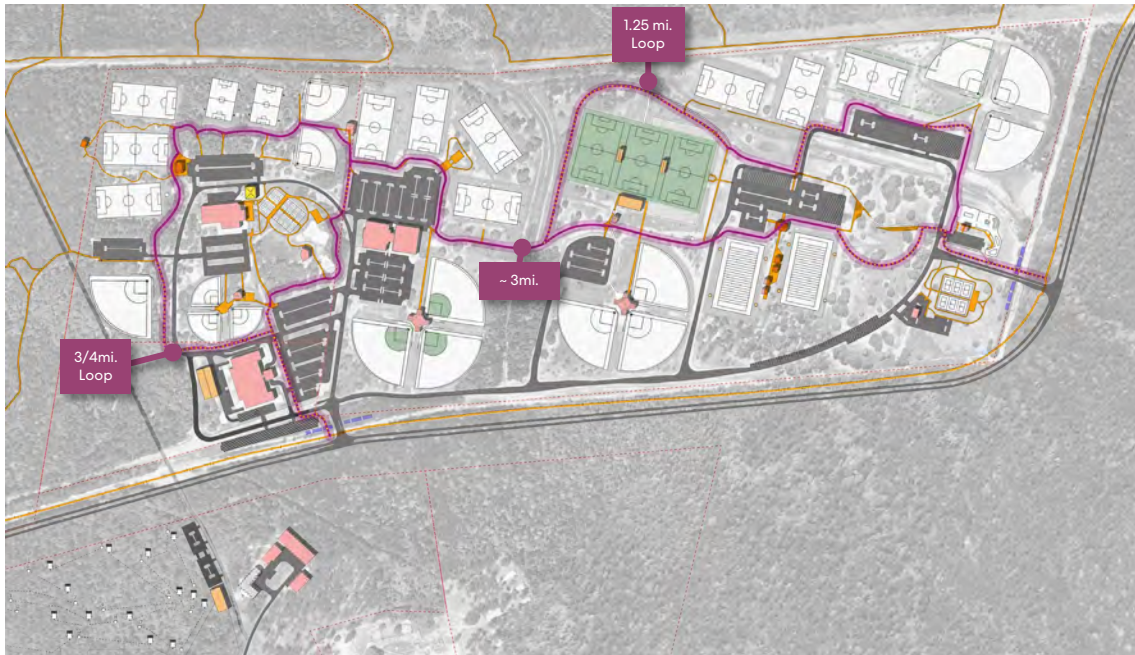


# Preferred Planning Strategy

The preferred planning strategy balances near-term priorities with long-term flexibility. It addressed the immediate impacts of the by-pass road and prioritizes improved circulation and parking to enhance the visitor experience, increase utilization, and support longer dwell times. Recognizing operational impacts of the by-pass road, the strategy prioritizes safe and efficient access for park maintenance west of the roadway. Selected amenities strengthen and support existing athletic fields while remaining adaptable, allowing the park to evolve over time to accommodate a broader mix of users, programs, and community activities.



# Pedestrian Circulation



## Pedestrian Circulation

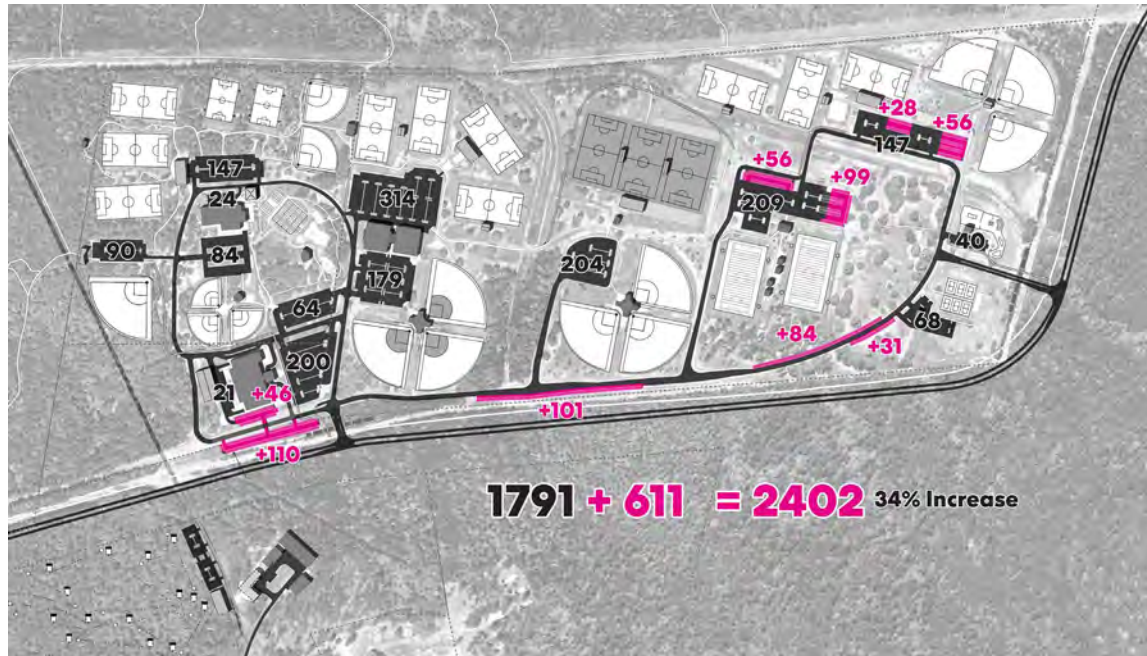
Pedestrian circulation is strengthened by closing key gaps in the existing network, creating continuous routes that eliminate dead ends and improve the overall experience for walkers and runners. New pathways were carefully aligned to minimize impacts on stormwater infrastructure and environmental systems.



## Potential Race Circuits

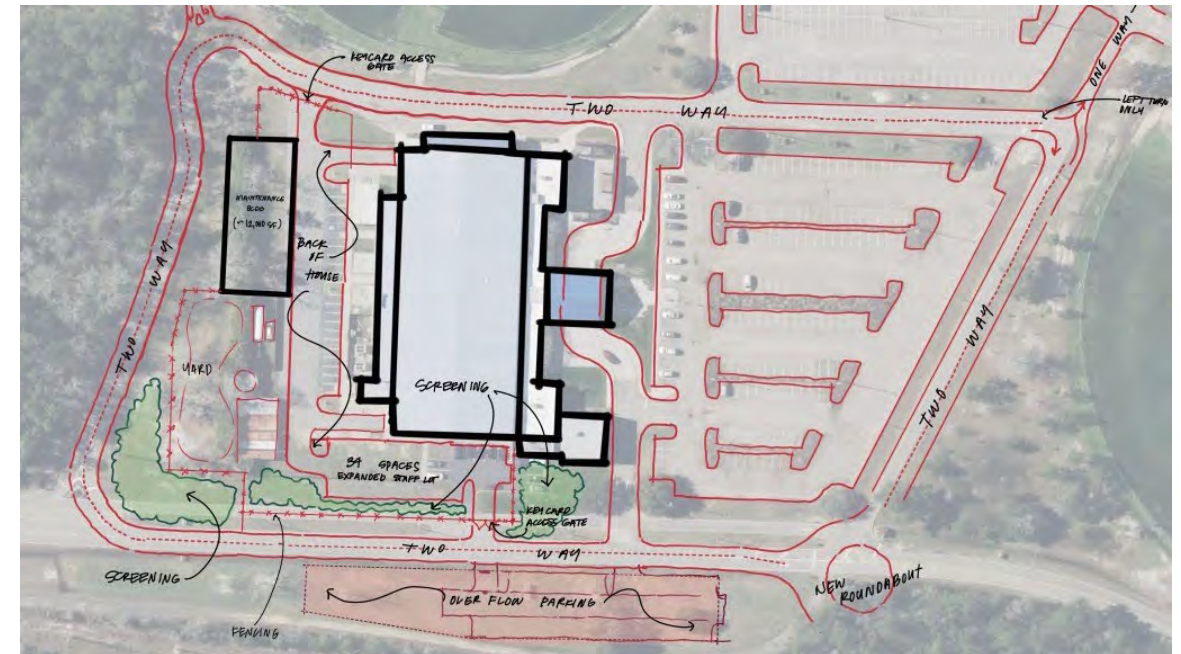
Route selection also considers future demands, including organized races and community parades. Over time, the system can expand to include longer recreational loops by incorporating potential paths along the by-pass road and enhanced trail connections to the nature center, further enriching park use and accessibility.

# Parking & Maintenance



## Parking Improvements

Parking and circulation at Pelican Park are insufficient during peak events, often resulting in severe congestion, extended exit times exceeding 30 minutes, and unsafe parking behavior. Rather than expanding permanent asphalt solely for weekend demand, the planning approach explores overflow parking solutions such as Tru-Grid or similar permeable systems. Proposed improvements identify strategic locations for temporary parking, helping reduce improvisational parking that conflicts with park programming, compromises pedestrian safety, and disrupts overall traffic flow.



## Maintenance Improvements

The introduction of the by-pass road will sever the existing maintenance facility from the primary campus of Pelican Park, making daily crossings with equipment and materials unsafe and inefficient. To address this challenge, a new maintenance facility is planned behind the Castine Center, allowing maintenance operations to function safely, efficiently, and independently while ensuring continued high-quality care of park facilities and landscapes. The current facility east of the by-pass road can still serve as long-term and bulk material storage facilities.



## 05 — Implementation Plan



# Implementation



## Immediate Priority

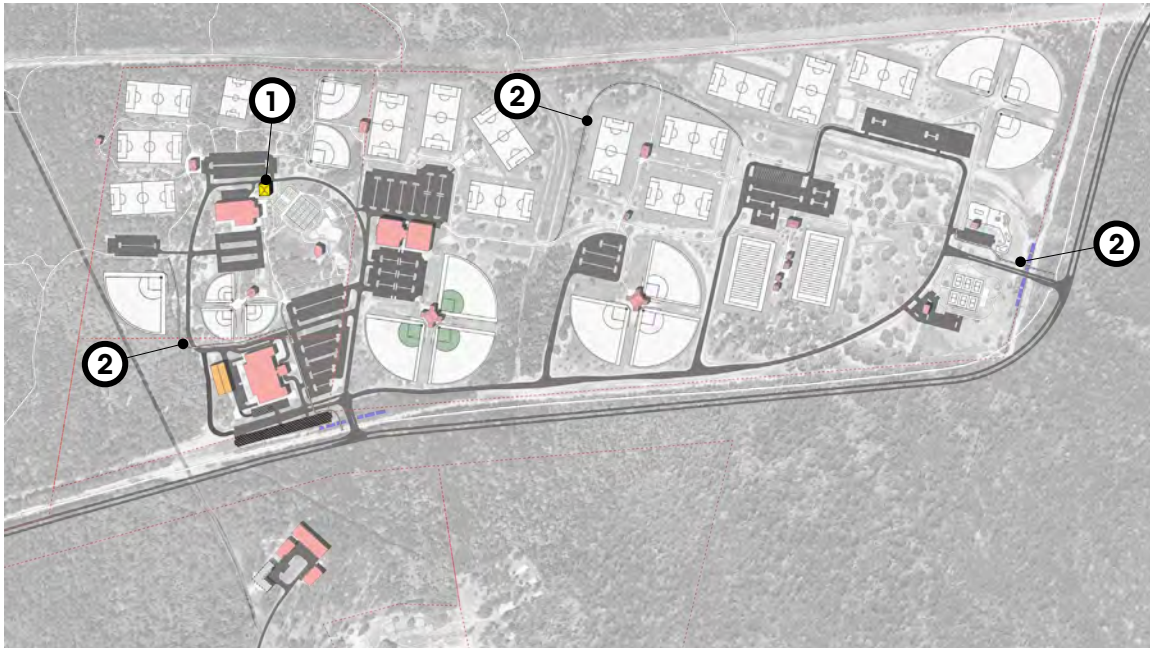
- 1 – Synthetic turf infields at Blue
- 2 – Shade Structures (Multiple locations)
- 3 – Wayfinding Implementation (Multiple locations)



## Priority 1: 1-3 years

- 1 - New maintenance building and yard
- 2 - Castine Center Employee Parking
- 3 - Water Improvements (with Parish Water System Improvements)
- 4 - North Loop Construction
- 5 - Entry Fencing
- 6 - Rebuild infields at Green 1, 2, & 3

# Implementation



## Priority 2: 1-5 years

- 1 – Adaptive Reuse of Pelican's Landing
- 2 – Pedestrian Circulation Improvements



## Priority 3: 5+ years

- |                                          |                             |
|------------------------------------------|-----------------------------|
| 1 - Multipurpose synthetic turf          | 7 - Relocation of Dog Park  |
| 2 - Field lighting improvements at Gold  | 8 - Relocation of Disc Golf |
| 3 - Expand multipurpose fields at Gold   | 9 - Golf Simulators         |
| 4 - Overflow parking improvements        |                             |
| 5 - Field lighting at Orange 4 & 5       |                             |
| 6 - Two-way street behind Castine Center |                             |



# Acknowledgements

The project team extends its sincere appreciation to the many individuals and organizations whose time, expertise, and commitment were instrumental in the development of this master plan for Pelican Park. Their insights, guidance, and continued stewardship of the park have helped shape a vision that reflects both current needs and future aspirations.

## **Pelican Park Recreation District #1**

- Suzanne Fisher, CPRP Executive Director
- Louissette Scott, AICP Planning & Environmental Education Director
- Doug McLemore, Assistant Director
- Scott Goodwill, Chief Financial Officer
- Niki Butler, Marketing & Public Relations Director
- Melissa Garcia, MPA Grants and Contracts Manager
- Carly Arthur, CYSA Recreation Supervisor
- Brennan Kuss, Boys & Adult Sports
- Chad Groover, Recreation Supervisor
- Catherine Barbier, Castine Center Supervisor
- Paige Bailey, Functional Event Coordinator
- Ron Johnson, Park Supervisor

## **Pelican Park Board**

- Nixon Adams, Board Chairman
- Shearn Lemoine, Board Vice-Chairman
- Rick Danielson, Commissioner
- John Neill, Commissioner
- deShea Richardson, Commissioner
- Barrett McGuire, Commissioner
- Ed Bee, Commissioner

## **Friends of Pelican Park**

## **External Stakeholders**

- Disc Golf Coaches and Enthusiasts
- New Orleans Hockey
- Children's Museum on St. Tammany
- Mandeville Soccer Club
- Pickleball Coaches and Enthusiasts
- Sand Volleyball Coach and Planner



# Appendix A: Stakeholder Notes



## Internal Stakeholder Comments

Stakeholders were invited to provide background on their existing programs and operations at Pelican Park. They were also asked to identify recommended improvements that could enhance program effectiveness and enrich both the visitor experience and overall enjoyment of the park.

- Site is difficult to navigate
- Pelican Park is the leader within the Parish and uniquely has a large number of fields and the Castine Center
- Would like to understand how to stay up to date and be a leader in recreation
- Historically, site has always been about youth sports
- Better storage is needed at facilities
- Castine Center is well utilized, with big events: Krewe parties, quinceañeras, etc.
- Card / Mahjong don't have a great place to play
- Terrace / Patio is not successful at Castine Center
- Synthetic turf would allow for the park to mitigate issues of cancellation due to weather.



## Internal Stakeholder Comments

Stakeholders were invited to provide background on their existing programs and operations at Pelican Park. They were also asked to identify recommended improvements that could enhance program effectiveness and enrich both the visitor experience and overall enjoyment of the park.

- Tournaments may add significant plumbing load. Infrastructure would need to be improved.
- Potential partnering opportunities with Fountainbleau State Park exist. (RV parking)
- Stage is underutilized
- No ability to control crowds for any revenue generating events at the stage
- Maintenance operations will be significantly impacted. Weekday operations are maintenance. Weekends, it's all focused on restrooms and trash.



## External Stakeholder - Hockey

Stakeholders were invited to provide background on their existing programs and operations at Pelican Park. They were also asked to identify recommended improvements that could enhance program effectiveness and enrich both the visitor experience and overall enjoyment of the park.

- Ice and roller rinks are limited and disappearing in the area, athletes are driving 1 hr.+
- Currently run clinics of 30-40 participants in Brown Gym
- 185' x 65' with dashers would be ideal (165' x 65' rink would be the minimum)
- Would also accommodate futsal and box lacrosse
- Programs could run year-round outside
- Shade would be beneficial but not necessary



## External Stakeholder - Pickleball

Stakeholders were invited to provide background on their existing programs and operations at Pelican Park. They were also asked to identify recommended improvements that could enhance program effectiveness and enrich both the visitor experience and overall enjoyment of the park.

- Neighboring communities have built up facilities and become more competitive.
- Facilities are pulling players away from the park and limiting competition for the locals
- All play is free, except for tournaments
- Glare is a strong design consideration.
- 180 – 200 pickleballers will come in for a 2-day tournament
- Bottle fillers, shade (off the court), and seating are needed near the courts
- Competitor facilities are providing live feeds of game play so people can watch



## External Stakeholder – Mandeville Soccer Club

Stakeholders were invited to provide background on their existing programs and operations at Pelican Park. They were also asked to identify recommended improvements that could enhance program effectiveness and enrich both the visitor experience and overall enjoyment of the park.

- Fields are in great condition.
- Don't necessarily need more fields, but would like larger fields to consolidate practice and support higher level play
- Parking is a challenge, especially near the pickleball courts
- Requests from parents are shade near the fields and restroom upgrades
- Would see an area to run futsal programming and training as a benefit



## External Stakeholder – Children’s Museum

Stakeholders were invited to provide background on their existing programs and operations at Pelican Park. They were also asked to identify recommended improvements that could enhance program effectiveness and enrich both the visitor experience and overall enjoyment of the park.

- Partner with Pelican Park for some events:
  - Children’s Parade (1,000 kids)
  - Community Family Resource nights
  - Quest Innovation Days
  - Back to School Bash / Resource Fair
- Will have lunches / field trips to the park for their programs
- Currently operate 7,000 sf space Tuesday - Sunday



## External Stakeholder – Disc Golf

Stakeholders were invited to provide background on their existing programs and operations at Pelican Park. They were also asked to identify recommended improvements that could enhance program effectiveness and enrich both the visitor experience and overall enjoyment of the park.

- Keep getting moved around
- Navigation is a challenge, but UDisc helps
- Current course in open style
- They would like to host 3-4 tournaments / events a year. September tournament is a C-Tier event
- Group hosts clinics
- Could provide beginner's course where putters are primarily used



## External Stakeholder – Sand Volleyball

Stakeholders were invited to provide background on their existing programs and operations at Pelican Park. They were also asked to identify recommended improvements that could enhance program effectiveness and enrich both the visitor experience and overall enjoyment of the park.

- Proposed courts are maybe a third of what they would need to compete for major tournaments
- (6) high-quality courts would attract coaches and players for high level training and practice
- Could bring collegiate teams to the facility for a tournament
- Not open-court usage, otherwise facility would be abused
- Courts should be oriented N-S
- Water is needed close to the courts
- Concessions, seating, shade are needed





## Appendix B: Site Observations



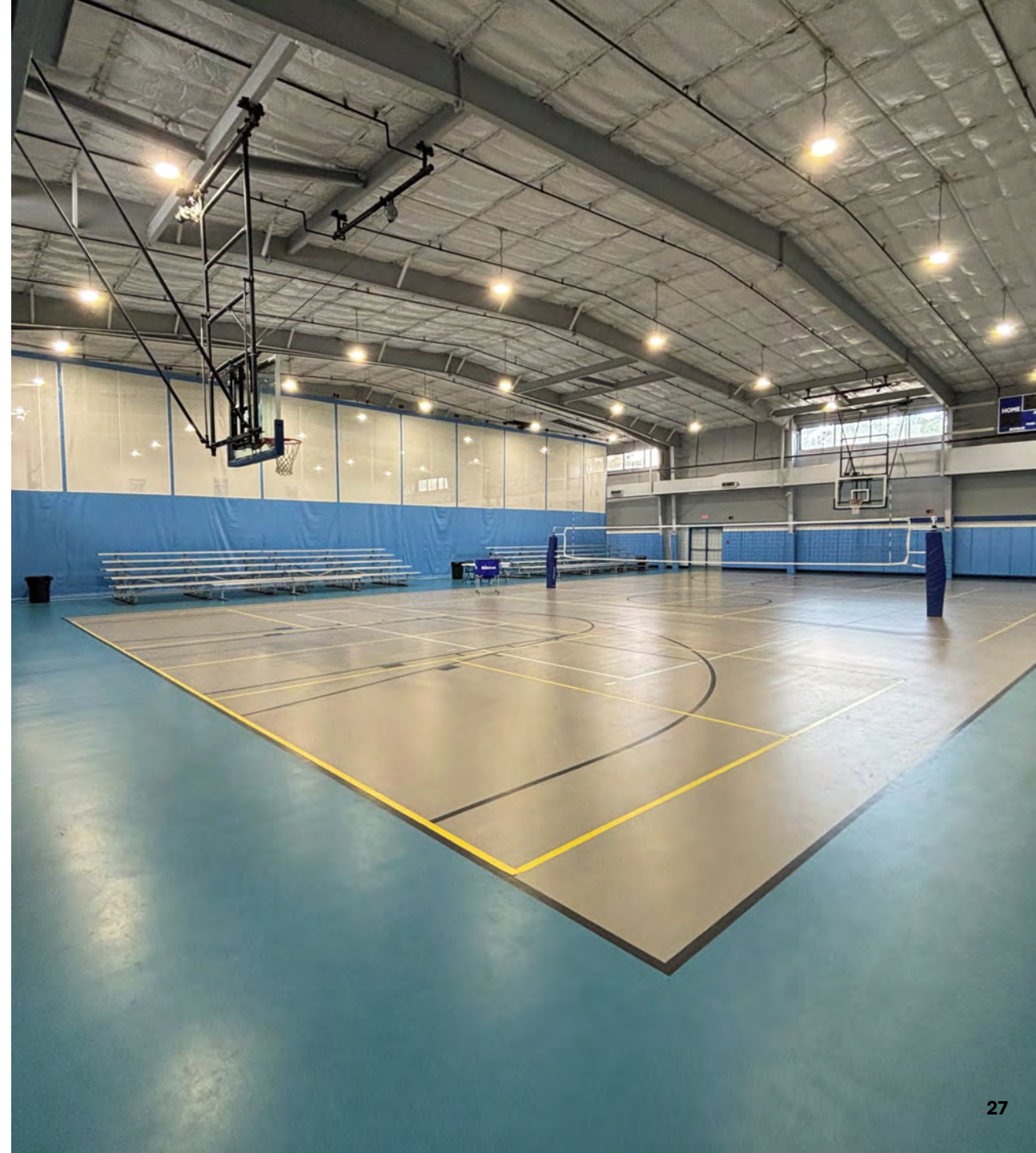
## Site Observations

- Well maintained parks and landscape, asphalt and walks in decent condition
- Wayfinding is problematic and challenging
- Some stormwater challenges observed
- Shade is limited, especially on the north end of the site, continue planting to enhance the site



## Buildings / Infrastructure Observations

- Primarily pre-engineered buildings with limited lifespan, observed in good condition.
- Building are a mix of aesthetics, age, and quality.
- Underutilized concession areas.
- Facilities are geared towards athletics programs and large events.
- Limited areas for socialization, smaller programs, and other diverse programs





# Appendix C: Multi-purpose Building Study

**Aaniin Community Centre**  
Markham, ON

## Multi-purpose Building – Principles

- Provide complimentary programs for existing partners and affiliates
  - Younger age groups
  - Alternate activities
  - Casual play and enrichment
- Provide complimentary programs for stage and Castine Center
- Provide passive programming opportunities and spaces to gather to build community and culture
- Nature Programming



## Multi-purpose Building – Potential Programs

### Phase 1

**S**

Lobby / Reception  
Dividable Classroom / MP Room  
Restrooms  
Small Kitchen  
Self-serve Coffee

### Phase 2

**M**

Fitness Center (Partner / Tenant)  
Locker Room

**L**

Gymnasium – Including 3<sup>rd</sup> court Option  
Indoor walking track

**P**

Children's Museum (Tenant)



## Dividable Meeting Rooms & Classrooms

- 1,500 total square feet (2) at 750sf
- 100 seated banquet style
- Resilient flooring recommended
- Incorporate catering kitchen / self-serve coffee
- Supports:
  - Aging adult programs
  - Board meetings
  - Tournament operations
  - Educational Programming (Nature Center) & Portable Planetarium
  - Birthday Parties
  - Art Programs
  - Camps



## Fitness Center

- Revenue generator and supporter of other programs
- Modest 4,500 – 5,500 sf
- Adaptive equipment, accessible to the casual fitness patron and active aging adult
- Opportunities for packages
- Locate with views to athletic programming



## Indoor Walking / Jogging Track

- Typically one of the most requested community amenity
- Complimentary to gymnasium and fitness center programming
- Affordable if a gymnasium is included



## Multi-purpose Building – Potential Programs

- Modern amenity to provide indoor athletic space adjacent to other programming
- (3) courts with dividable curtain (This is to serve as the replacement for Brown Gym)



## Tenant / Partner Spaces – Children's Museum

- Tenant space for existing children's museum partner
- Can be combined with outdoor nature-play features
- Compliments affiliate programming by bringing future athletes to the park
- Provides creative, interactive, and educational features that would be appreciated by parents and the community
- Tenant could provide programming that would utilize other spaces within the building





## Appendix D: Materiality

# Entry & Perimeter



## Standards Modernization - Shade

- Select one color for structure and sail to implement throughout the park
- Recommendation for Grey
  - White can create glare
  - Black absorbs/radiates heat
  - Color Fades
  - + Grey Optimal Balance



## Standards Modernization Restroom/Concession Buildings

Economical Building, Provide Shade and screening with plantings and site furniture for activation



## Standards Modernization Restroom/Concession Buildings

Simple, Identifiable Forms

Provide Shade with built Canopy & Restroom Functions



**Standards Modernization**  
**Restroom/Concession Buildings**  
Economical Form &  
Speed to Market with Prefabrication Options



## Standards Modernization

### Restroom/Concession Buildings

Simple Forms & Locally sourced site furniture workshops



## Standards Modernization Reinvention of the Landing

- +Seasonal Programming
- +Non sport Outreach Activities



# Parking –Overflow Mitigation

## Permeable Pavers | Tru-Grid

| Feature ⓘ         | TruGrid (permeable paver)                                                                                                                                                                                      | Asphalt (impermeable)                                                                                                                                 | Concrete (impermeable)                                                                                                         |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Initial cost      | Lower than concrete; comparable to asphalt. A permeable paving system can be significantly cheaper than conventional paving once the cost of drainage infrastructure (ponds, pipes, catch basins) is included. | Lower than concrete; comparable to TruGrid. Installation can be more expensive than some TruGrid setups if additional drainage features are required. | Highest upfront cost. Requires a more extensive sub-base and drainage system compared to permeable options.                    |
| Installation cost | \$3–\$9 per square foot for grass-filled pavers or \$4–\$12 per square foot for gravel-filled.                                                                                                                 | \$3–\$7 per square foot.                                                                                                                              | \$5–\$10 per square foot.                                                                                                      |
| Maintenance cost  | Virtually none. Permeable pavers have an estimated lifespan of 25–60 years and require minimal upkeep beyond occasional refilling of the gravel surface.                                                       | High. Requires ongoing sealcoating (\$1–\$2 per square foot every 2–4 years) and periodic resurfacing (\$1–\$3 per square foot every 15–20 years).    | Moderate. Requires resealing every 3–5 years (\$1–\$3 per square foot) and can involve costly repairs for cracks and spalling. |

<https://share.google/aimode/kz4MXFT4Vy8iXvx5r>



## Standards Modernization - Wayfinding

- Base Wayfinding on the new Loop System
- Create a hierarchy of information to allow quick identifier of zone: North Loop & South Loops
- Establish One holistic palette without similarities (e.g. yellow, orange and gold fields)
- Scale of graphics should be legible from distance

