



**Leonidas/ W. Carrollton
Planning District 3
Neighborhood Rebuilding Plan**
Billes Architecture, LLC



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Special thanks go to the neighborhood associations who got the word out and helped to boost participation. We acknowledge their efforts. A list of those associations and primary contact members follow.

Our sincerest thanks to all.

Audubon Boulevard Association, Inc.
Audubon Street Neighborhood Association
Broadmoor Improvement Association
Carrollton/Riverbend Residents' Association
Carrollton United
Central Carrollton Association
Claiborne-University Neighborhood Association
Fontainebleau Improvement Association
Gert Town Enterprise Economic Redevelopment, Inc.
Hollygrove Neighbors
Maple Area Residents, Inc, Carrollton-Audubon Renaissance, Inc.
Neighbors United
Northwest Carrollton Association

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State Street Drive Improvement Association
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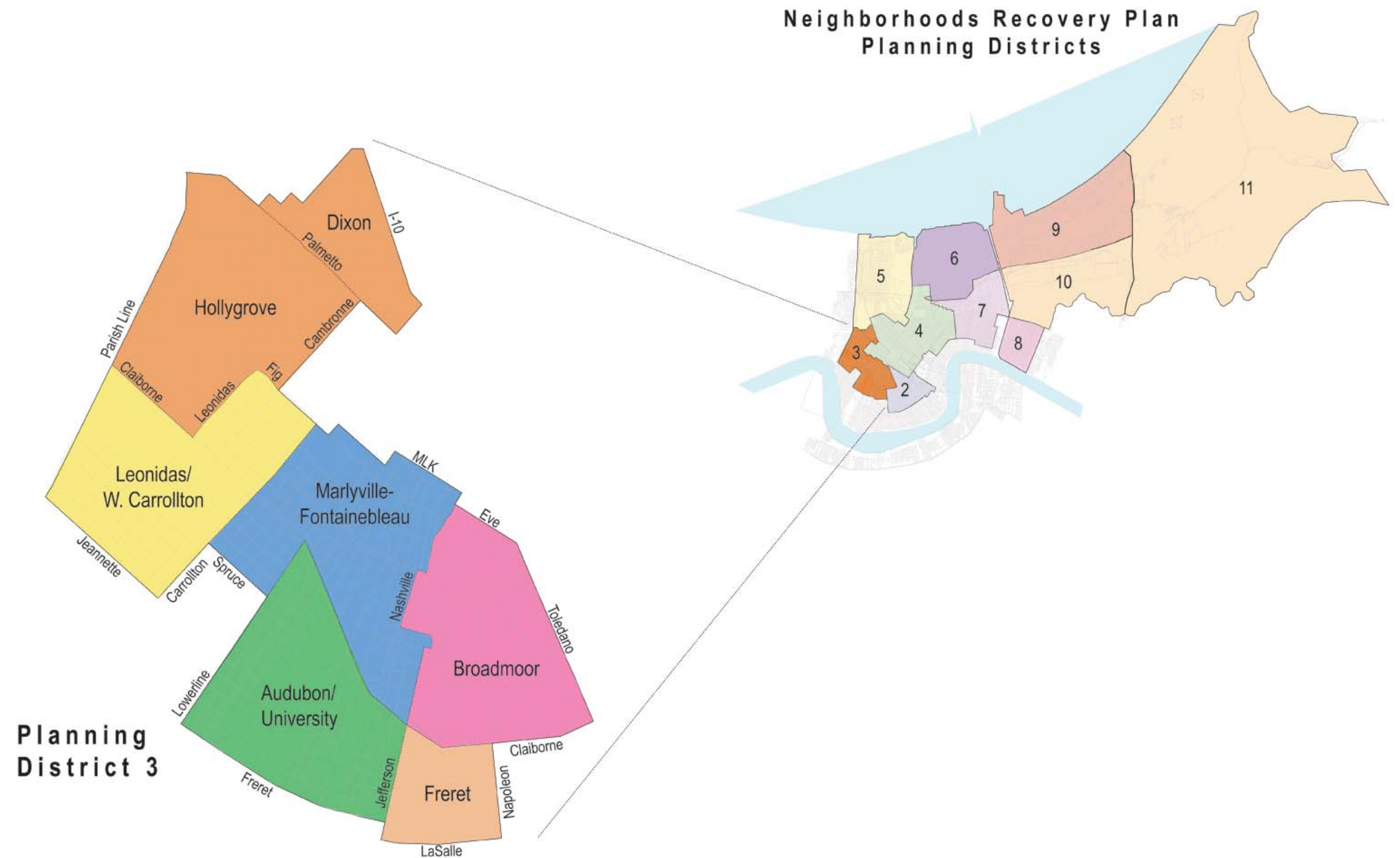
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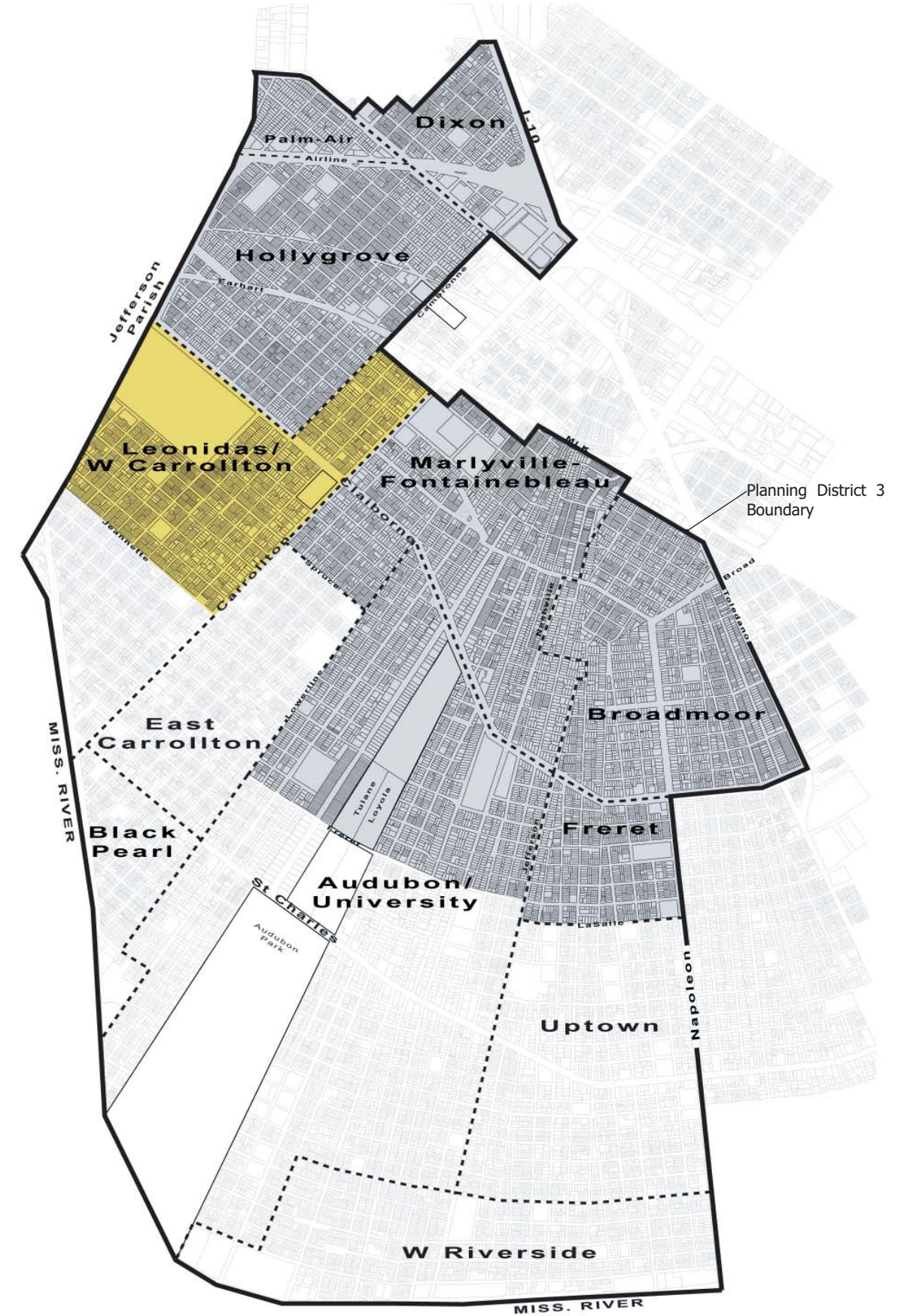


A. Leonidas/ W. Carrollton Neighborhood

Location and Geographic Boundaries

This neighborhood developed from a plantation owned by Le Sieur de Bienville, founder of New Orleans. By the 1800's it had become part of the large McCarty Plantation. Interestingly, breaks in the levees (crevasses) in 1816 and 1832 caused extensive flooding of the area, but resulted in higher, fertile ground. The area was incorporated in 1845 as the town of Carrollton and developed as a suburb of New Orleans, with Dublin being the main street. New railway lines linking downtown New Orleans and Carrollton provided transportation for city workers and the key to growth of the suburb. In 1853 a new levee was constructed from Monticello Avenue to Fern Street, and in 1874, Carrollton was annexed to New Orleans.

While the entire neighborhood of Leonidas/W. Carrollton extends to the Mississippi River, for the purposes of this study, the neighborhood study area is limited to the area bounded by S. Carrollton Avenue, Fig, Leonidas, S. Claiborne Avenue, the parish line, and Jeannette Street. That boundary roughly correlates to the area that flooded.



CPC Identified Neighborhoods, 1999

Recovery Vision and Goals

According to its residents, the assets of Leonidas/W. Carrollton include:

- Character of the historic area
- Affordability
- Good housing stock
- Centrally located; easy access
- Quiet and "off the beaten path"

Residents articulated the following goals for their neighborhood that build upon their assets and seek to overcome problems:

- Keep the character of the neighborhood.
- Protect architectural and historic value of existing properties.
- Protect neighborhood from demolition and encroachment of inappropriate development. Zoning should be consistently enforced.
- Increase ownership and investment by owners.
- Get local historic designation (HDLC).
- Safety – want people to be able to ride bikes on the street.

Planning Process & Neighborhood Participation

The planning process began with information gathering. The planning team gathered pertinent information in written and map form identifying existing conditions, both pre-Katrina and post-Katrina. The neighborhoods were visually surveyed, street-by-street, and drawings were developed that identified current land use, housing styles and conditions, public facility architecture and conditions, and street conditions. With that foundation, the planning team then met with residents in a series of meetings to gain their knowledge, perspective, needs and hopes. From there, concepts were developed, and further meetings were held to discuss those concepts with the community.

The citizens of Leonidas/W. Carrollton have been active in this rebuilding effort. They have participated in our planning process, which included establishing the character of the neighborhood, identifying goals, listing issues and opportunities, and developing and ranking a list of proposed projects. They have also critiqued plans developed to identify pre-Katrina and post-Katrina conditions, and proposed new development plans.

Neighborhood associations active in Leonidas/W. Carrollton include: Northwest Carrollton Civic Association, Carrollton Avenue Preservation Alliance, Carrollton/Riverbend Residents Association, Carrollton United, Maple Area Residents, Inc., Riverbend Merchants Association, Upper Carrollton Residents Association, and Uptown Triangle Association. The most active associations in this planning process were the Northwest Carrollton Asso-

ciation and Carrollton/Riverbend Residents Association.

Leonidas / W Carrollton Schedule of Meetings

June 20: Leonidas/W.Carrollton neighborhood meeting combined with Hollygrove/Dixon – Residents were asked to list characteristics, issues, opportunities, and goals relative to their neighborhoods.

June 27: Individual Neighborhood Association (NW Carrollton Civic Assoc.) Meeting – The planning team attended the association's regular meeting to learn their issues and goals for the recovery of their area. A project list was developed.

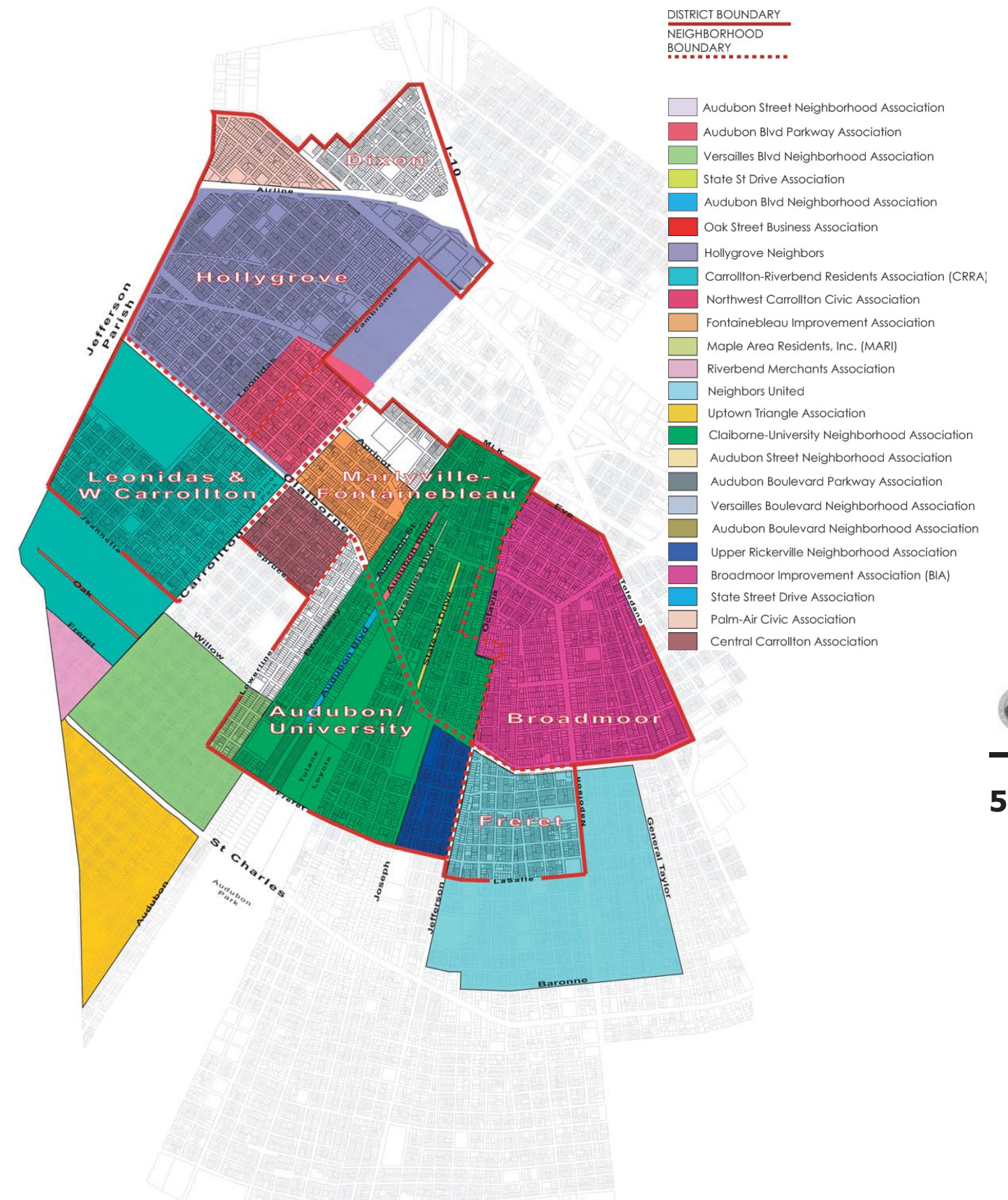
July 6: District-wide introductory meeting – An initial meeting with all the neighborhoods that comprise Planning District 3 gave the planning team an opportunity to present to the attendees their understanding of the issues and opportunities for recovery. The primary purpose was to introduce the team members, communicate the process anticipated for the neighborhood planning process, review the products to be generated as part of the process and present a tentative project schedule.

July 11: Leonidas/W.Carrollton Neighborhood Meeting - Residents were asked to review a compiled list characteristics, issues, opportunities, and goals relative to their neighborhood. A preliminary project list was also developed.

July 27: Leonidas/W.Carrollton Neighborhood Meeting - The planning team presented optional neighborhood plans for the community's review. Images containing conceptual solutions were also presented. Residents filled out surveys, prioritizing projects.

August 12: District Wide/Neighborhood Charette – All of the neighborhoods in the District 3 planning area had an opportunity to see all of the neighborhood plans, and the District as a whole. The planning team presented maps containing existing and proposed plans for green spaces, transportation systems, community facilities, and other support systems. The group also broke out into workshop groups by neighborhood to refine the proposed neighborhood plans.

September 23: City-Wide Public Presentation – Each planning team for the various Planning Districts presented their neighborhood plans at a city-wide level. This gave the various communities a chance to see how their neighborhoods and districts relate to plans for the City as a whole.



Community Identified Neighborhoods - 2006

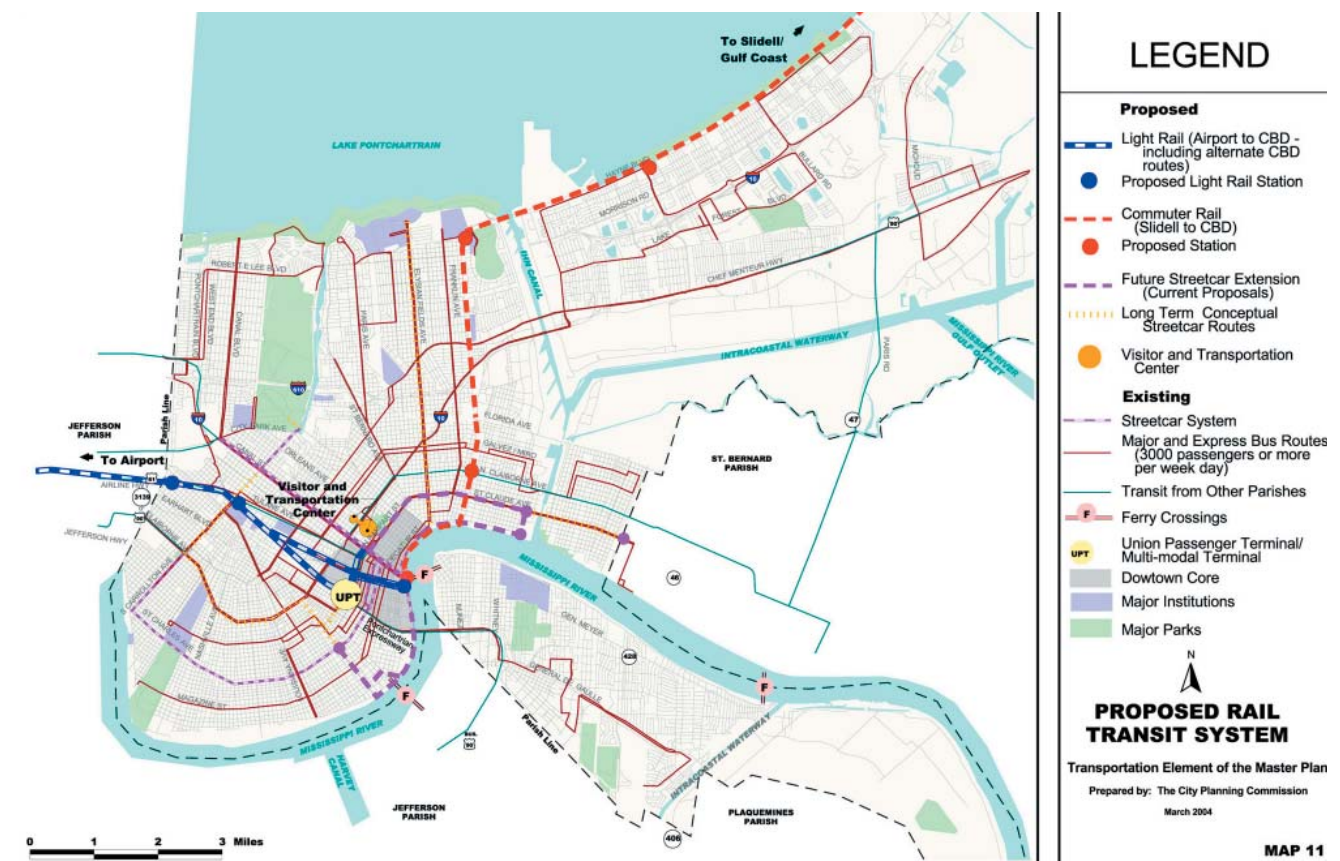
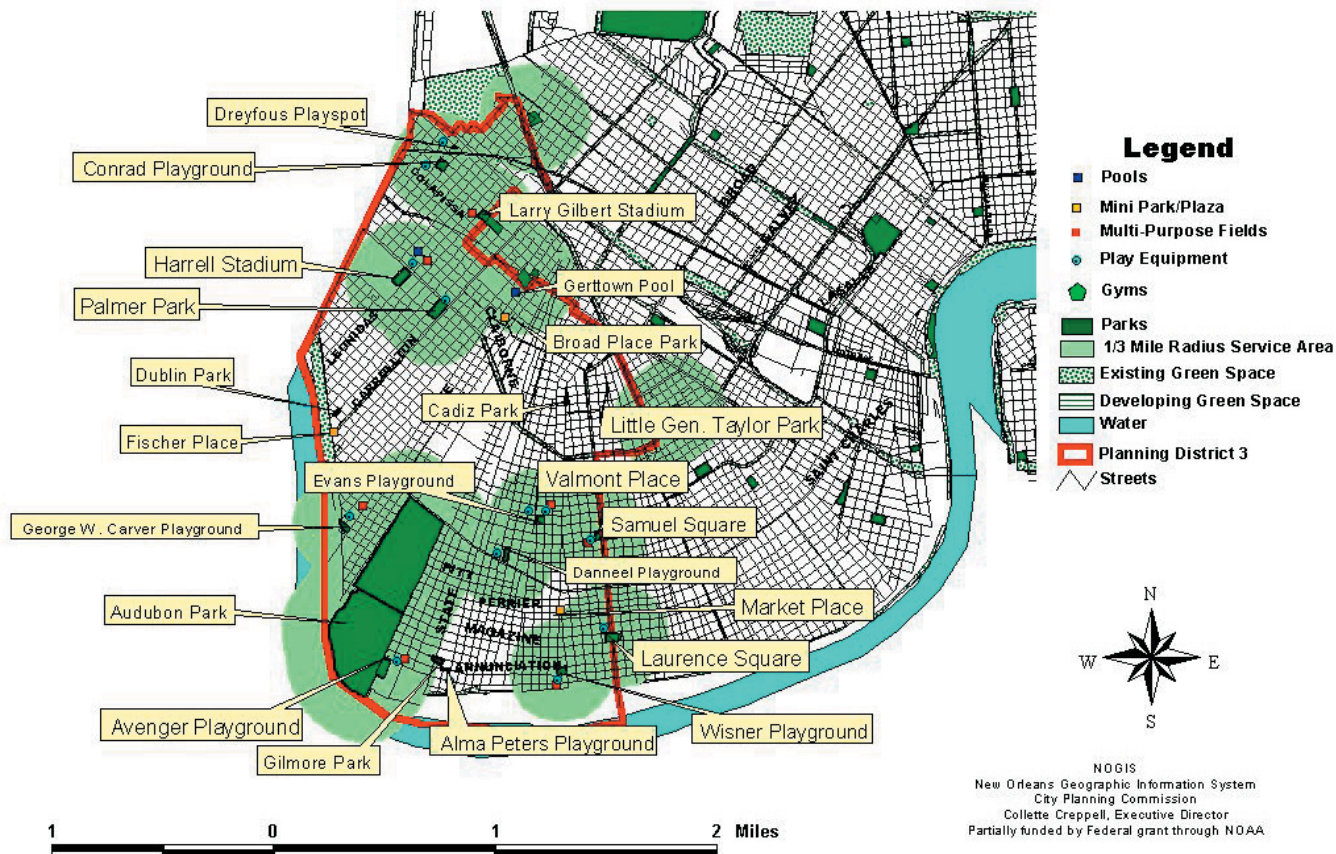
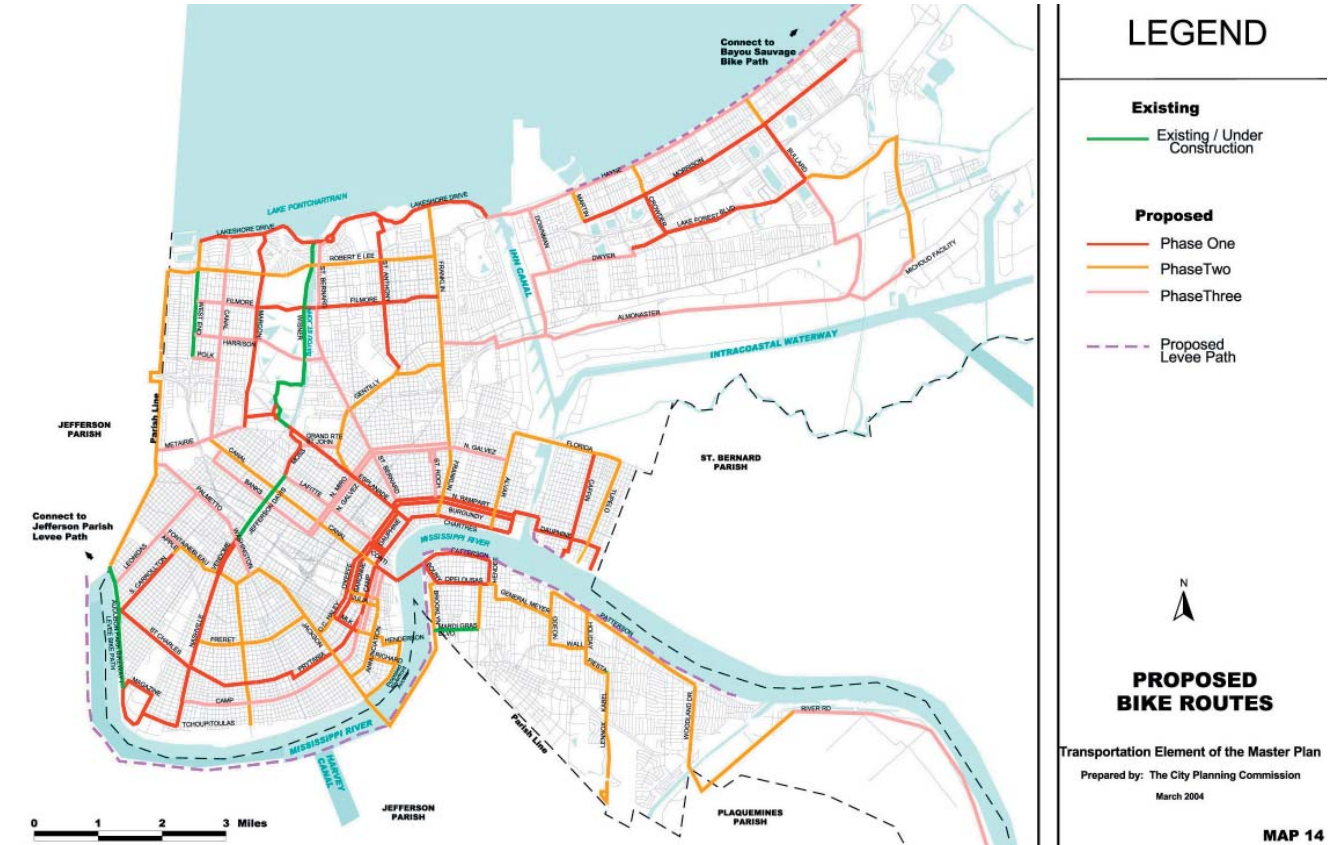


Planning Efforts Pre-Katrina

Planning efforts prior to Hurricane Katrina addressed all of Planning District 3 and the City. These include the 1999 Land Use Plan, the New Century New Orleans Master Plan (Parks, Recreation and Open Space) of 2002, and the New Century New Orleans Master Plan Transportation Plan of 2004.

According to the New Century Master Plan, the Leonidas/W. Carrollton neighborhood lacks neighborhood sized playgrounds, although it does have good access to the riverfront levee and Palmer Park. The Master Plan suggests that Johnson Elementary School could provide recreational space for the neighborhood. It lists Palmer Park and Harrell Stadium as priorities for renovation and maintenance. For Palmer Park, the Master Plan includes the recommendation of establishing a tourist kiosk and coffee shop that would draw tourists. Its revenues could help maintain the park. This idea was also suggested by residents and is included in the list of projects proposed for the neighborhood.

The Transportation Plan impacts the Leonidas/W. Carrollton area with its recommendations to improve Claiborne Avenue between S. Carrollton and the parish line, and S. Carrollton Avenue between Claiborne and St. Charles Avenue. (both funded by federal aid with 20% local match). It further proposes extending the streetcar line down S. Carrollton Avenue to Canal Street. Bike paths are proposed along the parish line, down Leonidas, Apple, and St. Charles Avenue. The Plan also calls specifically for improvements to the S. Carrollton/Claiborne intersection, and installation of amenities for streetcar and bus passengers in Palmer Park. While not proposed to be located in this neighborhood, the Transportation Plan also recommends a light rail system between the airport and CBD that runs down US 61 (Airline Hwy.).



B. Pre-Katrina Neighborhood Existing Conditions

According to the 2000 census data, Leonidas/W Carrollton had a total population of 8,953 with 3,633 households and 2,051 family households. (Source: US Census Bureau. Census 2000 Full-count Characteristics (SF1). From a compilation by the GNO Community Data Center.) 31.5% of its population lives in poverty. This percentage is higher than the Parish, the State, and the country. (Source: US Census Bureau. Census 2000 Sample Characteristics (SF3). From a compilation by the GNO Community Data Center.)

Nearly 76% of its residents are African-American. The storm damaged the St. Charles Streetcar Line and it is currently undergoing repair.

Poverty Status by Age (2000)	Leonidas/W Carrollton	Orleans Parish	Louisiana
Total Population 0-17 for whom poverty status is determined	2,317	127,566	1,200,361
Children 0-17 living in poverty	48.2%	40.5%	26.6%
Children 0-17 living at or above poverty	51.8%	59.5%	73.4%
Total Population 18-64 for whom poverty status is determined	5,547	286,783	2,644,159
Adults 18-64 living in poverty	27.3%	24.0%	17.0%
Adults 18-64 living at or above poverty	72.7%	76.0%	83.0%
Total Population 65 & older for whom poverty status is determined	1,062	54,104	489,574
Adults 65 & older living in poverty	16.9%	19.3%	16.7%
Adults 65 & older living at or above poverty	83.1%	80.7%	83.3%

Source Citation: U.S. Census Bureau. Census 2000 Sample Characteristics (SF3). From a compilation by the GNO Community Data Center. <<http://www.gnocdc.org>>

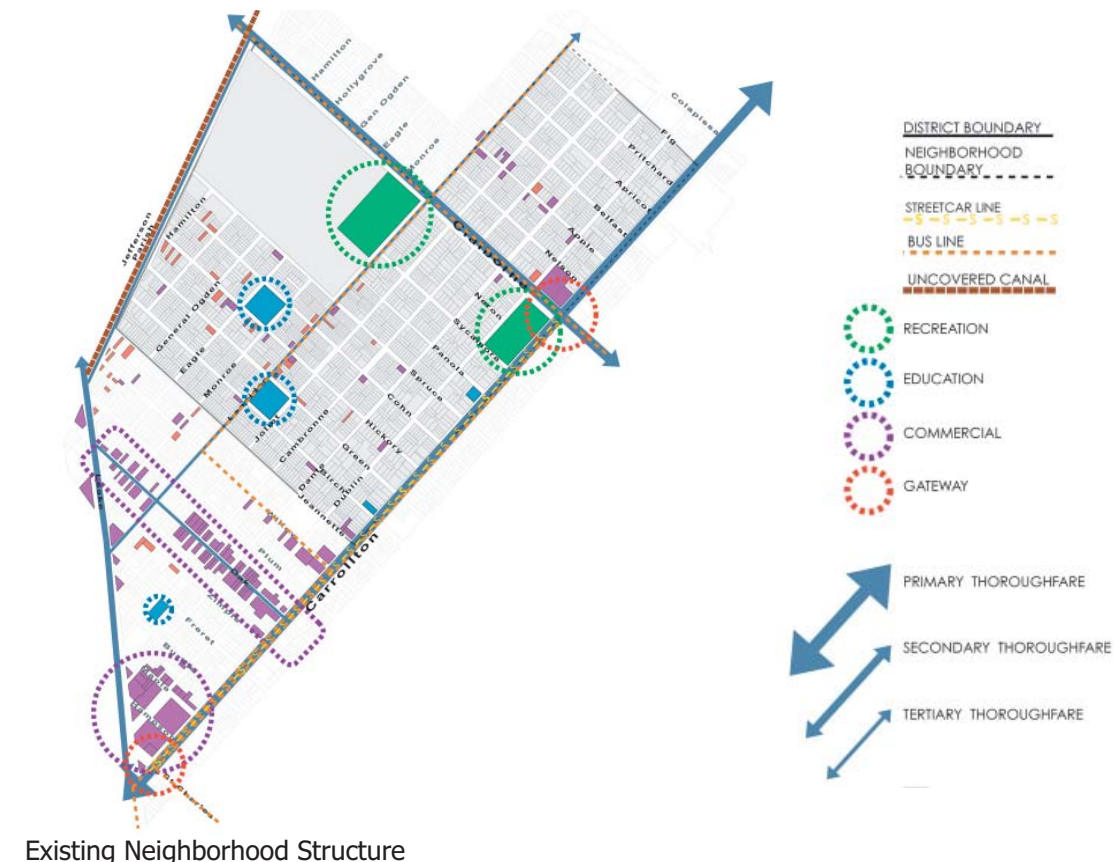
58% of housing units are occupied by renters. This is higher than the rest of Orleans Parish and the State. Maintenance and care of rental properties is very important in this neighborhood. Moreover, residents would like to promote policies to increase home ownership.

Renters and owners (2000)	Leonidas/W Carrollton	Orleans Parish	Louisiana
Total occupied housing units	3,633	188,251	1,656,063
Owner occupied	41.80%	46.50%	67.90%
Renter occupied	58.20%	53.50%	32.10%

Source Citation: U.S. Census Bureau. Census 2000 Full-count Characteristics (SF1). From a compilation by the GNO Community Data Center. <<http://www.gnocdc.org>>

Land Use and Zoning

Land use in Leonidas/W. Carrollton is predominantly residential, with a modest commercial district along Apple Street and intermingled commercial establishments along Carrollton Avenue. Most of the neighborhood is zoned RD-2, which provides for single-family and two-family residences at a relatively low density.



Existing Neighborhood Structure



Source: City of New Orleans, December 2005
Existing Zoning Map

Legend

- Planning District
- Neighborhood
- Zoning**
- <all other values>
- 1
- B-1
- B-1A
- B-2
- BIP
- C-1
- C-1A
- C-2
- HI
- HMR-2
- HMR-3
- LI
- MS
- MUA
- NU
- P
- RD-1
- RD-2
- RD-3
- RD-4
- RM-1
- RM-2
- RM-2A
- RM-3
- RM-4
- RO
- RO-1
- RP
- RS-1
- RS-1A
- RS-2
- SC
- SI



Recreation and Open Space

Leonidas/W. Carrollton contains Harrell Stadium and Palmer Park. Residents have noted that safety is a concern for all of the parks.

Harrell Stadium is used by residents of many neighborhoods, and is administered by the New Orleans Recreation Department (NORD). The park is heavily used, and upkeep and maintenance are required on an on-going basis.

Palmer Park is a large, passive-use park. It is currently in need of upkeep and repair and is underutilized. Suggestions for the park have included moving play equipment for small children away from Claiborne Avenue to a safer area, landscaping, & refurbishing the signature entry arch. Other considerations have been to include a farmers market, provide infrastructure for temporary events (bandstands, etc.), children’s play fountain, and development of a small kiosk for serving coffee or ice cream. It is hoped that this small commercial venture could generate revenue for the upkeep of the park, and provide a destination for streetcar and bus riders. It is noted that this concept may conflict with existing covenants of the park, and would have to be resolved.



NEW CENTURY NEW ORLEANS MASTER PLAN - PLANNING DISTRICT 3 Parks, Recreation and Open Space						
Park	Classification	Acreage	Owner	Administering Authority	Type of Use	Description of Facilities
Samuel Square	Neighborhood	2.19	City	NORD/Parkway	Passive	Playground equipment, multi-purpose field, basketball
Conrad Playground	Neighborhood	2.1	City	NORD	Active	Playground equipment, basketball, booster club, NORD supervision
Evans Playground	Neighborhood	1.7	City	NORD	Active	Playground equipment, basketball, multi purpose field, baseball, lights, NORD supervision
Larry Gilbert Baseball Stadium	Neighborhood	2.22	City	NORD	Active	Baseball field/stadium, benches
Harrell Stadium	Multi-Neighborhood	4.41	City/S&W Bd	NORD	Active	Playground equipment, stadium basketball, multi-purpose field, pool, booster club, lights, restrooms, NORD supervision
Palmer Park	Neighborhood	5.6	City	Parkway	Passive	Playground equipment, field, benches, monument
Audubon Park	Regional	400	City	Audubon Park Commission	Active & Passive	Playground equipment, fields, pool, lights, restrooms, monuments, shelters, jogging/bike track, Zoological Gardens, golf Clubhouse, Lagoon, meeting space

Source: New Century New Orleans Master Plan; Parks, Recreation and Open Space, prepared by the City Planning Commission of the City of New Orleans, March 2002.



Housing, Architecture, and Historic Preservation

The architecture of the neighborhood largely establishes its visual character. This is an asset to value and highlight in the historic neighborhood. New housing and other developments should respect the existing character.

Residential Architecture

Most of the houses (roughly 72%) in Leonidas/W. Carrollton were built prior to 1950. In fact, the first significant surge of residential development in the neighborhood occurred largely during the period 1835 to 1845. Nearly all of the housing types are raised. Architectural styles in the neighborhood are mixed and include: Arts and Crafts, shotgun, Tudor Revival, Victorian, Neoclassical with Mediterranean influence, Edwardian Neoclassical, and Eastlake side-hall cottage.

Historic Neighborhood Housing Development

There are a number of specific housing development and policy considerations within the historic neighborhoods of New Orleans that received significant damage in Hurricane Katrina. The challenges of rebuilding are particularly severe in those historic neighborhoods where a significant number of low and moderate income households resided prior to the storm.

The City of New Orleans, prior to Hurricane Katrina, generally made \$25,000 soft second mortgages available through the HOME program to write down the cost of acquisition for eligible families in Community Development neighborhoods throughout the City.

However, even before the storm, this amount was generally not enough to cover the gap in funding that was required to rehabilitate units that were historic structures and required special consideration. Typically construction costs related to historic buildings is as much as 30 percent above non-historic new construction, and while the City made exceptions and increased the maximum funding available in some cases due to historic considerations, given the limited funds available, the increase in funding for historic units meant that fewer units would be rehabilitated overall.

Today, the problem is further exacerbated by a rapid escalation in construction costs in the post-Katrina period which has further eroded the degree to which the \$25,000 fills gaps in funding for new construction, let alone more costly historic rehabilitation.

There is a need for targeted programs for areas such as Leonidas/W Carrollton for expanded historic and blighted housing gap funding in order to insure the long term health and character of these unique neighborhoods.

Assuming that the gap now stands at \$30,000 to fill the

gap for new home construction (and still be able to maintain affordability for low and moderate income families), the amount required for the restoration of a historic home could be in excess of \$50,000 (covering the additional cost of not only that portion addressed by the \$30,000 in new construction but a widened gap associated with the entire unit reconstruction).

While gap financing of \$50,000 per unit or \$5.0 million for every 100 units of blighted units of historic housing is quite significant, it is difficult to see how the historic fabric of many low and moderate income neighborhoods will be maintained without the provision of this funding. Otherwise, what is at risk is a major change in the character of many neighborhoods through displacement of the neighborhood's low and moderate income residents or the further erosion of a neighborhood's historic character.

Currently, no gap funding program is addressing this challenge, and without additional use of CDBG funds to fill these gaps, the historic and community fabric of many of the historic moderate income neighborhoods of New Orleans stands too shredded.

Changes in the Road Home and other gap funding efforts should take into account the historic nature of the Leonidas/W Carrollton neighborhood, among others, and make enhanced funding available which will allow the neighborhoods to retain their historic character while concurrently continuing to serve moderate and low income households.

Commercial Architecture

Notable in Leonidas/W. Carrollton are its many churches and schools. Examples of these include Incarnate Word Church, Morning Star Baptist Church, Epiphany Evangelical Lutheran Church, St. Joan of Arc Church and School, Mater Delorosa Church and School, and Stuart Hall School.

Historic Districts

Leonidas/W. Carrollton, as part of historic Carrollton, is listed on the National Register of Historic Places. The Incarnate Word Church may be the most significant architectural example in the neighborhood. The neighbors would like to be recognized locally by the Historic District Landmarks Commission (HDLC) to aid in protecting the neighborhood's historic character and assets.

Victorian Cottage (Late 19th Century)



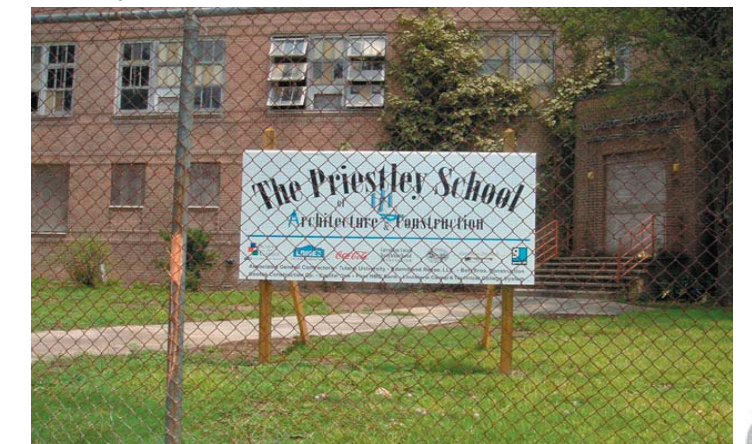
Mediterranean Colonial



English Tudor



Priestley School



Ashton Theater



Incarnate Word Church (& Community Center)



C. Hurricane Katrina Neighborhood Impacts

Extent of Flooding

Most of the Leonidas/W. Carrollton neighborhood suffered moderate flooding throughout the neighborhood. However, the area adjacent to Hollygrove suffered flood depths of nearly 6 feet.

Property Damage Assessment

While damage occurred due to winds and trees, primary damage was the result of flooding. The highest concentration of damage 50% or greater occurred above Claiborne Avenue, with spots to that degree occurring throughout the neighborhood.

Infrastructure Damage

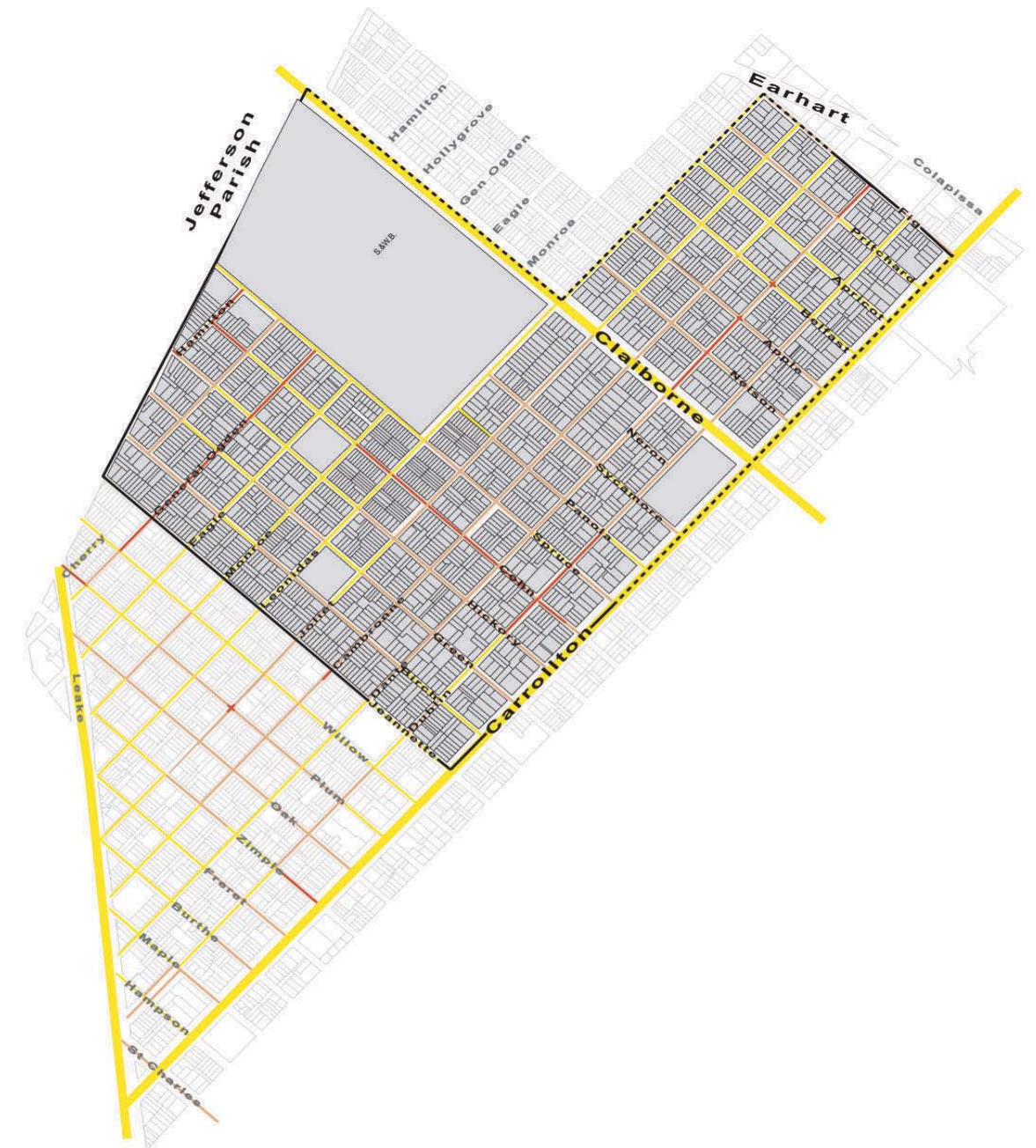
While the major thoroughfares (Claiborne Avenue, S. Carrollton Avenue and Leake) are in relatively good condition, most of the neighborhood streets are not. Streets not already damaged by flooding have been seriously compromised due to heavy trucks present after the storm to repair infrastructure and to remove trees and debris. Neighborhood streets fall primarily in the categories of "moderate" to "poor", in need of repair and reconstruction. Street improvements needed include paving, drainage system, curbs, sidewalks, lighting and street signage. Additionally, catch basins need cleaning throughout the neighborhood. A thorough analysis of the drainage system is required to assess all of the problem areas and make recommendations.

At this time utilities are available including water, sewer, electricity, gas and telephone service.

STREETS



SIDEWALKS

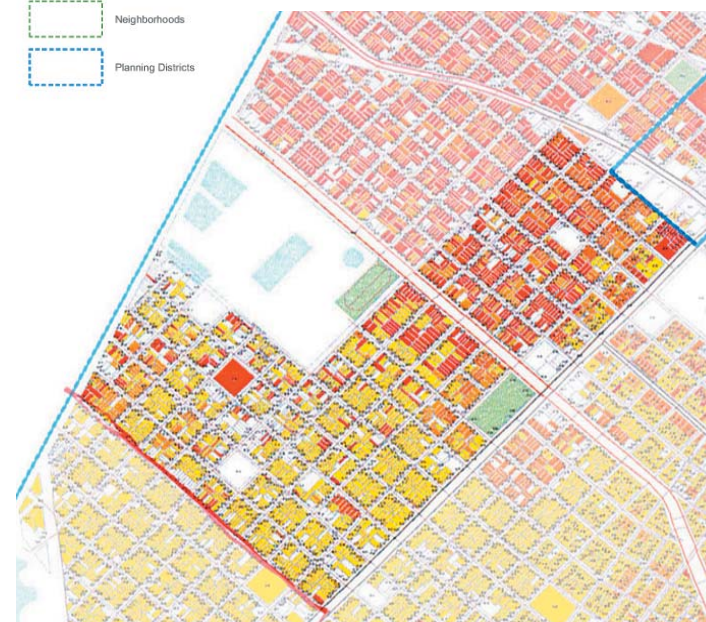


Legend

- Planning District
- Neighborhood
- Flood Depth (ft)**
- No Flooding
- 0 - 1
- 1 - 2
- 2 - 3
- 3 - 4
- 4 - 5
- 5 - 6
- 6 - 7
- 7 - 8
- > 8

DAMAGE PERCENTAGE

- 0% - 20.00%
- 20.01% - 30.00%
- 30.01% - 40.00%
- 40.01% - 50.00%
- 50.01% - 60.00%
- 60.01% - 100.00%
- Water Areas
- Parks
- Neighborhoods
- Planning Districts



Source: FEMA Q3 Flood Maps - Atlas: The Louisiana Statewide GIS

Source: City of New Orleans, GIS Department May 11, 2006



Community Facilities

Incarinate Word School is slated to reopen as a community multi-purpose center, and will be run by Catholic Charities. Residents have requested this.

School options in the neighborhood are good. Existing schools include: James Johnson Elementary (K-8th grades) which is currently open; Priestley Charter, a high school that will specialize in architecture and construction; St. Joan of Arc (Pre-K – 8th grades) currently open, and Stuart Hall, a private boys school (Pre-K – 7th grade), currently open. Additionally there are three schools located just outside the boundaries of the neighborhood: Lafayette Academy (K-7), a charter school which is open; Ronald McNair Elementary, a public school that is closed; and St. Andrew's Episcopal (K-6th grades), which is open.

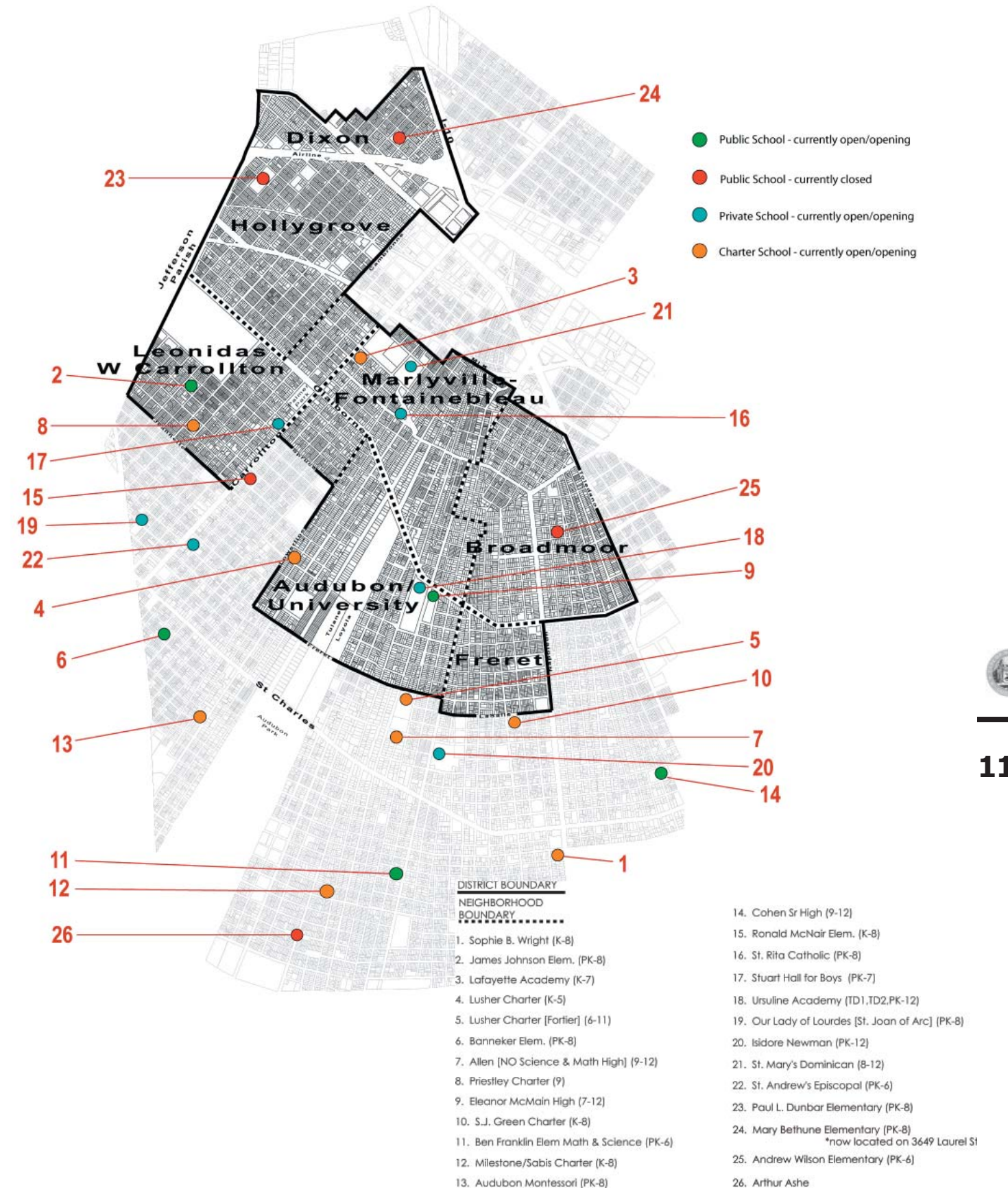
James Johnson Elementary School



Incarinate Word Community Center



Stuart Hall Elementary School



D. Neighborhood Rebuilding Scenarios

Many neighborhood residents are currently back in the City, with more planning to return. The character and family-ties of the community draw its citizens home. To achieve a satisfactory recovery, the following needs to occur:

- The flood protection system, especially at the Orleans-Jefferson Parish line, needs to be addressed sufficiently to gain the confidence of the citizens of Orleans Parish. This includes levee protection and drainage capacity, and a clear statement of how future flooding will be handled;
- Streets and sidewalks must be repaired/replaced;
- Public transportation must provide adequate support to residents;
- Affordable schools must be available to children - public, charter or private.

E. Neighborhood Recovery Plan

Strategic Initiatives

To achieve the needs and goals of the Leonidas/W. Carrollton neighborhood, residents in coordination with planners identified the following projects. Note that this plan respects the existing street patterns and existing zoning. In addition to these neighborhood projects, it is important to consider other neighboring areas, especially Hollygrove. Hollygrove shares the usage of parks in this neighborhood, and contains the Carrollton Shopping Center, important for Leonidas/W. Carrollton residents. Hollygrove also is a gateway to the entire district.

Leonidas/w. Carrollton Project List

New police substation– Residents requested a new police substation. The plan calls for a new police substation located in the adjacent Marlyville/Fontainebleau neighborhood at the corner of S. Claiborne and S. Carrollton Avenue.

Renovate Incarnate Word Archdiocese Building for use as a community center– The planning team understands that this project is already underway, under the auspices of the Archdiocese.

Main Street projects along Apple Street - Residents want a Main Street including a streetscape and landscape program for Apple Street between Dante Street and Eagle Street. They would like to revitalize the area with neighborhood-friendly commercial development.

Flood protection– Flood protection is of course a critically important issue in every neighborhood. In Leonidas/W. Carrollton, residents specifically cite the disparity between the flood protection on the Jefferson Parish side of the canal at Monticello, and the lack of protection on the Orleans Parish side. Flood control includes levee/floodwall protection and pumping station capacity. A premise of all the neighborhood rebuilding plans is that adequate flood protection will be provided.

Repave streets– Street resurfacing is proposed for streets in moderate to poor condition, nearing 100,000 lineal feet in this neighborhood. Improvements are necessitated by damage as a result of Hurricane Katrina and its aftermath, as well as some streets already in poor condition. Improvements include repairs to the drainage system, and replacement of curbs and street signage where necessary. Storm drains should be fully

cleaned as a first step; however, this may not solve drainage problems entirely. A comprehensive analysis of the drainage system is recommended to determine the full extent of existing problems and recommend solutions.

Sidewalk improvements– Sidewalks provide the access network for pedestrians, joggers and cyclists. Visual surveys indicate that approximately 200,000 lineal feet of sidewalks in Hollygrove/Dixon require replacement. Flooding, overturned trees, and maintenance vehicles after the storm have damaged sidewalks. Some were already in poor condition due largely to displacement from tree root systems. Sidewalk designs must comply with the Americans with Disabilities Act, and residents also would like the traditional blue and white tile street name markers set into sidewalks at intersections.

Get entire historic Carrollton neighborhood on HDLC designation– Leonidas/W. Carrollton is proud of its heritage as part of the original city of Carrollton. The area that was the city of Carrollton is listed on the national historic register. To gain further protections for neighborhood architecture, residents seek local historic recognition of the area. Local recognition comes from the Historic District Landmarks Commission, the HDLC.

Street landscaping- Street trees were damaged as a result of Hurricane Katrina. Trees should be replaced/planted along major thoroughfares including the replacement of the oak canopy along S. Carrollton Avenue.

Re-route entrance to neighborhood– The primary entrance to District 3 is from Interstate-10, down S. Carrollton Avenue. The exit ramp from the Interstate currently snakes through the Carrollton Shopping Center, bisecting it. This is ungainly for the shopping center, and creates an awkward and unsightly entrance to the neighborhoods of the District. This plan proposes a traffic analysis and plan to recommend an alternate route for the ramp. This project is included in the Hollygrove/Dixon report.

Better design bus stops– Since bus stops are prevalent in this neighborhood, and others of District 3, they impact the character of the neighborhood. Residents want bus stops to be better looking and to protect them from the elements

– not only rain, but heat as well. Landscaping for bus stops was also requested.

Smaller RTA buses– The Regional Transit Authority (RTA) provides bus service throughout the City. Residents do not like the large buses that rumble through the neighborhoods and shake houses. They want RTA to consider smaller buses on the standard bus routes. Additionally, a smaller inter-neighborhood bus shuttle is proposed that would connect areas of the neighborhoods not currently served with existing bus routes.

Bike paths– Bike paths were requested, and are proposed on Leonidas Street, Apple Street, Monticello, S. Carrollton and S. Claiborne. On streets such as Leonidas and Apple, residents prefer to maintain the existing traffic lanes and parking and would prefer bike paths to be noted by signage, rather than physical changes.

Renovate Ashton Theatre– The Ashton Theatre is one of the prominent architectural examples in the neighborhood along Apple Street. Residents would like for it to be renovated, perhaps as a community theatre.

Street lighting– Damaged or missing street lights are scheduled to be replaced. Additionally a test area is designated within the neighborhood as a test areas for “dark skies” lighting.

Extend streetcar service- Residents favor extending the St. Charles Line all the way to Canal Street to connect to the Canal Streetcar Line.

Redesign Palmer Park– Palmer Park is in need of improvements. Residents want landscaping, sidewalks repaired, the signature arch restored, a play area for children away from Claiborne Avenue, fountain, and infrastructure for community events and a farmer’s market. Palmer Park is also designated as a test area for installation of rubber sidewalks and “Dark Skies” lighting.

Coffee shop in Palmer Park– In addition to other improvement in Palmer Park, residents favor adding one small commercial venture in the park – a coffee shop at the corner nearest S. Carrollton and S. Claiborne Avenue. This would



provide a destination for streetcar and bus riders, and revenue to help maintain the park. Residents want to stipulate that only one commercial venture would be allowed in the park – either a coffee shop or ice-cream stand.

Community gateways– To welcome visitors and provide identity to the District and neighborhood, residents requested a gateway on S. Claiborne upon entering from Jefferson Parish, and at Fig and S. Carrollton. Gateway markers could include signage and landscaping. Signage could say, “Welcome to Orleans Parish” and “Welcome to Historic Carrollton” respectively.

Designate public arts projects– Currently the City takes advantage of the Percent for Arts Program that allocates 1% of the construction budget for qualifying projects to the incorporation of art. Leonidas/W. Carrollton residents would like to apply that program to gateway projects and bus stops, as well as others that qualify.

The following projects were ranked in importance by residents.

**RESULTS FROM JULY 27, 2006 SURVEY
SORTED BY PRIORITY**

Project	No. Respondants	Critical	Needed	Wanted	Total Wanted	Do Not Want	% Wanted
CRITICAL							
Continue streetcar line to Mid-City: Connect Canal line and St. Charles line down Carrollton Avenue.	54	54			54		100%
New police station near Carrollton/Claiborne intersection.	54	54			54		100%
Renovate Incarnate Word Archdiocese Building and use for community center.	54	54			54		100%
Main Street projects along Apple Street between Dante and Eagle	54	54			54		100%
Flood protection (levee/flood wall improvements) at Monticello to match Jefferson Parish side	54	54			54		100%
NEEDED							
Repave streets and related drainage	54		54		54		100%
Sidewalks - repair with handicap access ramps. Add blue/white street tiles to identify streets.	54		54		54		100%
Get entire historic Carrollton neighborhood on HDLC designation	54		54		54		100%
Street landscaping - especially street trees along major thoroughfares. Replace oak canopy along Carrollton.	54		54		54		100%
Re-route entrance to neighborhood from I-10 ¹	54		54		54		100%
Better designed bus stops with landscaping and weather protection.	54		54		54		100%
Smaller RTA buses	54		54		54		100%
Bike paths - want to convert existing streets and still maintain parking (sim. to Coliseum). Location could be Dante, or other.	54		54		54		100%
Renovate Ashton Theatre into community theater or other privately owned property.	54		54		54		100%
WANTED							
Street lighting (dark skies)	54			54	54		100%
Redesign Palmer Park (landscaping, repair sidewalks, restore arch, infrastructure for potential community gatherings/farmer's market, separate play area away from Claiborne)	54			54	54		100%
Coffee shop in Palmer Park on Carrollton/Claiborne corner - stipulated as only commercial entity in park with coffee shop as only approved use.	54			54	54		100%
Light rail (could be streetcar) from airport to downtown (any location). Include stops in neighborhood.	54			54	54		100%
Community gateways: Entering Orleans from Jefferson on Claiborne; Fig at Carrollton.	54			54	54		100%
Designate public arts projects for 1% program to signage/sculpture at gateways and possibly bus shelters.	54			54	54		100%
RTA service to areas near parish line currently without stops.	54				0	54	0%
Total Respondents	54						

¹ See Hollygrove/Dixon.

Sorted for: 1) Critical, 2) Needed, 3) Wanted



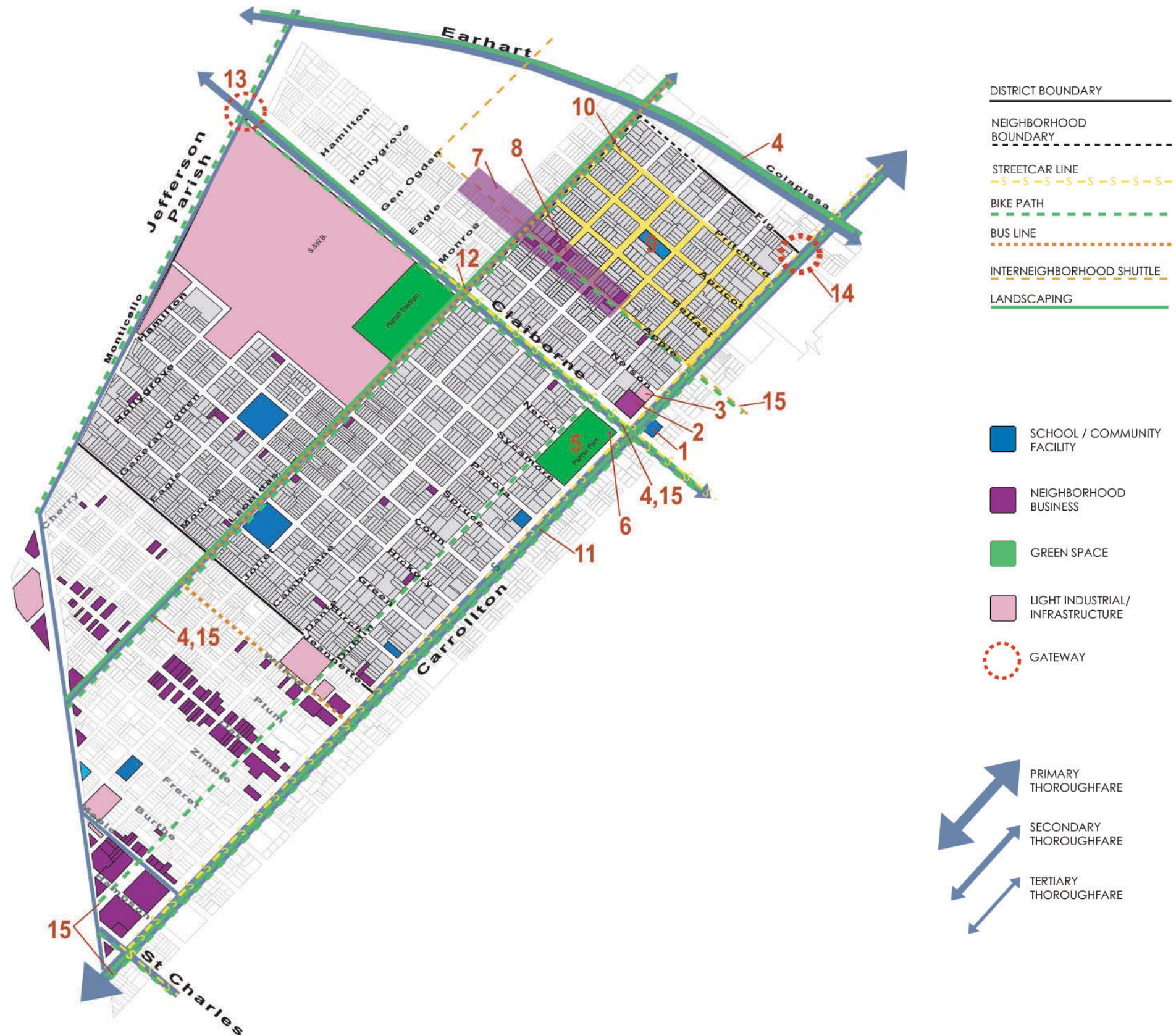
Key Development Parcels

The proposed development map illustrates the projects identified for this neighborhood. Additionally, conceptual plans for improvements to the S. Carrollton/ Claiborne intersection are included. These plans take into consideration the intersection itself, transit along Claiborne and S. Carrollton, Palmer Park, and the proposed Walgreen’s development. Furthermore, the proposed police substation would be located on one corner of this intersection.

Another key project for this neighborhood is the commercial redevelopment along Apple Street between Dante and Eagle Streets. This redevelopment is hoped to revitalize the area and provide neighborhood-friendly businesses along Apple. A “Main Street” type program is requested, and the goals are economic development within the context of historic preservation. The Ashton Theatre is a specific property on Apple Street that the neighbors would like to see renovated.

PROPOSED PROJECTS

1. New Police Substation - See Marlyville/Fontainebleau
2. Grocery Store
3. Firehouse Repairs
4. Street Landscaping on Major Thoroughfares - Includes new trees & plants, lighting, and hardscape
5. Redevelopment of Palmer Park
6. Coffee Shop in Palmer Park - Small scale coffee retail shop with proceeds going to park maintenance, outdoor seating incorporated, tourist attraction.
7. Main Street Projects Along Apple Street
8. Renovate Ashton Theater
9. Renovate & Reopen Incarnate Word Church & School as Community Center
10. Model for Dark Skies Lighting
11. Connect St. Charles Streetcar line to Canal Streetcar Line
12. Introduction of Claiborne Avenue Streetcar Line
13. Gateway Into Orleans Parish on Claiborne Avenue at Parish Line
14. Gateway Into Historic Carrollton at Carrollton Avenue & Fig Street
15. Bike Paths Along Identified Streets



Key Development Site - South Carrollton / South Claiborne Intersection

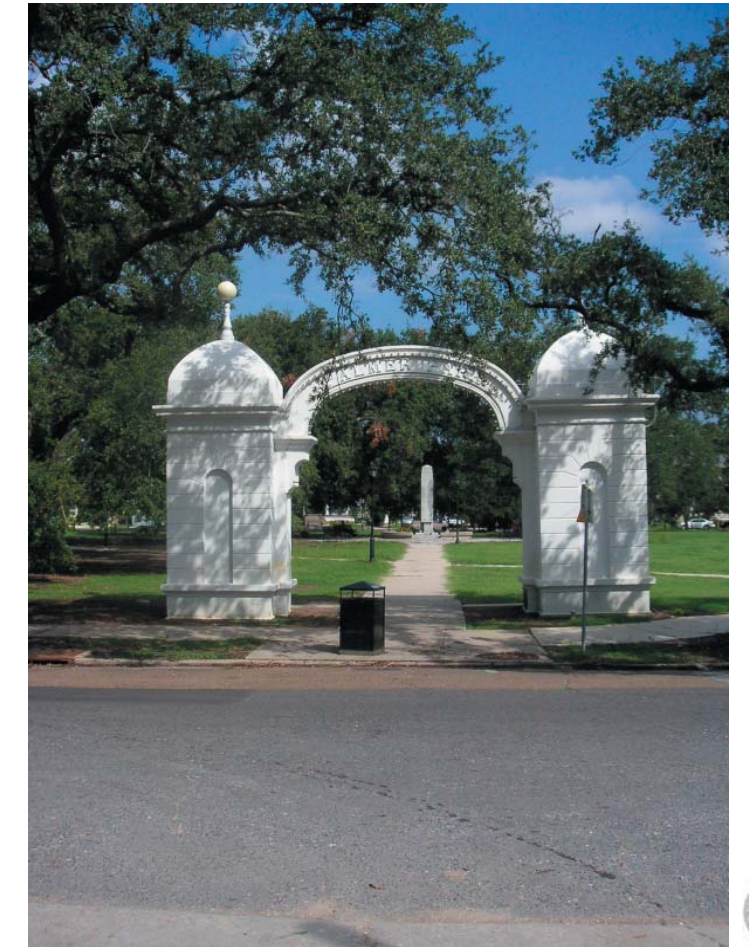


S. Carrollton/S. Claiborne Aerial View

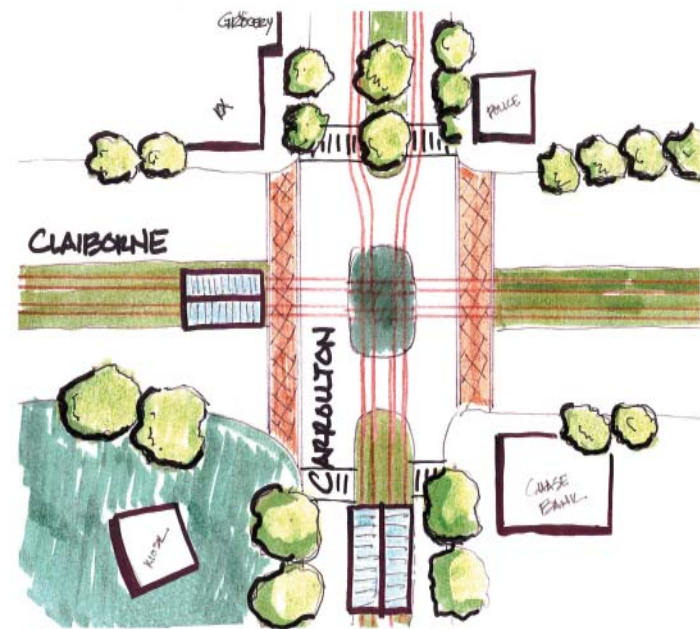
Key Development Parcel - Palmer Park



Palmer Park Existing Aerial View



Palmer Park Entrance Archway (Existing)



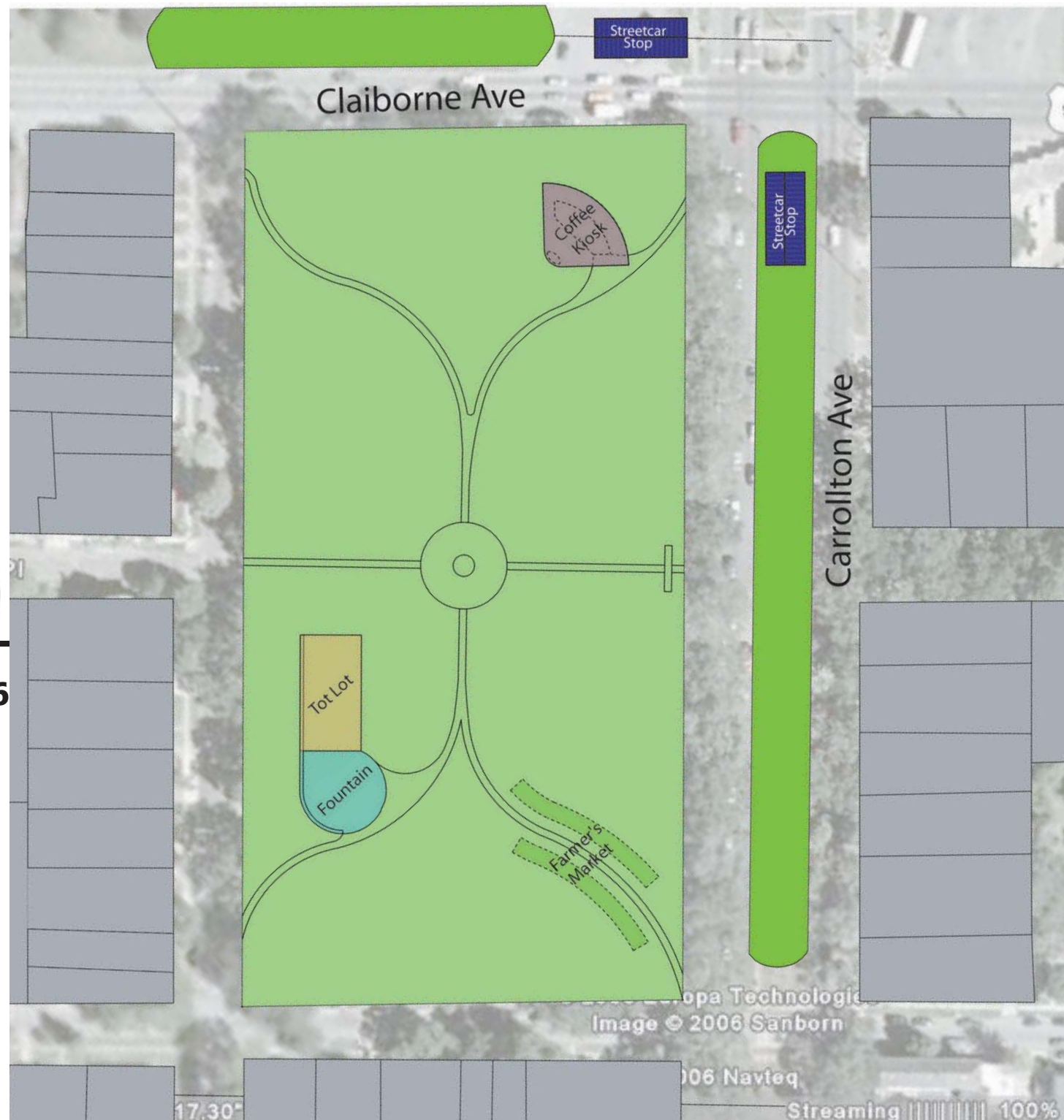
Sketch of Proposal for S. Carrollton/S. Claiborne Intersection



Existing Conditions at Shopping Center



Key Development Parcel - Palmer Park



Proposed Site Plan



Rendering of Palmer Park Proposed Kiosk



Photo of Proposed Fountain Concept



Rendering of Palmer Park

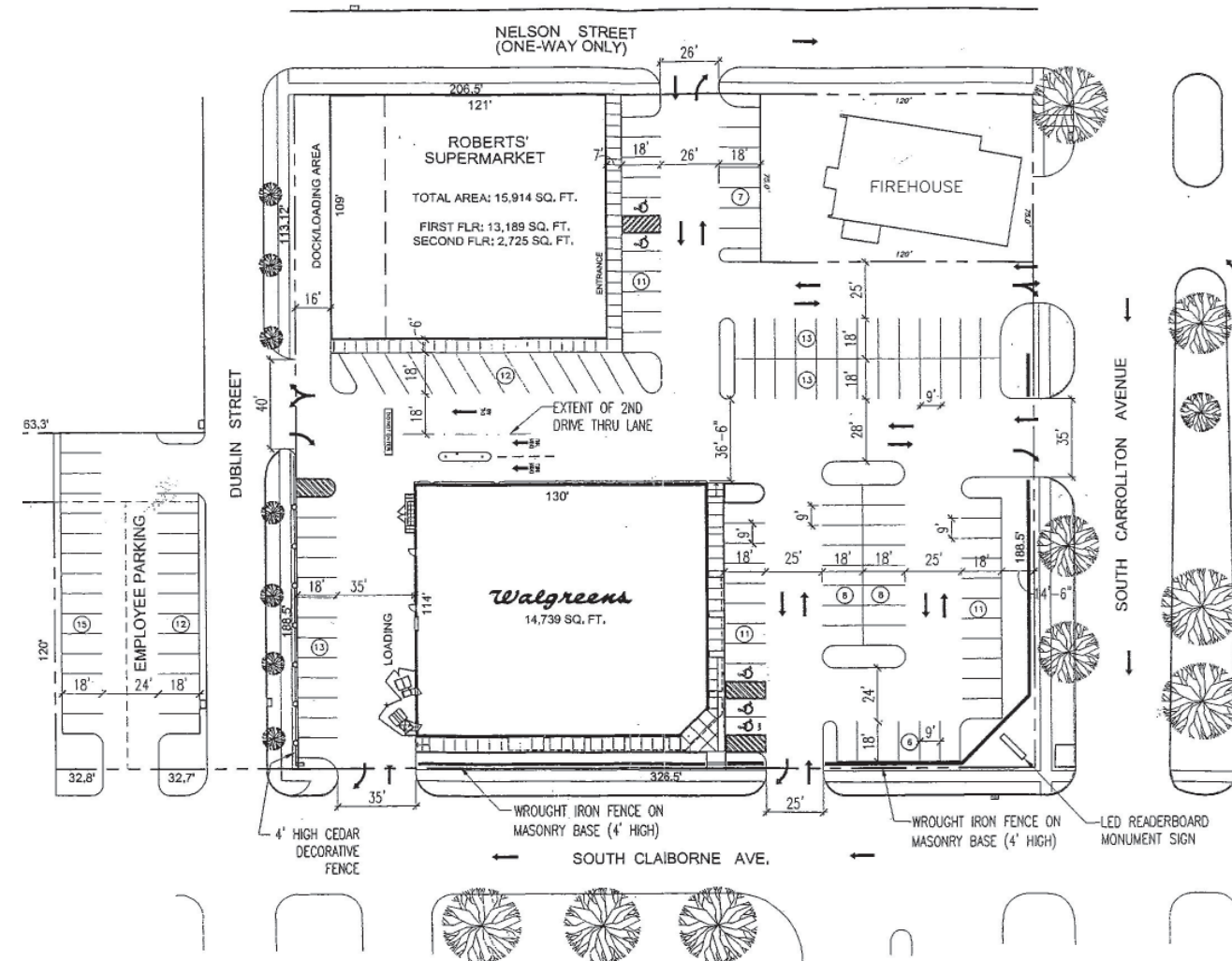
Key Development Parcel - Corner of Carrollton and Claiborne (Formerly Canal Villere)



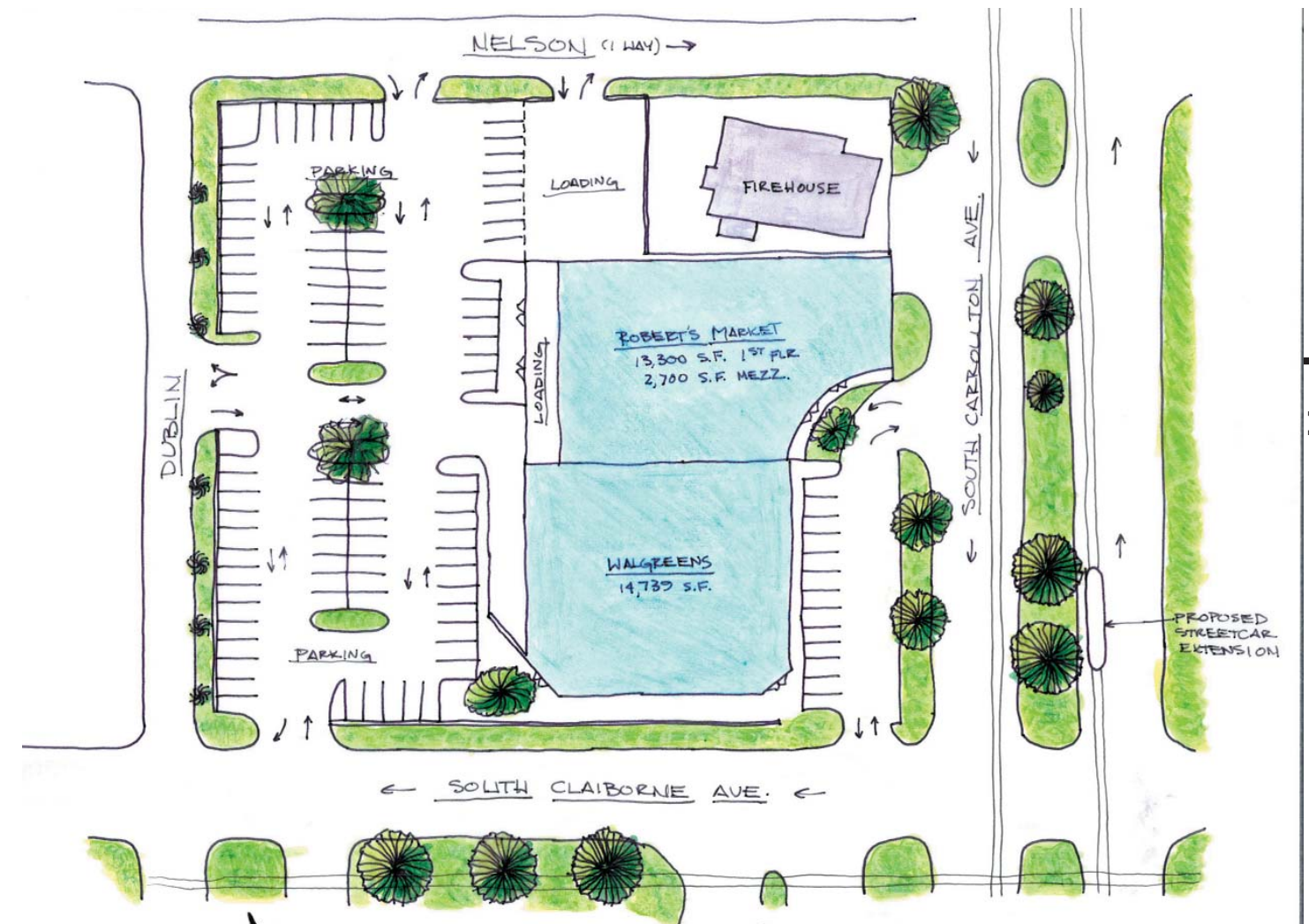
Existing Conditions Photo (Canal Villere)



Conceptual Sketch for Building Elevation (Adhering to Carrollton Overlay)



Walgreen's Proposal for Site (Adamantly Opposed By Neighbors)



Proposal Sketch for Site (Adhering to Carrollton Overlay)

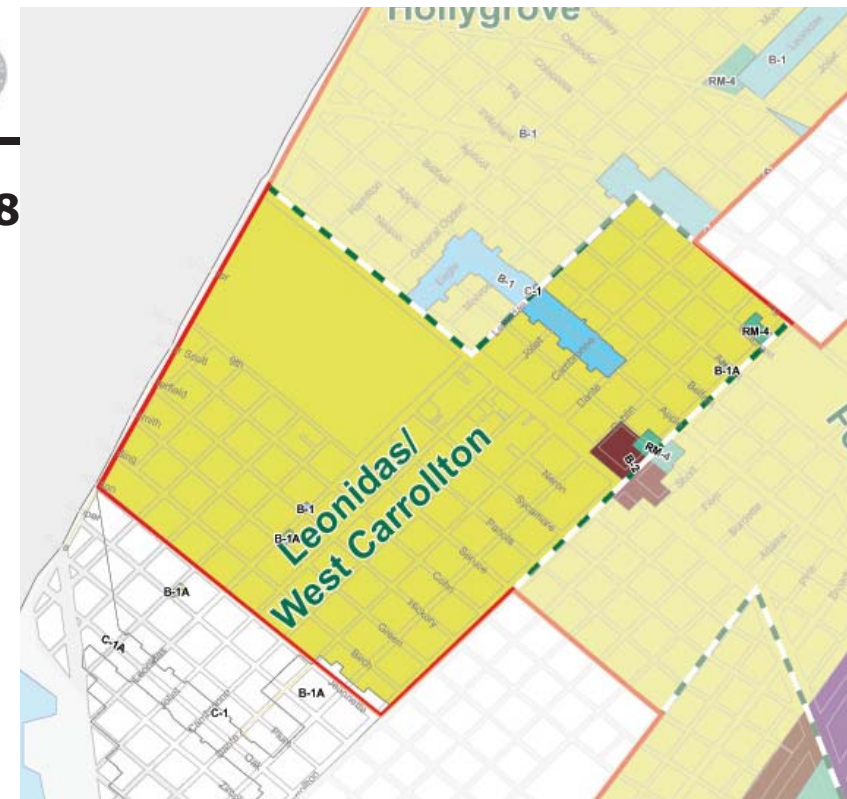


Land Use and Zoning

The existing zoning generally supports the needs of the neighborhood. No actual zoning changes are proposed for this neighborhood. However, residents of Leonidas/W. Carrollton are concerned about the commercial/industrial character of properties along Earhart Boulevard. These uses should be adequately buffered from residential uses.

Parks and Open Space

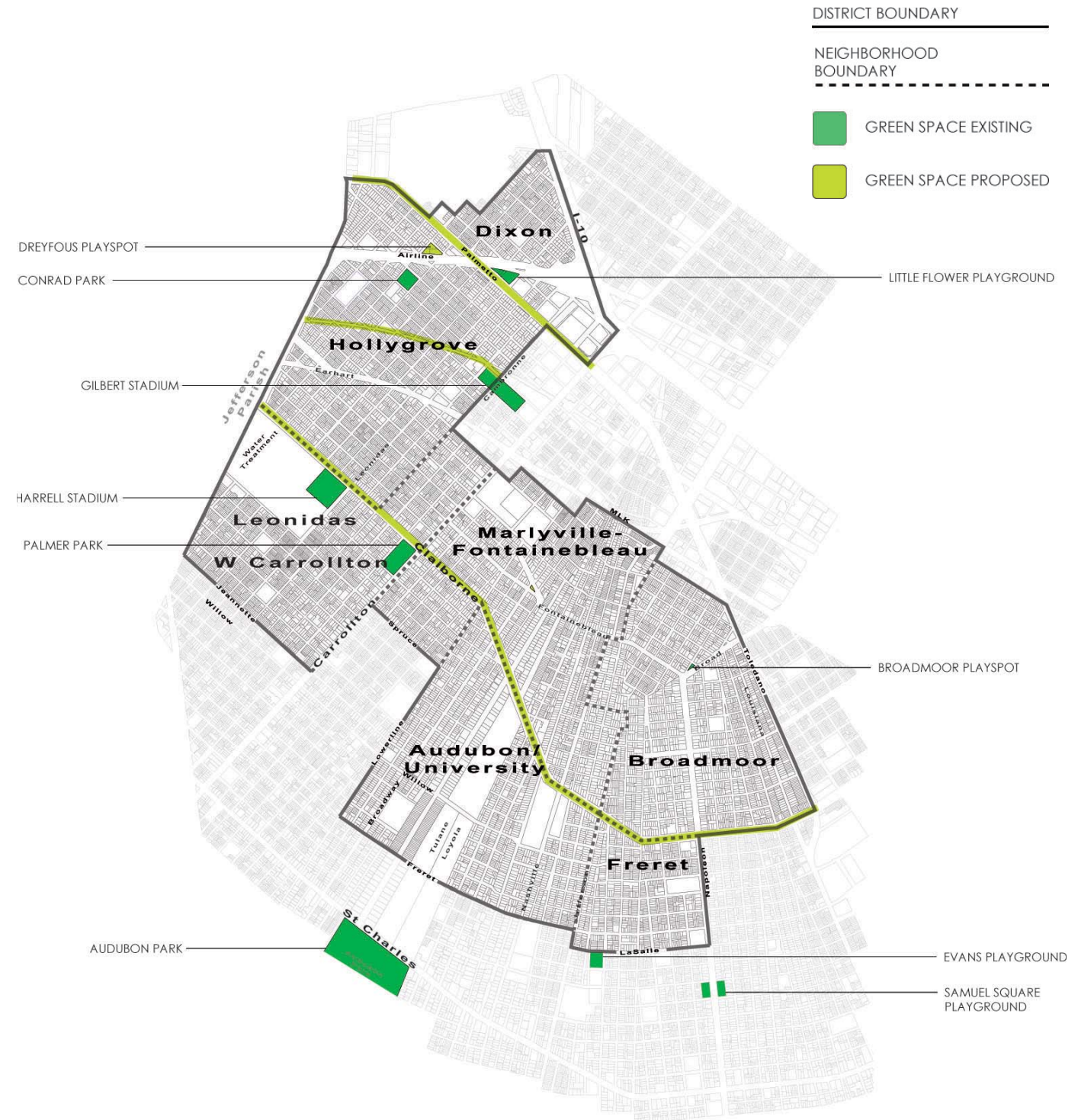
Claiborne Avenue is targeted in the proposed plan for tree planting and landscaping. The neighborhood has also requested restoration of the oak canopy along S. Carrollton Avenue. In addition, the existing parks require maintenance and upgrading. Suggestions for Palmer Park included moving play equipment for small children away from Claiborne Avenue to a safer area, landscaping, and refurbishing the signature entry arch. Other considerations proposed are to include a farmers market, provide infrastructure for temporary events (bandstands, etc.), children's play fountain, and development of a small kiosk for serving coffee or ice cream. It is hoped that this small commercial venture could generate revenue for the upkeep of the park, and provide a destination for streetcar and bus riders. It is noted that this concept may conflict with existing covenants of the park, and this would have to be resolved prior to any development.



Legend

- Planning District
- Neighborhood
- Zoning**
- <all other values>
- 1
- B-1
- B-1A
- B-2
- BIP
- C-1
- C-1A
- C-2
- HI
- HMR-2
- HMR-3
- LI
- MS
- MUA
- NU
- P
- RD-1
- RD-2
- RD-3
- RD-4
- RM-1
- RM-2
- RM-2A
- RM-3
- RM-4
- RO
- RO-1
- RP
- RS-1
- RS-1A
- RS-2
- SC
- SI

Source: City of New Orleans, December 2005



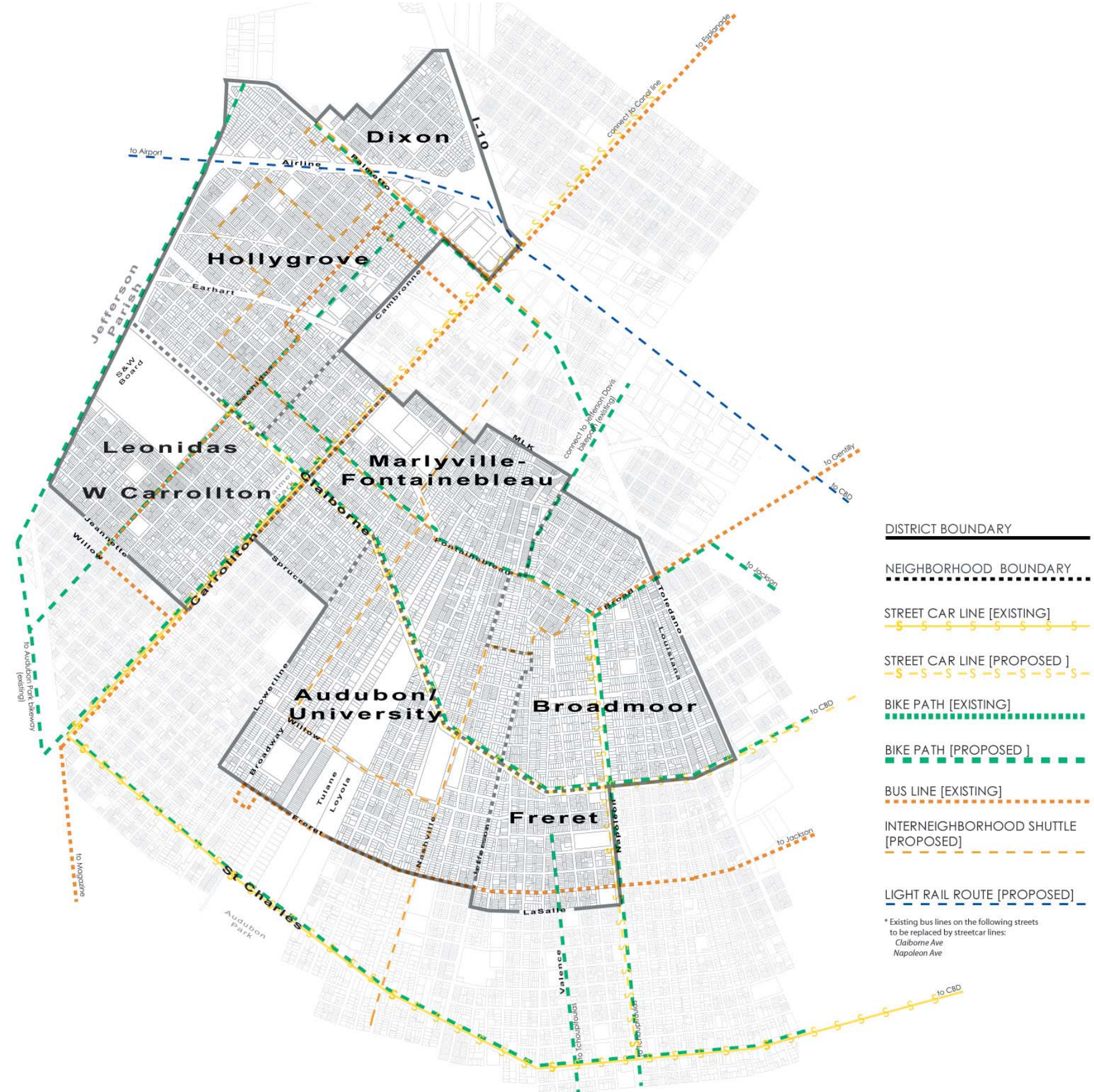
Transportation and Public Transit

Transportation and transit projects proposed include the extension of the St. Charles/Carrollton streetcar line to meet the Canal line, and the creation of bike paths down Leonidas, Apple, Dante, Claiborne Avenue, and S. Carrollton Avenue. Furthermore, it is desired by the citizens and recommended that standard bus sizes be reduced in an effort to reduce the impact on streets and properties. Bus transportation remains very important in the neighborhood, and sufficient stops must be maintained.

Residents additionally suggested that a light rail system proposed to run from the airport to the CBD could have stops in the neighborhood. This would need to be studied further as the current proposal in the New Century New Orleans Master Plan Transportation Plan of 2004 aligns the light rail down Airline Highway to I-10 to the CBD, which would facilitate higher speed rail. However, the possibility of a connection to the streetcar line could be explored. A new streetcar line is proposed by other neighborhoods down Claiborne Avenue from the Central Business District to Harrell Stadium.

The proposed rerouting of the exit ramp from I-10 at S. Carrollton Avenue is considered needed by this neighborhood. That interchange is a prominent gateway to the cluster of neighborhoods in the District, especially Hollygrove/Dixon, Leonidas/W. Carrollton, and Marlyville/Fontainebleau.

Of first importance is repairing the existing streets, including paving, curbs, sidewalks, drainage, street lighting, and signage. Leonidas/W. Carrollton residents would like to see the blue and white tile street markers of old.



Architecture and Historic Preservation

The architecture of Leonidas/W. Carrollton must be preserved to maintain the character of the neighborhood. The tool for doing this is to establish a local historic district with the protections that offers. In New Orleans, local historic districts (outside of the Vieux Carre) are regulated by the Historic District Landmarks Commission (HDLC). The HDLC will currently only accept applications for local historic districts if the district supplies the HDLC with a plan reviewer and building inspector. Therefore, funding for these positions should be garnered as part of this planning effort to safeguard this neighborhood.

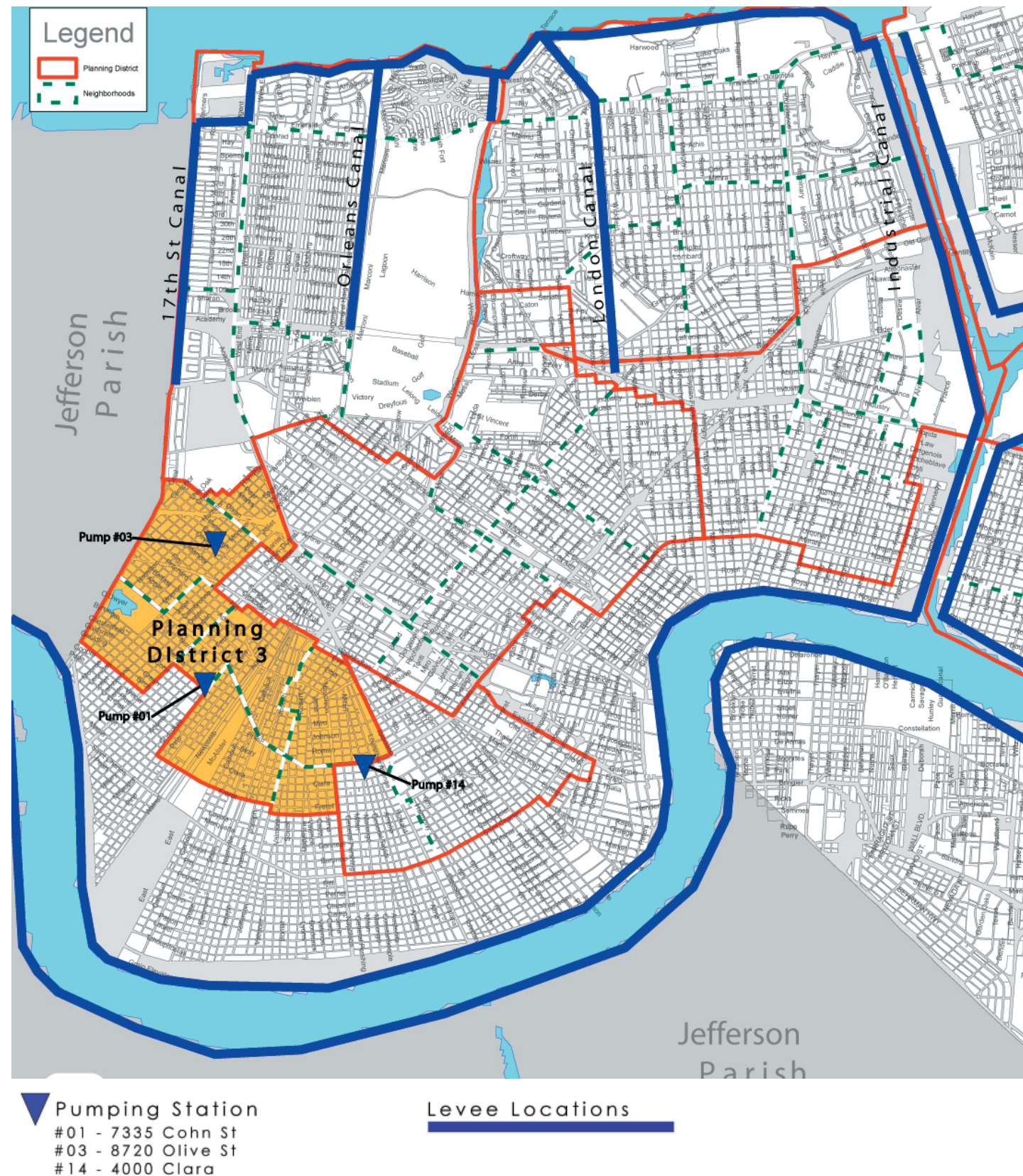
The Leonidas/W. Carrollton neighborhood requests local historic district designation for the entire historic Carrollton area. Specific building projects listed by residents are the renovation of the Incarnate Word building into a community center, and to renovate the Ashton Theatre into a community theater or other privately owned use. Both of these would be renovations projects that should follow historic renovation guidelines for the good of the community. The Incarnate Word facility is owned by the Archdiocese of New Orleans, and the Ashton Theatre is privately owned.

Utilities and Municipal Services

Most utilities and services are available. However, flood control continues to dominate neighborhood discussions. Fears regarding flooding are worsened by current activities along the extension of the 17th Street Canal at the parish line, where Jefferson Parish is constructing a floodwall and providing infrastructure to pump water into the canal, whereas there is no levee or floodwall on the Orleans side. Clear information on the existing conditions of drainage and flood protection systems, and how they would operate in future flood conditions is a greatly needed. Additionally, coordination between Jefferson Parish and Orleans Parish regarding flood control is needed.

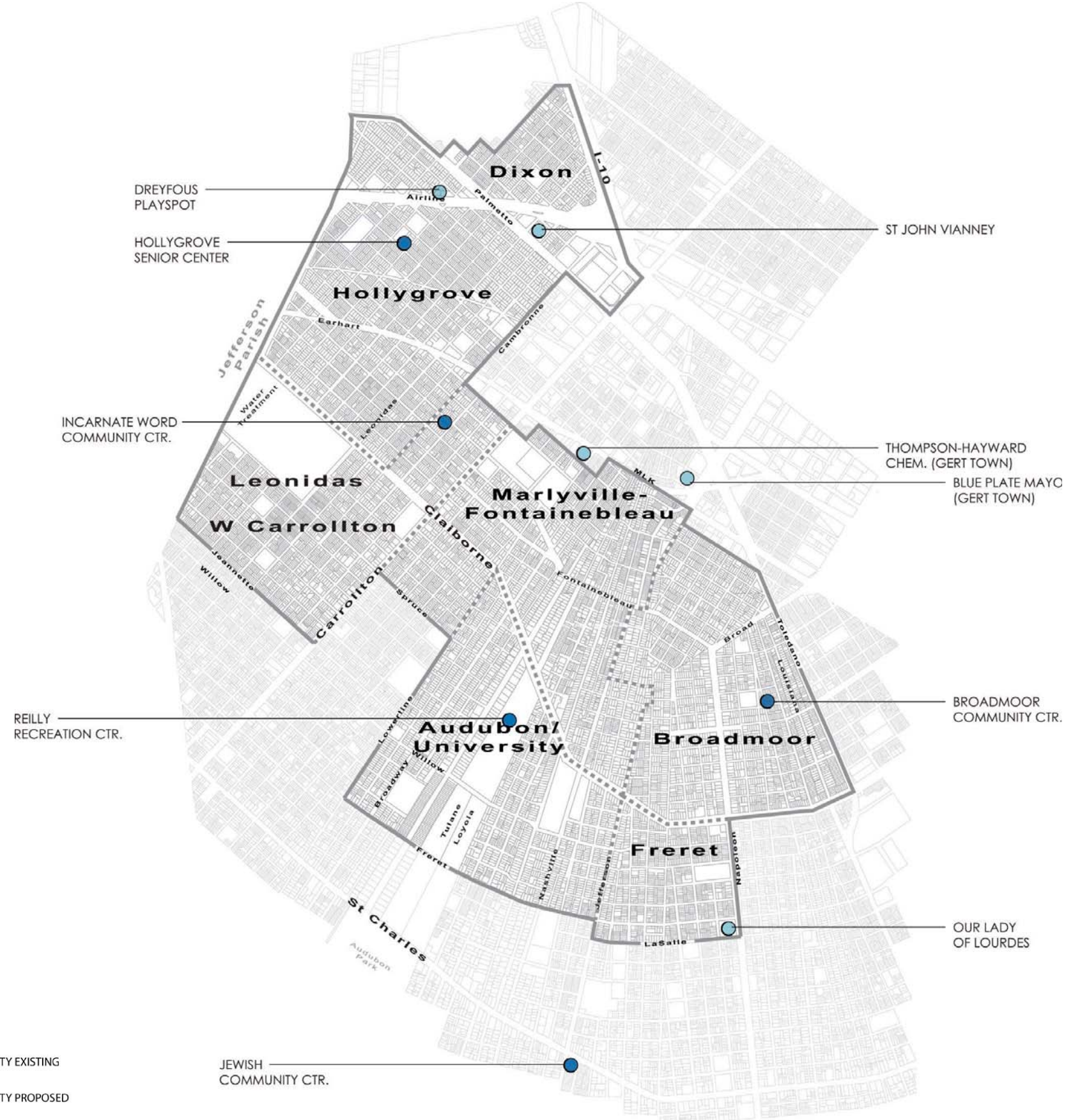
Other city services provided by city agencies are in need of strengthening. Specifically funding for city agencies providing zoning and building permit regulation should be sought so that these agencies may hire adequate staff to assure compliance of existing regulations. Residents are in need of much stronger enforcement.

We have already discussed the need for funding to support the HDLC to protect the neighborhood's architectural assets.



Human Services and Community Facilities

The proposed Incarnate Word Community Center would provide a needed community facility and would be run by Catholic Charities. A grocery store is recommended for the area - located either at the corner of S. Carrollton and S. Claiborne, or in Hollygrove/Dixon in the Carrollton Shopping Center.



F. Implementation and Funding Strategies

What tie the Neighborhoods Rebuilding Plan to funding are the identification of specific projects and an estimate of initial cost (by project) for each neighborhood. The costs analyses are provided on an order-of-magnitude basis as to the scope and magnitude of the project proposed and the investment required to construct it. As such, variations as to the scope of the project could result in variations on the final cost of construction.

In the process of cost analyses, consultations were carried out with the City of New Orleans Public Works Department to identify general cost guidelines typically used for the calculation of street improvements and reconstruction; additionally other sources of cost identification included the Means Cost Data and our team's professional experience inside and outside of New Orleans.

No single source of funding or financial plan will be capable of dealing with the capital improvements needs for total redevelopment and reconstruction of all the neighborhood projects and needs. However, the funding matrix included in this report show different funding sources that could be made available for specific projects and it should be expected that layering of multiple sources of funding will be required in most cases. The ability to obtain these funds will rest with the City of New Orleans and neighborhood groups and advisory committees.

Each matrix matches proposed projects with potential funding sources identified through the planning process and while not exhaustive in its scope, it serves as a guide to where funds could originate. A substantial financial commitment by federal and state entities are a vital ingredient in the recovery effort and will provide the necessary economic infrastructure to attract the private investment required to create stable and vibrant communities.

Each funding matrix, based upon consultation with neighborhood residents through the community meeting process, also ranked projects based upon priority of need with regard to recovery: "Early Action/Critical"; "Mid-Term/Needed"; and "Long Term/Desired". This ranking provides a general guide as to what communities believe is the most important priorities with regard to revitalization and redevelopment.

Finally, there are a variety of items or initiatives listed on the funding matrix where a capital cost can not be attached or determined without further study, but the community believed needed to be a central part of the plan. These include:

- Undertaking specific further studies to determine the actual cost to governmental entities for certain public/private initiatives (for which we have noted the cost of the study);
- Housing initiatives for which there may be dollars already allocated through the Road Home, LIHTC, private funding sources, or other sources but where the additional gap in funding is impossible to determine at this point;
- Other policies including land use and zoning regulations which the community believed to be in the short and long term interest of the community; and,
- Recurring operations (i.e. expanded police patrols, library operations, park operations, etc.) that either tie to certain capital improvements or are important to the health of the community through the expansion of existing services.



The following funding matrix identifies the projects requested by the neighborhood, ranks them according to priority, provides an amount for a funding request, and identifies potential sources of funding.

Acronyms:
 FEMA: Federal Emergency Management Agency
 CDBG: Community Development Block Grant
 HUD: U.S. Department of Housing & Urban Development
 USACE: U.S. Army Corps of Engineers
 CIP: Capital Improvement Plan
 LRA: Louisiana Recovery Authority
 SWB: Sewage & Water Board
 LHFA: Louisiana Housing Finance Agency
 HANO: Housing Authority of the City of New Orleans
 HOME: HUD Low Income Housing Program
 EDA: Economic Development Administration
 TIF: Tax Increment Financing
 NMTC: New Market Tax Credits
 BID: Business Improvement District
 FHWA: Federal Highway Administration
 FTA: Federal Transit Administration
 LDOT: Louisiana Department of Transportation
 NGO: Non-Government Organizations

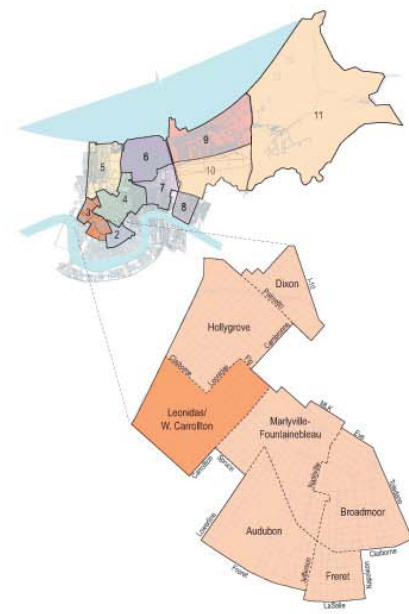
NEIGHBORHOODS REBUILDING PLAN LEONIDAS/WEST CARROLLTON IMPLEMENTATION PRIORITY MATRIX																				
PROJECTS & PHASE	POTENTIAL FUNDING SOURCE(S)																			
	CRITICAL (1) NEEDED (2) DESIRED (3)	FEMA	CDBG/LRA	OTHER HUD	USACE	CITY CIP	SWB	LHFA	HANO	HOME	EDA	TIF/GO BOND/ NMTC	BID	SPECIAL TAXING DISTRICT	FRWA/FTA	LDOT	PRIVATE FOUNDATIONS	ORLEANS LEVEE BOARD	OTHER GOVERNMENT & NGOs	CAPITAL FUNDING NEED/GAP
Early Action Plan																				
Capital Projects																				
New police substation near Carrollton/Claiborne intersection.	1			•																See Marlyville/ Fontainebleau
Renovate Incarnate Word Archdiocese Building for community center.	1			•																In progress
Commercial street revitalization: Apple Street (between Dante and Eagle)	1			•						•	•									\$250,000
Levee/flood wall improvements at Monticello to match Jefferson Parish	1																			TBD
Subtotal: Capital Projects																				\$250,000
Recurring Operations																				
Police Operations	1																			
Housing Initiatives and Other Policies																				
Main Street revitalization: Apple Street (between Dante and Eagle)	1																			
Mid Term Plan																				
Capital Projects																				
Repave/Repair Neighborhood Streets	2	•	•																	\$50,000,000
Sidewalks - repair with handicap access ramps. Add blue/white street tiles to identify streets.	2	•	•																	\$4,800,000
Install street landscaping - especially street trees along Earhart and other major thoroughfares. Replace oak canopy along Carrollton.	2		•																	\$550,000
Repair/Enhance Street lighting (dark skies)	2	•	•																	\$1,000,000
Reroute entrance to neighborhood from I-10	2		•											•	•					See Hollygrove/Dixon
Better designed bus stops with landscaping and weather protection.	2		•																	\$175,000
Bike paths - Convert existing streets and still maintain parking (similar to Coliseum). Dante, or other.	2		•																	\$40,000
Repair Firehouse	2	•	•																	\$800,000
Renovate Ashton Theatre	2		•							•										\$1,200,000
Subtotal: Capital Projects																				\$58,565,000
Recurring Operations																				
Utilize Smaller RTA Buses	2																			
Firehouse Operations	2																			
Housing Initiatives and Other Policies																				
Obtain HDLC designation for entire historic Carrollton neighborhood	2																			
Long Term Plan																				
Capital Projects																				
Streetcar: Connect Canal Line and St. Charles line along Carrollton	3													•	•					TBD
Redesign Palmer Park (landscaping, repair sidewalks, restore arch, infrastructure for potential community gatherings/farmer's market, separate play area away from Claiborne)	3	•	•																	\$800,000
Coffee shop in Palmer Park on Carrollton/Claiborne corner - (single coffee shop only approved commercial use in park)	3		•																	\$150,000
Create community gateways: Orleans from Jefferson on Claiborne; Earhart at Carrollton.	3		•																	\$30,000
Subtotal: Capital Projects																				\$980,000
Housing Initiatives and Other Policies																				
Designate public arts projects for 1% program to signage/sculpture at gateways.	3																			
CAPITAL PROJECTS TOTAL																				\$59,795,000



Appendix
Existing Conditions Maps



Land Use Map



- DISTRICT BOUNDARY
- NEIGHBORHOOD BOUNDARY
- RESIDENTIAL
- RELIGIOUS
- EDUCATIONAL
- RECREATIONAL
- LIGHT COMMERCIAL
- INFRASTRUCTURAL
- INDUSTRIAL
- COMMUNITY
- VACANT LOTS



Public Gathering Space Map

- 01 Greater Bibleway Church
- 02 Mt. Pilgrim BC
- 03 Incarnate Word Church & Center
- 04 Harrell Stadium
- 05 Public Pool
- 06 Carrollton BC
- 07 St John of Arc
- 08 Palmer Park
- 09 Stuart Hall School
- 10 Daycare
- 11 Mater Delorosa Church & Rectory
- 12 Mater Delorosa School
- 13 St Joan of Arc Church & School
- 14 St Mary Temple Church of God in Christ
- 15 Epiphany Evangelical Lutheran Church
- 16 Evening Star Missionary BC
- 17 JW Johnson Elementary School
- 18 Morning Star Baptist Church
- 19 Triumph
- 20 St Paul AME
- 21 church (name unknown)
- 22 Priestley Jr High School
- 23 Claiborne Jones Temple Prayer Tower Church of God in Christ



- DISTRICT BOUNDARY
- NEIGHBORHOOD BOUNDARY
- RELIGIOUS
- EDUCATIONAL
- RECREATIONAL
- VACANT LOTS

Street Conditions Map

STREETS



POOR

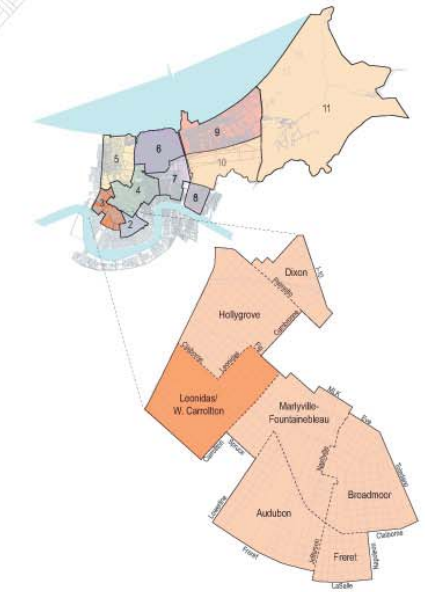
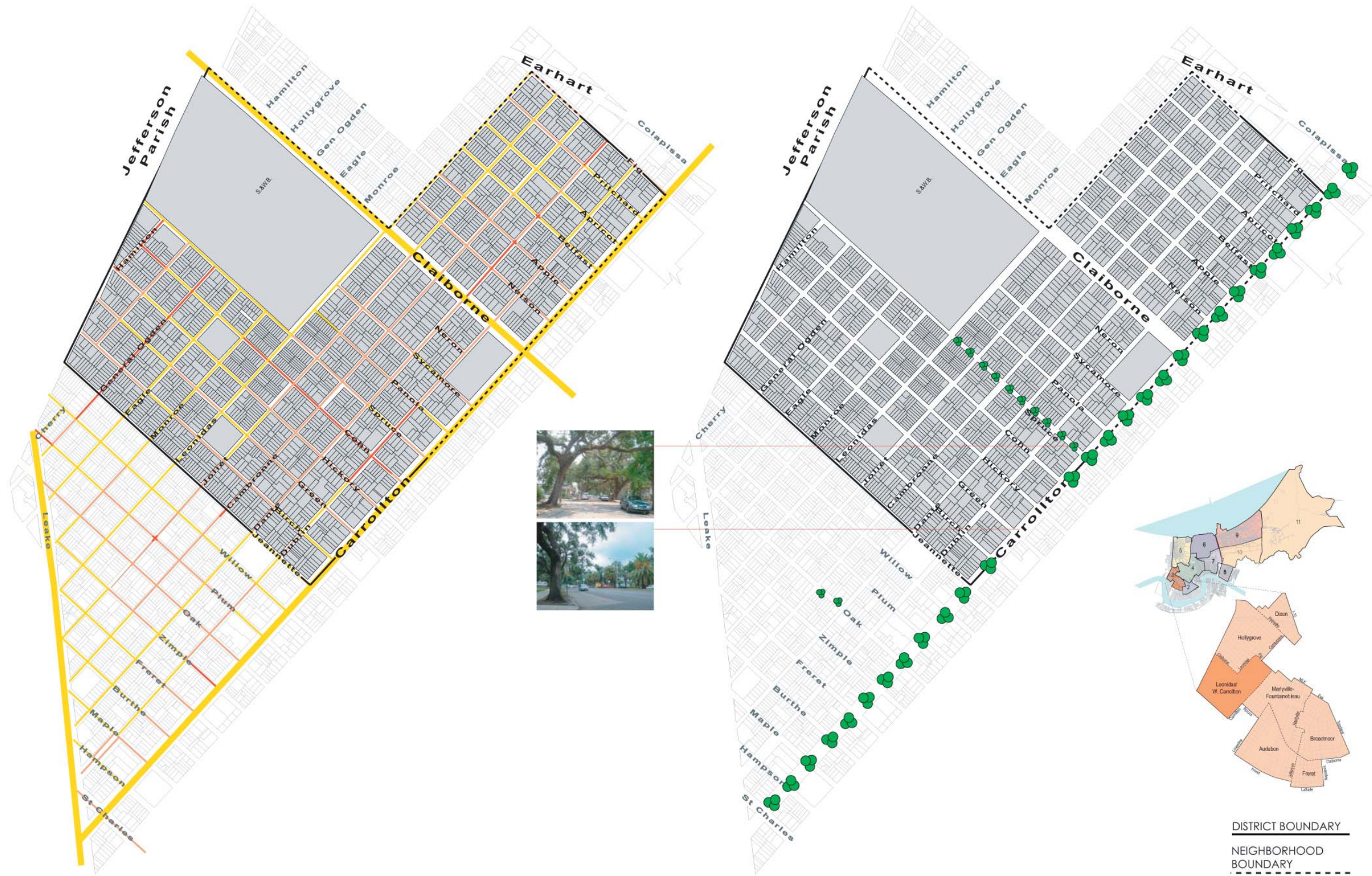


MODERATE



GOOD

SIDEWALKS



- DISTRICT BOUNDARY
- - - NEIGHBORHOOD BOUNDARY
- TREE CANOPY



Existing Structure Map



Support Facilities Map



Walkability Map

