

Table 7.1, Action Plan

Action and Initiative	Action Type	Plan Reference	Recommended Timeframe			Responsibility
			0 – 5 Years	6 – 10 Years	11+ Years	
Chapter 4, Land Use and Character						
Prepare a Downtown Master Plan to establish a clear and collectively supported vision and an implementation framework to guide reinvestment and new investment.	Plan / Study	Ch.4; Strategy 1A Action and Initiative 1A.1	X			PL, PZ, CC
Revise the regulatory provisions in the zoning ordinance to ensure new development and redevelopment in downtown creates and urban character. This includes creating a downtown-specific zoning district that specifies provisions for build-to lines; minimum height requirements; building & site design standards relating to scale, materials, exterior treatments, site lighting, signs, and awnings.	Regulation	Ch.4; Strategy 1A Action and Initiative 1A.2	X			PL, PZ, CC
Conduct a downtown parking study to evaluate existing and planned use types, their respective space requirements, and to determine a total space count and turnover ratio. Use findings to provide adequate on-street or common parking.	Plan / Study	Ch.4; Strategy 1A Action and Initiative 1A.3	X	X		PL, CM, CC
Create portal entry enhancements to form a sense of arrival into downtown.	Special Project	Ch.4; Strategy 1A Action and Initiative 1A.4	X			CM, PL, PC
Consider forming a tax increment financing (TIF) district in downtown.	Policy	Ch.4; Strategy 1B Action and Initiative 1B.1	X			CM, PL, CC
Continue to promote and leverage the Breaux Bridge Cajun Creole Cultural District to create incentive packages to attract identified target businesses to locate in downtown.	Program	Ch.4; Strategy 1B Action and Initiative 1B.2	X	X	X	CB
Seek additional tools and financing mechanisms to increase the amount of incentive that is available in downtown.	Policy	Ch.4; Strategy 1B Action and Initiative 1B.3	X	X	X	CB
Perform a study to define the market potential of downtown as to its regional economic capture, saleable/leasable square footage, preferred mix of uses, and likely rate of absorption in order to determine attraction strategies and targeting marketing potential.	Plan / Study	Ch.4; Strategy 1B Action and Initiative 1B.4	X			CB
Solicit professional assistance in developing a brand for downtown, which could include developing an advertising campaign and related media materials.	Plan / Study	Ch.4; Strategy 1B Action and Initiative 1B.5	X			CM, CB, PC
Utilizing the Downtown Master Plan, identify a design theme for downtown, including parameters for architectural controls, signage, lighting, streetscaping, and public art and amenities.	Program	Ch.4; Strategy 1B Action and Initiative 1B.6	X			CM, CB, PL, PC
Prepare a multi-year implementation program to initiate recommended strategies and improvements of the downtown master plan and market, branding, and design studies.	Special Project	Ch.4; Strategy 1B Action and Initiative 1B.7	X	X	X	CM, CB, PL, PW, PU, PC
Continue to promote weekend and nighttime programming events.	Program	Ch.4; Strategy 1B Action and Initiative 1B.8	X	X	X	CB
Identify established neighborhoods with a cohesive character and identity, and create neighborhood conservation districts to protect and promote the existing neighborhood character.	Regulation	Ch.4; Strategy 2A Action and Initiative 2A.1	X			PL, PZ, CC
Promote neighborhood pride by stimulating resident involvement in improvement.	Program	Ch.4; Strategy 2A Action and Initiative 2A.2	X	X	X	CB, PL, PW
Adopt and enforce provisions relating to blighting influences on existing property.	Regulation	Ch.4; Strategy 2A Action and Initiative 2A.3	X	X	X	PL, PZ, CC, CE
Encourage redevelopment in target areas through programs that target lots that are abandoned or recently demolished structures.	Program	Ch.4; Strategy 2B Action an Initiative 2B.1	X	X	X	CM, PW, BH



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Consider forming and annually funding a target-area community investment program focused on all infrastructure improvements within at-risk neighborhoods.	Program	Ch.4; Strategy 2B Action and Initiative 2B.2	X	X	X	CM, CC, PW
Consider the use of tax abatement, reduced building permit or utility tap fees, and other financial programs or incentives to elicit private sector reinvestment.	Program	Ch.4; Strategy 2B Action and Initiative 2B.3	X	X		CM, PL, PU
Consider establishing stricter code enforcement standards to clean up derelict residential properties and improve the overall appearance of neighborhoods.	Program	Ch.4; Strategy 2B Action and Initiative 2B.4	X	X	X	PL, PZ, CC, CE
Consider applying for Neighborhood Stabilization Program (NSP) Grants for the purpose of stabilizing neighborhoods affected by foreclosures and abandonment. This could include financing mechanisms for purchasing and redeveloping/rehabilitation of problem properties.	Program	Ch.4; Strategy 2B Action and Initiative 2B.5	X	X	X	PL, CM, BH
Consider applying for grants part of the American Dream Down Payment Act, which provides down payments assistance and other assistance to low- to mid-income families and municipal workers.	Program	Ch.4; Strategy 2B Action and Initiative 2B.6	X	X	X	PL, CM
Consider participating in the Department of Energy (DOE) Weatherization Assistance Program.	Program	Ch.4; Strategy 2B Action and Initiative 2B.7	X	X	X	PL, CM, NP
Develop a by-right Planned Development option in the zoning ordinance allowing mixed housing types subject to district density restrictions and buffering.	Regulation	Ch.4; Strategy 2C Action and Initiative 2C.1	X			PL, PZ, CC
Establish an average lot size requirement in the zoning ordinance.	Regulation	Ch.4; Strategy 2C Action and Initiative 2C.2	X			PL, PZ, CC
Provide a density bonus provision in the zoning ordinance to offset any subsidized housing production.	Regulation	Ch.4; Strategy 2C Action and Initiative 2C.3	X			PL, PZ, CC
Consider adopting accessory dwelling unit provisions (ADUs) in the zoning ordinance.	Regulation	Ch.4; Strategy 2C Action and Initiative 2C.4	X			PL, PZ, CC
Adopt standards for high-density residential development, including building form and scale, articulated building walls, building orientation, architectural detailing, roof types and materials, façade enhancements, and acceptable building materials.	Regulation	Ch.4; Strategy 2C Action and Initiative 2C.5	X			PL, PZ, CC
Incentivize residential uses in the downtown zoning district.	Regulation	Ch.4; Strategy 2C Action and Initiative 2C.6	X			PL, PZ, CC
Adopt a Unified Development Code (UDC) to fully and best implement the actions and initiatives identified throughout this comprehensive plan.	Regulation	Ch.4; Strategy 3A Action and Initiative 3A.1	X			PL, PZ, CC
Restructure the zoning districts to base them on the intended character of development.	Regulation	Ch.4; Strategy 3A Action and Initiative 3A.2	X			PL, PZ, CC
Adopt a housing palette that includes the dimensional standards for a variety of housing types.	Regulation	Ch.4; Strategy 3A Action and Initiative 3A.3	X			PL, PZ, CC
Review and revise the list of permitted and conditional uses in each zoning district. Include development and performance standards that relate to character. For those with specified performance standards, make them a limited use whereby they are permitted administratively, subject to the standards.	Regulation	Ch.4; Strategy 3A Action and Initiative 3A.4	X			PL, PZ, CC
Adjust the maximum site coverage and floor area standards for non-residential zoning districts in order to implement character districts.	Regulation	Ch.4; Strategy 3A Action and Initiative 3A.5	X			PL, PZ, CC
Modify and expand parking lot landscaping requirements to take into effect the character of development.	Regulation	Ch.4; Strategy 3A Action and Initiative 3A.6	X			PL, PZ, CC
Protect existing, mature trees on properties adjacent to streets by incorporating provisions for tree preservation.	Regulation	Ch.4; Strategy 3A Action and Initiative 3A.7	X			PL, PZ, CC



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Construct gateways as specified in the Beautification Plan.	Capital Project	Ch.4; Strategy 3B Action and Initiative 3B.1	X	X		CM, PW, PC
Integrate gateway and other streetscape enhancements (e.g., lighting, signage, landscaping, etc.)	Capital Project	Ch.4; Strategy 3B Action and Initiative 3B.2	X	X	X	CM, PW, PC
Initiate streetscape enhancements during road widening projects and/or stand-alone City-initiated projects, starting with conducting a streetscape/landscape design plan for the Rees Street enhancement project.	Capital Project	Ch.4; Strategy 3B Action and Initiative 3B.3	X	X	X	CM, PW, PC
Enhance the appearance of properties adjacent to street corridors by evaluating and improving codes and standards for better building placement, design, and materials; improved parking lot, streetscape and foundation landscaping; higher quality screening of outdoor storage; management of outdoor display; improved lighting controls; and improved buffering of adjacent properties.	Regulation	Ch.4; Strategy 3B Action and Initiative 3B.4	X			PL, PZ, CC
Implement improved use and site design controls for those areas adjacent to I-10 so that the city’s character is preserved along this corridor.	Regulation	Ch.4; Strategy 3B Action and Initiative 3B.5	X			PL, PZ, CC
Coordinate with LA DOTD to enhance the I-10/Rees Street (La. Hwy 328) interchange by increasing the amount of trees, additional landscaping, and improving the appearance of the over/underpasses.	Capital Project	Ch.4; Strategy 3B Action and Initiative 3B.6		X		CM, PW, LA DOTD
Establish “content neutral” sign regulations to restrict the number of permanent, portable, and temporary signs.	Regulation	Ch.4; Strategy 3B Action and Initiative 3B.7	X			PL, PZ, CC
Incorporate bufferyard standards into the zoning regulations to tie them to character of development.	Regulation	Ch.4; Strategy 4A Action and Initiative 4A.1	X			PL, PZ, CC
Establish provisions for the screening of dumpsters and other outdoor storage equipment.	Regulation	Ch.4; Strategy 4A Action and Initiative 4A.2	X			PL, PZ, CC
Establish suburban commercial, “residential in appearance” design standards to encourage commercial opportunities within existing neighborhoods, while protecting the integrity of adjacent residential properties.	Regulations	Ch.4; Strategy 4B Action and Initiative 4B.1	X			PL, PZ, CC
Protect the rural character in certain areas around the city’s periphery by establishing a rural district that requires very large lots (and hence very low density) and greater protection of greenspace. This would include amending the subdivision regulations to allow and provide incentives for development clustering and conservation development.	Regulation	Ch.4; Strategy 4C Action and Initiative 4C.1	X			PL, PZ, CC
Make a formal request to St. Martin Parish to adopt the city’s Future Land Use Plan and standards for those areas in the planning area.	Policy	Ch.4; Strategy 4C Action and Initiative 4C.2	X			CM, CC
Chapter 5, Growth Management and Capacity						
Designate the intended land use and character on the Future Land Use Plan and corresponding zoning map for the preferred growth areas.	Policy / Regulation	Ch. 5; Strategy 1A Action and Initiative 1A.1	X			PL, PZ, CC
Modify the zoning ordinance to reference that all newly annexed land should be zoned per the Future Land Use Plan (corresponds with the development of character-based zoning districts)	Regulation	Ch. 5; Strategy 1A Action and Initiative 1A.2	X			PL, PZ, CC
Develop and adhere to an overall growth policy that stipulates the city will grow in a fiscally sustainable manner by maximizing efficiencies in the provision of municipal facilities and services to develop a contiguous, compact, community form.	Policy	Ch. 5; Strategy 1A Action and Initiative 1A.3	X			PL, PZ, CC
Adopt a utility extension policy.	Policy	Ch. 5; Strategy 1A Action and Initiative 1A.4	X			PW, CM



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Consider the establishment and imposition of impact fees to ensure new development pays its fair share for drainage, roadways, water and sewer infrastructure, and police and fire protection services.	Regulation	Ch. 5; Strategy 1A Action and Initiative 1A.5	X			PL, CM, CC
Conduct an annexation study to identify individual properties identified as preferred annexation areas on the Growth and Annexation Plan, to sequentially annex territory in the city’s planning area.	Study	Ch. 5; Strategy 1B Action and Initiative 1B.1	X			PL, CM, PZ, CC
Amend the Future Land Use Plan and Growth and Annexation Plan to determine the appropriate designation concurrent with any changes to the growth boundaries or areas subject to annexation.	Policy	Ch. 5; Strategy 1B Action and Initiative 1B.2	X	X	X	PL, PZ, CC
Strengthen the city’s nonconforming regulations to establish regulatory provisions applying to the discontinuance of pre-existing uses given certain criteria and standards.	Regulation	Ch. 5; Strategy 1B Action and Initiative 1B.3	X			PL, PZ, CC
Adopt the Thoroughfare Plan and implement it.	Policy	Ch. 5; Strategy 2A Action and Initiative 2A.1	X			PL, PZ, CC
As a complement to the Thoroughfare Plan, modify the subdivision regulations to incorporate improved standards for each functional classification.	Regulation	Ch. 5; Strategy 2A Action and Initiative 2A.2	X			PL, PZ, CC
Modify the subdivision regulations to incorporate specific cross-sections for each functional classification.	Regulation	Ch. 5; Strategy 2A Action and Initiative 2A.3	X			PL, PZ, CC
Actively participate in regional and statewide transportation planning activities to promote funding of facilities and improvements that benefit Breaux Bridge.	Initiative	Ch. 5; Strategy 2A Action and Initiative 2A.4	X	X	X	PL, PW, CM
Proactively promote and coordination with LA DOTD and the Lafayette Metropolitan Planning Organization (MPO) to ensure full implementation of the proposed 2035 Transit Plan, including construction of the proposed new interchange at I-10 and Sawmill Highway and associated improvements.	Initiative	Ch. 5; Strategy 2A Action and Initiative 2A.5			X	CM
Make a formal request to St. Martin Parish to adopt the city’s Thoroughfare Plan as part of a parish-wide transportation plan.	Policy	Ch. 5; Strategy 2A Action and Initiative 2A.6	X			CM
Extend collector roads to arterial roads to increase connectivity within and between subdivisions.	Regulation	Ch. 5; Strategy 2A Action and Initiative 2A.7	X			PL, PZ, CC
Adopt and implement approved traffic calming measures, such as narrower streets, on-street parking, and other devices, in residential areas where such actions will not impede the functions of the city street network.	Policy / Program	Ch. 5; Strategy 2A Action and Initiative 2A.8	X	X	X	PL, PW, PU, PZ, CC
Adopt an ordinance which designates certain roads (and/or bridges), or road segments, as official truck routes, with an intended purpose of removing unnecessary truck traffic from the more pedestrian-oriented downtown area.	Policy	Ch. 5; Strategy 2A Action and Initiative 2A.9	X			PW, CC
Coordinate with the parish to construct the minor arterial located just north of the city’s oxidation ponds so that a convenient and efficient north-south truck route connection can be made from I-10 to points south.	Capital Project	Ch. 5; Strategy 2A Action and Initiative 2A.9			X	CM, PW
Develop an access management program and guidelines that provide appropriate strategies and access design requirements based on a roadway’s functional classification as identified on the Thoroughfare Plan.	Regulation	Ch. 5; Strategy 2B Action and Initiative 2B.1	X			PL, PZ, CC
Add provisions to the subdivision regulations to restrict and/or guide the number, location, spacing of driveways; street intersections; medians and median openings; marginal access roads; turn lanes, and acceleration/deceleration lanes at major intersections.	Regulation	Ch. 5; Strategy 2B Action and Initiative 2B.2	X			PL, PW, PU, PZ, CC



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Add provisions to the subdivision regulations to require shared driveways and cross-access easements between adjacent and abutting properties to eliminate the need to use the public street for access between adjoining businesses	Regulation	Ch. 5; Strategy 2B Action and Initiative 2B.3	X			PL, PZ, CC
Add provisions to the subdivision regulations to limit or prohibit residential driveways along collector roadways to preserve the intended function of these roadways.	Regulation	Ch. 5; Strategy 2B Action and Initiative 2B.4	X			PL, PZ, CC
Adopt a “complete streets” policy.	Policy	Ch. 5; Strategy 2C Action and Initiative 2C.1	X			PL, PZ, CC
Prepare a five year capital improvement program (CIP) including priority projects in downtown and the areas around schools, parks, and public buildings. Alternately, consider an improvement district where the costs are apportioned to individual property owners.	Capital Project	Ch. 5; Strategy 2C Action and Initiative 2C.2	X			PW, CM
Prepare a Safe Sidewalks Program to identify improvement projects in proximity to schools, public buildings, and other areas prone to pedestrian use.	Program	Ch. 5; Strategy 2C Action and Initiative 2C.3	X	X	X	PW
Amend the subdivision regulations to: increase minimum sidewalk width to five feet; require mid-block public access easements; modify roadway cross-sections to incorporate sidewalks; require subdivision sidewalk systems to connect to external trails; require bicycle racks at office and retail establishments exceeding 15,000 sq. ft. or employing more than 10 persons; to install pedestrian refuge medians on arterial roadways.	Regulation	Ch. 5; Strategy 2C Action and Initiative 2C.4	X			PL, PZ, CC
Develop capital improvement plans for both the water and wastewater system to ensure an adequate and efficient distribution, collection, and treatment systems.	Plan / Capital Project	Ch. 5; Strategy 3A Action and Initiative 3A.1	X	X	X	PW, CM
Budget annually and adequately for the long-term maintenance of existing water and wastewater systems.	Capital Project	Ch. 5; Strategy 3A Action and Initiative 3A.2	X	X	X	PW, CM, CC
Consider applying for Community Development Block Grant (CBDG) funds to increase the resiliency of infrastructure systems.	Initiative	Ch. 5; Strategy 3A Action and Initiative 3A.3	X			PW, CM
Budget for planned water system expansions.	Capital Project	Ch. 5; Strategy 3A Action and Initiative 3A.4		X		PW, CM, CC
Identify and eliminate any dead-end water mains.	Capital Project	Ch. 5; Strategy 3A Action and Initiative 3A.5	X	X		PW, CM, CC
Develop a policy requiring grandfathered septic systems to tie onto public sewer when appropriate and feasible.	Policy	Ch. 5; Strategy 3A Action and Initiative 3A.6				
Develop a policy requiring customers who are using groundwater wells to tie onto the city’s water distribution system when the system is extended within a specified distance from their property.	Policy	Ch. 5; Strategy 3A Action and Initiative 3A.7	X			PW, CM, CC
Continue coordinating with the parish to ensure open drainage ditches are well-maintained and capable of eliminating surface sheet flow during large storm events.	Initiative	Ch. 5; Strategy 3A Action and Initiative 3A.8	X	X	X	PW
Implement a citywide water conservation program to ensure average daily water use remains stable or decreases over the horizon of this plan.	Policy / Program	Ch. 5; Strategy 3A Action and Initiative 3A.9	X	X	X	PW, CM
Identify funding sources to implement the recommendations of the St. Martin Parish Hazard Mitigation Plan.	Initiative	Ch. 5; Strategy 3B Action and Initiative 3B.1	X	X		PW
Add provisions to the zoning and subdivision regulations to require all new development to place utilities underground.	Regulation	Ch. 5; Strategy 3B Action and Initiative 3B.2	X			PL, PW, PZ, CC



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Adopt a policy that requires all new municipal buildings to be constructed and existing public buildings to be retrofitted, to ensure they are structurally sound and flood-proofed.	Policy	Ch. 5; Strategy 3B Action and Initiative 3B.3	X			PW, CM
Periodically review the Police Department’s personnel needs and hire additional staff to accommodate an expanded service area and increase calls for service.	Study	Ch. 5; Strategy 4A Action and Initiative 4A.1	X	X	X	PD, CM, CC
Conduct a wage study of comparison cities to determine if modifications are warranted to increase the retention of qualified law enforcement personnel.	Study	Ch. 5; Strategy 4A Action and Initiative 4A.2	X			PD
Establish a formalized replacement and procurement program for vehicles and equipment to keep pace with state-of-the-art law enforcement and firefighting technology and capabilities.	Policy	Ch. 5; Strategy 4A Action and Initiative 4A.3	X			PD, FD, CM
Periodically review the Fire Department’s personnel needs and hire additional full-time staff to accommodate increased calls for service.	Study	Ch. 5; Strategy 4A Action and Initiative 4A.4	X	X	X	FD, CM
Conduct a further study of the city’s PIAL rating to determine if there are additional measures that can be budgeted and implemented over time to further reduce the citizen’s private insurance costs.	Study	Ch. 5; Strategy 4A Action and Initiative 4A.5		X		PW, FD, CM
Conduct a Parks, Recreation, and Trails Master Plan to ensure the parks and recreation system will meet the needs of the population through the 20-year horizon of the plan.	Plan	Ch. 5; Strategy 4A Action and Initiative 4A.6	X			PR
In conformance with a Parks, Recreation, and Trails Master Plan, develop and even distribution of parks and recreation facilities throughout the city that will provide equitable opportunities and convenient access for all citizens.	Capital Project	Ch. 5; Strategy 4A Action and Initiative 4A.7	X	X	X	PR, PW, CM, CC
Provide adequate funding and resources to perform ongoing maintenance and repairs and to construct needed improvements at existing and future parks and recreational facilities.	Program	Ch. 5; Strategy 4A Action and Initiative 4A.8	X	X	X	PR, PW, CM, CC
Consider converting the abandoned railroad right-of-way from Anderson Street to Dorset Street into a linear park system.	Capital Project	Ch. 5; Strategy 4A Action and Initiative 4A.9	X	X		PR



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