



**Filmore Neighborhood
Planning District 6
Rebuilding Plan**



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Introduction

Approximately 100 days after Hurricane Katrina struck, Motion M-05-592 was unanimously passed by the City Council of New Orleans. This motion ensured that community-based, neighborhood-by-neighborhood planning would be central to decisions associated with the recovery of the most devastated areas of New Orleans. The City Council was adamant that the people most impacted by the storm would play a central role in defining the future of their communities. Overall, 47 of the 73 neighborhoods delineated by the City's Planning Commission have had plans prepared as part of this process.

The City Council charged a team of consultants overseen by Lambert Advisory & SHEDO with assisting neighborhoods flooded by Hurricane Katrina in developing revitalization plans that are thoughtful and can be implemented, for incorporation into a citywide recovery and improvement plan to be submitted to the State of Louisiana and federal funding agencies. This document is one of forty-two (42) neighborhood plans that meet that mandate

Basic assumptions also formed the basis for the neighborhood rebuilding plan:

1. That a flood protection system will be designed to withstand future catastrophic loss from a 1 in 100 year storm and that this is a commitment by the federal government.
2. That stringent building codes will be implemented to further limit wind damage.
3. That the basic urban structure of the city is sound and that rebuilding will respect this structure; and
4. That there is an organized, coherent and operable hurricane evaluation program.

This section presents the Dillard neighborhood, one of seven within Planning District 6. This district-wide section of this report presents data, information and projects that impact the entire district. This section discusses those projects as well as neighborhood projects specific to this neighborhood.

Acknowledgements

With grateful appreciation the planning team would like to thank all the residents of District 6 who participated in this planning process and without whose participation this plan would not be possible.

Project Directory

City of New Orleans

C. Ray Nagin, Mayor

New Orleans City Council:

Oliver M. Thomas, President
 Arnie Fielkow, Vice-President
 Shelley Midura, District A
 Stacy S. Head, District B
 James Carter, District C
 Cynthia Hedge-Morrell, District D
 Cynthia Willard-Lewis, District E

Project Management:

Lambert Advisory, LLC
 Paul Lambert
 SHEDO, LLC
 Shelia Danzey

Overall Planning Consultant:

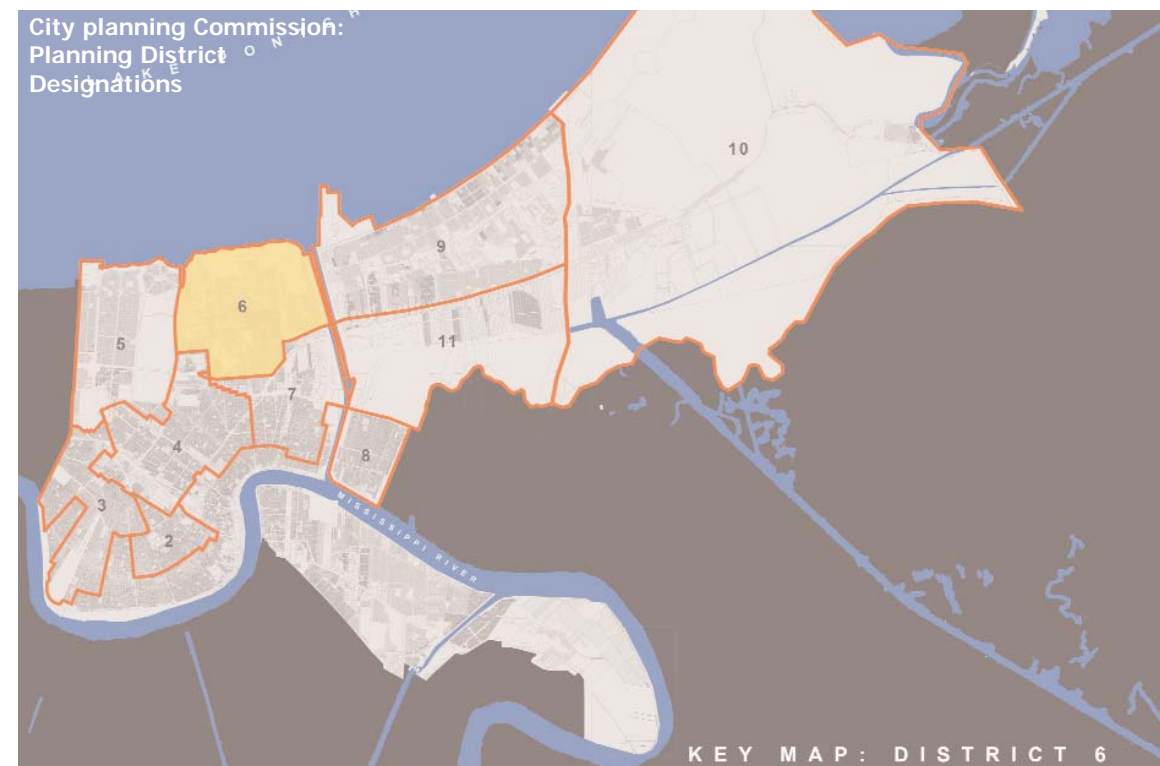
Bermello-Ajamil & Partners, Inc.
 Alfredo C. Sanchez, AIA, AICP
 Hewitt-Washington, Inc.
 Lonnie Hewitt, AIA

Neighborhood Planner:

Hewitt Architects
 Lonnie Hewitt, AIA

Images from left to right:

- A: Entrance Feature - Mirabeau Gardens
- B: Neighborhood Home
- C: Lake Area Middle School



A. Filmore Neighborhood



General Location and History

The New Orleans City Planning Commission defined boundaries of the Filmore neighborhood is Robert E. Lee Boulevard to the north, Harrison Avenue to the south, London Avenue canal to the east, and Bayou St. John to the west. It is one of the largest neighborhoods found in Planning District 6. Five neighborhood groups comprise the Filmore neighborhood:

1. Bancroft Park,
2. Mirabeau Gardens,
3. Oak Park,
4. Paris Oaks, and
5. Vista Park

Bancroft Park subdivision forms the western section of the Filmore neighborhood running parallel with Bayou St. John which is its western edge. St. Bernard Avenue forms the eastern boundary of Bancroft Park subdivision with Harrison Avenue forming its southern boundary and Robert E. Lee Boulevard forming its northern boundary.

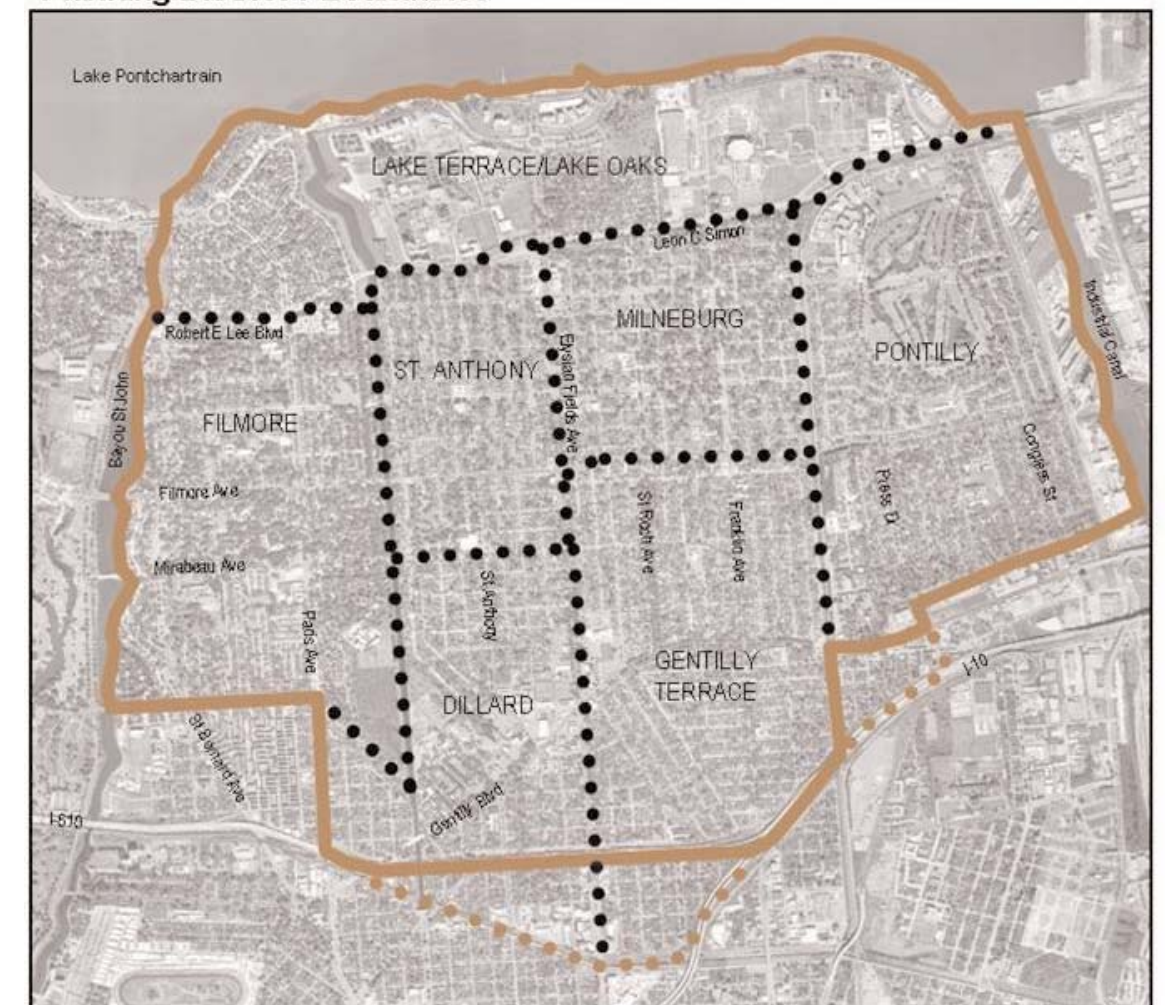
This neighborhood is all single-family residential but includes the Hellenic Cultural Center and church and a former senior assisted care living facility. Homes immediately adjacent to Bayou St. John located on the western side of Bancroft Drive are on relatively higher ground and did not flood. Homes on the eastern side of Bancroft Drive did flood.

Mirabeau Gardens subdivision is bounded by Mirabeau Avenue to the north, Virgil Boulevard to the south, the London Avenue canal to the east, and Paris Avenue to the west. Mirabeau Gardens subdivision is primarily single-family residential and includes Francis Gregory Junior High School and a large open/green space (approximately 10 acres) located adjacent to the school and owned by the city of New Orleans.

The Oak Park subdivision is the largest of the five subdivisions comprising the Filmore neighborhood and is bounded by Robert E. Lee Boulevard to the north, Filmore Avenue to the south, Paris Avenue to the east, and St. Bernard Avenue to the west. The subdivision is 75% single family residential and includes Lake Oaks/Henry Schaumburg Elementary public school and Redeemer-Seton High School and St. Francis Cabrini Church which is owned and operated by the Catholic Archdiocese. This site will become the home for the relocated Holy Cross High School. Oak Park is also located in this subdivision.

Paris Oaks subdivision is bounded by Mirabeau Avenue to the north, Harrison Avenue to the south, Paris Avenue to the east, and St. Bernard Avenue to the west. The subdivision is primarily single-family residential but also contains duplex homes as well as a small amount of multi-family apartment complexes. This neighborhood

Planning District 6 Boundaries



City Planning Commission Planning District 6 Boundary
 Expanded Boundary
 Neighborhood Boundaries

Images from left to right:

- A: Vista Park Neighborhood Sign
B: Typical Home





Images from left to right:

A: Bancroft Park and Vista Park Homes

is also home to a significant sized commercial center located at Paris Avenue and Mirabeau Avenue. Additionally, the area includes the Sisters of St. Joseph facility which is approximately 30 acres in size. To date, no decision has been made to re-open this facility.

Vista Park subdivision is the smallest of the five subdivisions that comprise the Filmore neighborhood. It is bounded by Robert E. Lee Boulevard to the north, Filmore Avenue to the south, the London Avenue canal to the east, and Paris Avenue to the west. The area includes Jean Gordon Elementary school and Pratt Park. A small commercial area fronts Leon C. Simon Boulevard adjacent to Jean Gordon Elementary public school and also includes a large apartment complex at the intersection of Paris Avenue and Leon C. Simon Boulevard.

History

The Filmore neighborhood gets its name from Filmore Avenue, which is a major east/west collector street. The original spelling was "Fillmore" but residents and street signs spell the name "Filmore".

The Filmore neighborhood has a history shaped by many investors and developers in the second half of the 20th century. Today, the neighborhood remains a conveniently located, family neighborhood

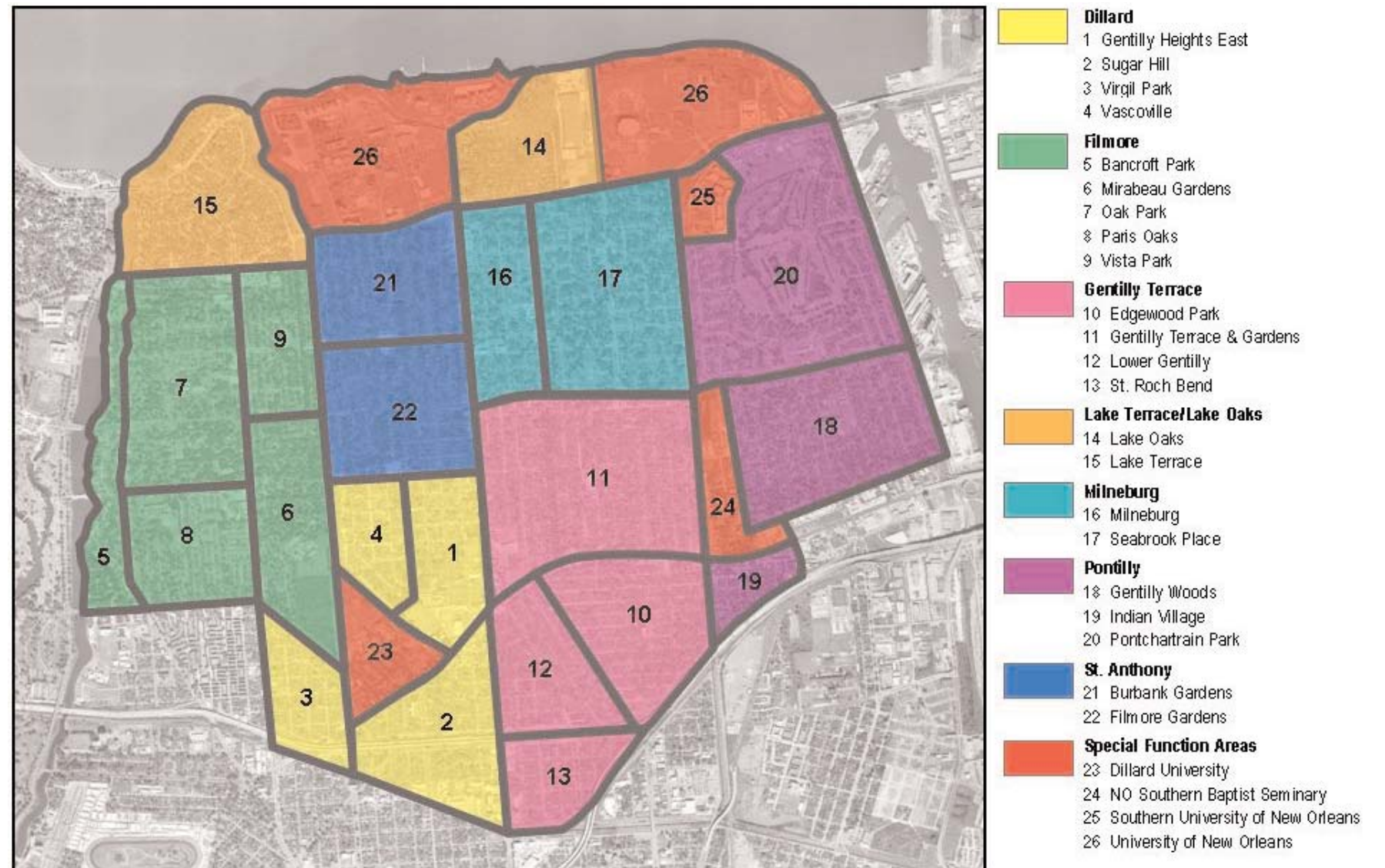
with mainly single-family homes. Most of the Filmore neighborhood area was owned by Alexander Milne, a Scotsman and a philanthropist. Mr. Milne believed New Orleans would eventually develop toward Lake Pontchartrain despite the swamps. During his lifetime he accumulated a fortune in swampy real estate. It is from Mr. Milne's landholdings that Filmore, Dillard, and St. Anthony neighborhoods were laid out in the 20th century.

This swampland between Bayou St. John and Elysian Fields north of Gentilly was slower than other areas to develop. The London Avenue canal was built before the turn of the century as part of the drainage system. However, the canal could not drain this section of land because it was on the "lake side" of the pumping station.

Land located between Gentilly Boulevard and Mirabeau Avenue could not be developed until after the Paris Avenue Canal was dug in the 1930s, providing the necessary drainage. Lift pumps were constructed in 1945 to lift the water into the London Avenue canal from the areas adjacent to it so that the land in Filmore could be pumped out and made available for development.

George Pratt was one of the major investors in the area in the early 1900s. Mr. Pratt incorporated his landholdings into Pontchartrain Realty Company in 1923. In 1939, he laid out the Mirabeau Gardens

Planning District 6 Neighborhoods & Neighborhood Associations





Images from left to right:

- A: Lake Terrace Shopping Center
- B: Vista Park Neighborhood
- C: Bancroft Park Home

subdivision. In 1946, Pontchartrain Realty sold a sizable portion of land to the west of Mirabeau Gardens to Chester Owens. Mr. Owens sold areas of what is now Bancroft Park to individual developers. Shelby Construction Company also purchased a parcel of this area and developed the Chester Garden Apartment complex which provided middle-class apartment dwellings. The apartments were demolished in the mid-1970s. The land to the north of Mirabeau Avenue and stretching to Lake Pontchartrain between Paris Avenue and Bayou St. John belonged to the Milne Asylum for Destitute Orphan Girls until 1924 when Bancroft Realty purchased it. In the mid-1900s a major part of the land was sold to several developers that developed the current Oak Park subdivision.

Recovery Vision and Goals

Vision

The vision for the recovery of the Filmore neighborhood is one of a neighborhood composed of low rise residential to include single family homes and two family homes where appropriate, verdant vegetation with supporting infrastructure reflective of its pre-Katrina conditions, and a recovered and healthy retail area to include mixed uses that will serve the neighborhood and larger community needs.

Neighborhood Recovery Goals

There are a variety of neighborhood recovery goals:

Rebuild and improve the neighborhood to exceed pre-Hurricane Katrina levels:

- Preserve and enhance the character of the Filmore neighborhood's residential areas through the enhancement of the different residential areas within the neighborhood;
- Provide a variety of housing opportunities;
- Through the recovery process enhance the quality of life of the Dillard neighborhood;
- Improve and enhance the existing streets, sidewalks and infrastructure system serving Dillard.

Design attractive and vibrant retail centers

- Provide a mixed use redevelopment option for the large shopping center at Paris and Mirabeau Avenue;
- Provide a mixed use redevelopment option for the area of Robert E. Lee Boulevard and Paris Avenue.

Capitalize on neighborhood assets

- Build upon and support the relocation

- of the Holy Cross High School to the Holy Redeemer and St. Francis Cabrini Church site as a neighborhood asset and a strong vehicle to strengthen neighborhood recovery in Filmore and Planning District 6 in general;
- Promote the reconstruction of public and parochial elementary schools located in Filmore and in Planning District 6 in general
- Promote the recovery of large church owned parcels to make them once again neighborhood assets, maintain a continuous line of communications with church and city officials to monitor the recovery and evaluate different options for these large sites
- Provide pedestrian and activity linkages between the different institutional and retail elements of the neighborhood
- Work with the Lake Pontchartrain Basin Foundation to resolve issues related to the Bayou St. John flood gates

Design beautiful open spaces, parks and improve pedestrian connectivity to neighborhood assets and destinations:

- Create beautiful open spaces that respond to the demands of their location
- Enhance existing neighborhood parks

- Improve pedestrian connectivity within the neighborhood
- Restore the Neutral Grounds of Robert E. Lee Boulevard, Mirabeau Avenue, Paris Avenue, Filmore Avenue, St. Bernard Avenue and Harrison Avenue

Rebuild and improve the neighborhood to exceed pre-Hurricane Katrina levels

- Preserve and enhance the character of the Filmore neighborhood's residential areas through the enhancement of the different residential areas within the neighborhood
- Maintain the predominantly single family character of Filmore
- Through the recovery process enhance the quality of life of the Filmore neighborhood
- Improve and enhance the existing streets, sidewalks and infrastructure system serving Filmore

Design attractive and vibrant retail centers

- Restore the Mirabeau and Paris Avenue and the Robert E. Lee and Paris Avenue shopping centers to become community assets





Planning Process and Neighborhood Participation

Community Organization and Reconstruction Efforts

In November 2005, the Gentilly Civic Improvement Association (GCAI) was officially formed as a nonprofit entity with the Louisiana Secretary of State. The mission statement of the GCAI reads as follows:

"We, the Gentilly Civic Improvement Association, are a diverse group of residents, businesses, and civic organizations who have come together to form one united voice dedicated to preserving and improving our historic Gentilly neighborhoods."

The GCAI has worked as an "umbrella" organization for the 22 neighborhood associations within the planning district. Further, the GCAI initiated rebuilding the neighborhoods in December 2005 when the first public meeting was held. Subsequently, several committees were formed to work toward rebuilding Planning District 6. These committees include:

- Land Use and Zoning,
- Infrastructure and Environmental Quality
- Economic Revitalization and Development
- Education Re-Development.

The tireless effort of residents has resulted in several reports and recommendations for rebuilding. All of the committees' recommendations are included in this rebuilding plan.

Additionally, a charrette was held in Planning District 6 in April of 2006. Proposed projects or concepts of the proposed projects that residents want to undergo further study are also included in this rebuilding plan.

The University of New Orleans' College of Urban and Public Affairs (now the School of Urban and Regional Studies) has also played a significant role in the rebuilding planning efforts. The spring 2006 semester capstone studio class was dedicated to developing a plan for rebuilding the Planning District 6 area.

Graduate level planning students performed field work assessments, surveys and developed recommendations and projects toward rebuilding. UNO is also administering a mail survey of all pre-Katrina residents in the planning district area. Finally, UNO's School of Urban and Regional Studies is currently conducting a mail survey of all residents in the planning district.

While results of the survey are not available at this time, the survey will provide valuable information toward

rebuilding including re-population, interests in the Lot Next Door program, interest levels in relocating within the same or a nearby neighborhood, and reasons that may be the cause for residents not returning, to name a few.

Public Outreach Efforts

The public outreach effort carried out by this planning effort consisted of the following district-wide and neighborhood level meetings:

• June 10 District-Wide Scoping Meeting –

The consultant team conducted an initial scoping meeting and presentation to residents of Planning District 6. The primary purpose was to introduce the team members, present the planning process anticipated for the rebuilding planning effort, and discuss recovery planning efforts already underway.

• July 15 District-Wide Meeting –

The consultant team presented an update to residents of Planning District 6 including projects discussed at the neighborhood level as well as projects proposed in the planning charrette. The primary purpose was to discuss the projects in terms of residents' concerns, issues and opportunities.

• August 26 District-Wide Meeting –

At the third district level meeting the consultant team presented all projects and

the overall strategy for rebuilding. Projects were functionally organized in terms of infrastructure, green/open space and recreation facilities, community facilities including schools and community facilities.

• September 23 City-Wide Neighborhoods Meeting –

At city-wide meeting for all "flooded" neighborhoods in which presentations of all the projects that compose the city of New Orleans Neighborhoods Rebuilding Plan. At this meeting the final list of projects for each of the neighborhoods of Planning District 6 were presented.

• Weekly Land Use and Zoning Committee Meetings –

Members of the consultant team attended the weekly meetings of the GCAI Land Use and Zoning committee to stay informed and maintain a dialogue with residents regarding the various projects being discussed as well as recommendations made in the planning charrette report. The full report of the committee is included in the appendix of this document.

• Neighborhood Association Meetings

Members of the consultant team attended and made presentations to many of the Planning District 6 neighborhood associations. Additionally, the consultant team administered a simple questionnaire to aid in documenting specific concerns and

Images from left to right:

A: Orleans Canal Levee Repair
B-C: Damaged Home





assets of each neighborhood as well as discuss the broader planning projects recommended as a result of the planning charrette. The specific questions are as follows:

1. Please number and rank in order of importance (#1 being most important to least important) issues/concerns within your neighborhood.

2. Please list and rank in order of importance the positive assets or attributes of your neighborhood.

3. Please provide us with your input/feedback on the following projects that have been discussed in the planning forums/meetings for the planning district:

(A) Creation of a "town center" mixed-use development at Elysian Fields and Gentilly Boulevard.

(B) Revitalizing all parks and green space and connecting some areas via bike/walking trails.

(C) Creating an overlay zoning district along Gentilly Boulevard and Elysian Fields that would improve landscaping, signage, lighting, and parking.

(D) Creating a streetcar line along Elysian Fields from the lake to the river.

(E) Redeveloping school sites which are not coming back possibly into community centers and/or elderly housing.

Issues/concerns identified by participants include:

- Abandoned houses and businesses
- Abandoned schools
- Bayou St. John floodgates causing stagnant water
- Blighted housing -- what to do with it
- City/Public services - police/fire/garbage collection
- Conditions of homes where residents have not returned
- Damage to utility systems
- Debris removal
- Drainage -- clogged drains
- Lack of adequate utility services
- Lack of commercial/retail services
- Lack of information
- Lack of transit service
- Levee protection
- Maintenance of parks and schools
- Mosquitoes
- Neighborhood plan
- Neighborhood redevelopment
- Police protection
- Quality of life issues
- Rebuilding/Re-Population
- Resolution of LRA funding/commitment
- Schools rebuilding
- Street conditions
- Traffic signals/street signage

During the planning process and neighborhood association meeting held with Filmore area subdivision associations, participants were asked to list assets/opportunities.

These were as follows:

- Proximity to shopping
- Bike paths
- Clean/quiet neighborhoods
- Convenient/centrally located to other areas of the city
- Lakefront access
- Large yards
- Location to lake, bayou, mid-city, city park
- Low to no crime
- Multi-cultural
- Oak trees/park-like environment
- Parks within the neighborhoods
- Proximity to schools & universities
- Quiet, peaceful, friendly, well kept neighborhoods
- Returning residents are active and interested in the community

The following are the neighborhoods and meeting dates:

- Pontilly Neighborhood – April 29, May 19, June 17, August 26
- Indian Village Association – July 12, July 20, August 3
- Gentilly Heights East Association – July 17
- Vascoville Association – July 17
- Lower Gentilly Association – July 18, July 27
- Sugar Hill Association – July 24
- Lake Oaks Association – July 26
- Virgil Park Association – July 28
- Lake Terrace Association – August 1

- Paris Oaks Association – August 2
- Edgewood Park Association – August 5
- Oak Park Association – August 7
- Gentilly Terrace and Gardens – August 16
- Bancroft Park Association – September 11

Outreach efforts by the consultant team were made to all neighborhood associations. In many instances the neighborhood associations were not yet meeting as a group but attending the regular monthly meetings of the GCIA and/or weekly meetings of the Land Use and Zoning Committee.

Additionally, the consultant team discussed the planning effort with the four higher learning institutions located within Planning District 6 to gain a better understanding of rebuilding intentions.

Pre-Katrina Planning Efforts

The 1999 New Century New Orleans Master Plan included land use, transportation, parks, recreation and open space, and economic development elements. Recommendations of the plan elements for Planning District 6 included the following:

- Continuation of its existing land use pattern in which residential development is uniformly distinctive, separated from

Images from left to right:

A: Hellenic Cultural Center

B: Vista Park

C: Beacon Light Chapel and Education Center





other uses with commercial development patterns located at major nodes and along major corridors.

- Reduction of commercial spot zoning activities to strengthen residential areas and concentrate commercial activity at existing nodes including the regional level shopping areas at Elysian Fields Avenue/Gentilly Boulevard and on Chef Menteur Highway. The plan also recommended sub-area studies for these two commercial developments to improve traffic circulation, improve quality of life problems, improve the type of retail offered and the overall appearance
- Continuation of small clusters of neighborhood services and shops.
- Utilization of green space to separate and screen more intense development from adjoining residential areas.
- Monitoring of the large institutional uses(UNO, SUNO, Dillard and New Orleans Baptist Theological Seminary) to ensure a harmonious balance with adjacent residential areas. Growth of the institutional uses should be monitored.
- Implementation of the Wisner Boulevard shared lane/designated bicycle path.
- Identification and designation of practical bicycle routes throughout the area and install bike racks and at institutions and around neighborhood commercial areas.
- Improvements to intersection design,

signalization and pedestrian safety at Elysian Fields/Gentilly Boulevard, Elysian Fields/I-610 and at Chef Menteur Highway in the area of the Gentilly Shopping Center.

- Implementation of a commuter rail system with a stop near SUNO between Slidell and downtown New Orleans.
- Coordination and cooperation with the University of New Orleans to re-open access to the lakefront through the Research and Technology Park including shared cooperation and responsibilities between UNO and the Orleans Levee Board.
- Development of recreational facilities along the Peoples Avenue rail corridor.



Image at left:

A: Commercial Center Mirabeau and Paris Avenue

B. Pre-Hurricane Katrina Neighborhood Existing Conditions

Land Use and Zoning

The Filmore neighborhood comprises a number of land use and zoning categories that include residential areas, institutional areas and commercial areas. The primary land use designation within the Filmore neighborhood is single-family residences which comprises nearly 73% of the total 859 acres of the neighborhood. Single/Two family homes and multi-family complexes comprise the smallest level of land uses in the neighborhood, 2.51% and 1.11%, respectively. The Paris Oaks subdivision is the only sub-area of the Filmore neighborhood that contains any substantial amount of duplex homes and multi-family complexes.

Commercial Development Areas

Commercial activity is located in strip centers with the largest area located on Paris Avenue at Mirabeau Avenue in the Paris Oaks neighborhood. This commercial center is approximately nine acres in size and currently a laundry facility has reopened.

A second commercial strip center is located at the intersection of Paris Avenue and Robert E. Lee Boulevard in the Oak Park neighborhood. This neighborhood center included a drug store, coffee shop, bank and other service oriented establishments. This area is approximately seven acres in size. Adjacent to this area is a former



apartment complex. Across the street on Paris Avenue is a second apartment complex and commercial site.

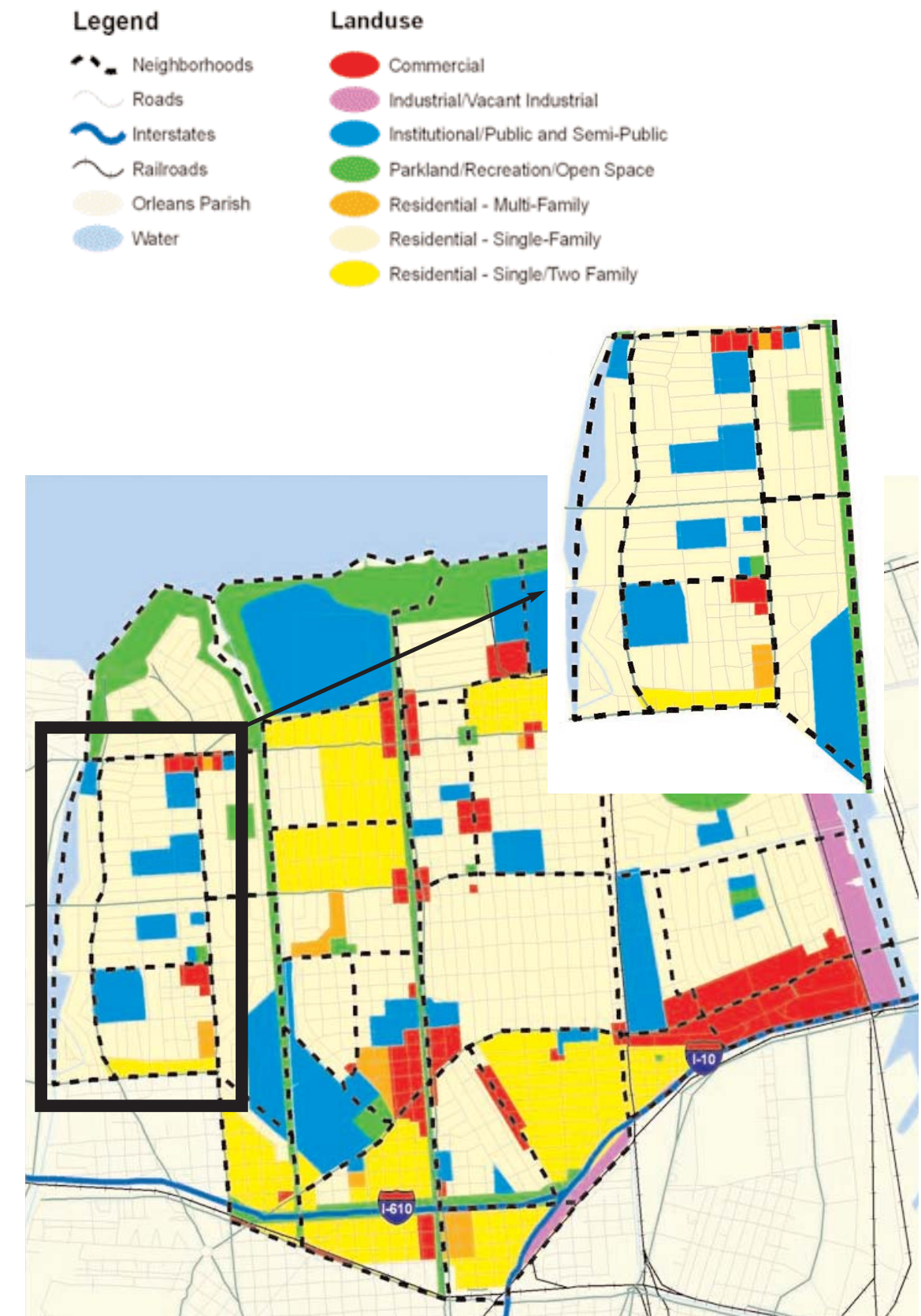
Institutional Areas

A large percentage of land (nearly 16%) utilized in the Filmore neighborhood is classified as Institutional/Public and Semi-Public". This classification includes schools and community centers such as the Sisters of Saint Joseph center located on Mirabeau Avenue and St. Bernard Avenue, the Hellenic Cultural Center located at Bayou St. John and Robert E. Lee Boulevard and the Holy Redeemer/Cabrini site located on Paris Avenue. Additionally, four public schools are located in the Filmore neighborhood.

Zoning

Zoning within the Filmore neighborhood closely resembles the existing land use. Residents consistently expressed a desire to maintain the single-family zoning of their neighborhood and sub-neighborhoods.

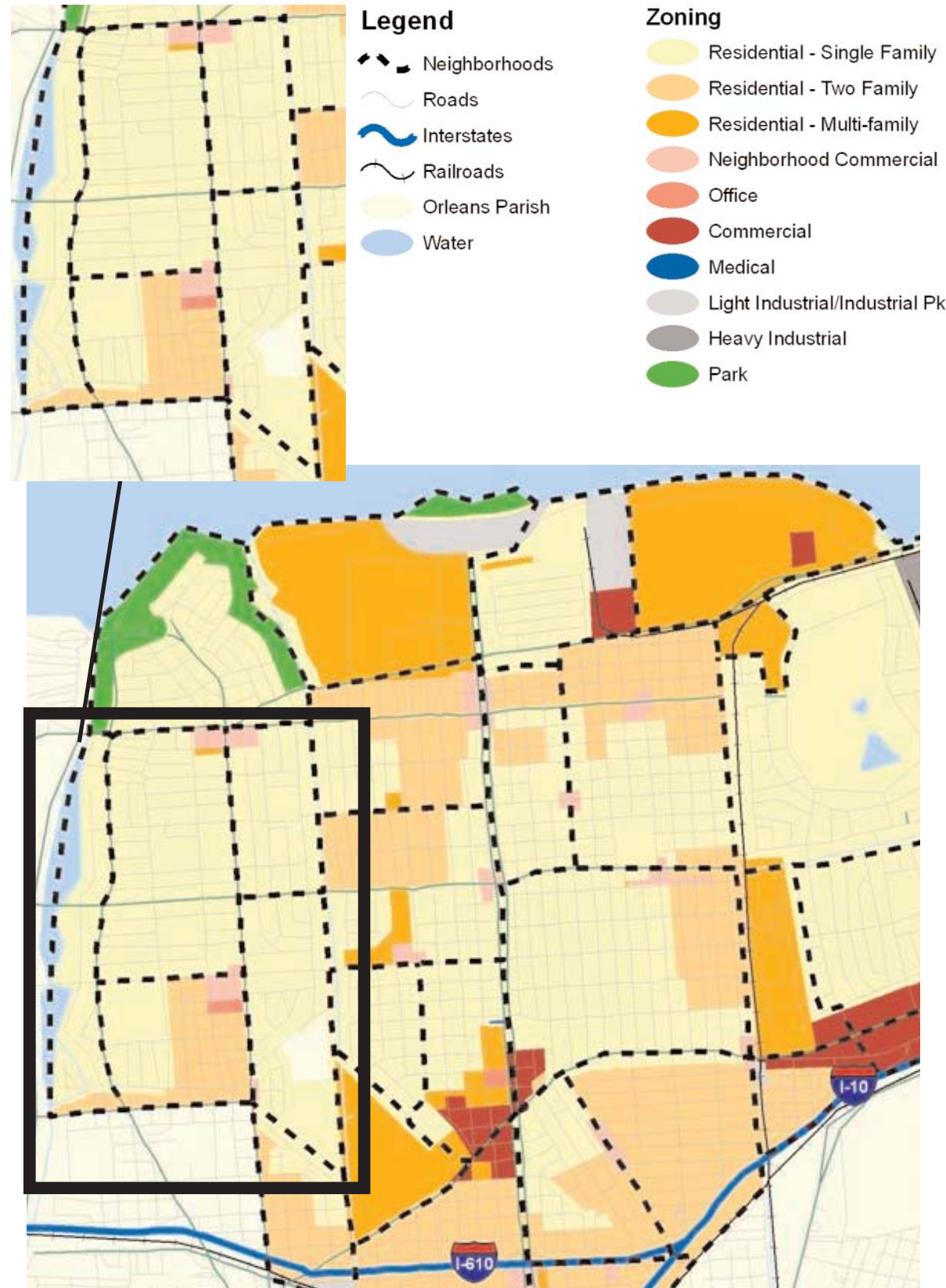
Participants also expressed a strong desire to improve the quality and type of development within their neighborhood commercial centers. Sub-area master plans are recommended for the two commercial centers located in the Filmore neighborhood. These areas should be studied further for mixed-use development.



Above: Planning District 6 Land Use - Filmore Neighborhood

Image top right:

A: Elderly Housing Complex



Above: Planning District 6 Land Use - Filmore Neighborhood

The Lake Terrace shopping center area is zoned B-1, Neighborhood Business District. The purpose of this district is to provide for retail shopping and personal service uses, to be developed either as a unit or on individual parcels, to serve the needs of a relatively small area, primarily nearby, low-density residential neighborhoods.

Within the B-1 zoning district, residential mixed uses are permitted under the requirements of the RM-1, Multiple Family Residential District. Lot area and lot frontage and depth requirements will define the use of mixed use projects within this site. The adjacent apartment complex is zoned RM-1 as is the apartment complex across the street on the east side of Paris Avenue and Robert E. Lee Boulevard.

The shopping area located on Paris Avenue and Mirabeau Avenue is zoned B-2, Neighborhood Business District. The primary purpose of this district is to provide for retail shopping and personal service uses to be developed either as a single unit or in individual parcels, to serve the needs of a relatively small area, primarily nearby medium-density residential area. Floor area requirements are imposed on the permitted uses to restrict the size of the retail services. To enhance the general character of the district and its compatibility with its surrounding residential uses, signs are limited in number, area and type.



Images top left:

A: Mirabeau Gardens

Uses allowed include any permitted use in the B-1, Neighborhood Business District and RM-2, Multiple Family Residential District. Lot area and lot frontage and depth requirements will define the use of the mixed use projects within this site.

Pre-Katrina Demographic Profile

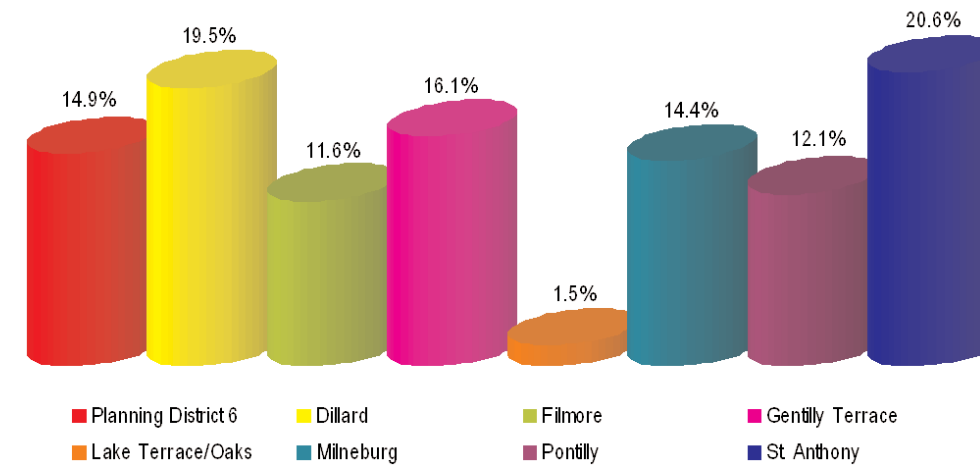
Demographic and Socio-Economic Profile

According to the 2000 U. S. Census, the total population of the Dillard neighborhood comprised nearly 15% of the total Planning District 6 population. The 2000 population of the Dillard neighborhood was 6,440 persons. The neighborhood experienced a decrease in population from 1990, 6.10%. A similar loss in population also occurred in the decade of 1980 to 1990, 6.36%. Compared to other neighborhoods of Planning District 6, only three of the seven neighborhoods experienced a population increase between 1990 and 2000 (Filmore – 3.37%, Gentilly Terrace – 10.75%, St. Anthony – 9.72%).

The 2000 racial composition of the Dillard neighborhood was predominantly African American, 89.7% with 8.2% white and 2.1% all other. This was an increase from the 1990 Census report of race when just less than 85% of the population was



2000 % of Population Below Poverty Rate



African American, 14% was white and 1.3% was other. Compared with Planning District 6 as a whole the 2000 African American population was nearly 69% with approximately 27% white and approximately 4.5% all other.

Age and Gender

Gender breakdown of the 2000 population of the Filmore neighborhood as reported by the Census Bureau was approximately 45% male and 55% female. This is similar to that of Planning District 6 as a whole. In 1990, there were a higher percentage of males in the Filmore neighborhood, 47.7% and 52.3% female. Planning District 6 experienced a similar trend between 1990 and 2000, with a slight decrease in the male population (46.4% in 1990 and 45.7% in 2000) and hence increase in the female population (53.6% in 1990 and 54.3% in 2000) during the same timeframe.

In terms of age cohorts, the 35 – 49 years had the largest percentage of the total population in the Filmore neighborhood in the year 2000 with 23.1%. This was followed by the 65+ years of age cohort with 19.2% of the total population in the neighborhood and nearly 18% of the population in the 18 – 34 years of age cohort.

In terms of poverty, Filmore neighborhood was more affluent than Planning District 6 as a whole. According to the 2000 Census, less than 12% of the population within the

neighborhood was living below the poverty rate. In comparison, Planning District 6 as a whole had nearly 15% of the total population living in poverty.

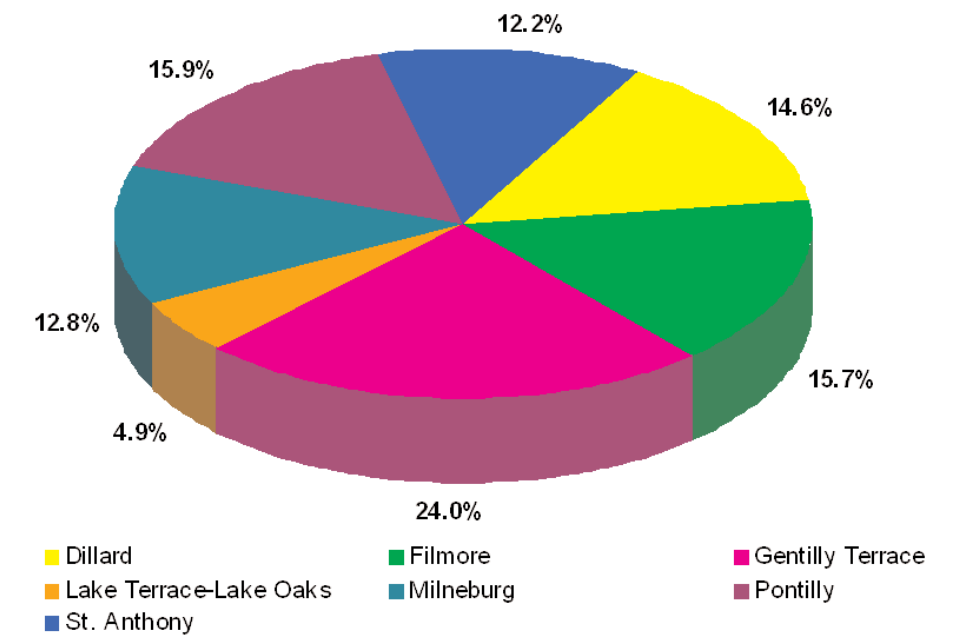
Income and Household Characteristics

In terms of household income, the Filmore neighborhood ranked second highest of the seven neighborhoods comprising Planning District 6 in 2000. In 1990 and 1980, it was also the second highest ranked neighborhood in terms of mean household income. The neighborhood did however experience a substantial loss (12.18%) from the 1990 reported mean household income and also a significant decrease between 1980 and 1990, 16.52%.

While median household income is a better measure for typical income of an area, it is not available at the neighborhood or district level. The Regional Planning Commission adjusted the mean household income reported here to reflect constant 1999 dollars. This constant dollar measure is reasonable for comparative purposes over time.

The number of households reported in the 2000 U. S. Census for the Filmore neighborhood was 2,736, up 3.32% from the 1990 Census. In the prior decade, the number of households had dramatically increased by over 12%. According to the 2000 Census, the Filmore neighborhood households comprised 15.9% of the total

2000 Neighborhoods Population % of Total Planning District 6



	Population			% Change	
	1980	1990	2000	1980 - 1990	1990 - 2000
City of New Orleans	557,515	496,938	484,674	-10.87%	-2.47%
Planning District 6	48,047	43,926	44,164	-8.58%	0.54%
Dillard	7,324	6,858	6,440	-6.36%	-6.10%
Filmore	6,681	6,712	6,938	0.46%	3.37%
Gentilly Terrace	9,827	9,560	10,588	-2.72%	10.75%
Lake Terrace/Lake Oaks	2,955	2,542	2,147	-13.98%	-15.54%
Milneburg	6,287	5,708	5,640	-9.21%	-1.19%
Pontilly	8,927	7,630	7,017	-14.53%	-8.03%
St. Anthony	6,046	4,916	5,394	-18.69%	9.72%

Source: City of New Orleans data from www.gnocdc and US Census Bureau; Planning District 6 and sub-areas data from Regional Planning Commission

	5 & under	6 - 17 Years	18 - 34 Years	35 - 49 Years	50 - 64 years	65+ Years
City of New Orleans	8.4%	18.3%	25.9%	21.9%	13.8%	11.7%
Planning District 6	7.0%	16.4%	22.6%	22.3%	15.6%	16.2%
Dillard	5.9%	14.5%	26.2%	18.2%	17.0%	18.2%
Filmore	6.7%	15.4%	17.9%	23.1%	17.7%	19.2%
Gentilly Terrace	7.6%	18.7%	20.7%	25.6%	15.3%	12.1%
Lake Terrace/Lake Oaks	3.3%	11.7%	31.3%	16.7%	14.2%	22.8%
Milneburg	7.9%	17.7%	21.5%	22.6%	15.5%	14.8%
Pontilly	7.4%	16.5%	21.0%	21.6%	15.0%	18.6%
St. Anthony	7.3%	15.7%	27.8%	22.3%	13.2%	13.7%

Source: City of New Orleans data from www.gnocdc.org and US Census Bureau; Planning District 6 and sub-areas data from Regional Planning Commission



	2000			
	Total Housing Units	Occupied Housing	Owner Occupied	Renter Occupied
City of New Orleans	215,091	87.5%	46.5%	53.5%
Planning District 6	18,442	93.2%	71.8%	28.2%
Dillard	2,775	93.6%	56.7%	43.3%
Filmore	2,822	96.2%	84.6%	15.4%
Gentilly Terrace	4,515	93.3%	69.6%	30.4%
Lake Terrace/Lake Oaks	713	96.6%	95.1%	4.9%
Milneburg	2,362	92.9%	71.3%	28.7%
Pontilly	2,642	94.2%	82.2%	17.6%
St. Anthony	2,613	87.4%	60.0%	40.0%

Source: City of New Orleans data from www.gnocdc.org and US Census Bureau; Planning District 6 and sub-areas data from Regional Planning Commission

	Real Mean Household Income			% Change	
	1980	1990	2000	1980 - 1990	1990 - 2000
City of New Orleans					
Planning District 6	\$49,878	\$45,343	\$46,040	-9.09%	1.54%
Dillard	\$41,943	\$37,489	\$34,458	-10.62%	-8.09%
Filmore	\$79,554	\$66,410	\$58,319	-16.52%	-12.18%
Gentilly Terrace	\$38,375	\$38,379	\$42,492	0.01%	10.72%
Lake Terrace/Lake Oaks	\$104,178	\$104,531	\$113,660	0.34%	8.73%
Milneburg	\$43,467	\$36,324	\$42,541	-16.43%	17.12%
Pontilly	\$48,798	\$39,178	\$42,917	-19.71%	9.54%
St. Anthony	\$40,082	\$35,655	\$38,533	-11.04%	8.07%

Source: City of New Orleans data from www.gnocdc.org and US Census Bureau; Planning District 6 and sub-areas data from Regional Planning Commission

Source: City of New Orleans, Mayor's Office of Technology, GIS Department

households within Planning District 6. 2000 average household size within the Filmore neighborhood was the third largest of all seven neighborhoods that comprise Planning District 6, 2.51 persons per household. The average household size for the entire planning district was 2.52 persons as reported in the 2000 Census.

neighborhood was higher than owner occupancy rate of Planning District 6 as a whole. The Filmore neighborhood owner occupancy rate for 2000 was 84.6%. The Filmore neighborhood had the second highest owner occupancy rate of all seven neighborhoods within Planning District 6.

Mobility and Transportation

According to the U.S. 2000 Census figures, the majority of the Filmore population use private vehicles for their transportation. Of the total households, 8.7% of these households do not have a vehicle while 6.8% rides public transit to work. This reflects the more distant location of the Filmore neighborhood and its more affluent population make up.

Transit service operated by the Regional Transit Authority include routes on Robert E. Lee Boulevard, Parish Avenue and Mirabeau Avenue. Several routes connect with cross town bus routes including Gentilly Boulevard, Elysian Fields and Franklin Avenue. Transit is a very important public service to residents and students of Planning District 6. All four institutions of higher learning are served by bus transit lines. A significant share of residents utilizes public transit to go to and from work.

In terms of poverty, Filmore neighborhood was more affluent than Planning District 6 as a whole. According to the 2000 Census, less than 12% of the population within the neighborhood was living below the poverty rate. In comparison, Planning District 6 as a whole had nearly 15% of the total population living in poverty.

Housing Characteristics

Housing styles and the architecture of Planning District 6 were expressed as very significant assets to residents of the community. The housing complements and builds upon the sense of community and neighborhood character that residents value.

All neighborhoods of Planning District 6 have significantly high occupancy rate when compared to the city of New Orleans. Further, of the occupied housing units, all neighborhoods within Planning District 6 have a significantly higher owner occupancy rate than that of the city as whole, 71.8% and 46.5%, respectively. According to the 2000 Census, the Filmore

	Households			% Change	
	1980	1990	2000	1980 - 1990	1990 - 2000
Planning District 6	17,757	17,001	17,205	-4.26%	1.20%
Dillard	2,576	2,591	2,551	0.58%	-1.54%
Filmore	2,356	2,648	2,736	12.39%	3.32%
Gentilly Terrace	4,360	4,083	4,231	-6.35%	3.62%
Lake Terrace/Lake Oaks	809	846	671	4.57%	-20.69%
Milneburg	2,409	2,228	2,204	-7.51%	-1.08%
Pontilly	2,686	2,447	2,493	-8.90%	1.88%
St. Anthony	2,561	2,158	2,319	-15.74%	7.46%

Source: Planning District 6 and sub-areas data from Regional Planning Commission

	Average Household Size			% Change	
	1980	1990	2000	1980 - 1990	1990 - 2000
Planning District 6	2.62	2.51	2.52	-4.20%	0.40%
Dillard	2.63	2.44	2.39	-7.22%	-2.05%
Filmore	2.80	2.52	2.51	-10.00%	-0.40%
Gentilly Terrace	2.25	2.34	2.50	4.00%	6.84%
Lake Terrace/Lake Oaks	2.93	2.52	2.50	-13.99%	-0.79%
Milneburg	2.59	2.56	2.56	-1.16%	0.00%
Pontilly	3.23	3.05	2.76	-5.57%	-9.51%
St. Anthony	2.36	2.28	2.33	-3.39%	2.19%

Source: Planning District 6 and sub-areas data from Regional Planning Commission

	Total Housing Units (2000)	Housing Age				
		1990 - 2000	1980 - 1989	1970 - 1979	1960 - 1969	1959 - earlier
Dillard	2,775	0.8%	9.4%	6.5%	16.4%	66.9%
Filmore	2,822	5.5%	11.2%	6.8%	21.6%	54.9%
Gentilly Terrace	4,515	2.0%	2.2%	5.6%	13.4%	76.8%
Lake Terrace/Lake Oaks	713	3.1%	5.7%	16.9%	34.1%	40.2%
Milneburg	2,362	1.8%	3.9%	5.0%	14.6%	74.7%
Pontilly	2,642	1.8%	3.5%	6.2%	19.2%	69.3%
St. Anthony	2,613	1.6%	1.4%	3.6%	15.3%	78.1%

Source: Regional Planning Commission



Recreation and Open Space

The Filmore neighborhood is home to four parks/recreation park facilities which comprise nearly 5% of the total area. These include the a large open space area located in the Mirabeau Gardens subdivision and adjacent to Francis Gregory Junior High School, Mirabeau Park also located in the Mirabeau Gardens subdivision, Oak Park located Paris Oaks subdivision and Pratt Park located Vista Park subdivision.

Residents of Bancroft Park subdivision enjoy the open area and access to Bayou St. John and adjacency to City Park located on the west side of Wisner Boulevard. Residents value this open space and recreational facilities and have a strong desire to see these areas rehabilitated.

Roadway Hierarchy and Jurisdiction

As noted by many residents the area is convenient to I-610 and I-10 and is serviced by several major east/west arterial streets including Robert E. Lee Boulevard, Leon C. Simon Boulevard, Mirabeau Avenue, and Filmore Avenue.

Moreover, the area is served with excellent north/south arterial streets including Wisner Boulevard, St. Bernard Avenue, Paris Avenue, and nearby Elysian Fields

Avenue. While the London Avenue canal provides a barrier between the Filmore neighborhood and adjacent St. Anthony neighborhood, bridge crossings are located at Mirabeau Avenue, Filmore Avenue and Robert E. Lee Boulevard.

Housing, Architecture and Historic Preservation

Housing

The primary land use within the Filmore neighborhood is single-family residences which comprises nearly 73% of the total 859 acres of the neighborhood. Single/Two family homes and multi-family complexes comprise the smallest level of land uses in the neighborhood, 2.51% and 1.11%, respectively. The Paris Oaks subdivision is the only sub-area of the Filmore neighborhood that contains any substantial amount of duplex homes and multi-family complexes.

Architecture

Although house types and sizes reflect great variety, the common element throughout the neighborhood is its overall middle/upper middle class family environment. Individual houses range from the pre-war and post-war cottages, bungalows to post-war brick ranch on slab. There is no predominant architectural style. Neighborhood lot sizes are standard for this

development era with the smallest lots containing bungalow-style homes. Individual lot areas and residential structures are significantly larger on the west side of Bancroft Place Road and Park Island. Lot areas and home size vary depending on the different sub-neighborhoods. Slab homes are predominant in large parts of the neighborhood and reflect the time period in which these homes were built, the late 1950s and through the 1960s.

Historic Preservation

There are no designated historical districts within the Filmore neighborhood.



Images from left to right:

A-B: Images of Rebuilding and Return
C-D: Bancroft Park and Vista Park Houses





Images at left:
Typical Single-Family Residential

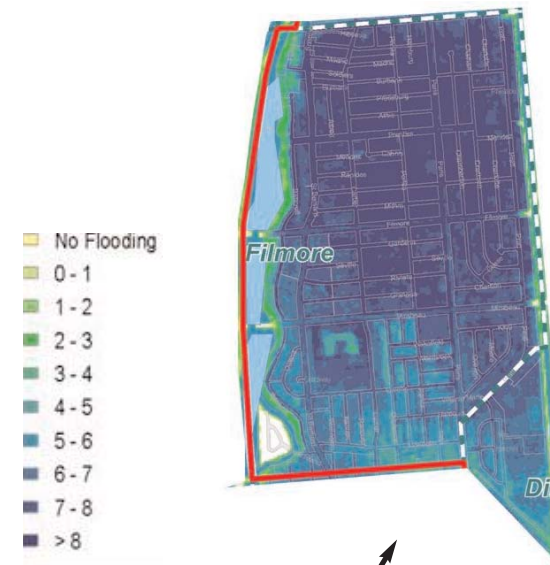
C. Hurricane Katrina Neighborhood Impacts

Most all of the Filmore neighborhood was severely flooded. The estimated flood levels were over eight in the area north of Mirabeau Avenue and east of Bancroft Place Drive. Very few homes escaped flooding with the exception of those homes located in Park Island (within Bancroft Park) and those homes located on the western side (along Bayou St. John) of Bancroft Place Drive. In the area south of Mirabeau Avenue, flood levels were slightly lower than eight feet with the exception of homes near the London Avenue canal. As residents expressed however, the difference of a few inches of water was insignificant when the norm was eight feet.

Residential Properties Damage Assessment

Field reconnaissance performed by the city of New Orleans of each residential structure determined the extent of damage caused by flooding in the aftermath of Hurricane Katrina. The damage assessment was utilized by the city of New Orleans for the purposes of issuing permits to homeowners for rebuilding. Residents are provided the opportunity to challenge the city's damage assessment.

Within the Filmore neighborhood the majority of homes were determined to be at least 50% damaged. All properties that experienced greater than 50% damage are now required to meet the new base flood elevation requirement of three feet above



Source: City of New Orleans, Mayor's Office of Technology, GIS Department

the highest existing adjacent grade (HEAG). The HEAG of any individual property must be measured and documented by a registered professional engineer or land surveyor and listed on a property survey or elevation certificate.

The New Orleans City Council recently adopted by ordinance the Federal Emergency Management Agency's (FEMA) advisory base flood elevation (BFE). The new BFE requires homes that were damaged more than 50% to raise the structure a minimum of three feet above the HEAG. For those residential structures that were in compliance to the 1984 BFE requirements and where the floor elevation is above three feet, raising of the structure is not required, and thus grandfathered in under the 1984 BFE.

Commercial Properties Damage Assessment

All commercial properties within Filmore suffered substantial flood damage. The shopping center at Paris Avenue and Mirabeau Avenue suffered over five feet of flooding and has not reconstructed. A laundry mat has reopened in one of the out parcels of this shopping center. The Lake Terrace shopping center at Paris Avenue and Robert E. Lee also suffered substantial flooding and has not been reconstructed

Image top right:

A: Lake Terrace Shopping Center





Infrastructure Damage Assessment

The infrastructure damage assessment was limited to drive-by field reconnaissance conducted by the planning team and discussed with residents of the neighborhoods. Additionally, the Infrastructure and Environmental Quality committee of the Gentilly Civic Improvement Association also reviewed infrastructure conditions. The recommendations and improvements are included in the plan section of this report.

Signage & Wayfinding

Numerous street signs and way-finding signs, including traffic signs were destroyed by Hurricane Katrina. These need to be replaced for safety reasons that not only address traffic movement but also way-finding for emergency vehicles. The city of New Orleans is moving forward in negotiations with FEMA to provide for the replacement of damaged and destroyed street signs, traffic signs and others.

Street Lights

Individual installations sustained damage from wind, flooding, etc. Repairs are being made incrementally.

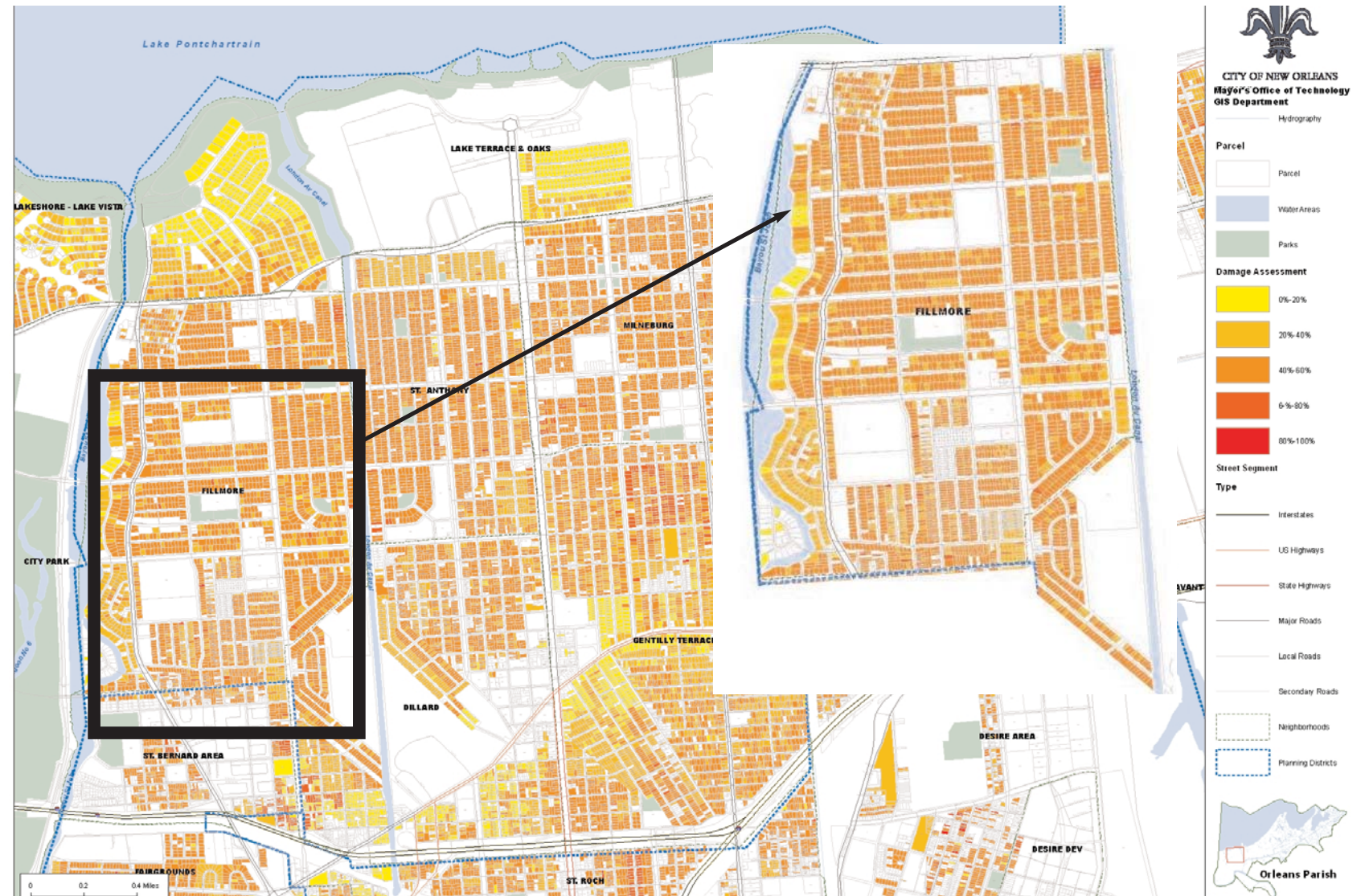
Parks, Open Space Damage Assessment

Hurricane Katrina totally flooded all the parks in the Filmore neighborhood as well

as all the neutral grounds in the Filmore neighborhood. These include the open space located adjacent to the Francis Gregory Junior High School, Mirabeau Park, Oak Park and Pratt Park. Additionally, a substantial number of trees located in the neutral grounds died as a result of the salt water intrusion.

Community Facilities Damage Assessment

Several schools were severely damaged in the flood of Hurricane Katrina including Redeemer-Seton Academy and St. Francis Cabrini Church located in Oak Park subdivision, Jean Gordon Elementary School located in Vista Park subdivision, Henry Schaumburg Elementary School located in Oak Park subdivision, and Bienville Elementary School located in Oak Park subdivision.



Planning District 6 Damage Assessment

D. Neighborhood Rebuilding Scenarios

The neighborhood rebuilding scenarios for the Filmore neighborhood address the future development of the residential areas, the future development of the institutional uses, and the commercial areas.

Residential Areas – Residents have expressed a desire to rebuild their community in the same fashion, for the residential areas, as it was before Hurricane Katrina; substantial single family homes in the areas designated as single family areas. These of course will have to comply with the Advisory Base Flood Elevation requirements for properties damaged over 50%.

Commercial Areas – The major commercial area, the shopping center at Paris Avenue and Mirabeau Avenue and the Lake Terrace Shopping Center at Paris Avenue and Robert E. Lee Boulevard present two rebuilding scenarios on which the community and the neighborhood has expressed itself:

For the shopping center at Paris and Mirabeau Avenue the rebuilding scenarios are:

1) **Rebuild as Before** - Rebuild the strip shopping center. This is not the preferred rebuilding scenario for this commercial area. During various community meetings, members of the neighborhood and the community at-large



have expressed their desire to see a new type of building pattern created in this major site. The size of the land parcel is substantial in the neighborhood of approximately nine acres. The scenario of rebuilding the commercial center as it originally was is not the preferred neighborhood scenario.

2) **Mixed use Retail Center** - Rebuild the shopping center as a mixed use project incorporating open spaces, mixed uses to include residential, limited retail that will be an asset to the neighborhood and the community. This project could be a mix of town homes, garden apartments, and retail in a setting that enhances the scale of activities in the neighborhood and provides needed shopping opportunities within walking distance to the residents. The site is also located on a transit line and nearby large parcel that has potential for senior housing.

Lake Terrace shopping center rebuilding scenarios evaluated address:

1) **Rebuild as Before** – Rebuild the Lake Terrace shopping center in the same strip shopping center fashion. This is not a preferred scenario for the rebuilding of the commercial center. Being in close proximity to more affluent residential areas and Robert E. Lee Boulevard, a major east-west thoroughfare makes the possibility that the shopping center will return as it was before a



Aerial of the Lake Terrace Shopping Center (Above)

Images from left to right:
(facing page)

- A: Jean Gordon School
- B: Typical Street -Filmore
- C: E. H. Philips Junior High School
- D: St. Joseph Novitate

Images (this page)

- A: Dead Magnolia Trees - Paris Avenue
- B: Lake Terrace Shopping Center



possibility. However, this is not the preferred scenario.

2) Mixed Use Retail Center -

Rebuild the shopping center as a mixed use project incorporating open spaces, mixed uses to include residential, retail, entertainment that will be an asset to the neighborhood and the community. This project could be a mix of town homes, garden apartments, and retail in a setting that enhances the scale of activities in the neighborhood and provides needed shopping opportunities within walking distance to the residents.

The viability of the site as a mixed use project may depend largely on the interest of major educational institutions such as the University of New Orleans and others. The presence of the large apartment complexes adjacent and to its east provides the opportunity to create a real mini-town center in this site. The economic viability and any gap financing that may be required will have to be addressed through an economic analysis. A small sub-area plan for the totality of these sites is recommended.

Neighborhood Re-Population

Several factors indicate that the individual neighborhoods that comprise the Filmore neighborhood will re-populate as time progresses including;

- The commitment of residents in

participating in this planning effort and working with the GCIA in rebuilding their individual homes and the entire community;

- The significant number of trailers located on individual properties;
- The resurgence, commitment and participation of residents in their individual neighborhood association meetings;
- The commitment of religious and educational institutions to re-open their facilities and serve as neighborhood and community anchors;
- The announced relocation of Holy Cross High School to the Redeemer –Seton/St. Francis Cabrini site will make Filmore and Planning District 6 in general more attractive to families, improve the image of the neighborhood, and bring added economic activity to the area;
- The return of UNO to its campus;
- Neighborhood geographical characteristics where it is a point of destination within the city of New Orleans with clearly defined boundaries, linked to the city's traditional urban grid and the major expressway access routes serving the region; and
- Numerous private redevelopment housing initiatives including the raising of homes, the construction of modular housing prototypes for sale and construction in the neighborhood.

Related Challenges

Challenges to re-population that need to be and are being addressed by the community and in the plan include:

- The larger percentage of elderly population of the Filmore neighborhood as compared to Planning District 6 and the city of New Orleans, 19.2%, 16.2%, 11.7%, respectively. This larger age group over 65 years of age may choose not to return to the neighborhood.

The Filmore neighborhood and District 6 in general are addressing this issue through the proposal and evaluation of land use changes to accommodate elderly housing developments including assisted living facilities. One such opportunity within the Filmore neighborhood is the former Sisters of Saint Joseph facility located on Mirabeau Avenue.

- The rapid implementation of Early Action projects to further aid in re-population through the provision of basic services, retail opportunities, clean and rebuilt parks and recreation areas, and improved infrastructure, signage, streets and sidewalks.
- Establishing options for the redevelopment of large key major sites and providing the design controls to ascertain that these sites will be redeveloped in a fashion that will increase the attractiveness of the neighborhood and its surrounding area.



E. Neighborhood Recovery

On a district-wide level, the GCIA Infrastructure and Environmental Quality committee addressed all infrastructure and public services/utilities projects including:

- Street Repair Improvements/Projects,
- Street Lighting Restoration Projects,
- Traffic Control Restoration Projects,
- Sidewalk Repair Improvements/Projects,
- Neutral Grounds Restoration Improvements/Projects
- Drainage Improvements/Projects,
- Levees, Flood Walls and Storm Surge Protection Improvements/Projects,
- Coastal Wetlands Projects,
- Garbage Collection, and
- Transit Service Projects.

A copy of the complete report can be found on the Gentilly Civic Improvement Association: www.gcia.us. Specific recommendations are included in this Neighborhood Recovery Plan. Repair of basic infrastructure and restoration of basic public services are of the highest importance to residents of the Filmore neighborhood as well as the community at-large.

The following are specific infrastructure recommendations from the committee report that are beneficial to all residents not just at the neighborhood level, planning district level, but are beneficial city and region wide.



All other recommendations that evolved from the committee were discussed with residents during the planning process and are included in the proposed projects section of this report.

Levees, Flood Walls and Storm Surge Protection Improvements/Projects Policy Recommendation –

Institute a system of accountability and transparency for drainage system operations and system failures.

Establish transparent and accountable governance system to set objectives, track progress, verify completion and assess lessons learned.

Assure adequate funding is provided for objectives and assure outlays are properly spent.

Establish a clear protocol for residents and governmental agencies to report and track complaints and problems.

- Repair/upgrade all breached levees and flood walls.
- Install flood gates on London Avenue and on Industrial Canal at Lake Pontchartrain.
- Relocate London Avenue Canal pumps station to northern end at Lake Pontchartrain.
- Implement competent system for reporting/recording complaints concerning

flood protection. Streamline and improve telephone and website systems for reporting problems and complaints. Provide awareness training and publications to inform lay people on how to identify and report levee problems to responsible agencies.

- Institute system of technical oversight for flood protection projects. Require the U.S. Army Corps of Engineers retain an independent board of consultants to review adequacy of interim and permanent flood protection repairs and improvements.

Street Repair Improvements/Projects Policy Recommendation --

The report recommends the institution of a system of accountability and transparency be implemented for all public works projects so as to keep residents informed as repairs progress and are scheduled.

Additionally, with regard to street improvements the following are recommendations of the Infrastructure and Environmental Quality committee:

- Implement a pavement management system to prioritize street improvements.
- Lower streets by removing years of accumulated patches and resurfacings.
- Reassess functional classifications to secure federal funding for roadway repair funding.

Drainage Improvements/Projects Policy Recommendation –

Institute a system of accountability and transparency for drainage system operations and system failures.

Establish transparent and accountable governance system to set objectives, track progress, verify completion and assess lessons learned.

Assure adequate funding is provided for objectives and assure outlays are properly spent.

Establish a clear protocol for residents and governmental agencies to report and track complaints and problems.

- Repair, replace and maintain conduits for storm water drainage. Construct subsurface drainage in neighborhoods where it does not currently exist.
- Repair, replace and maintain pumps as necessary.
- Build safe houses for drainage pump personnel.
- Install gutter barriers to prevent street runoff from entering buildings.
- Perform storm water management analysis to create holding ponds or subsurface basins in open spaces to retain flood waters away from streets and residences. Implement storm water best management practices.
- Enforce the Louisiana Discharge

Images from left to right:

- A: Holy Cross School Sign
- B: St. Francis Cabrini Church



Elimination System Storm Water Pollution Prevention Plans for all construction sites greater than one acre.

Coastal Wetlands Projects

- Provide emergency federal resources for repairing hurricane-damaged wetlands.
- Achieve Coast 2050 objectives by directing a larger share of oil/gas revenues to coastal restoration and link levee funding to wetlands.

In addition to the above infrastructure and public services/utilities projects, the Filmore Neighborhood Recovery Plan proposes a series of strategic initiatives to address reconstruction of the damaged community assets including:

**Strategic Initiative No. 1
Manage and Improve the Overall Safety and Appearance of Neighborhood**

Promote requirement to gut and secure damaged homes as well as property upkeep and maintenance.

**Strategic Initiative No. 2
Maintain Communication, Dialogue and Monitoring with City and State Agencies for Continued Improvements to Utilities and Streets and Clean Up**

During the recovery process, planning team members met with city and state agencies to identify locations of leaking water supply pipes, leaking fire hydrants, missing street lights and other community deficiencies

that need to be addressed for reconstruction. It is imperative that this community initiative continue in order to keep a constant watch and pressure for action and improvements.

**Strategic Initiative No. 3
Maintain Communication, Dialogue and Monitoring of Levees, Flood Walls and Storm Surge Protection Improvements/Projects**

The Infrastructure and Environmental Quality committee report calls for the repair/upgrade of all breached levees and flood walls, installation of flood gates on the London Avenue and Industrial canals at Lake Pontchartrain, and the relocation of the London Avenue canal pump station to the northern end of the canal at Lake Pontchartrain. It is imperative that this community initiative continue and that residents continue to monitor progress and keep a vigilant watch and maintain pressure for action and improvements.

**Strategic Initiative No. 4
Continue Participation in District Wide Recovery Efforts**

Neighborhood improvements cannot be limited to the boundaries of the specific Filmore neighborhood. The recovery of the adjacent neighborhoods will have a direct and positive impact on the Filmore neighborhood and will translate into a faster recovery and increased property values for residents.

It is also important to support and obtain the support of the largest nearby institution, the University of New Orleans. Close cooperation will result in a benefit to all the neighbors and the surrounding neighborhoods.

**Strategic Initiative No. 5
Implement Housing Recovery Initiatives**

It is important to implement housing recovery initiatives to encourage the local neighborhood to actively participate in the reconstruction process of the properties on the street where they live, on their blocks and in their neighborhoods.

Private citizen activity will be the most important driving force in the recovery of each of the neighborhoods of District 6. In order to provide the required assistance and incentives to these private citizens, the city of New Orleans should implement the following housing reconstruction programs:

Housing Assistance Centers

Actively support and assist in the inception of a “one-stop” housing assistance center for the benefit of the Filmore neighborhood and Planning District 6 residents. The Housing Assistance Centers will provide expedited services for permits, fees, inspections and general management assistance.

Lot Next Door Program

The principal thrust of redevelopment programs and policies that encourage the speedy redevelopment of neighborhoods, must match various government powers and financing tools to the local housing and real estate market conditions.

A key issue will be to most effectively encourage the redevelopment of homes and residential lots that fall into public ownership. This is a major concern in District 6.

The “Lot Next Door” program is one of a series of proposed housing policies which have been developed as part of the Neighborhoods Rebuilding Plan and takes direct aim at some particular market hurdles that slow the redevelopment of many of these properties.

In its simplest form, the Lot Next Door program will offer homeowners who are committed to redeveloping their home, the ability to purchase publicly owned adjoining properties prior to these properties being offered to any other buyers. This option would be provided should the property end up in public ownership either through the adjudication process or through the sale of the property to a public entity through the Road Home or other public acquisition program.





Elderly Housing Road Home Link

It has become quite apparent through the neighborhood planning process that senior households which have some of the strongest ties to the community and have expressed some of the strongest voices for rebuilding and returning to the city, also face some of the most significant challenges in redeveloping or rebuilding their homes.

First, there were many areas of the city which had a high concentration of elderly homeowners including District 6 which sustained substantial damage and which will require the demolition and reconstruction of many homes. Historically, the challenges of dealing with contractors, permit inspectors, lenders, etc. has proven particularly overwhelming for many elderly households after they have experienced such trauma (physical and psychological) as has been visited upon other communities after other disasters.

Additionally, there are a substantial number of areas of the city including neighborhoods of Planning District 6, among others where rebuilding homes with damage in excess of 50% will require the total reconstruction at three feet above grade or the Base Flood Elevations whichever is greater. Many of these homes will have to be raised close to one story making them a difficult housing product-

type for people with physical frailties.

Elderly homeowners are clearly a special group with specific needs, and currently there are no programs targeted to this subgroup of homeowners.

A targeted elderly homeowner program is needed which will allow elderly households to tie their Road Home grant to senior specific elevator multi-story condominium projects to be developed throughout the city. There has been wide support for dedicated multi-family senior housing product in many parts of the city, but particularly in areas where younger homeowners have aging parents living nearby.

In some cases, there may be a need to increase the grant amount or provide a low interest loan to the household if there is a gap between the value of the buyout (and insurance proceeds) and the market value price of the condominium unit.

Strategic Initiative No. 6 Identify and Promote Early Action Projects Early action projects serve to generate community confidence through the commitment of the public sector to create investments in the community.

Potential Early Action projects include identifying adaptive reuse for major facilities that will not be reconstructed to house the functions that existed prior to

Hurricane Katrina, improvements to the neutral grounds, street improvements and others.

Strategic Initiative No. 7 Promote and Monitor the Implementation of Key Recovery/Redevelopment Parcels and Projects

The continued monitoring and community interest in the major development projects and parcels identified in Filmore are crucial for the recovery of the neighborhood. Among some of the most crucial key recovery projects is the redevelopment of the commercial sites located on Robert E. Lee Boulevard at Paris Avenue and on Mirabeau and Paris Avenues.

Additionally, the elderly housing opportunities and reconstruction and/ or demolition of schools and community centers are key recovery projects. Neighborhood interests should monitor and help bring about the construction of these key recovery projects indicated below that form part of the Neighborhoods Rebuilding Plan and have been vetted by the neighborhood and the community through the public involvement process.

Proposed Projects Description

Parks and Open Space Recreation Projects

A. Restoration of Open Space and Deficiency Assessment

B. Restoration of Mirabeau Park and Deficiency Assessment

C. Restoration of Oak Park and Deficiency Assessment

D. Restoration of Pratt Park and Deficiency Assessment

The parks of the Filmore neighborhood are vital assets to residents and the community at-large. Residents want the parks restored and an assessment of deficiencies performed to further identify needs including equipment and user amenities (i.e., benches, trees, landscaping, water fountains, enclosed facilities).

Schools and Community Facilities Projects

E. Assist and Support Relocation of Holy Cross High School to Holy Redeemer-Seton/St. Francis Cabrini Site

The very recent decision of Holy Cross High School to relocate to the Redeemer-Seton/St. Francis Cabrini site will have tremendous positive impact to this neighborhood and all of Planning District 6. Residents of the Filmore neighborhood and other neighborhoods of Planning District 6 strongly supported this relocation.

F. Francis Gregory Junior High School – Demolish and/or Renovate for School and Neighborhood Community Center

Image at top:





G. Lake Area Middle School and/or Jean Gordon/Henry Schaumburg Elementary School – Demolish and or Renovate for School and Neighborhood Community Center

H. Demolish all Public Schools Not Re-Opening and Reserve as Green Space Until New School is Built

I. Convert Sisters of Saint Joseph Facility to Senior Assisted Care Living Facility

Residents have strategically considered redevelopment/revitalization of all schools and community facilities with consideration of re-population. Additionally, residents want schools to become multi-functional offering community centers to the neighborhoods.

The Lake Terrace subdivision just north of the Filmore neighborhood, Lake Oaks subdivision just north of nearby Milneburg neighborhood and Bancroft Park subdivision within the Filmore neighborhood were less flooded than other areas of Planning District 6. These areas are thus re-populating at a quicker rate than those areas more impacted by flooding.

Strategically, the Francis Gregory Junior High School, located in the Mirabeau Gardens subdivision should re-open to serve this area of the Filmore



Opportunity site located on Robert E. Lee Boulevard and Paris Avenue: Commercial and Apartments (Image at top) See Rebuilding Plan Projects "G" and "P."





Filmore Neighborhood Groups

- 5 Bancroft Park
- 6 Mirabeau Gardens
- 7 Oak Park
- 8 Paris Oaks
- 9 Vista Park

Parks/Open Space & Recreation Projects

- A Restoration of Open Space & Deficiency Assessment
- B Restoration of Mirabeau Park & Deficiency Assessment
- C Restoration of Oak Park & Deficiency Assessment
- D Restoration of Pratt Park & Deficiency Assessment

Schools & Community Facilities Projects

- E Assist & Support Relocation of Holy Cross High School to Holy Redeemer School Site
- F Francis Gregory Junior High School -- Demolish and/or Renovate Portion of the School Site/Facility for Neighborhood Community Center
- G Jean Gordon or Henry Schaumburg Elementary School -- Demolish and/or Renovate Portion of Either School Site/Facility for Neighborhood Community Center and Rebuild Either Site/Facility as Elementary School
- H Demolish all Public Schools not Re-Opening and Retain as Green/Open Space
- I Convert Sisters of Saint Joseph Facility to Senior Assisted Care Living Facility

Pedestrian & Bicycle Projects

Implement CPC & RPC Adopted Bicycle/Pedestrian Plan including:

- J Wisner Boulevard Designated/Shared Use Path
- K Robert E. Lee Boulevard Designated/Shared Use Path
- L Extend Wisner Boulevard Designated/Shared Use Path to Lakefront
- M Create Designated/Shared Use Path on Filmore Avenue

Neutral Grounds Projects

- N Restore all Neutral Grounds & Create Welcome Signs to Neighborhoods – Paris Avenue, St. Bernard Avenue, Robert E. Lee Boulevard, Filmore Avenue, Mirabeau Avenue
- Prepare Neutral Grounds Landscape Master Plan

Planning Projects

- O Prepare Sub-Area Master Plan for Mirabeau Avenue/Paris Avenue Shopping Center
- P Prepare Sub-Area Master Plan for Paris Avenue/Leon C. Simon Shopping Center
- Implement Urban Design Overlay Ordinance on Elysian Fields Avenue & Gentilly Boulevard (see District-Wide map)

Transit Service Projects (see District-Wide Map)

- Restore Transit Service & Amenities
- Secure Funding for EIS Process for Streetcar/Light Rail System on Elysian Fields Avenue

Filmore Neighborhood Rebuilding Plan



neighborhood and Planning District 6. The school is also adjacent to a very large open space parcel of land that will add value to public facilities for residents of the area. If the school is not planned to be re-opened in the next academic school year, it should be demolished as quickly as possible and the site held as green space until such time that a new school is required.



Similarly, Lake Area Middle School and/or Jean Gordon or Henry Schaumburg Elementary School should be re-opened and also include community meeting facilities to serve this area of the Filmore neighborhood and Planning District 6.

These facilities are located adjacent to the more rapidly re-populating area of Planning District 6. If the schools are not re-opened they should be demolished and remain green space until such time that a new school is required.

Bienville Elementary School, located in the Oak Park subdivision, is adjacent to Oak Park. The facility should be demolished and held as green space until such time that a new school is required. This policy is recommended for all public schools throughout Planning District 6.

The Filmore neighborhood offers great opportunities to provide for senior assisted care living. While the 65+ age population of the Filmore neighborhood is not the highest within Planning District 6, it offers opportunity sites for assisted care living.

The former senior care living care facility located adjacent to the Hellenic Center is one such opportunity. Additionally, the Sisters of Saint Joseph facility located in the Paris Oaks subdivision is also an opportunity. This site also offers transit service along Mirabeau Avenue as well as shopping with the nearby shopping center (recommended for a sub-area master plan).

Pedestrian and Bicycle Improvements Projects

J. Wisner Boulevard Designated/Shared Use Path

One goal of the recovery plan is to improve connectivity throughout Planning District 6. The proposed (and funded) designated/shared use path on Wisner Boulevard will connect the Filmore neighborhood north/south to Bayou St. John and the existing neutral ground designated bicycle path on Jefferson Davis Boulevard. The project should also connect to the lakefront (see Project L).

K. Robert E. Lee Boulevard Designated/Shared Bicycle Lane

The city of New Orleans' 1999 master plan transportation element recommended the designation of Robert E. Lee Boulevard as a bicycle route. Robert E. Lee Boulevard has been funded for resurfacing which will also included designation of a bicycle route.

This project will help achieve the overall goal of improved mobility and connectivity throughout the planning district.

L. Extend Wisner Boulevard Designated/Shared Use Path to the Lakefront

The current funding for the Wisner Boulevard bicycle lane designation does not connect it to the lakefront. Residents want this project to connect to the lakefront area of Planning District 6.

M. Filmore Avenue Designated/Shared Bicycle Lane

Designation of a bicycle lane along Filmore Avenue will provide additional east/west connectivity throughout the entire planning district and improve mobility, thus achieving the overall goal of the neighborhood recovery plan. The project will connect with the proposed "Rails with Trails" project within the Milneburg and Gentilly Terrace neighborhoods.

Neutral Grounds Projects

N. Restore all Neutral Grounds and Create Welcome Signs to Neighborhoods

The major streets serving the Filmore neighborhood including Robert E. Lee Boulevard, Paris Avenue, St. Bernard Avenue, Filmore Avenue and Mirabeau

Avenue have wide neutral grounds that included magnolia trees and other landscaping prior to the flooding of Hurricane Katrina. The neutral grounds provide added green space throughout the neighborhoods. Residents have a strong desire to restore the neutral grounds. A landscaping master plan inclusive of a tree planting policy is also recommended for the restoration of all neutral grounds throughout the entire planning district.

O. Prepare Sub-Area Master Plan for Mirabeau Avenue/Paris Avenue Shopping Center

Residents strongly desire to see this shopping center rebuild in a more user-friendly layout and create a mini town center to include mixed uses of residential town homes or garden apartments, neighborhood level retail incorporating green space with pedestrian amenities and transit service. Reconfigured buildings that include moving the parking to the rear of the buildings that are moved closer to the street with adequate landscaping, lighting and amenities are envisioned. The current zoning of the site will allow for a mixed use development.

P. Prepare Sub-Area Master Plan for Paris Avenue/Robert E. Lee Boulevard Shopping Center

This small neighborhood center has potential to become a mini town center offering a mix of town homes or garden

apartments with a live/work office environment and small scale retail servicing the center. Additionally, the site has great potential with nearby UNO, the soon to be Holy Cross High School and the faster paced re-population of the immediate area.

Further, the apartment complex immediately behind this facility and the apartment complex located across Paris Avenue offer opportunities to expand the town center concept.

Potential opportunities may also exist to partner with the University of New Orleans to supply faculty housing. The site is also served with transit and offers attributes of transit oriented development. Reconfigured buildings moving the parking to the rear of the buildings with adequate amenities and a thriving center of integrated residential, neighborhood retail and services are envisioned. The current zoning of the site will allow for a mixed use development and allow for the incorporation of the adjacent apartments.

LAND USE AND ZONING

Land Use and Zoning Recommendations/Projects

Residents of the Filmore neighborhood want to maintain their single family zoning but want consideration and further study for mixed-use development on sites previously developed as strip commercial centers.

The neighborhood has a desire to improve commercial development and wants to implement a design overlay ordinance on Elysian Fields Avenue and Gentilly Boulevard. As noted previously, residents propose that the existing commercial centers be master planned to include mixed-use developments that would include residential living, neighborhood retail, and neighborhood services. This should be a very high priority given re-population of the northern area of Planning District 6 and the very recent decision of Holy Cross High School to relocate in the Filmore neighborhood.

TRANSPORTATION AND PUBLIC TRANSIT PROJECTS

In addition to restoring pre-Katrina transit service, residents recommend commencement of the federal process to study construction of either a streetcar or light rail system connecting the French Quarter and the lakefront via Elysian Fields Avenue. Elysian Fields Avenue is the only street in the city that connects all the neighborhoods of Planning District 6 and the lakefront to the French Quarter and downtown New Orleans.

One goal of the plan is to provide improved connectivity and hence mobility within the entire planning district. The proposed (and funded) designated/shared use path along Robert E. Lee Boulevard will improve pedestrian and bicycle mobility. Similarly, a designated/shared use path along Filmore

Avenue will provide east/west connectivity and improved mobility. Recommendations also include implementation of the City Planning Commission and Regional Planning Commission adopted bicycle and pedestrian improvements. Wisner Boulevard is designated for a shared use path and should be extended to and connected with the lakefront.

PARKS, OPEN SPACE AND LANDSCAPE ARCHITECTURE PROJECTS

Restoration of all parks is a high priority. In addition to restoration of existing parks, residents want to assess the deficiencies of the existing parks in terms of playground equipment needs, user amenities (i.e., benches, trees, landscaping, water fountains,

enclosed facilities) as well as needs for ballparks, soccer fields, gymnasiums and the like.

Major arterial streets have wide neutral grounds that were lined with magnolia trees. The neutral grounds are valued green space. Residents have a very strong desire to restore the neutral grounds of the neighborhoods and further prepare a landscaping master plan that includes a tree planting policy.

HOUSING, ARCHITECTURE AND HISTORIC PRESERVATION

Housing

The Filmore neighborhood is comprised of a mix of single family and duplex homes in the middle to upper middle income price range. Housing styles and architecture of Planning District 6 are very significant assets to the community. The housing styles compliment and build upon the sense of community and neighborhood character that residents value. All neighborhoods of Planning District 6 have significantly high owner occupancy when compared to the city of New Orleans.

The April planning charrette addressed the issue of housing rehabilitation as follows:

“Every resident of Filmore should be able to return to his or her renovated or replaced home if desired, and should be provided effective neighborhood-level assistance to do so. At the same time, vacant homes should be made available to new buyers, or selectively consolidated to form sites for new public squares. Houses should be encouraged across a range of types and prices, including affordable homes.”

Residents and participants of this planning process embraced the above statement. Housing rehabilitation and the need for professional assistance was made a priority at every public meeting.



Additionally, residents expressed concern for the elderly and their rebuilding ability. As noted previously, Planning District 6 has a high percentage of residents 65 years of age and older.

As part of this Neighborhoods Rebuilding Plan, a number of housing initiatives are proposed and presented in the overall policy element of the plan and issued under separate cover.

Architecture Design Guidelines for Residential Construction

As the community rebuilds there is a need to develop Architectural Design Guidelines and a mechanism for their enforcement in order to assure citizens that new construction will be compatible with the existing architectural fabric of the neighborhood and particular sub-areas.

The raising of homes to respond to the 1984 Base Flood Elevation or the 3'0" rule of the Advisory Base Flood Elevation requires strict observance to architectural design principles that will make the new or raised construction compatible with existing residential buildings in the area.

The photographs illustrate recent examples of buildings being constructed that are raised and where the issue of compatibility with the surrounding architectural context is or may be an issue.

Architectural Design Guidelines and an Architectural Design Review process

enforced by the city of New Orleans where local design professionals and residents sit as reviewers may provide a vehicle for the orderly aesthetic reconstruction of the neighborhood.

Residential Design Guidelines should be developed in close cooperation with the residents of Planning District 6 and could include additional controls and requirements such as front porches, special setbacks and build to lines, location of garages, heights, and others.

Commercial Design Guidelines

Commercial Design Guidelines need to be developed for the major commercial sectors in the Filmore neighborhood and all of Planning District 6. The proposed sub-area master plans should also include Architectural Design Guidelines which can be enforced as part of the Commercial Design Guidelines to ensure that new construction being built in the commercial areas will be compatible with the vision of the community. Additionally Commercial Design Guidelines can regulate the signage that may be included as part of commercial retail projects.

Use of Louisiana Pattern Book

The Louisiana Speaks Pattern book was contracted by the LRA to develop design and development guidelines for specific Louisiana residential types.

Prefabricated Homes

Recently on West End Boulevard a new prefabricated home was constructed; another company is in the process of constructing a pre-fabricated home at the intersection of Mirabeau Avenue and Franklin Avenue. These homes are attractive addition to the community and their design does not exhibit the fact that the homes arrived on-site on several trailers.

The use of contextually designed pre-fabricated homes for the neighborhood should not be curtailed, but its design and aesthetics controlled to ensure a fit between the new construction and a specific neighborhood's appearance.

Historic Preservation

The Filmore neighborhood development pattern begins from the late 1940s to the late 1960s. While some of the older homes may qualify for potential historic designation by being over 50 years old, substantial areas of Filmore date from the 1960s making qualification for historic designation submission to the National Register of Historic Places not feasible. Individual houses, however, upon reaching this threshold, and if deemed appropriate by the owner, may be submitted for consideration based on either architectural or historic significance as individual property listings.

Public Facilities

Residents have strategically considered redevelopment/revitalization of schools and community facilities with consideration to re-population. The very recent decision of Holy Cross High School to relocate to the Redeemer-Seton/St. Francis Cabrini site will have a tremendously positive impact on this area. Residents of the Filmore neighborhood strongly supported there relocation.

Residents want to have schools re-opened in their community and further to have these schools provide multi-functional facilities to include community meeting space. Francis Gregory Junior School, located in the Mirabeau Gardens neighborhood should be re-opened and also include space for community meetings. If the school is not re-opened it should be demolished and held as green space until such time that a new school is required. No private development should be allowed on the site.

Similarly, Lake Area Middle School and/or Jean Gordon/Henry Schaumburg Elementary School should be re-opened and also include community meeting space to serve this area of the Filmore neighborhood and Planning District 6.

Residents feel strongly that if these schools are not to be re-opened they should be demolished and remain as green spaces until such time that a new school is required. No private development should be allowed on this site or that of any other school which may be demolished.



F. Implementation and Funding Strategies

Funding Matrix

The connection between the Neighborhoods Rebuilding Plan and the potential funding sources is graphically represented by the Implementation Priority Matrix. 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; other sources of cost identification included the Means Cost Data and our team's professional experience inside and outside New Orleans.

No single source of funding or financial plan will be capable of dealing with the capital improvement needs for total redevelopment and reconstruction of all the neighborhood projects and needs.

However, the funding matrix included in this report shows 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. Substantial financial commitments 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.

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 FILMORE IMPLEMENTATION PRIORITY MATRIX

PROJECTS & PHASE	POTENTIAL FUNDING SOURCE(S)																CAPITAL FUNDING NEED/GAP			
	CRITICAL (1) NEEDED (2) DESIRED (3)	FEMA	CDBG/LRA	OTHER HUD	USACE	CITY CIP	SWB	LHFA	HA/NO	HOME	EDA	TIF/GO BONDS/INTC	BID	SPECIAL TAXING DISTRICT	FHWA/FTA	LDOT		PRIVATE FOUNDATIONS	ORLEANS LEVEE BOARD	OTHER GOVERNMENT & NGOs
Early Action Plan																				
Capital Projects																				
Study and Install flood gates on London Avenue and Industrial Canals (France Road and Old Seabrook Bridge) at Lake Pontchartrain	1																			TBD
Study Relocation of London Avenue Canal Pump Station to Lake Pontchartrain	1																			TBD
Repair all damaged electric/gas facilities including essential redundancy mechanisms	1	•	•																	TBD
Install electric lines underground to protect them from winds/flooding	1		•																	TBD
Restore Coastal Wetlands consistent with Coast 2050 objectives	1																			TBD
Restore all telephone line damage and implement system to withstand hurricane winds and flooding including investigating placing lines underground	1	•	•																	TBD
Establish citywide free wireless network	1		•																	TBD
Demolish and/or renovate portion of Francis Gregory Junior High School for neighborhood community center	1	•	•																	\$2,600,000
Re-open Jean Gordon or Henry Schaumburg Elementary School and add community center to opened school	1	•	•																	\$6,000,000
Demolish Bienville Elementary School and retain site as open space; no private development on site.	1																			\$300,000
Study sub-area master plan and gap funding requirements, encourage and assist as necessary commercial at Mirabeau Ave/Paris Ave & Paris Ave/Leon C. Simon (study cost only)	1		•																	\$35,000
Repair/rebuild all streets including sub-base (Immediate Phase)	1	•	•																	\$48,662,000
Replace/repair street trees, street lights and landscaping (Immediate Phase)	1	•	•																	\$550,000
Replace bus shelters, benches and surrounding landscaping	1	•	•																	\$275,000
Subtotal: Capital Projects																				\$58,422,000
Recurring Operations																				
Restore police/security protection service to pre-storm levels	1																			
Restore fire protection service to pre-storm levels	1																			
Implement efforts to exterminate rodents and insects	1																			
Educate residents about safe procedures from handling waste	1																			
Implement pavement management system to prioritize street improvements	1																			
Return to biweekly trash pick up and implement effective recycling system	1																			
Restore transit service to pre-Katrina levels and routes	1																			
Housing Initiatives and Other Policies																				
Prioritize repairs on major water and wastewater system lines and provide schedule for completion and monthly detailed status reports of repairs	1																			
Rebuild former senior assisted care living center	1																			
Rebuild former Sisters of Saint Joseph site as Senior Housing	1																			
Assist and support relocation of Holy Cross High School to former Holy Reemer/Cabrini High School site	1																			
Implement Urban Design Overlay Ordinance for Elysian Fields and Gentilly Boulevard commercial areas	1																			
Mid Term Plan																				
Capital Projects																				
Restore and Enhance Mirabeau Park, Oak Park, and Pratt Park	2	•	•																	\$180,000
Restore all neutral grounds and create welcome signs/entrances to individual neighborhoods/subdivisions along Mirabeau Avenue and Paris Avenue	2	•	•																	\$175,000
Develop shared/designated bicycle lane on Filmore Avenue	2		•																	\$30,000
Extend Wisner Ave bicycle lane to lakefront	2		•																	\$45,000
Rebuild all sidewalks including curb cuts and truncated domes	2	•	•																	\$320,000
Bring all sidewalks in compliance with ADA requirements	2		•																	\$75,000
Subtotal: Capital Projects																				\$825,000
Recurring Operations																				
Prepare inventory of existing street lights, conform to standards/compliance and repair all street lighting to enhance security	2																			
Housing Initiatives and Other Policies																				
Require sidewalk repairs within 1/2 mile radius of construction of any public and/or private facility	2																			
Reassess functional classification of streets to secure federal funding	2																			
Long Term Plan																				
Capital Projects																				
Repair/rebuild all streets including sub-base (Second Phase)	3	•	•																	\$97,324,000
Replace/repair street trees, street lights and landscaping (Second Phase)	3	•	•																	\$1,100,000
Prepare environmental impact statement for streetcar or light rail line on Elysian Fields Avenue including transit transfer terminal/station at Elysian Fields/Gentilly Blvd.	3		•																	TBD
Subtotal: Capital Projects																				\$98,424,000
CAPITAL PROJECTS TOTAL																				\$157,671,000