

New Orleans Recovery Plan – District 6 Appendix

Project Templates : List of Recovery Projects in Citywide Format

Note

The attached project templates have been completed to a Citywide format, having been informed by the input of district stakeholders during the UNOP process. Further information on projects proposed as part of the recovery planning process can be found in the accompanying Recovery Plan report.

Project Name: District 6 Planning Advisory Committee

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: District-wide; Neighborhood

Project Location: Planning District #:6
Neighborhoods: All
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Project Description: A broadly-inclusive community council, representing all sub-neighborhoods within the district, will serve as a forum for discussing and providing feedback on the key planning initiatives that will directly shape the future of District 6. These include implementation of the Road Home program, which is anticipated to have a significant effect on how the district is rebuilt; facilities planning for the district’s public schools; etc. The council, which could seek recognition from the Planning Commission and work closely with City staff on recovery efforts, should be seen as an interim measure, taken while broader citywide discussion continues over how best to establish permanent structures for advancing community planning overall. Funding should be provided to enable the establishment of a permanent meeting venue and appropriate information technology in support of the PAC.

Anticipated Outcomes: The PAC will serve to build and sustain capacity within the district, providing local “partners” for the city as the major recovery initiatives get underway and are shaped to meet the needs of district residents.

Project Name: **District-Based Community Development Corporation**

Type of Project: Recovery (High)

Category: Housing

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All
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Project Description: A district-based nonprofit community development corporation will be a major vehicle for the creation of new housing that serves a diverse population of homeowners and renters. Staffed by individuals with expertise in finance, land acquisition, project management, and housing development, the CDC will help in the production of much-needed affordable and senior housing and, indirectly at least, in job creation and overall economic development.

Anticipated Outcomes: The focus of District 6's CDC on building or renovating affordable housing will in turn serve to create jobs for community residents (often through small or micro-business lending or commercial development projects) and will help to create economies of scale as new or renovated housing continues to develop through the district. Additional assistance – both financial and technical – provided by intermediaries such as Enterprise or the Local Initiative Support Corporation will itself serve as an attractor for others desiring to invest within the CDC framework.

Project Name: Neighborhood Information Center/Community Hub

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: Neighborhood/District/Possibly Citywide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: One-stop information resource center offering assistance to citizens returning or returned to District or to other parts of New Orleans; staff to provide expertise in all subjects of recovery, from flood risk assessment to lists of screened contractors, guidance on design to updated information on available government resources and services, including FEMA, Road Home program, and SBA. Eventually could physically be part of new district library; requires operating costs to support trained staff, well-maintained information system.

Anticipated Outcomes: As expressed by District 6 residents throughout the UNOP and previous planning processes, an information center is among the top items on their list of recommendations. Residents currently are required first to find out about and then to sort through an unedited mass of information from multiple, sometime contradictory, sources. A resource center is seen as speeding up recovery by creating efficiencies around and access to needed resources for rebuilding.

Project Name: **Recovery Partnerships among Institutions of Higher Education**

Type of Project: Recovery (High)

Category: Economic Development

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: The existing institutions of higher education within District 6 – Dillard University, New Orleans Baptist Theological Seminary, Southern University, and the University of New Orleans – collectively form a significant and unique set of intellectual, social, and economic assets for the district. Indeed, the citywide plan as well acknowledges the enormous potential offered to the city through its institutions of higher education. Currently in an exploratory phase, the goal of recovery partnerships within the district, or an “Institutional Compact,” is designed to serve the institutions’ common interests through economies of scale, curricular collaboration, etc., while mutually supporting individual goals and objectives and, more generally, contributing to the district’s overall vitality and quality of life.

Anticipated Outcomes: The “Institutional Compact” could lead to the creation of an “institutional enterprise zone” within the district, enabling incentives to be used to attract development and research dollars to the district. The “Compact” could also provide a platform for the “re-branding” of District 6 (and possibly the city as a whole) as a center of educational excellence, in cooperation with the district’s residents and other key stakeholders.

Project Name: **Revised Zoning and Urban Design Guidelines**

Type of Project: Recovery (High)

Category: Environmental Protection

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: Although a comprehensive zoning ordinance was written in 2003 for all of New Orleans, it was never adopted. The situation post-Katrina provides an opportunity to ensure that rebuilding will be in conformity with residents' desires for the resettlement of the district without destroying its essential residential character, especially in the areas of Pontilly, Dillard, Milneburg, and Gentilly Terrace. At the same time, residents called for the establishment of design overlay districts to further the revitalization of key commercial areas. Zoning changes should pave the way for street retrofits, potential new light rail, bike paths, as well as mixed-use development at key nodes, such as the intersection of Elysian Fields Avenue and Gentilly Boulevard.

Anticipated Outcomes: New zoning and urban design guidelines, reviewed through public hearings and mandated by law, will provide the legal armature for a renewed District 6 in keeping with the community's priorities. Design overlay districts, while maintaining the underlying zoning, would regulate aesthetics of future commercial development.

Project Name: **Commercial Sub-Area Master Plans**

Type of Project: Recovery (High)

Category: Economic Development

Area of Project Impact: District-wide

Project Location: Planning District #:
Neighborhoods: Dillard, Gentilly Woods, Milneburg

Project Description: There is an imperative to bring back commercial activity to the district. Key focal points for commercial recovery include the following areas: Gentilly Boulevard/Elysian Fields Avenue; Gentilly Woods; and Leon C. Simon/Franklin Avenue. A master planning process for these initiatives would include a study of gap financing requirements as well as opportunities for public-private partnerships to trigger renewal.

Anticipated Outcomes: These studies are an essential pre-requisite for any development strategy; their completion will serve as indicators to the private sector of the city's interest in and support for commercial reinvestment in the district.

Project Name: Neutral Grounds Landscape Master Plan

Type of Project: Recovery (High)

Category: Environmental Protection

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhood: All

Project Description: The district's web of neutral grounds serves as some of the most visible front doors to many of the district's areas. The St. Anthony walking path continues to be used (and, in the eyes of residents, should be extended to the lakefront). Although some immediate restoration of these green spaces has begun to occur, with oak saplings planted along Elysian Fields between Mirabeau and Robert E. Lee, additional restoration is needed as a catalyst for further renewal – residential as well as commercial – along the avenues that border the grounds. There is also the possibility for this web to be conceived as both landscape elements and as bio-swales that are integral elements of the district's drainage system.

Anticipated Outcomes: The master plan will establish priorities in terms of near-, medium-, and long-term impact from both environmental and economic development perspectives, and will establish parameters for a potential combination of public-non-profit partnerships.

Project Name: Housing Study: Affordable, Senior, Rental

Type of Project: Recovery (High)

Category: Housing

Area of Project Impact: District

Project Location: Planning District #:6
Neighborhood: All

Project Description: Study options and financing strategies to advance affordable housing projects within the district, potentially to be implemented through a CDC. This study could potentially be undertaken as part of a larger citywide effort or program. Issues are not unique to District 6.

Anticipated Outcomes: Rebuilding of affordable, rental and senior housing have received relatively little attention within the district that formerly housed a significant senior population who may now wish to consider rental housing as an option. The lack of rental housing that represented approximately 30% of the district's housing stock remains an obstacle to the district's recovery. Identification of concrete financing and development strategies for affordable housing could address a significant need and speed the district's recovery.

Project Description Sheet # _____
(To be filled in by Citywide Team)

Project Name: Home Elevation Program

Type of Project: Recovery (High)

Category: Housing

Area of Project Impact: District

Project Location: Planning District #:6
Neighborhood: All low-lying lands

Project Description: This proposed citywide program would provide assistance to residents seeking to elevate homes to provide enhanced flood protection, potentially exceeding regulatory minimum standards.

Anticipated Outcomes: Provides enhanced flood protection for district residents and contributes to a safer and more sustainable recovery of the district.

Project Description Sheet #
(To be filled in by Citywide Team)

Project Name: Improve Process for Dealing with Abandoned Properties

Type of Project: Recovery (High)

Category: Housing

Area of Project Impact: District

Project Location: Planning District #:6
Neighborhood: All

Project Description: Development of an improved administrative and legal process for dealing with abandoned or blighted properties in a timely manner.

Anticipated Outcomes: Supports district recovery and encourages investments by individual residents by ensuring that blighting influences in the district are dealt with in a timely but equitable manner.

Project Name: Historic Preservation in District 6

Type of Project: Community Improvement

Category: Environmental Protection

Area of Project Impact: Neighborhood

Project Location: Planning District #:6
Neighborhoods: Edgewood Park, Gentilly Terrace, Pontchartrain Park

Project Description With Gentilly Terrace already designated as a national historic district, there are further opportunities for historic preservation in connection with Pontchartrain Park and the Edgewood Park sub-area. In addition, the National Park Service's Historic Building Recovery Program offers the opportunity for additional grants in connection with the recovery of Katrina-damaged homes.

Anticipated Outcomes With the restoration of Pontchartrain Park as one of the major recommendations emerging from this, and previous, planning processes, efforts to effect its designation as an historically significant place will aid both in its redevelopment and in the renewal of the residential areas in its immediate vicinity.

Project Name: Town Center Feasibility Study

Type of Project: Recovery (High)

Category: Economic Development

Area of Project Impact: District

Project Location: Planning District #:6
Neighborhood: Dillard

Project Description: Undertake a study to establish development and financing strategy to for a Town Center at the intersection of Gentilly Boulevard and Elysian Fields Avenue. This study would determine likely public costs, potential funding sources, and program elements to be incorporated in a future development project anticipated to be advanced by a public private partnership. The program is anticipated to incorporate retail and commercial uses, civic amenities, housing, open space and other uses. Public funding is anticipated to be needed to fund associated infrastructure and streetscape improvements, parking, and potentially site acquisition.

Anticipated Outcomes: This project is seen as a high priority for the District 6 community and is widely viewed as an important catalyst project to trigger the district's recovery.

Project Name: **Dillard CDC/Neighborhood Revitalization Initiative**

Type of Project: Recovery (High)

Category: Economic Development

Area of Project Impact: Neighborhood

Project Location: Planning District #:6
Neighborhood: Dillard

Project Description Established in 2000, Dillard's Community Development Corporation is embarking on a plan for its revitalization: working in collaboration with the District 6 community, the university envisions playing a major role in the creation of new housing, high-quality schools, retail and commercial centers, and other civic amenities. The university has already acquired such partners for this venture as Fannie Mae, the Local Initiative Support Corporation, John Controls, and Liberty Bank. There is, within the District, virtually universal support for this effort, and the hope that sufficient financial and human resources will be provided to enable this to go forward.

Anticipated Outcomes This effort represents a significant recovery initiative within the District, and can perhaps serve as a model for other such institutional-based Community Development Corporations throughout the city.

**Project Name: Prepare and EIS for a Streetcar or Light Rail line
on Elysian Fields Avenue**

Type of Project: Community Improvement

Category: Transportation Development

Area of Project Impact: Citywide

Project Location: Planning District #:6
Neighborhood: All

Project Description: Prepare an EIS to evaluate potential new transit service that would link the district, its major institutions including UNO, Dillard, and Southern University of New Orleans, and the lakefront area to the rest of the city. Such a service would also support new transit oriented residential development and link to a new Town Center situated at Gentilly Boulevard and Elysian Fields Avenue. This EIS would be only one element of a larger citywide analysis of potential new transit lines.

Anticipated Outcomes: The EIS would provide an analysis of a range of transit options to serve district residents and employment and recreational facilities. Development of the project itself would potentially reduce traffic within the district while providing new transit options for district residents including the large senior and student population.

Project Name: **Improve Bus Transit Service**

Type of Project: Recovery (High)

Category: Transportation Development

Area of Project Impact: District

Project Location: Planning District #:6
Neighborhoods: All

Project Description New Orleans as a whole features one of the highest percentages nationwide of housing units without access to a vehicle: over 27% as of 2000; the rate for District 6 was over 14%. Restoration of bus transit service, to meet the needs of a significant portion of the district's – and the city's – population must include the renewal of bus routes and levels of service at least to pre-Katrina levels, as well as new bus shelters, benches, and surrounding landscaping.

Anticipated Outcomes Easier, more comfortable, and more reliable access to transportation and, therefore, to jobs and other services, are significant factors in the overall economic renewal of the city.

Project Description Sheet #
(To be filled in by Citywide Team)

Project Name: **Repair of Electric/Gas Facilities**

Type of Project: Recovery (High)

Category: Public Utilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
 Neighborhoods: All

Project Description: A key infrastructure project aimed at further stabilizing the district; to include repair of or development of new essential redundancy mechanisms. Explore possibility of using CDBG money to pay for repairs and upgrades. Ultimately, aim toward installation of electrical lines underground to protect against winds and flooding.

Anticipated Outcomes: Aims to forestall frequent power outages during thunderstorms, high winds, and system overloads, as well as during major storms.

Project Description Sheet # _____
(To be filled in by Citywide Team)

Project Name: Restoration of Telephone Line Damage

Type of Project: Recovery (High)

Category: Public Utilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: Implementation of systems to withstand hurricane winds and flooding. Includes investigation of underground line replacement and development of emergency communication network.

Anticipated Outcomes: Creation of essential communication system offering improved protection against future disasters.

Project Description Sheet # _____
(To be filled in by Citywide Team)

Project Name: **Return to Bi-Weekly Trash Pick-Up**

Type of Project: Recovery (High)

Category: Public Utilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
 Neighborhoods: All

Project Description: Strategic increase in the number of collection routes as increasing numbers of residents return and/or continue work on their damaged homes. Includes development of new landfills outside New Orleans neighborhoods, with use of remaining tree debris to assist in restoration of coastal wetlands. Need to investigate green technologies for waste disposal (e.g., detoxification and recycling of solid waste into building materials).

Anticipated Outcomes: A significant addition to the district's return to normalcy, as well as a strongly positive signal to those waiting to decide about their return.

Project Description Sheet #
(To be filled in by Citywide Team)

Project Name: **Repair Water and Waste-Water System Lines**

Type of Project: Recovery (High)

Category: Public Utilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: Continue to prioritize outstanding repair work, while lobbying for federal funding to elevate and improve remote operating capacity at pump-and-life stations. Includes identification of cost-effective alternatives to existing waste-water treatment methods, such as tertiary wetland treatment.

Anticipated Outcomes: Updating and upgrading of fundamental infrastructure system.

Project Description Sheet # _____
(To be filled in by Citywide Team)

Project Name: **Street and Sidewalk Renewal**

Type of Project: Recovery (High)

Category: Environmental Protection

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: Addresses conditions pre-dating -- and exacerbated by -- Katrina. Includes pavement management system to prioritize street improvements; repair and rebuilding of all damaged streets, including their sub-base; reassessment of streets' functional classification to secure federal funding; preparation of inventory of existing street lights; and rebuilding of sidewalks to ADA standards.

Anticipated Outcomes: Supports district recovery through the repair of infrastructure of critical importance to job/school access, conveyance of freights, evacuation in the event of a natural or other disaster, and to general economic vitality.

Project Name: **London Avenue and Industrial Canal Protection**

Type of Project: Recovery (High)

Category: Environmental Protection

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: Installation of flood gates on London Avenue Canal and on Industrial Canal at Lake Pontchartrain; includes advancing the relocation of London Avenue Canal pump station to Lake Pontchartrain.

Anticipated Outcomes: Strengthens overall flood protection in combination with citywide initiative on the creation of secondary protection systems.

Project Description Sheet #
(To be filled in by Citywide Team)

Project Name: **Restoration of Police and Fire Protection Services**

Type of Project: Recovery (High)

Category: Environmental Protection

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: Concerns regarding public safety have increased significantly since Katrina within the district and citywide. Proposed strategies include the restoration of damaged facilities and development of a neighborhood-based policing system.

Anticipated Outcomes: Supports district – and citywide – recovery by alleviating a major inhibitor to residents returning or remaining.

Project Description Sheet # _____
(To be filled in by Citywide Team)

Project Name: **Restoration of Mail Services**

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
 Neighborhoods: All

Project Description: Restores mail boxes and regular home delivery of all mail, both first- and second-class, throughout the district.

Anticipated Outcomes: Supports district recovery by assuring restoration of basic service.



Project Description Sheet # _____
(To be filled in by Citywide Team)

Project Name: Rodent and Insect Extermination

Type of Project: Recovery (High)

Category: Environmental Protection

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: Essential to improving environmental quality by dealing with residual effects of Katrina regarding insect infestation.

Anticipated Outcomes: Major contributor to enhanced quality of life.

Project Name: **Renewal of District 6 Schools**

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: Thorough review of – and action taken to restore – district’s (and city’s) public education system. This includes the system’s physical, human, and economic resources. The city’s role, along with that of the Recovery School District and the Orleans Parish School Board, will be enhanced by continued input from the district regarding overall education policy and strategies for restoration to ensure an equitable system, quality teaching, quality curriculum, and sufficient physical facilities to serve students as well as the community as a whole. A key partner in renewal is the University of New Orleans: its current goal of seeking a permanent site for its Early College High School is of a piece with the significant role played by the university as a manager of charter schools. At the same time, residents have specifically called for the demolition of the Avery Alexander Elementary School and retention of the site for open space.

Anticipated Outcomes: From the specific objective of supporting UNO in its site selection for the Early College High School, to dealing with more generally with long-standing problems of deferred maintenance, the city must take advantage of the opportunity to re-engage the community at large in the recreation of what is arguably the single most important ingredient in the district’s – and the city’s – long-term, sustainable recovery.

Project Name: **Relocation of Holy Cross School to District 6**

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6

Project Description: The anticipated relocation of the Holy Cross School to District 6 sparked an upsurge in residential sales, purchases, and renovation along the blocks adjacent to the school. With analysis currently underway regarding issues of historic preservation of a church currently on the site, support – financial and otherwise – for a mutually-satisfactory outcome is imperative, permitting the school to adhere to its planned 2008 re-opening.

Anticipated Outcomes: This major catalyst project can serve – and has already served – as a building block for the area’s recovery by bringing significant new activity and investment to the district.

Project Description Sheet # _____
(To be filled in by Citywide Team)

Project Name: **New Neighborhood Health Clinic**

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6

Project Description: A new health clinic is seen as a key component of the proposed Town Center/Community Nexus.

Anticipated Outcomes: Newly decentralized health care delivery will add significantly to the district's amenities and services.

Project Name: **Renewal of Pontchartrain Park Senior Center**

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6

Project Description: The center's return will be renew a key – and essential – district-wide amenity, and can serve as the first step toward revitalization of the surrounding park. Throughout the process, residents emphasized the importance of senior services, of which the center will be one of the most significant.

Anticipated Outcomes: The renewal of the senior center within this historic district will help catalyze the restoration of the park itself while contributing the revitalization of the surrounding residential neighborhood.

Project Name: **Renewal of District Library**

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6

Project Description: Pre-Katrina, the Norman Mayer Library functioned not only as a library but as a much-needed community center. With foundation money helping to support the creation of a temporary modular facility at a different site, there is nevertheless an imperative for a new, permanent facility that would possibly include a resource center, a planning center, and general-use community space.

Anticipated Outcomes: Currently the district has no central community space; many of its community-wide meetings are held in facilities on one or another of the district's university campuses. A new, state-of-the-art library/community facility will become the heart of the revitalized district.

Project Name: **Restoration of Pontchartrain Park**

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhood: Pontchartrain Park

Project Description: The park is in need of major restoration, including landscaping and new infrastructure; it also sits in the midst of one of the hardest hit areas within the district. The challenges are considerable, but the opportunities for creating a new signature for the district's major public space will catalyze further the renewal of the surrounding residential areas.

Anticipated Outcomes: Restoration will not only anchor the eastern parts of the district but will provide a much-needed multi-use – both active and passive – open space for the entire district.

Project Name: **Restoration of Neighborhood Public Spaces**

Type of Project: Recovery (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: All

Project Description: Residents identified a series of specific open spaces and parks throughout the district in need of restoration. These included: Eddie Gatto Playground; Filmore Gardens/Dauterive Playspot; Union Playspot; Donnelly Playground; Harris Playground; Perry Roehm Park and Baseball stadium; National Square/Rome Park/Boe Playspot; St. James/Milne/Milneberger Playground; and the duck pond at Dillard University.

Anticipated Outcomes: Carefully scheduled restoration – perhaps through a series of public/private/non-profit partnerships – of these neighborhood-oriented amenities will provide major signals regarding the district’s overall renewal.

Project Name: **Development of New Campus/Lakefront Destination Anchored by UNO and Associated Development**

Type of Project: Community Improvement (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhood: Lake Oaks

Project Description: Creation of a major “Gateway to the Lake.” With joint City-university partnership, the new gateway becomes a major city-serving amenity, comparable to some of the uses along Chicago’s Lake Michigan. In addition it serves to integrate the university more fully into the life of the district and the city. The residential area sound of UNO’s Lakefront campus can also be redeveloped with residential and other uses that serve both the university and the community, and that help create a companion “Gateway to the University.”

Anticipated Outcomes: The project opens up and vastly improves a heretofore underutilized lakefront, helping at the same time to revitalize the major north-south roadway of Elysian Fields Avenue.

Project Name: **Framework for Transformation of Industrial Canal into Major Mixed-Use Waterfront Amenity**

Type of Project: Community Improvement (High)

Category: Community Facilities

Area of Project Impact: District-wide

Project Location: Planning District #:6
Neighborhoods: Pontchartrain Park

Project Description: A consideration of the opportunities presented by an eventual transformation of the Industrial Canal waterfront should be part of the district's long-term planning. The possible closing of the MRGO will provide opportunities to reconsider uses of the land along the canal – a mix of new recreational and residential facilities as well as retention of some of the current light industrial activities. The waterway could function as a protected harbor for recreational boats seeking access to Lake Pontchartrain and could become one of the district's and the city's most appealing waterfront destinations. Accomplishing such a transformation will require development of an overall master plan for this waterfront and consideration of alternative locations to accommodate current uses that serve the deep-water port.

Anticipated Outcomes: A planning framework that helps set the stage for future detailed analysis of the challenges and opportunities available along the canal.