



The group felt that remediation of polluted properties must occur. The Thompson Hayward site on Earhart is one of those properties.

For the city to move forward, basic services must be improved, especially drainage.

**ROBUST NOLA**

A robust New Orleans would address the following needs:

1. Increase homeownership through valid programs (no cooperative programs)
2. Utilize regulatory control over environmental aesthetics of commercial uses especially light industrial or mechanic shops
3. Redevelop the City Hall Annex on Canal Street
4. Enforce building codes
5. Regulate HANO properties regarding upkeep
6. Revitalize commercial services on St. Bernard Avenue
7. Advocate for a Main Street program on Broad Street for façade improvements
8. Unify business associations
9. Redevelop the Blue Plate building
10. Address car dealership aesthetics
11. Place infrastructure underground



**DISTRICT 4: All-Sectors Steering Committees Meeting  
Break Out Session Notes**

*E.J. Thompson Multipurpose Center, 626 S. Galvez St.  
November 4, 2006*

*Facilitated by: Herman Howard, HOK.*

*Other planners present: Keith Scarmuzza, Frederic Schwartz, Michael Haggerty*

**1. Introductory Discussion**

- a. A participant from the St. Bernard area said that the community needed information on rebuilding, particularly guidelines for rebuilding with slab housing.
- b. Schwartz asked in informational resource centers would be helpful.
- c. The participant said that this would be helpful, but that door-to-door outreach was necessary as well.
- d. Herman Howard suggested that design guidelines might be helpful. He asked whether consistency of housing type was important in neighborhood rebuilding.
- e. Participant said that the primary concern was disseminating information and consistency of housing type was secondary.
- f. Schwartz said that the City Council had recently approved sustainability guidelines which residents could use in rebuilding efforts.

**2. Flood Protection**

- a. The planning team suggested that internal levees was a flood control mechanism that had been brought up at prior meetings and deserved further discussion.
- b. Participants expressed that internal levees were not appropriate or the best use of money because it did not address the broader problem. Participants favored spending money on wetlands restoration.
- c. A participant said that internal levees could serve as additional green space and bike paths.
- d. Scarmuzza said that internal levees should be thought of as additional protection system as they are used in the Netherlands, not that they would come at the cost of another type of flood/hurricane protection system.
- e. Scarmuzza said that Lafitte Corridor and other railroad rights-of-way could be adapted for internal levees.
- f. A participant said that New Orleanians do not appreciate that they live in a swamp.

**3. Neighborhood Fabric Integrity**

- a. Keith Scarmuzza asked whether residents generally liked their neighborhoods in their present forms or whether a “major overhaul” was needed.
- b. Paul Ikemire, director of Phoenix of New Orleans, said that the Tulane / Gravier area needed serious physical intervention because residents did not feel that they lived in a real neighborhood.
- c. A participant said that Canal St. was a barrier which people do not cross.
- d. Another participant said that Tulane / Gravier is a misnomer because residents do not identify with those streets.
- e. A participant said that the area should have neighborhood gateways including possibly the off-ramp e.
- f. Another participant said that Orleans Parish Prison represents a psychological barrier to the neighborhood right at one of the entrances. It should be converted into a legal center.
- g. A participant said that there need to be better connection between Uptown and Downtown neighborhoods on through-streets like Broad and Galvez.



h. Another participant said that Broad and Tulane intersection is a major node that will grow with the redevelopment of Falstaff, Dixie, and Gaubert sites.

i. Keith Scarmuzza said that residents of Gert Town felt that demolition and significant physical building was necessary to create a greater sense of community.

j. A participant said that residents of Treme did not feel that they needed major physical intervention.

k. A second participant from the Treme said that the neighborhood had a strong cultural identity.

l. Another participant said that Providence / Enterprise housing was the greatest issue in the community.

#### 4. Corridors

a. Howard said that corridors can have different characteristic in different neighborhoods. For instance, Galvez might open up the Tulane / Gravier neighborhood but might be used for neighborhood commercial in Treme.

b. A participant said that the Lafitte corridor needed attention.

c. Another participant said that Tulane Ave. especially at the intersection of Broad needed attention.

d. A participant said that Robert's Market on Broad should be transformed into a transit node.

e. A participant said that Esplanade is primarily a residential corridor with spot commercial.

f. A participant said Esplanade should not be thought of or developed like Canal St. where commercial uses dominate.

g. A participant said that the balance of residential to commercial uses was very different on different streets.

#### 5. Public Housing

a. Herman Howard said that housing is a difficult issue that needs to be addressed. He suggested that mixed-use and mixed-income were some potential solutions.

b. Howard said that the theory behind mixed-income environments was that neighbors would be encouraged by the behavior of their neighbors to take care of their environment.

c. Scarmuzza said that there are 8,000 adjudicate properties that should be used to house the thousands of displaced residents. Additionally, he said a subsidized homeownership program should be investigated.

d. Schwartz said that the Iberville development is being repopulated. He said that Lafitte is slated to be demolished, however, not all buildings should be demolished. He said that every resident has been promised the first right to return to adjudicated properties.

e. Schwartz said that HANO has released RFPs for St. Bernard and B.W. Cooper which seek 1/3 subsidized, 1/3 affordable, and a 1/3 market rate units. He said that the reduced density of the sties was problematic.

f. A participant said that what most needs to be changed is the stigma of public housing and that important service jobs are filled by public housing residents.

g. A participant said that corporations must create housing that is diverse to attract all types of residents.

h. A resident from the St. Bernard are said that the density of the development was bad and that the development needed to be incorporated into the surrounding neighborhood.

i. Another participant said that the plan should have a statement about the immediate right to return. The Providence development may take 5 or 6 years which is not a short-term solution.

j. Fred Schwartz said that the planning team is working with ACORN which can take a house from adjudication to occupancy in 15 months.

k. A participant said that Lafitte residents were promised the first right to adjudicated property and that St. Bernard and B.W. Cooper residents should have the same opportunities.



## DISTRICT 4: All-Sectors Steering Committees Meeting Break Out Session Notes

*E.J. Thompson Multipurpose Center, 626 S. Galvez St.*

*November 4, 2006*

*Facilitated by Tracy Lea*

At the district 3 meeting, there was a lot of time spent on no-brainers: We all want levee protection, we all want drainage, road repair. Can we get through this discussion without talking about the same issues.

Trying to find projects that are site specific, that we can point to on the map and then run through the population growth/funding scenarios.

Ideally projects are specific to an area, but fit into the larger district-wide framework.

#### Transportation

a. Enhancing transit corridors generally and, specifically, connections between Districts 3 and 4 along Broad including more frequent bus routes. (Priority 1.)

#### Economic Development

a. Bio-sciences zone extends from past 1-10 to Orleans, and from Claiborne to Carrollton yet residents unclear how to take advantage of this development beyond auxiliary services that would be market driven.

b. Broad St. cited as potential economic revitalization/redevelopment corridor, in part because it has a mix of businesses currently that could accommodate a range of development. (Priority 2)

c. Beautification/enhancement of commercial corridors seen as one method of revitalization of economic areas.

d. Discussion comparing Freret and Magazine St. to find ideas on how to revitalize Broad St. Freret St. caters to a local population of moderate income and fails to draw customers from outside a very local vicinity in part because of aesthetic concerns. Magazine St. caters to middle and upper class patrons from the neighborhood, from throughout the city, and from tourists.

e. Parking becomes a problem with significant commercial activity. Its absence limits Magazine St. activity while encouraging New Orleans residents to shop along Veterans Blvd. in Jefferson Parish. Parking lots of 10 or 12 car lots every couple blocks could replace some blighted commercial or residential property on Broad St. to encourage economic growth there. A landscaped or even thin recreational use could buffer the parking area and the sidewalk.

f. Local residents often complain about congestion, while shoppers will not patronize an area where parking is difficult or unsafe.

g. If the city grows tremendously, there may be pressure to convert some residential areas into commercial uses. Dense commercial areas generally seen as superior to diffuse commerce.

h. Esplanade Ave. is designated on the map as a commercial corridor. It has only spot-zoned commercial buildings.

#### Infrastructure/Beautification

a. The sixth and seventh wards have great housing stock, but are victim to infrastructure disrepair. Ursulines Avenue is a pleasant street. The Lake-side of Broad is tree-lined, the River-side is not, creating very different environments.



b. Identify and prioritize physical maintenance projects that would strengthen all of those areas by giving attention to the medians, tree planting, curb repair, etc.

c. Organize communities and/or businesses to engage in beautification projects.

**Housing/Historic Preservation**

a. Enforcement of zoning/HDLC and encouraging people to “rebuild right”/consistent with New Orleans style instead of demolishing properties.

**Representation/Participation**

a. Residents from public housing developments are unaware of any planning process.

b. Low income people not well represented. Participants have been sympathetic to the issues of low-income people, but sometimes it is easier not to talk about the absence/concerns of those people.

**Environmental Protection**

a. Hazardous environmental conditions may exist in Gert Town outside of the Thompson Hayward site. (Priority 1).

b. The EPA funds brownfields studies.

**Community Center**

**a. Rebuilding**

Rebuilding center that could provide professional assistance/design help to residents rebuilding in an appropriate way/consistent with historic integrity.

**b. Territory/Geography**

Any community center would fall into geography of rival/overlapping neighborhood groups. District 4 is not a coherent district but left-over pieces of other districts. Community centers would have to be rather localized to serve residents well. At the moment, new organizations are claiming territory/areas of the city that are inconsistent with historical/actual boundaries. In Gert Town, GRI has been receiving money, yet residents feel that they have not benefited.

Community centers may bring together people from diverse areas, but may create situations in which different neighborhood groups vie for control of/claim over a community center. Community centers should be a priority 2 or 3

**c. And Schools**

Schools that are open or closed could easily be converted to accommodate community centers. In the past schools acted as community centers naturally. Vacant school land and buildings have become prime real estate possibilities. Converting schools exclusively into community centers that prevent those buildings from re-opening at a future date as schools will prevent residents from returning. Housing and education have been the two main factors preventing residents from returning. Schools have historically been anchors of communities defined a neighborhood to the students who attended. and then closed down. In Gert Town, Daneel School was changed to Terrell to honor someone from outside the community. That school has been closed and children sent to Lafayette. As important as community centers and enhancing schools is finding a better distribution of school facilities.



**DISTRICT 4: UNOP Meeting #2  
Break Out Session Notes**

*Facilitated by Herman Howard, HOK*

*Break out session notes prepared by Brendan Nee*

*John McDonough School; 2426 Esplanade Avenue  
November 11, 2006, 9:30 a.m. - 12:30 p.m.*

**1. Explanation of Projects, Herman Howard**

a. Herman Howard reviewed the list of projects and showed participants where projects were located on the map.

b. Howard said that District 4 had the opportunity to address housing broadly, not just public housing or housing in intact neighborhoods.

c. Howard said that at the same time there are roughly 5,000 displaced former residents of public housing from District 4. He added that some discussions suggest that not all of the displaced residents of public housing will return.

d. Howard said that any redevelopment of the sites should consider dispersing some residents into surrounding neighborhoods.

e. Howard said that successful community include not only schools but also a support system of schools, safety, health and human services and community centers. Building re-use should take this understanding into consideration.

f. Howard said that Booker T. Washington represented a building close to B. W. Cooper with tremendous potential impact. He said that the school could be reopened with the help of Southern University as a college prep school with an agricultural focus. He added that residents need to consider the resources already present in the city.

**2. Participant Response**

a. A participant said that in Gert Town, most of the land is owned by an institution (Xavier University).

b. Another participant said that a supposed community pool placed on property owned by Xavier University was used for programming that was not relevant to the community such as kayak classes.

c. Another participant said that planning needs to focus on residents and not on institutions in Gert Town.

d. A participant expressed concern that any supposed improvements in Gert Town would be private.

e. Another participant said that a concern expressed at a previous meeting was not represented on the map.

f. Herman Howard said that we have had intense working sessions and greater detail collected at the neighborhood level.

g. Another participant said that participants did not understand how the neighborhood map translates into the district-level map.

h. A participant asked how Treme residents were involved in discussions of Lafitte.

i. Another participant asked why public housing was being discussed when the participants were all non-public housing residents.

j. A participant said that the discussion of public housing needed greater clarification.

k. A participant said that other neighborhoods in the district were not being adequately addressed by focusing on a single neighborhood in the discussion.



- l. Another participant said that it was difficult to address district-level concerns when neighborhood-level concerns were unresolved.
- m. A participant said that there needs to be a clearer understanding of previous discussions at the neighborhood level before residents meet at a district level.
- n. A participant said that every neighborhood should have a family resource center.
- o. A participant said that the district lacks community centers, youth centers, and senior centers.
- p. A participant said that charter schools or schools of equal quality would attract wealthier residents and would provide quality community services.
- q. A participant said that there needs to be more open space but that the map does not reflect all of the open space present in the community.
- r. A participant said that parks should be strategically located to schools and community centers.
- s. A participant said that vacant lots should be prioritized for reuse as park space.
- t. A participant said that the green space on Jeff Davis Parkway should accommodate more intense uses.
- u. A participant said that not knowing the property ownership of sites where projects are proposed complicates the planning issue.

### 3. Miscellaneous Issues

- a. A participant said that the Black vote is scattered.
- b. Another participant said that people who are elsewhere will not return.
- c. Another participant said that Zion City is cut off.



## DISTRICT 4: UNOP Meeting #2 Break Out Session Notes

*Facilitated by Keith Scarmuzza, Matthes Brierre Architects with Mark Schimmenti  
Break out session notes prepared by David Lessinger*

*John McDonough School; 2426 Esplanade Avenue  
November 11, 2006, 9:30 a.m. - 12:30 p.m.*

### 1. Explanation / Clarification of Project List, location of project on map

Facilitator explained: On the map are ideas of citywide significance, changes to land use, housing and commercial development projects, problem industrial sites, and opportunities. [Lays out in brief, each of the 21 potential projects]. We're trying to get some consensus on the priorities within these projects.

### 2. Comments and Points of Discussion

- Industry: Revitalizing Conti Park should be lowest priority, it doesn't match with the Lambert plan. We don't want to drive any existing industry out. We need industry for jobs, we just need restrictions on the types of industry. So the industry needs to be more compatible with the neighborhoods. Revitalization is needed but not to remove industry but to be compatible with the neighborhoods.
- The biosciences center and eco-industrial park would be very helpful. The medical corridor should be more clearly defined. Focus on medical campus as a larger project, beyond local area, but for city-wide benefit.
- Where does rehabilitated housing stock and small commercial go? We've got Tulane corridor mapped out in terms of demolition, rehab, revitalization, building by building.
- Need to link economic development and housing: We see that happening along Tulane Ave, as a mixed-use corridor, where adaptive reuse and the use of short-term vacant land can be employed. St Bernard Ave is important, but corridors don't really deal with housing directly.
- Housing and health are priorities. The majority of the population is spread out in rental housing, not projects (public housing). LRA has a program to encourage the redevelopment of rental housing. These projects knit District back together, though some are more linear. Our housing plan needs to restore housing that matches pre-flood population distribution if you want the pre-flood population to come back.
- I-10: No point in pulling down the ramps without taking it out entirely or doing some major revitalization. It's the elevated hwy itself that causes the problem more than the exit ramps. Space underneath hwy could be used as a farmer's market or flea market. One student project envisioned a community center that actually hangs underneath the overpass.
- What's happening with Mercy Hospital? They've been restoring it. Group consensus that Mercy is an important building and facility to district.
- (Public) Housing is a priority. Lafitte is in good shape, it shouldn't be knocked down. People who are displaced need housing, people who are here at this mtg have housing, so it's often hard for them to focus on, prioritize. We are meeting with residents and stakeholders and other groups in other districts adjacent to District 4 who have a stake in the development of housing developments and these other projects. The public housing developments are important but most people didn't live in them. Housing in general needs to be a priority. I would suggest that there's a lot of commitment to revitalize Lafitte, Tulane Ave, tied together with Carrollton Ave.
- Need for a rental property program.



- Need for a higher level of analysis, how projects fit together. To focus just on specific projects is not as useful as focusing on how they fit together into programs. Need a district-wide plan that addresses larger level.
- A comprehensive housing strategy is missing – rental, low to high income, and home-ownership.
- Economic development along corridors seems to be the next level priority.

**3. Summary of priorities presented by Mark Folse to larger group at the report-back session:**

1. Housing rehab and redevelopment strategy
  - a. not piecemeal but comprehensive
2. Economic Development along corridors listed on map:
  - a. Tulane Ave
  - b. St Bernard Ave
  - c. Carrollton Ave
  - d. Galvez / Broad
3. Health Care campus as revitalization for district
  - a. not just LSU but larger, all encompassing campus
4. Other projects
  - a. Tonti Industrial site
  - b. Public housing
  - c. Superfund site
5. Low priority is removal of ramps along interstate – total removal makes most sense.



**DISTRICT 4: UNOP Meeting #2  
Break Out Session Notes**

*Meeting facilitated by Allen Eskew, Eskew+Dumez+Ripple Architects  
Break out session notes prepared by Jack Sawyer, Eskew+Dumez+Ripple Architects*

*John McDonough School; 2426 Esplanade Avenue  
November 11, 2006, 9:30 a.m. - 12:30 p.m.*

The attendees were asked to divide among six groups. Each group was seated around a table with one facilitator and one note taker. The notes and scenario goals below are taken from the discussion as facilitated by Allen Eskew, scribed by Jack Sawyer. The group included representatives from Gert Town Zion City, Tulane/Gravier, Sixth Ward/Treme/Lafitte and Mid City. Previously, the district has volunteered goals and projects for the rebuilding of their specific area, which the District Planning-Wide Team has compiled and further refined to a list of scenarios. With the understanding that levee repair is a given, the discussion included prioritization of projects within the scenarios of RE-Habilitate and RE-Vision (formerly Stable and Robust).

**1. Project List** (provided and discussed)

- St. Bernard Corridor
- Tulane Corridor
- Broad St. Corridor – also a candidate for Main Street
- Galvez Corridor
- Blue Plate Node
- LSU/VA Medical Center
- Remediation of GertTown
- Connection between Zion City and GertTown
- Development of Eco Park within GertTown
- Lafitte Corridor: Providence Development, Rails for Trails, etc.
- Tulane Ave, Carrollton Ave, I-10 Node
- Conti Street Industrial Area
- Housing Developments: Iberville, Lafitte, St. Bernard, and BW Cooper
- Removal of Interstate Exits at Claiborne Avenue
- Development of 3 or 4 Community Centers
- New Open Spaces throughout District with interconnectivity, i.e. Urban Reforestation
- Neighborhood Specific Guidelines

**2. Concerns**

- Former “housing projects” should be re-named and re-interpreted as “transitional housing developments.” Changing the title of these areas could remove some of the negative connotations associated with “Housing Projects.” The change would also stress that living in these developments should be a temporary or transitional solution to a family’s housing situation.
- A bike path inside the Lafitte Corridor would be easy to implement and would serve a large percent of the artists and working class who bike between the French Quarter and their homes in this area. The bike path could be as simple as a direct route along re-paved streets running parallel to Lafitte.
- The representatives agreed that all of their neighborhoods were short on public parks and green spaces.
- A community recovery center is being planned off of Carrollton behind the Home Depot.
- Public spaces for the arts, community traditions and Carnival events are sorely needed.



- The vacant City Hall annex in the 2500 block of Canal Street is an issue for many community members. Allen Eskew pointed out that the City plans to re-locate all Juvenile court operations to this location.
- The architectural character of the neighborhoods in District 4 should be maintained by observing neighborhood specific design guidelines when rebuilding.

#### 4. Consensus

In summary, an elected representative from the tabletop discussion presented the group's prioritization of the scenarios to the entire district in attendance:

- Provide low to medium "transitional housing developments" to compensate for housing lost by closing District 4's housing projects.
- Develop a "Green Sliver" of parks and public spaces connected by a bike path within the Lafitte Corridor.
- Revitalize the commercial corridors of Broad Street, Tulane Avenue and St Bernard Avenue.
- Develop Community Recovery Centers within each neighborhood to provide information to residents regarding rebuilding
- Elevate the 610 interstate to remove the physical barrier between the neighborhoods.
- Create spaces that support and encourage the rich culture heritage of District 4.
- The realization of any development in District 4 should occur without impacting the existing tree canopy.



## DISTRICT 4: UNOP Meeting #2 Break Out Session Notes

*Facilitated by Wayne Troyer, Wayne Troyer Architect  
Break out session notes prepared by Tracie Ashe, Wayne Troyer Architect*

*John McDonough School; 2426 Esplanade Avenue  
November 11, 2006, 9:30 a.m. - 12:30 p.m.*

### 1. Explanation / Clarification of Project List, location of project on map

Comments: Lafitte Corridor extends through to Canal Street

### 2. Specific Discussion of Projects

- A. I-10 Ramp Removal along Claiborne Avenue
  - Remove all of I-10 from Canal to St. Bernard
    - What to do with loose ends?
    - Remove all of I-10 through downtown, utilize 610
    - Idea already in Plan for Department of Transportation, Lambert Plan
    - Inexpensive way to stimulate change
    - Traffic impact on neighborhood streets: Concern
    - Symbolic change for neighborhood
    - Issue: Be realistic about what Treme will be like after I-10 is removed: Re-creating 'Historic Treme' not possible
    - City would need to regulate the change to avoid a Veteran's Highway situation
    - Camp Street at Calliope as precedent for neighborhood renewal after removal
    - 3 Lanes of Traffic each side, for faster travel?
    - Paris Model: 2 lanes for fast travel, 1 lane 'access road' for local traffic
    - Emergency Lane for Ambulance/Fire travel to/from medical district
    - Public Transit must be bolstered to avoid congestion from heavy traffic through the area [after I-10 removal]
- B. Connect the Lafitte Corridor + Green Space into one project
- C. Zoning Overlay in Commercial Districts to regulate development
- D. Mixed-Use: Zoning?
  - Residential Zoning with non-conforming overlay
  - Grandfather occupancy in Pre-Storm to stimulate economic growth
- E. Carrollton Avenue Corridor between Canal and Orleans
  - Large parcels of land available for development: Regulation required to avoid Veteran's Highway situation
- F. LSU / VA Hospital
  - New Location? Historic homes demolished through eminent domain?
  - Industrial blight left when old facilities abandoned: Can they not be reused?
  - Central issue for District and CITY at large
  - Information must be provided to the community about future plans
  - Mixed-Use Opportunity for remaining facilities?



#### G. Housing

- Most important issue for success of renewal in New Orleans
- Affordable / rental / workforce housing must be provided
- Tulane / Gravier area = only 20% home ownership; rental stock must be replaced
- Housing Project Developments need clarification for future discussion

### 3. Summation

A. Project List should have been provided to facilitate prioritizing of lists by participants at table discussions

B. Large Corridors are a top priority, but studies by professionals need to be done to determine which corridors will have the most impact for the district, so that most influential corridor for development can be the starting point.

- LRA money for development of corridors?
- Main Street Programs?
- Claiborne development will have immediate result: Short Term
- Tulane development will have immediate result [medical, etc]: Short Term
- Investment Strategy to make things happen?

C. Top Priorities for Repopulation, Economic Growth, Renewal of City:

1. Schools
2. Hospitals
3. Housing

- These priorities are not mutually exclusive to redevelopment. They must be implemented collectively for a successful outcome.

D. Citizen's Advisory Board / Independent Entity within City Council

- Imperative for continued involvement of citizens as the planning process goes forward: Coherent mechanism for continued citizen involvement.
- Neighborhood + District Plans will be monitored during planning implementation so that plans are not changed at the city level without input from citizens who worked on original documents

### 4. Group Summation given by Daniel Samuels



## DISTRICT 4: UNOP Meeting #2

*Prepared by Zach Youngerman and Frederic Schwartz, Frederic Schwartz Architects on November 13, 2006*

*John McDonogh High School, 2426 Esplanade Ave.*

*November 11, 2006 9:30-11:30 am*

*Attendance: 60 - 70*

### 1. Frederic Schwartz and Allen Eskew gave a powerpoint presentation, including slides prepared specifically for this meeting by UNOP.

- a. The District and neighborhood planning team has attended nearly 50 meetings since beginning their work on September 1. The presentation of previous and new material at this meeting is designed to welcome residents who are participating for the first time as well as those who have been active.
- b. The UNOP effort will integrate and honor all previous planning work including the Lambert Plans and independent neighborhoods plans.
- c. The planning team's District-wide work will be incorporated with other Districts into a City-wide Plan by the City-wide Team which will be submitted for approval to the City Planning Commission, the City Council, the Mayor, and the LRA.
- d. Many of the powerpoint slides have been prepared by the citywide team so that residents at each district meeting across the city receive consistent information at the same time.
- e. Recognize that the impact of the hurricane and the environment in which we live are regional issues of paramount importance. We cannot solve problems in just one neighborhood, District or Parish.
- f. District 4 has important specific characteristics. New Orleans is comprised of 5 different drainage basins, each with different levels of flood protection. According to the Corps of Engineers, Basin One, that District 4 is in will have Category 3 hurricane protection by the earliest date of any basins -- 2010.
- g. Given the uncertainty of the future, it is important to plan for different recovery scenarios. We have outlined three scenarios that have been provided in discussion with the the City-wide team.
- h. If a hurricane hits the City and significant flooding occurs again in the next five years that will produce one investment and population scenario with many different ramifications. If a hurricane hits the City and the levees hold and the drainage system works, people will feel safe and secure.
- i. Dealing with the personal and economic risk of future hurricanes/flooding must be handled at a regional level by coastal restoration, at a city-wide level by hardening infrastructure, and at an individual level by protecting one's house or business by raising structures.
- j. Recovery planning scenarios or phases will provide a framework for discussions of near-term risk and long-range possibilities. We have labeled them: Fragile (or REpair), Stable (or REhabilitate), and Robust (or REvision) (see powerpoint online).
- k. Planning, funding, policy, implementation and government will all influence the recovery scenarios.
- l. Fragile/REpair represents the status quo and a minimum amount of investment.
- m. Stable/REhabilitate, which is what businesses and institutions are betting on, represents the status quo with a moderate amount of public investment.
- n. Robust/REvision represents ample federal funding that would create a greatly enhanced city.
- o. With the contribution of steering committee members and previous planning work, nearly 100 different projects have been catalogued and mapped.



- p. Thematic maps have been produced of roughly 14 prioritized projects from prior District Sector Steering Committee meetings and planning work.
- q. All projects contribute to revitalization and multiple opportunities exist for funding, however, we know that the over 1,000 City-wide projects proposed by the citizens will not all receive funding. Break-out groups are to help determine which projects have priority in District-wide and City-wide impact.

## 2. Break Out Group Table Presentations

### 2.1 Group 1 Presentation

- a. Create more park space.
- b. Study the benefits of industrial vs. park space along the Lafitte Corridor and Conti St.
- c. Transitional, subsidized affordable housing that ensures a 1:1 replacement of existing units.
- d. Broad, Tulane and St. Bernard identified as the three most important commercial corridors.
- e. Create information-providing recovery centers.
- f. Elevate low parts of I-610 to ensure its use as an evacuation route.
- g. Map culturally significant areas.
- h. Consider and improve upon green infrastructure like trees.

### 2.2 Group 2 Presentation

- a. Develop affordable housing for artisans, teachers, workers and a healthy rental market for construction workers, which includes re-utilizing blighted properties.
- b. Create cultural/recovery/rebuilding centers at a neighborhood scale.
- c. Catalog and map available public services.
- d. Provide reliable public transportation that encourages commuting on RTA.
- e. Strengthen businesses opportunities in neighborhoods.
- f. Create green space including along the Lafitte corridor.

### 2.3 Group 3 Presentation

- a. Presenter said that residents did not feel qualified to determine the impact of specific projects on neighborhoods.
- b. Confidence in government/leadership is important.
- c. Tear down I-10 along Claiborne Ave.
- d. Revitalize St. Bernard Ave.
- e. Improve medical facilities while supporting adjacent residential neighborhoods.
- f. Encourage repopulation by making available housing, education, social and medical services, and quality-of-life amenities.
- g. Create zoning ordinances enforced and determined by the City Planning Commission.
- h. Create institutional planning mechanism for increased participation by residents/neighborhoods

### 2.4 Group 4 Presentation

- a. In Tremé, include nearby homeowners in public housing discussions.
- b. Redevelop Lafitte Housing development.
- c. Create rebuilding centers.
- d. Create a map that shows the sites of development activities.

### 2.5 Group 5 Presentation

- a. Restore housing to match pre-Katrina demographics.
- b. Restore health care services; incorporate a discussion of Mercy Hospital in planning.
- c. Enhance St. Bernard, Galvez, Tulane, Broad and smaller commercial corridors.
- d. Saw no sense in removing exit ramps but encouraged removal of I-10.

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## DISTRICT 4, Sector B Steering Committee Check-In Meeting Notes

*Prepared by Zach Youngerman, Frederic Schwartz Architects on December 1, 2006*

*St. Joseph's Church, 1802 Tulane Ave.*

*November 29, 2006*

*Attendance: 12*

### Part 1: Tulane / Gravier

#### 1. Planning Team Introduction

- a. Michael Haggerty, Frederic Schwartz Architects, said that the meeting is intended to focus first on the needs of Tulane/Gravier to then be followed by a sector-wide discussion.
- b. A review of the Lambert plans and the UNOP process are primary.
- c. Herman Howard, HOK, said that the Lambert plans are integral since they represent a lot of work that is now moving forward. At the same time, residents in the Tulane/Gravier area have expressed that they would like to see some issues covered in the Lambert plans addressed further. Additionally, developments that have occurred in the interim, many over which participants don't have control, need to be addressed in UNOP process. For example, the Medical Center expansion might accept resident requests that the maximum current height not exceed current building maximum heights in the area or that LSU create amenities like green space.

#### 2. Housing

- a. Participant said that housing is the priority for the area.
- b. Herman Howard asked several questions: What needs to be preserved or stabilized, where does housing exist, where could it be? Is putting existing housing stock into service sufficient or are new models of housing needed? In addition to the Road Home Program and Lambert's suggestion of "near-term government involvement," are there programs or grants needed to address affordability?
- c. What features of a neighborhood beyond infrastructure - schools, goods and services, walkability - compel residents to return?
- d. Participant responded that only 20% of residents have returned. Landlords are waiting on Road Home money for rebuilding. Repair of existing stock should precede new or multi-use models of housing.
- e. Participant said that a homeownership program should be developed that would increase the homeownership level from 20% pre-Katrina to 60% by encouraging conversion of rental units into homes, specifically double shotguns into singles.
- f. Participant said that affordable rental stock must be available as well. Many pre-Katrina area residents were on a fixed income or received minimum wage.
- g. Herman Howard said that the housing stock of double shotguns lends itself to a lot of owner-occupied rental housing, which is a very stable. Renovation of the double format into an L-shaped unit for the owner or a grant program could provide incentives for owner-occupancy.
- h. Participant said that a suite of housing solutions produced by the planning team would expedite redevelopment more than a comprehensive housing study produced at an unknown later date.
- i. Participant described how formerly, CDBG monies were used in a program which awarded \$15,000 or \$30,000 for a mortgage which would become a grant if the owner stayed there for a certain number of years.



- j. A participant suggested soft-second mortgages or incentives that promote both home-ownership and a healthy diversity in terms of the residential population.
- k. Herman Howard said what is needed is an entity to receive properties, administer funds, guide individuals through the recovery process, and plan comprehensively for the neighborhood. A participant responded that Providence, Tulane-Canal Development Corporation, and Phoenix New Orleans are ideal organizations.
- l. Several participants said that the enforcement of zoning ordinances and the pace of acquisition of adjudicated properties was the most difficult problem facing redevelopment pre-Katrina – all the more reason why zoning and enforcement must have a local/neighborhood level component.
- m. A participant said that many property owners are waiting to be bought out by the Medical Center expansion.
- n. Several participants suggested “next-door neighborhood program” which would allow residents without yards or off-street parking the opportunities to buy vacant adjacent land.
- o. A participant gave an overview of potential area redevelopment: Providence is looking to develop 70 units, PNOLA 5, Falstaff 156, NORA 50 properties, Gaubert 250. Those numbers are almost 300 homes in the next 2 years. Gaubert site redevelopers are looking for additional sites.
- p. Other participants added the following: Palmyra, Galvez, and Bienville are some of the more focused areas of smaller redevelopment. Soft-second mortgages are available in the area between Canal and St. Louis, Claiborne and Jeff Davis through Empowerment legislation. Falstaff, Dixie, Gaubert are rather focused. The redevelopment of the Pan-American building is not as certain.
- q. A participant suggested that the mapping of these smaller sites and larger developments would help participants determine the natural areas of redevelopment that could be leveraged by focusing infrastructure there. Also help community members figure out what amenities to encourage larger developers to provide.
- r. A participant said that Friends of Lafitte Corridor has received a \$100,000 grant for development of Lafitte Corridor between Broad and Jeff Davis. Participants need to determine how housing fits into that redevelopment.
- s. A participant said that when Road Home recipients who have chosen to receive money for renovation realize that money will be held in an escrow account, they will end up selling properties. Herman Howard said that it sounded like a program beyond Providence or PNOLA redevelopments on the scale of the Road Home is needed to address housing broadly.

**Part 2: District 4 Sector B Steering Committee**

**3. Introduction, Michael Haggerty**

- a. Michael Haggerty explained that the goal of the meeting would be to have participants review projects proposed in previous planning efforts and UNOP meetings and determine which might benefit larger District 4 community. He stressed that all proposed projects have been recorded and would be in the plan in some form.
- b. The draft project list relevant to this area is:
  - Intermodal or Transit Oriented Development (TOD) node at I-10 and S. Carrollton Ave.
  - Tulane Ave. Revitalization
  - Link Jeff. Davis Pkwy and Lafitte corridor into larger open space plan
  - Revitalize Broad Street
  - Revitalize and Re-imagine Galvez Street corridor
  - LSU medical expansion
  - Revitalize Conti St. light-industrial corridor
- c. The intent of the meeting was to receive feedback from participants as to whether these projects meet the criteria of benefiting/affecting a larger community and if not what should be adjusted. After that exercise, the team could begin to flesh out/illustrate what these projects might look like.



**4. Presentation of Redevelopment Planning Possibilities for B.W. Cooper, Herman Howard**

- a. Herman Howard explained that B.W. Cooper is unique in that it is managed by a resident council. HANO has allowed 300 residents to re-occupy buildings, though there is a 1000-person waiting list.
- b. He added that the residents value the older buildings. Pre-Katrina, they had a plan to demolish and redevelop the newer section of super-blocks along M.L.K Blvd. and create a stronger urban fabric there.
- c. He said that the most design intervention is needed where there are the “super blocks” that abut a grid on M.L.K. on a diagonal. The hard boundary creates a line between public housing and the community. B.W. Cooper shares a street grid with the Zion City and Xavier Triangle areas, allowing re-stitching possibilities in that direction.
- d. He said that the B.W. Cooper re-design also takes into account the needs of extended or multi-generational families. The result would be an increase in density by about 20%. The program for green space and a new proposal for circulation are part of the comprehensive re-design.
- e. A participant said that Tulane/Gravier could benefit from a better sense of space/community between the large corridors. However, that area needs some reweaving, not a new fabric.
- f. Herman Howard said that the Booker T. Washington school on S. Roman Street is one of the oldest African-American schools in the City. It deserves to be a proud contribution to the community and may be thanks to university or private industry interest in its redevelopment.

**5. Schools**

- a. Herman Howard posed the following questions to participants: What alternative programs can go into vacant schools, interim or long-term, i.e., community centers, housing for construction worker or the homeless, multi-use programs? Should community centers be located at vacant or open schools? What redevelopment activities are occurring at what schools? What are the rules governing renovation, and lease or purchase of school properties?
- b. A participant described how a joint task force with which he was involved has been coordinating the recovery of public school buildings. Robin Jarvis, Superintendent of the Recovery School District, has said that the school district has had difficulty finding professionals to empty, remediate, and secure buildings.
- c. A participant and a representative from FEMA described how once the specific school goes through the FEMA assessment process, the school district can take the money for damages and use in whatever school they choose and how they see fit.
- d. Public Assistance funding was unclear to some participants.
- e. The representative from FEMA discussed how creating a detailed plan for school building uses in advance of school district decisions will prove effective for dealing with the school district and in receiving private grant money. The participants suggested that the planning team could create studies for some of the public facilities.
- f. Participants suggested some possible re-use possibilities: Israel Augustine, Wicker or Thurgood Marshall Schools would be the best opportunities for an ESL school to address the large and growing Hispanic population in Mid-City. St. Rosa Lima could provide temporary dormitory housing for construction workers. Blue Plate is being considered for a vocational school. Delgado has had a vocational training program in participation with prisons.
- g. Israel Augustine, Thurgood Marshall, and Crossman schools were missing from the District-wide Planning Projects map.

**6. Intermodal Development at I-10 and S. Carrollton Ave.**

- a. A participant expressed that the proposed development at I-10 and S. Carrollton Ave. seemed sensible given Xavier’s current intentions to expand into the Carrollton Shopping Center and existing rail / highway infrastructure.
- b. Residents approved of a proposed modern-day Union Station for commuters from the surrounding metropolitan area - where much of the area workforce lives – or visitors from the airport to connect to local transportation.



c. Participants questioned the extent of high-rises and the focus on entertainment proposed in the Lambert plans. Residents would prefer active businesses, institutional or governmental anchors.

#### 7. Corridors

a. The planning team mapped Tulane Ave. to demonstrate redevelopment possibilities – both adaptive reuse and new construction.

b. A participant said that Tulane Avenue should be a “getting stuff done” corridor connected to the bio-sciences district.

c. A participant provided an overview of the Conti St. Corridor: It may be in the stages of development as a multi-use area which is acceptable to Mid-City, provided it is not exclusive/gated. It is of neighborhood, but not district-wide importance, especially since there is planned redevelopment there.

d. A participant expressed concern that Canal St. has not been highlighted as a proposed area for redevelopment in the district plan, despite prominence awarded to it by the numbering system of the city and by the street car. Galvez to Claiborne would benefit most from planning. However, planning team members and participants felt that this prominence and an overlay specific to Canal St., signal that the corridor will redevelop successfully without planning.

e. A participant said that Carrollton has a successful overlay.

f. A participant described how St. Bernard Ave. used to have a vital market area of mom-and-pop stores.

g. Another participant said that just as the Superdome was on Poydras, LIFT should be leveraged for corridor development. Anchors should be created to create “Miracle Miles” on other corridors.

#### 7. Miscellanea

a. A participant said that the “gerrymandered” City Park neighborhood in District 5 should be included in District 4 planning.

b. The same participant also stated that the indication of a modification to the I-10 expressway over Claiborne Ave. was not going produce a significant result, and that the plan should include the removal of the elevated expressway itself.

b. Keith Scarmuzza, addressed that comment by agreeing that not only ramps but the entire I-10 expressway bridge over N. Claiborne Ave. should be torn down in order to truly revitalize the downtown neighborhoods. The director of transportation at the Regional Planning Commission dictates how DOT spends money locally has said that highway removal is possible given several factors, including if recovery in New Orleans East is limited.

c. He continued, saying that section of the highway is the only part built over a street rather than over an existing canal or rail right-of-way, and that the I-610 section of the loop makes the project feasible.

d. He said that alternatively, a public transportation loop could be installed in the originally 4-lane highway. A participant shared architecture student proposals to redevelop the spaces underneath the highway.



## DISTRICT 4, Sector D: Treme Check-In Meeting Break-Out Session Notes

### 1. Cultural Resources

A participant said that the African-American Museum could be improved.

A participant said the non-profit Backstreet Cultural Museum is an important cultural asset that has expansion needs.

Another participant said that Augustine is also an important venue for cultural events and deserves attention.

Treme already attracts tourists (mostly foreign) and should be further promoted as a tourist destination by a Cultural/Arts fair and through designation as a World Heritage Site.

### 2. Quality of Life/Preservation

Soil tested by the EPA at the African-American museum is clean despite environmental concerns to the contrary.

HDLC boundaries needs to be extended to protect historic neighborhoods from Modern Architecture like the Tulane-built house on Dumaine St. Termite mitigation is another protective measure. Preservation need funding.

Increase crime prevention efforts.

### 3. Claiborne Redevelopment

Participants favored the removal of the I-10 expressway over Claiborne Ave and restoration of the Oak-lined N. Claiborne Business corridor but considered it at the level of re-visioning. Participants believed that the removal of the Esplanade Ave. off-ramp would be more realistic.

Participants favored keeping the Orleans Ave. off-ramp because it is a pedestrian evacuation route to Superdome.

### 4. Lafitte Corridor

Participants asked that LIFT development not remove pool used by community.

Participant expressed concern about the redevelopment of the area between Claiborne and Basin (Old Lehman Park) still owned by City. The land has been auctioned to developer Tom Bauer. Participants would like to have approval over redevelopment of that site.

### 5. Community Centers

Participants expressed desires for community centers to include cultural, arts, social, youth, vocational training, housing resources, and needs counseling programming.

A participant said that the Treme Center at St. Philip and Villere is the most important community center in Treme and should be revitalized. St. Marks Church on Gov. Nicholls and Rampart, and Family resources center on Claiborne are also community centers.

Another participant said that the Bell School could be redeveloped as a community center. McDonogh School has/should have an arts program.

A participant said that there needs to be community centers on both sides of Claiborne Ave.

Frederic Schwartz, Frederic Schwartz Architects, said that the number of community centers needs to be thought about realistically. Even 3 community centers in each district would mean 39 community centers across the city.

More focus on residential neighborhoods, smaller buildings, focus on schools and home ownership programs.



## DISTRICT 4, Sector D: Treme Check-In Meeting

Prepared by Zach Youngerman, Frederic Schwartz Architects  
December 14, 2006

December 7, 2006  
St. Anna's Church, 1313 Esplanade Ave.  
Attendance: 40

### 1. Introductions

- a. Reverend Dr. Marshall J. Truehill Jr. explained that meeting would cover introductions, a review of UNOP process to date; a review prior efforts; break-out sessions, and reports back to the larger group
- b. Frederic Schwartz, Allen Eskew, Herman Howard, Keith Scarmuzza, Jeanne Nathan, Zach Youngerman, David Smith, and Michael Haggerty introduced themselves as planning team members.
- c. Many residents and stakeholders introduced themselves.
- d. Frederic Schwartz said that his team started in early September by listening to peoples needs at community meetings and gathering information about neighborhoods. The goal of his work is to help create specific recovery projects that resonate through the district and entire city. Recovery projects are what will be funded.
- e. He said that the LRA has a limited amount of funding, however, other funding is available from other government sources.
- f. He explained that the Lambert planning effort dealt exclusively with the 49 flooded neighborhoods. The Unified New Orleans Plan was created to submit a single recovery plan for the parish, as has been with other parishes.
- g. Each district team working with UNOP will submit 10 to 20 projects per district, which will be categorized as low, medium, and high importance.
- f. The district wide document can be used by residents to pursue other funding sources. At the least, it registers in public record the need for projects.
- h. The citywide team is responsible for recovery projects which are of citywide significance, including infrastructure like health, education, police, fire, flood protection, and drainage.
- i. 13 district plans get submitted to the citywide team which creates a single plan to submit to the City Planning Commission, the City Council, the Mayor, and finally the LRA
- j. In response to a resident question, Schwartz said that the LRA has \$200 million for all of the affected Parishes.
- k. Allen Eskew said that the team is responsible for creating district, not neighborhood maps. However, the team has identified 10 or so projects that capture the spirit and needs of the Treme.
- l. These include damaged and underdeveloped Armstrong Park, Claiborne Ave. Commercial Corridor from Jefferson to St. Bernard Parishes including the removal of I-10 Expressway long term plan; the Orleans avenue corridor; Broad Street corridor, Bayou Road and Indian Market, the Lafitte corridor, and redevelopment of Lafitte including 900 units of infill housing.
- m. Elizabeth Cook, C3/Hands off Iberville, said that redevelopment of Lafitte and other projects was not certain. Additionally, redevelopment is not democratic as residents are not involved in planning.
- n. Allen Eskew said that the purpose of this exercise was to develop recovery projects.



o. Herman Howard said that one strategy for thinking about optimal recovery projects and their possibility for funding is to consider their impact. For instance, could a school serve a larger area by having a health clinic or could a single green space be incorporated into a corridor study.

p. Even private projects like LIFT and Lafitte Redevelopment should be discussed in this manner.

### 2. Presentation by and Comments Concerning LIFT Productions

- a. Daniel Taylor, LIFT Productions, introduced the project and said it has been in the works for 2.5 years.
- b. The facilities are expected to include a 250,000 square foot film production studio; a vocational school for training New Orleans students interested in the movie-industry, a partnership with Louisiana Technical College. Many union jobs with annual salaries of \$40,000 to \$50,000 and benefits would be created. \$125 million in annual salaries are expected with 1,500 indirect jobs created
- c. Phase 1 which is from St. Louis to Lafitte and Claiborne to Galvez has already been funded, partly by GO ZONE bonds, and should be complete fall 2008. Phase 2 would include more offices and vendor space, however financing is difficult to lure.
- d. In response to a participant question, Daniel Taylor said that the redevelopment of Lafitte Housing Project was not part of the deal to acquire land.
- e. Rev. Truehill, Cheryl Austin, the Greater Treme Consortium, and Elizabeth Cook all spoke to the need and previous request for neighborhood hiring policies.
- f. Daniel Taylor said that it is intended but was not part of the contract for purchase of the land.
- g. A participant asked if there were any plans for the NORD-owned pool
- h. Mr. Taylor said that the property had been offered for sale, but that LIFT felt it was inappropriate to purchase it.
- i. Another participant asked who owned the property prior to LIFT productions.
- j. A representative from LIFT said that the land was owned by Norfolk-Southern Railroad with the exception of city streets running through the property. No land was purchased from HANO.
- k. Jeanne Nathan, Creative Industry, asked what percentage of funding was public as compared to private, and why the particular location was chosen for the facility.
- l. A representative from lift said that no public money is being used to finance the project. GO ZONE bonds received for the project are backed by private investors, not the state government.
- m. Mr. Taylor said that existing buildings in the area including JAX brewery did not have the span or height necessary for film production and that the site needed to be close to the CBD and the French Quarter.
- n. A participant questioned how certain the creation of a vocational school is.
- o. A representative from LIFT said that the vocational school is required for the larger project to receive GO ZONE bonds.

### 3. Presentation by and Comments Concerning Providence, CDC.

- a. Jim Kelly introduced himself as director of Providence, a post-Katrina CDC. He said the goal of the CDC is to create units for 18,000-20,000 people by repairing, rebuilding, and redeveloping 7,000 homes and apartment for poor, working, and moderate income. The organization has gutted 1,000 homes and has started to repair them.
- b. Mr. Kelly said that after HUD announced that Lafitte would be demolished, Providence approached HUD to see what could be built instead. The group was concerned that previous demolitions had not been respectful of resident.



- c. The following are principals guiding their redevelopment. All Lafitte residents have right to return; no reduction in subsidized units in surrounding neighborhoods; \$2.5. million for services would be raised and matched by HUD; wanted residents to participant in planning process; diverse communities are healthy and vibrant; 896 units should be rebuilt while 600 homes should be developed for working families to encourage homeownership.
- d. Mr. Kelly said charettes at St. Peter Claver Church and in Houston drew a total of approximately 200 residents.
- e. Catholic Charities will be involved in community centers, AFL-CIO will be involved in job training programs, the Urban League will be involved in Head Start or other literacy programs, and MIT or Tulane will be involved in small business development.
- f. HUD is amenable to phased redevelopment with people living in some buildings while others are demolished and rebuilt.
- g. Elizabeth Cook said that people are “desperate” for housing and the Providence redevelopment will take years.
- h. A participant introduced him/herself as a resident of Lafitte and said that s/he favored demolition and redevelopment because of unsanitary conditions at the site.
- i. Rev. Truehill said that the discussion was important, however, the purpose of the meeting was to develop and review recovery projects that will be submitted for funding.
- j. A participant said that NEPA review and Section 106 process which will have a significant impact on the future of the site had not been initiated.

**4. Break-Out Group Reports**

**Group 1**

- a. Revitalize historical assets of the area including St. Augustine Church and the Backstreet cultural museum and develop the Treme as a World Heritage Site. The Historic Treme designation should extend to Broad St.
- b. Support renovation of area schools. Consider new uses for the Alexander Bell School
- c. Elevate the restoration of Armstrong Park to a district-significant project.
- d. Refurbish the swimming pool and basketball courts at the Treme center. The Treme center should be one of the district-wide community centers.
- e. St. Augustine Church is a cultural and community venue, not just a church.
- f. A participant added that John McDonogh High School and Musician’s Union Hall are community assets.

**Group 2**

- a. A Broad St. Main Street Program should include Bayou Rd.
- b. Bayou Rd is important as a commercial corridor but also it is culturally and historically significant.
- c. Demolish and remove I-10 in phases. Create transportation alternatives along Claiborne.
- d. Improve Louis Armstrong Park
- e. Develop vocational training program and facility.
- f. Bethany Home should be converted to housing if not reopened.
- g. Basin St. area should be part of Bayou St. John/Lafitte Corridor redevelopment.

**Group 3**

- a. Improve schools, including using schools for other uses like medical centers.
- b. Create farmers markets within the community
- c. Improve jobs
- d. Improve parks and green space access.
- e. Study extending the street car on Rampart St. and Esplanade Ave.
- f. Create affordable housing and affordable energy prices.

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**DISTRICT 4: UNOP Planning Meeting #3  
Sector A Break Out Session Notes**

*Facilitated by Herman Howard, HOK Architects  
Break out session notes prepared by Jack Sawyer, Eskew+Dumez+Ripple Architects*

*John McDonough School; 2426 Esplanade Avenue  
December 16, 2006, 9:30 a.m. - 12:30 p.m.*

**1. General Discussion of current events in Sector A**

Comments: Neighborhood desires to have direct contact with real estate developers interested in Sector A

**2. Explanation / Clarification of Project Priority List, location of projects on map**

**3. Specific Prioritization of Projects**

**CENTERS and NODES**

- A. Develop Eco Park- **Low Priority**
- B. Develop Blue Plate Node- **Moderate Priority**  
*Neighborhood understands potential of the site but needs more information on what programs would occupy the node.*

**CORRIDORS**

- C. Revitalize Earhart Blvd Commercial/Industrial Corridor- **Low Priority**  
*Neighborhood is not receptive to industrial uses nearby.*

**COMMUNITY FACILITIES**

- D. Program and Develop Community/Recovery resource centers- **High Priority**
- E. Program and Develop Interim Use Strategies for Public Facilities/Schools- **High Priority**

**HOUSING**

- F. Rethink B.W. Cooper Housing and Adjacent Areas- **High Priority**
- G. Develop Neighborhood Specific Design Guidelines for Rebuilding and Flood Protection- **High Priority**
- H. Affordable and Rental Neighborhood Housing Renovation Program (CDC)- **High Priority**

**CONNECTIONS (TRANSPORTATION)**

- I. Create new connections between Zion City/Booker T. Washington/  
B.W. Cooper- **High Priority**

**CONNECTIONS (OPEN SPACE)**

- J. Create New Open Spaces and strengthen connections within Open Space Network  
(including bike paths)- **High Priority**

**INFRASTRUCTURE**

- K. Upgrade and Improve Pumping Stations- **High Priority**
- L. District-wide Street / Infrastructure Repair and Replacement Program- **High Priority**

**4. Summation**

- A. Proposal to rethink BT Washington High School to be more of a magnet school. School would specialize in training and would also operate after hours as a life-long education center.
- B. Project List has been prioritized.

**5. Group Summation given by John McKnight**



## DISTRICT 4: UNOP Planning Meeting #3 Sector B Break Out Session Notes

Facilitated by Keith Scarmuzza, Mathes Brierre Architects  
Break out session notes prepared by Brendan Nee

John McDonough School; 2426 Esplanade Avenue  
December 16, 2006, 9:00 – 11:30 am

### 1. Community Center

- Cominsky park will be a community center for Tulane / Gravier / Mid City
  - Indoor basketball
  - Internet and computers
  - Funding provided by DNA media
  - Will film the making of the center
- Developers say: almost no urban projects get built without public private partnership.

### 2. LSU / VA Regional Medical Center

- want to make it for insured & uninsured (wont happen until 2012)
- Not providing enough mental health facilities in the short run
- Not providing care for the uninsured
- Need to address immediate needs

### 3. High Priority

- LSU
- Upgrade pumping stations
- Street & Utility Repair
- Affordable & rental housing
- Tulane Corridor (connects to Metarie and medical center/biosciences corridor)
- Broad Corridor (connects to Napoleon & Gentilly)

### 4. Medium Priority

- Interstate 10 & Claiborne. Participants felt that the removal of the I-10 expressway might encourage development.
- Schools as community facilities
- Lafitte Rails to trails

### 5. Low Priority

- Open space
- Lafitte Corridor

### 6. Questions

Participants appreciated Recovery Project Prioritization Criteria but were unclear as to what to do when a project met only some of the criteria in a category and not others.



## DISTRICT 4: UNOP Planning Meeting #3 Sector C Break Out Session Notes

Facilitated by Wayne Troyer, Wayne Troyer Architect  
Break out session notes prepared by Tracie Ashe, Wayne Troyer Architect

John McDonough School; 2426 Esplanade Avenue  
December 16, 2006, 9:30 a.m. - 12:30 p.m.

### 1. Explanation / Clarification of Project List, location of project on map

Comments: Reconsider using the term “revitalization”; perhaps “redevelopment” is a better word [more clear in purpose]

### 2. Specific Discussion of Projects

#### A. St. Bernard Corridor

- Develop the corridor in a “smart” way, not haphazardly
- Control of development through what group?
- Neighborhood oriented businesses are appropriate
- *High priority*

#### B. Broad Street Corridor

- Sector C cannot house large businesses [parts of Broad in other Sectors can]
- Many doctor’s offices/services on this stretch of Broad: important to maintain
- *High priority*

#### C. Galvez Street Corridor

- Mostly residential in Sector C
- Removed from list of projects for Sector C

#### D. Community Facilities

- Remove slash in title: Community Recover Resource Center
- Look to Lakeview “Beacon” and “Superbeacon” programs for guidance/ideas
- Would help to give a presence in neighborhoods trying to recover, hope for recovery
- LRA likely to fund this type of project
- Easy, inexpensive storefront operation would have large benefits
- *High priority*

#### E. Public Facilities and Schools

- Statement should be folded into wording so it is clear that the educational needs of the community must be met
- Carefully consider re-opening of schools based on population/location
- Idea of moving police training facility into Langston Hughes School, turning the old police facility into a senior center/community facility on the Bayou
- LRA jurisdiction for school funding? Will the plan inform the school board’s decisions?
- *Moderate priority*



**F. Housing: St. Bernard, Design Guidelines, Affordable Neighborhood Housing Renovation**

- Property must be protected from flooding
- Some areas had significant flooding prior to Katrina
- Design guidelines low or moderate priority because there is not a history of flooding
- Who develops the guidelines? [planning team from FSA UNOP team would develop them as a project]
- If citizens do not get involved in the planning/development of the n’hood, they will miss the opportunity to have a say in the future of their area
- What does “rethink” mean, in terms of St. Bernard Housing?
  - FSA fighting authorities over HUD issues—new strategy for dealing with the projects, as opposed to blanket demolition
  - What effect can the group have on that decision?
- *Design Guidelines: Moderate priority*
- *St. Bernard Housing: High priority*
- *Affordable Housing: High priority*

**G. Transportation**

- Primarily in another jurisdiction
- *Moderate priority*

**H. Open Space**

- Quality of Life, but consider criteria of LRA
- It has potential, but is not of largest recovery value
- Gives the water somewhere to go: drainage
- Moderate priority

**I. Pumping Stations**

- *High priority*

**J. Infrastructure**

- *High priority*

**3. Summation**

- A. What is the connection between the UNOP and the city’s Master Plan?
- It must be made clear that a project does not conflict with or over-write elements of the city Master Plan [this is being addressed in the planning process by UNOP teams]
- B. Economic development and Housing are the top priorities for rebuilding/recovery



**DISTRICT 4: UNOP Planning Meeting #3  
Sector D Break Out Session Notes**

*Facilitated by Allen Eskew, Eskew+Dumez+Ripple Architects  
Break out session notes prepared by Joy Robinson, Eskew+Dumez+Ripple*

*John McDonough School; 2426 Esplanade Avenue  
December 15, 2006, 9:00 a.m. - 11:30 p.m.*

**1. General Overview of Prioritization of District-wide Recovery Projects**

Allen Eskew: Prioritization important as vehicle for LRA and outside funding sources (governmental and non-governmental) to understand what is most important at neighborhood level for recovery. All projects listed are important, but prioritization provides insight into which projects will establish groundwork for other projects to succeed.

Break Out Session Group attended by Sector D residents and community leaders – Tremé, Lafitte, Seventh Ward, Iberville. Many expressed frustration that timeframe is so compressed. Residents want more time to develop a wholistic approach to recovery of the neighborhoods. More planning work is needed. During the district-wide presentation by architect Frederic Schwartz, public housing advocates and residents had expressed extreme frustration with the planning process that was proceeding without the direct involvement of public housing residents that remain displaced. The Break Out Session Group indicated that they oppose the demolition of historic public housing. Instead of Rethink Iberville and Lafitte, we should phrase it as Restore, Revitalize and Renovate Iberville and Lafitte. We must include the residents in the process. This involves an improvement of services provided to residents and community amenities.

Representatives of Historic Faubourg Tremé Association, the Greater Tremé Consortium, Inc., Family Resources of New Orleans and the Downtown Neighborhoods Improvement Association presented a listing of “Key Projects for Tremé to be Prioritized in UNOP Plans for District 4” (attached).

**2. Specific Discussion of Projects**

A. The representative of the Historic Seventh Ward indicated that recently the Preservation Resource Center had indicated there would be \$10 million available for repair of historic properties, but that this only applied in areas designated as National Historic Districts. The Historic Seventh Ward and the Porch neighborhood organizations have been very active in working with State Historic Preservation Office (Department of Culture, Recreation and Tourism) officials on the historic designation, but had difficulties with respect to buildings which had been modified in recent years. The representative signaled the historic designation effort as a top priority for this area, and asked that further study be devoted to this effort. This is an extremely important component in the recovery of the Historic Seventh Ward and the Porch neighborhoods. This must be clearly indicated as a neighborhood recovery project.

B. A request was made for a City listing of surplus properties, so that the neighborhoods could see which properties might become available for neighborhood recovery initiatives.

C. Further clarification was requested regarding the central question: how will the prioritization of projects be translated into recovery investment priorities. Allen Eskew explained that this voting of priorities would be incorporated into the district plan so that the LRA and funders could see the neighborhoods’ priorities. It is too early to say what the final outcome will be, as this will come once the plans have worked their way through City Planning, City Council, and the Mayor’s Office, and finally to the LRA. The District 4 Plan, along with the other



district plans will also be used in the effort to secure additional funding. At this point, we are just trying “to get on the radar screen” of the LRA.

D. The representative of the Historic Seventh Ward indicated that the St. Bernard Corridor must include the node at Claiborne and St. Bernard. Mr. Eskew indicated that the corridors indicated on the map would include specific treatment of the numerous nodes at key intersections.

E. The group agreed that affordable housing, schools, and health care facilities must have first priority in the district’s recovery.

F. Regarding the public housing specifically, it was agreed that the 4 housing projects within the district should not be subject to wholesale demolition, as suggested by HUD. Residents must have the right to return. We should not demolish these facilities wholesale. This can be resolved without an “us against them” approach. We should be able to accommodate the reduced number of residents who return, and use the other buildings for community services. We must preserve affordable housing in our area. We must push back HUD’s decision to demolish all of the buildings without a Section 106 review – a study must first be undertaken before any demolition can take place. Let’s term the effort “Renovate, Reopen and Restore.” Let’s restore and develop, and improve the buildings and living environment as we go.

G. The group agreed that more time was needed for the prioritization effort at hand, and agreed to continue to discuss these issues after the conclusion of the district-wide meeting.

H. A request was made for the dollar amount of the total funding that would be made to District 4. Mr. Eskew explained that this decision would be made at the conclusion of the process, and that the planners did not have this information yet available. It was agreed that this information was essential for neighborhood groups as they approach outside investors for matching funds. The recovery effort must not proceed in a piecemeal fashion.

I. Bayou Road/Governor Nicholls is a key corridor in the district and must be included as a District-wide Recovery Project. This is an essential component of the cultural and historic landscape of New Orleans which must be showcased as a recovery element.

J. It was noted that the I-10 corridor is a key element of District 4 and the resolution of the on and offramp issue must be given top priority. The re-routing of I-10 traffic must be dealt with.

K. Infrastructure and drainage are top priorities for District 4 and our sector – we must not lose sight of this. Mr. Eskew indicated that this part of the recovery is being addressed at the City-wide level, but that we would nevertheless include it in the district plan as a Number 1 recovery priority.

Amy Lafont reported out for the group when the district reconvened at the conclusion of the Break Out Sessions.



## DISTRICT 4: UNOP Planning Meeting #4

*Prepared by Zach Youngerman, Frederic Schwartz Architects  
January 8, 2007*

*Held at John McDonogh High School, 2426 Esplanade Ave.  
January 6, 2007  
75 People Attended*

### 1. Agenda Overview: Fred Schwartz, Frederic Schwartz Architects

a. Frederic Schwartz said that planners would give two-minute project presentations in front of the entire group. 29 major projects have surfaced to the top of the list as Recovery Planning Projects. The most important part of the meeting would take place when community members viewed and commented on the project boards.

b. Schwartz added that participants should feel free to write on the project boards. Additional comments could be emailed or phoned to planning team members by January 9 at 6:00pm. After the plans are submitted to City Planning, there would be a 30-day review and comment period. He said that plans would be placed in public institutions like libraries and other locations recommended by residents.

c. Schwartz said that Community Congress III on January 20 was when the Citywide team would produce a plan for residents to review/discuss. Evacuees from Baton Rouge will be bussed down to New Orleans while conferences will be held simultaneously in Houston, Dallas, and Atlanta.

d. Schwartz said that the Citywide team realized that the issue of “greatest need” had caused a lot of confusion during and after the Community Congress II and so had decided not to create any planning strategies based on votes related to that issue.

e. Schwartz introduced Steve Villavaso with the Citywide team. He also introduced members of the Corps of Engineers who were there to take comments and questions which would be answered at the Jan. 20<sup>th</sup> meeting. Comments can also be emailed to the address: [pao@mvn02.usace.army.mil](mailto:pao@mvn02.usace.army.mil).

f. Schwartz thanked the planning team members and the audience applauded. He added that he would be available after the district plans are submitted to continue to help.

g. Schwartz said that January 29 was when the final UNOP Citywide plan submitted to the New Orleans Community Support Foundation and Organization – but this date was subject to change.

h. Schwartz said that all district recovery projects would be submitted as part of the citywide plan. Citywide team has been working simultaneously over the last several months on citywide issues like crime, education, and infrastructure. He said that some infrastructure issues like street repair and the Monticello canal are supposed to be covered in the Citywide plans but have been included in the plan to reflect and reinforce citizens’ concerns.

i. Schwartz also said that the Citywide team is dealing with issues such as housing – affordable, public and rental. In all areas of work, the Citywide team is recommending “best practices.”

j. Schwartz said that the Citywide plan will also identify funding and implementation on an institutional, federal, state, and city level. He added that the LRA money allocated for New Orleans is not the final be all, end game because that is not where the bulk of future available money is. He said that the district



planning team was proposing creating a new funding source through an emergency bonding vehicle that would require IRS approval (see also, s. Katrina Emergency Rebuild Bonds, below).

k. Schwartz said that project sheets were posted on the web and in the next phase the plans would be placed in libraries and other locations. He said that projects on the sheets were ranked high, medium, or low recovery value. The system allows government officials and institutions to review the projects from a level playing field. He said that he would meet with District 3 council-members so they were sure they understood the projects.

l. Schwartz said that residents and neighborhood groups should make sure that elected officials hear their collective voice. The district planning team finishes on January 22. If funding, policy, and/or implementation is lacking, then the plans will go nowhere.

m. Most basically, recovery projects are about restoring infrastructure and driving the economy. They include the categories of Flood Protection, Housing, Community Facilities, Economic Development and Transportation.

n. Schwartz said that he believes that all recovery projects should be of high value adding that projects take on greater value when all aspects are understood and projects are bundled.

o. UNOP plans will help the City's new Office of Recovery Management prioritize recovery work.

p. This work will help inform the next round of Master Planning.

q. Every individual project that is not a priority Recovery Planning Project that the residents voiced and that existed in previous plans will be listed with a picture, a caption and a description. Since residents know best the intention of these projects, we are seeking resident help in writing the project descriptions.

r. The plan serves as a record of neighborhood's desires and can be used to attract private funding.

s. Katrina Emergency Rebuild Bonds would be sold to help pay for infrastructure. Bonds would be sold through private investors and would require special tax status by the IRS so that a buyer would receive a tax credit upon purchase and over the life of the bond.

## 2. Recovery Planning Projects, including Housing

a. Working with other planning teams, Rev. Marshall Truehill, residents and resident leaders, Schwartz said that the planning teams has worked to create a housing policy revolving around public, rental, and affordable housing. It has best practice ideas to build sustainable communities. Schwartz said that they have crafted a statement with more than 20 housing principals, including the right to return.

b. Providing housing for residents of District 4 is a complex issue. Every public housing resident has the right to return. That there should be a carefully phased approach to redevelopment is beginning to be listened-to by HANO/HUD.

### Iberville

Fred Schwartz said the planning team is proposing saving the buildings but reintroducing the street grid and creating some beautification amenities to open up the development.

### St. Bernard

In St. Bernard, the proposal is to keep the historical identity of the buildings but integrate the development into the city by reintroducing the street grid. Buildings at orthogonals would be preserved as would be the



beautiful trees. New buildings would be built according to the street grid. New buildings would meet standards of ADA accessibility. Also, parking would be created at a minimum of one car per family, something not planned for when the development was built.

### Lafitte

In Lafitte, the proposal looks to find a balance of new and old: integrate the city street grid into the development. The first idea is how to preserve and renew.

### Program and Develop Interim Use Strategies for Public Facilities / Schools

Schwartz said that residents should have a voice in the programming and location of the redevelopment of public facilities for community centers

### District-wide Street / Infrastructure Repair and Replacement Program

Infrastructure should be hardened and utilities buried and coordinated across the city.

### Pumping Stations Upgrades and Associated Flood Protection Projects

The planning team has developed specific recommendations for upgrading pumps stations. The team also proposed restructuring the canals and, in some cases, eliminating or reducing the piers of bridges which impede flow.

### Neighborhood Green Block and Housing Moving Program

Schwartz said the program would be a voluntary, fully funded program in which homeowners in a block with adjudicated and vacant properties would have their houses moved to adjacent blocks. The City would trade homeowners an equal or larger lot. The result would be an empty block that could be turned into a park and a full collection of houses on the facing streets. Schwartz said that an alumnus of his alma mater is willing to fund a national ideas competition for a park with environmental / green infrastructure considerations.

### Home Elevation Program for High and Medium Risk Areas

Schwartz said that this was another total voluntary project in which homeowners in areas of high-risk, 3 feet below sea level or lower, would be fully funded to raise their homes. Homeowners in medium- and low-risk areas would be compensated at a graduated rate. He said that these types of programs work only when participants are fully compensated.

### North Claiborne Avenue Corridor Study

Allen Eskew thanked everyone for their participation. He said that there was consideration for revitalizing N. Claiborne as part of a larger effort to revitalize Claiborne Ave. in both directions outside of the district.

### Revitalize St. Bernard Avenue Commercial Corridor

Eskew said that the planning team believes St. Bernard Ave can emerge as major cultural and commercial corridor. He said that the team proposes designing a space at the intersection of A. P. Tureaud for neighborhood celebrations. Some larger big box areas could be converted to a neighborhood scale. Eskew said that St. Bernard could be developed to have a major presence at Rampart St. He said the team believed that if the base of Esplanade where St. Aloysius School used to be were redeveloped as affordable and market rate housing for example, that area could become a major portal.

### New Open Spaces Connections within Network (including Bike Paths)

Eskew said that an aerial view of Armstrong Park shows the size of the park in relation to the community. He said that park should be redeveloped to bring back into the balance the community needs of the French Quarter, Iberville, the Lower Treme and Upper Treme. He said that many areas in District 4 do not have



adequate park space. He said that the planning team had been working with a group of people who had been negotiating for several years on which avenues were appropriate for bike lanes.

**Fund Study/Removal of Two-Mile Segment of I-10 between Tulane Avenue and Elysian Fields**

Building of I-10 from 1964 to 1968 was a disruptive and aggressive act from the neighborhood standpoint. Transportation engineers are only concerned with how to move the most amount of cars through a neighborhood as quickly as possible and do not think about the other impacts. Eskew said that if the portion of I-10 in the Treme were removed and a full interchange created at Canal Blvd, one's additional travel time entering the city from the East would only be 4-8, maybe 10 minutes.

A phased approach would include removal of about 2 miles of I-10 overhead and restoration of Claiborne Avenue. Eskew said that urban replanting and commercial revitalization could take advantage of nearly 35 to 40 newly opened blocks. Some blocks have some historic structures on them, others have only piers. He said that the project was feasible from an engineering standpoint.

**Program and Develop Community / Recovery Resource Centers**

The district team has discussed community resource centers as 1,000 sf access point for City Hall permitting and other rebuilding information. The Citywide team has discussed community centers as health care centers, work force training facilities and the like placed in schools. The community resource center might be embedded in the larger community center.

**Bayou Road / Governor Nicholls Cultural Corridor**

Bayou Road Corridor was the historic portage – maybe for thousands of years – from ocean travelers to the Mississippi River. It starts at Moss Street and Bell Street turning into Bayou Road which in turn crosses Esplanade and turns into Governor Nicholls.

Eskew said that the proposal includes giving some real energy and health to entrepreneurs at Bayou Rd. and Broad Street. It also includes strengthening and collecting some of the cultural nodes like the African American Museum and St. Augustine Church.

**Develop Neighborhood Design Guidelines for Rebuilding and Flood Protection**

Eskew said that individual neighborhoods, not districts, would like and deserve to develop guidelines for when people raise their homes or build new homes. The program would include working with professionals to identify housing stock and come up with strategies to retain housing styles.

**Develop Sustainable Industrial Park in Partnership with the Gert Town and Zion City communities**

Herman Howard said that every project whether it is related to housing, green spaces, or maximizing utility of spaces can grow to be linked to other projects. Howard said that developing a sustainable industrial park in Zion City and Gert Town is a project that could be a catalyst for both neighborhoods if local residents are hired. It is currently an industrial park, but as a sustainable industries park it could be a stimulus to Jeff Davis Parkway and all of New Orleans.

**Create connections between Zion City / Booker T. Washington / B.W. Cooper**

B.W. Cooper and Zion City have historical communications between them but are cut-off from one another and perceived as such because of surrounding roads and interstates. The different streets could meet in a better way. Phased diagrams illustrate the opportunities for green space and pedestrian routes in the repair, rehabilitate, and revision scenarios.

Booker T. Washington High School is a historic landmark that could be a community center contributing to B.W. Cooper and to Zion City.



Herman Howard said that the planning team developed ideas about what a phased development of B.W. Cooper might look like. He said that his team tried to answer the questions how can you look at bringing about change and meeting residents' very positive approach to redevelopment. His team also tried to answer the question how does one create a stronger physical network of open spaces. He said that the design proposed retaining and renovating some structures while creating some new ones. He said that some final elements would include commercial/retail spaces.

**Revitalize Canal Street Commercial Corridor**

**Galvez Street Commercial Corridor**

**Lafitte Corridor including LIFT, Providence, Home Building Project and Rails to Trails Revitalize**

Keith Scarmuzza said that Broad, Galvez, and Canal Corridors all matured during the same period of industrial development and so were bundled together along with the Lafitte corridor. The Lafitte corridor along with the other streets has past its prime industrial uses and now serves to separate the Treme from Tulane-Gravier and Mid-City from Bayou St. John. Broad Street could support larger retail on the South side of Canal Street and more neighborhood retail from the Lafitte Corridor to Esplanade. That latter section would be suited for a federally-funded Main St. Program. Scarmuzza said that much of the redevelopment would focus on land use.

The Lafitte Corridor could sustain a lot of mixed-use development. Canal St. South of Galvez to Claiborne would be appropriate for more intense commercial development which would tie the area to downtown. Scarmuzza presented some modeling studies of the various corridors. He said that one part of the proposal suggested restoring the Carondelet Canal to create waterfront park along the Lafitte corridor.

**Revitalize Tulane Avenue Commercial Corridor w/emphasis on Biosciences District**

Scarmuzza said that the redevelopment of Tulane Ave included redesigning the street itself. Foremost, the street could be converted into a parkway boulevard. The original use of the street was as a highway into and out of town and now has a much reduced traffic load. He said that the team proposed taking advantage of some of the intersections by creating some town square-type spaces. Scarmuzza said that the number of vacant lots and buildings with minimal architectural value could accommodate a lot of economic development related to the Bio-Sciences District. At the same time, he said that revitalization would need to address how the historic residential fabric meets with Tulane Ave.

**Develop LSU / VA Regional Medical Center**

Herman Howard said that the LSU/VA Regional Medical Center could learn from sustainable hospital projects elsewhere. He said that the development represented a \$1.3 billion investment at the edge of Tulane Ave.

**Improve Louis Armstrong Park**

Howard said that improving Louis Armstrong Park included examining how the Park fits into the larger design of the city including the Mississippi River and the French Quarter, Bayou St. John. It also included how the Park related to and supported the concerns of more immediate residents in Iberville, Lafitte, and along Orleans. He said that the discussion involved accommodating different user groups. The surrounding areas include historic and well visited areas of New Orleans. Existing park buildings were aligned to create strong posturing with pieces outside of the Park.

The park should be made more accessible by increasing the number of gates. The gates should not be back doors. Entrances towards Iberville and on Orleans should feel primary while respecting the way in which some of the buildings were designed to face towards Rampart.



### **Revitalize Earhart Boulevard Commercial / Industrial Corridor**

Howard said that Gert Town is extremely rich in and of itself and how it is postured in the rest of the city. Howard said that one of the strongest concerns of residents was how non-residential uses interface with residential areas. Another concern was that three community facilities were damaged by the flood and need to be reopened to educate and provide skills training.

He said that Gert Town strongly desired having a town square which created a sense of place for the community. The proximity of Xavier University to Gert Town meant that Gert Town needed to have good communications with the institution, and also make sure it defined itself separate from that relationship.

### **3. Participant Comments**

Angela Chalk presented herself and said that one of the proposals from community members was that policy had to include community involvement. She questioned the terminology of the planning team related to the public housing developments including the term “re-think.” She said that the language submitted by residents was “restore, renovate and re-open.

She said that minor diction can create large reverberations down the line in New Orleans politics.

She said that any planning and activity involving Louis Armstrong Park should include the Congo Square Foundation.

Schwartz said that he would work to ensure that the correct language was used and that he never dismisses the contribution of any participant.

Herman Howard said that there are a variety of historically important elements in Armstrong Park but that sometimes immediate elements may obscure the larger picture. He said that the proposal did not intend to overlook existing concerns but to create a full view of them.

Herman Howard said that each and every one of the individual project descriptions would be included in the final plan with photos so that projects would be very easily identifiable.

Musa Eubanks said that the use of the phrase “mixed income housing” in the larger discussion of affordable and rental housing creates incredulity in New Orleans because of how that phrase was mis-used in the redevelopment of St. Thomas. He said that redeveloping any of the housing projects in the manner of St. Thomas would be a crime. He said that the plan needed to address what is needed to bring evacuees home immediately.

Eubanks said that there were a number of programs that participants at neighborhood meetings discussed which were not developed by the team, including what to do with two-family homes. Those ideas need to be part of the plan.

Eubanks said that tourism which is the strongest economic driver of the city depends upon low-income workers who are renters. Therefore, housing is the most important issue that the plan can address.

Schwartz said that the planning team agreed in principal with those statements.

Daniel Samuels asked how community improvement fit into the scheme of recovery values for projects.

Schwartz said that he would get back to Mr. Samuels with the details because he wanted to get it right.



Rev. DeJean asked where the Industrial Park would be and what a Sustainable Industrial Park meant. She also asked who decided what projects receive funding and how Jefferson Davis Parkway was included in the discussion about industrial uses.

Herman Howard said that Jeff Davis Parkway is a powerful greenway with a bike path and was mentioned only as a boundary. He said that it has a number of vacant buildings.

Keith Scarmuzza said that the industrial park included numerous existing industrial uses including Wimbley, Coleman, American Beauty, New Orleans Tours, Fish House, and Coca-Cola Bottling. The question was not whether or not there were industrial uses in that area but whether those uses could focus on sustainable industries.

Herman Howard said that when industries leave there are opportunities for new types of industries. Gert Town is a neighborhood whose proximity to the site gives it an opportunity to influence and benefit from that site.

A participant asked about an article in the Times-Picayune which said that projects would not bubble up to the top of the process.

Schwartz said that distinction was between the 28 or 29 Recovery Planning Projects and the long laundry list of individual projects. He said that the Recovery Projects would not be weeded out.

Bob Tannen said that participants at meetings had said time and time again that they opposed demolition of the housing developments but that the language of planning documents did not seem to reflect that.

Fred Schwartz said that the planning team had met with many individuals and developed housing principles which he recommended participants review. He said that the fate of the buildings should be decided by residents and not be neighborhood members. He also said that the team was trying to move the discussion around housing past the duality of 100% demolition vs. 100% saving all buildings to look at various possibilities for redevelopment.

Schwartz said that the planning team had held meetings with residents of B.W. Cooper who said that they wanted to be at a better place than they were pre-Katrina. He said that they were adamant about planning their community based on the value of a proposal, not the symbolism of it.

Herman Howard said that B.W. Cooper has its own management system which distinguishes it from other developments in the District. He said that units were designed for one or two bedrooms, but actually needed 3 or 4. He said that there was a poor relationship between the unit and the car and that there were no senior-specific designs.

Herman Howard said that one of the worst aspects of public housing generally is that it is immediately visible from an aerial map and has no relation to the surrounding neighborhoods. One of the worst things about public housing is that there is a stigma attached to it such that if a crime occurs in an individual building complex, the whole development is labeled to be criminal.

Merle Ramsey said that such issues behooved residents to attend the Community Congress III.

She also said that what is preventing residents return is the slow release of funds. Ramsey said that citizens should demand that Blanco fire the firm administering the Road Home funds. She said that she has witnessed several times how Florida rebuilds from hurricanes and there homeowners are given money for rebuilding quickly and without an intermediate arbitrator. She thanked and praised the planners for their work and asked them to stay and keep helping.

## District 4 Participants

We thank all of the following citizens of District 4 that participated in one or more of the public meetings

Lisa Amoss	Brenda Cho	Tracy Hamlin	Pia Mascaro	Joy Robinson	Jennifer Turner
Sophie Amoss	Gregory Christy	Tica Hartman	Daniel Mathieu	Bobbi Rogers	Nzigha Tychemic
Florence Andre	Elizabeth "Betsy" Cook	Stacy S. Head	Marketa McCain	Jane Rogers	Michael Valentino
Florence Andre	Frank J. Cook	Father Perry Henry	Dominique McClusker	Marco Rosamano	Michel Varisco
Jay Arena	Gerry Cox	Bobbi Hill	Scott Mcdermott	David Rosenberg	Nicholas Vilelle
Richard Arnold	Melisa Crane	Stacy Horn Koch	Meredith McElroy	Nathan Rothstein	David Villarubia
Henry Artigue	Cynthia Crowley	Jed Horne	Anthony McGinn	Marty Rowland	Lorrie Walker Woodfurk
Cheryl R. Austin	Ronald Crowley	Mike Howells	John McKnight	Gayle Ruth	Cynthia Walters
Larry Bannock	Roy Crowley	Joyce Hyde	Maggie Merrill	Victoria Ryan	Barry Walton
Augustine Bastian	Noreen Davis	Paul Ikemire	Mindy Milam	Terry Salvant	Vera Warren Williams
Evelyn Baudoin Gasper	Shayla De La Rose	Erz Jackson	Curtis Mimms	Daniel Samuels	Anderson Washington
Kathy Baumgartner	Carolyn Debrane-Tilton	Dr. Nadine Jarmon	Ted Mondale	David Schaefer	Kim Washington
Lloyd Bell	Rev. Lois Dejean	Jeremiah Johnson	Nancy Monroe	Michael Schmidt	Sherry Watters
Wayne Benjamin	David Derokey	Joseph Johnson	Hillary Moore	Sybil Schroeder	Jennifer Weishaupt
Beth Bergman	Hubert Dixon	Ruby Johnson	Theophilus Moore	Matt Schwartz	Joan White
Carl Bergman	Lake Douglas	Rev. Marilyn Jordan	Alex Morgan	Cynthia Scott	Bishop Donald R. Wilkerson
Tres Berhnard	Pearl Dupart	Jim Kelly	Mary L Myles	Carolyn Seaton	Dorothy Williams
Catherine Blackburn	Leon Dupclay	Karen Kern	Brendan Nee	Rocky Seydel	Dano Wilusz
Virginia Blanque	Ovelia Duvernay	Pat Kimmel	Heidi Neumann Hampton	Haneef Shahyd	Daniel Winkert
Ray P. Bomberger	Rev. James Ertle	Nancy J. King	Matt Norton	Nathan Shroyer	Marilyn Yank
Lester Boutilly	Musa Eubanks	David Krontmitter	Joseph Olertadero	Alvin Smith	
Clinton Bowen	Mae Falgout	Michelle Krupa	Tim Orca	Catherine Smith	
Hailey Bowen	Dawn Falgout-Loebig	Rick Kuss	Sara Orton	Sheila Smith	
Joyce Ludwig Brodt	Tom Farley	Sean La Rocca	Carla Parker	Shelley Smith	
Amy Brown	Anthony Favre	Amy Lafont	Mary Jane Parker	Ann Sobol	
Angie Brown	Janet D. Fiero	Wendy Laker	Karen F. Payton	Barbara Stafford	
Hal Brown	Kathleen Fischer	Linda Landesberg	Henry Perry	Stacey Stanfill	
Helen Brown	Paul Floro	Joselin Landry	Paula Pete	Mitchell Steveson	
Drex Brumfield	Mark Folse	Clay Latimer	John Pike	Sister Enid Storey	
Amanda Buberger	Russell M. Fraise	Carol Legreco	Frank Pizzi	Cynthia Sylvester	
Ed Buckner	Jacqueline J. Franklin	Lauren Lentz	Larry J. Poirrier	Bob Tannen	
Daniel Burke	Darlene Fredericks	Dorothy Leonard	Linda J. Rainy	Angela Taylor	
Linda Burkett Harris	Marcia Freeman	Adam Lief	Cecilia Ramsey	Daniel Taylor	
Karen Burnaugh	Jacquelyn Frick	Dona Lief	Merle Ramsey	Celeste Thomas	
Reggie Burnaugh	Kathy Gibbs	Eola W. Magee	Kathy Randels	Clay Thomas	
Sister Vera Butler	Dubravka Gilic	Dwana Makeba	Aesha Rasheed	Jeannette Thompson	
Adolf Bynum	David Glasgow	Bev Mann	Gary Rauber	Eddie Touts	
Naydja Bynum	Walter Goodwin	Veda Manuel	Danny Rioux	Patricia A. Tucker	
Dave Cash	Cheryl Gray	Melody Martin	Bob Rivard	Sadie M. Tucker	
Angela M. Chalk	Ricardo Gutierrez	Steve Martin	Le'Kedra Robertson	John Turnbull	

## District 4 Planning Team

**District Planner:** **Frederic Schwartz Architects**

Frederic Schwartz  
 Helge Fuhrmann  
 Michael Haggerty  
 Tracey Hummer  
 Jessica Jamroz  
 Henry Rollmann  
 W. Douglas Romines  
 Heather Szapary  
 Zachary Youngerman

**Consultant:** **Wayne Troyer Architect (to FSA)**

Wayne Troyer  
 Tracie Ashe  
 Chris Goad  
 John Guarnieri  
 Julie Kaminski  
 Jessica Tippens  
 Kenyon Zimmerman

**Neighborhood Planner:** **Eskew + Dumez + Ripple**

Allen Eskew  
 John Anderson  
 Tracey Lea  
 Alan Lewis  
 Cecile Richards  
 Joy Robinson  
 Jack Sawyer

**Neighborhood Planner:** **HOK**

Herman Howard  
 Chirayu Bhatt  
 Tanya Chiranakhon  
 Swetha Gowri  
 Martin Nunes  
 Bill O'Dell  
 Anita Roth  
 Kaven Swan  
 Monte Wilson

**Consultant:** **Mathes Brierre Architects (to HOK)**

Suzanne Herzog  
 Keith Scarmuzza

**Writers and Advisors:**

Peter Brightbill  
 Carlton Brown, Full Spectrum of New York  
 Richard Campanella, Prof. of Geography, Tulane University  
 Dr. William Gordon, Gordon Atlantic  
 Yvonne Isaac, Full Spectrum of New York  
 William R. Morrish, Prof. Architecture and Urban Design, University of Virginia  
 Mark Schimmenti, Prof. Architecture, University of Tennessee

**Photographers:**

Jed Horne  
 Brendan Nee  
 Ray Nichols  
 David Smith

**Facilitator:**

Lisa Amos

**Neighborhood Writers:**

Belles of Bayou Road  
 Corpus Christi Church  
 Downtown Neighborhood Improvement Association  
 Historic 7th Ward Association  
 Historic Faubourg Tremé Association  
 Greater Tremé Consortium  
 Neighborhoods Planning Network  
 New Orleans Tribune  
 St. Augustine Social Justice Committee  
 The Porch  
 UJAMAA CDC

Joan Brown	Amy Lafont
Cheryl R. Austin	George Makali
Hampton Barclay	Dwana Makeba
Robert Baricos	Beverly McKenna
Amy Brown	Matt Norton
Hal Brown	Larry Poirrier
Drex Brumfield	Merle Ramsey
Amanda Buberger	Daniel Samuels
Nadja Bynum	Nathan Shroyer
Angela Chalk	Celeste Thomas
Lawrence Clark	Eddie Toups
Hubert Dipo	David Villarubia
Al Harris	Prisca Weems
Linda Harris	Dorothy Williams
Joyce Hyde	Vera Warren Williams
Nadine Jarmon	Marie-Louise Wolfington