



**Lake Terrace & Lake Oaks
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:

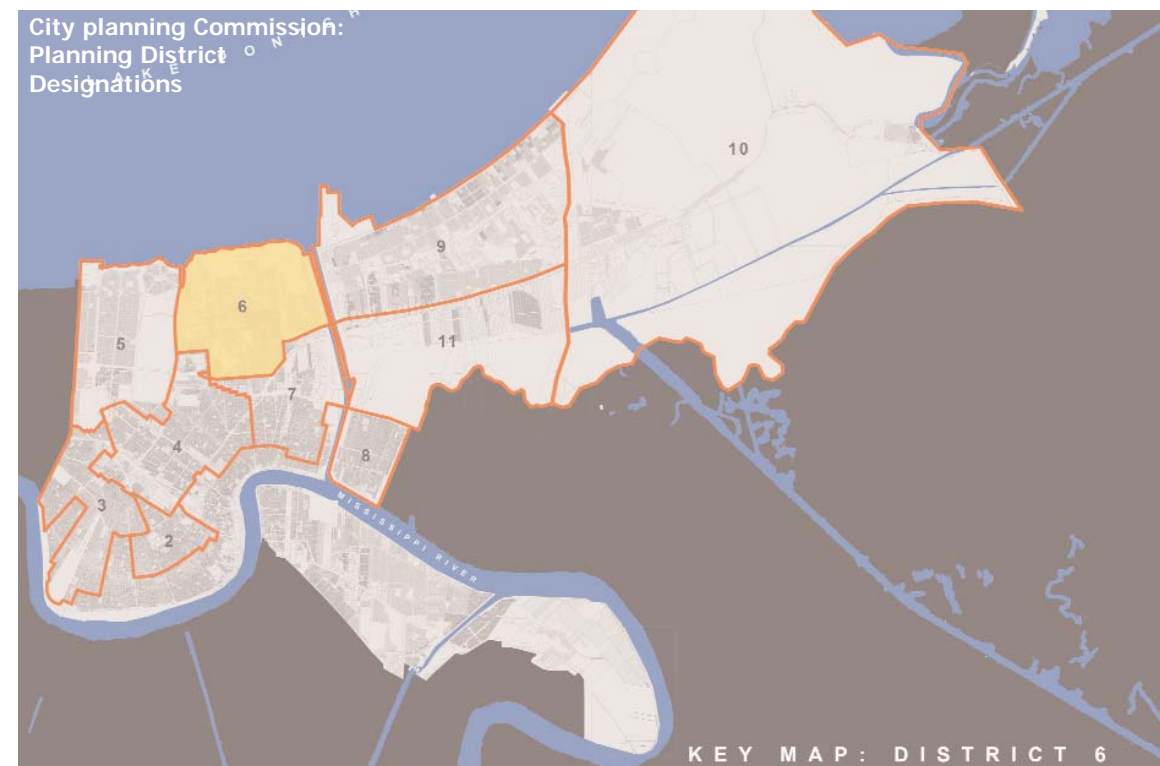
Bermello-Ajamil & Partners, Inc.
 Alfredo C. Sanchez, AIA, AICP
 Hewitt-Washington, Inc.
 Lonnie Hewitt, AIA

Neighborhood Planner:

Hewitt Architects
 Lonnie Hewitt, AIA

Images from left to right:

- A: Entrance Feature - Lake Terrace
- B: Entrance Feature - Lake Oaks
- C: University of New Orleans



A. Lake Terrace & Lake Oaks Neighborhood

General Location and History

Location

The Lake Terrace & Lake Oaks neighborhood is generally bounded by Lake Pontchartrain to the north, Robert E. Lee Boulevard and Leon C. Simon Boulevard to the south, Lake Pontchartrain to the east, and Bayou St. John to the west. The neighborhood contains the two subdivisions for which it is named and the University of New Orleans' (UNO) Lakefront (main) campus, Technology Park, and the east campus.

The Lake Oaks subdivision is situated between UNO's main (western boundary) and east campuses along Franklin Avenue (eastern boundary). To the north is Lake Pontchartrain. Its southern boundary is formed by Leon C. Simon Boulevard.

The Lake Terrace subdivision forms the northwestern area of Planning District 6 and is generally bounded by Lake Pontchartrain to the north, Robert E. Lee Boulevard to the south, London Avenue canal to the east, and Bayou St. John to the west.

The two residential subdivisions located in the Lake Terrace and Lake Oaks neighborhood were developed by the Orleans Levee Board. Lake Terrace was opened in 1953 and Lake Oaks was opened in 1964. Both subdivisions have restrictive covenants and title restrictions with the Orleans Levee Board which includes a 30% open space requirement.

History

The neighborhood at one time was one of New Orleans most famous entertainment districts. At one time the Milneburg settlement was located on the land at the end of Elysian Fields. In 1830 when the Pontchartrain Railroad connected Faubourg Marigny with this area, it consisted of hotels, bars and a few houses. When the Milneburg pier was built, New Orleans residents started building small wooden camps around Milneburg.

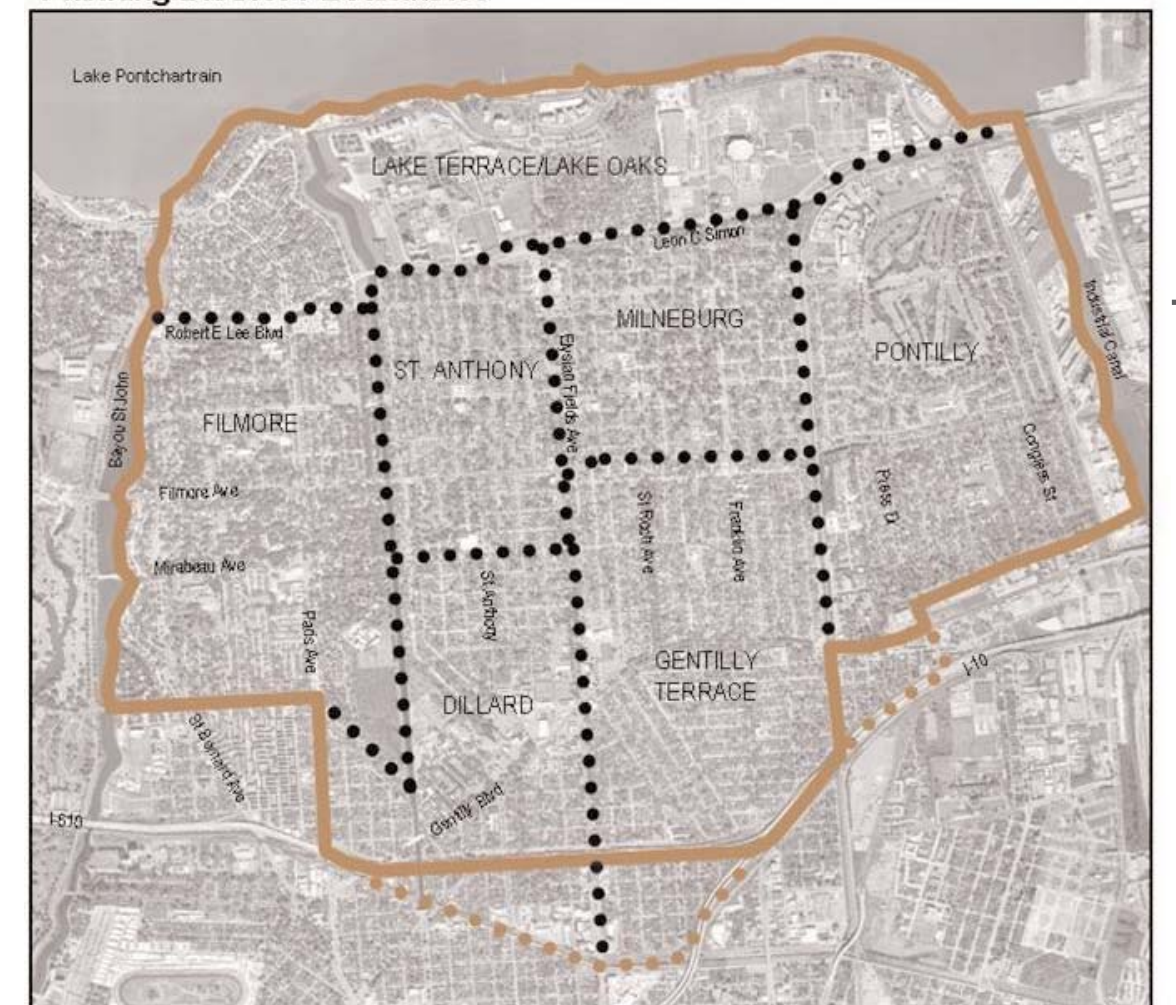
Around 1870, the "Smokey Mary" railroad operated on Elysian Fields and provided passengers to and from the resort to hear some of the city's early jazz at the dance halls and bandstands including Morgan's Saloon, the Joy Club, Romer's Café, The Inn, Quarellles, and Nick's Restaurant, to name a few.

The Milne resort area continued to be popular through the 1930s and many of the city's early jazz greats played there including Sidney Bechet, Louis Armstrong and Danny Barker. The resort was commemorated in the song "Milneburg Joys" which was often misspelled as "Milneberg".

In the 1930s the Levee Board implemented lakefront reclamation plans that included demolishing the camps and nightclubs to build the present day reinforced shoreline. By 1941, the Milneburg resort no longer existed with the exception of the lighthouse. Prior to the 1920s, much of the lakefront area of New



Planning District 6 Boundaries



City Planning Commission Planning District 6 Boundary Expanded Boundary Neighborhood Boundaries

Images from left to right:

A: University of New Orleans Lakefront Campus



Orleans was marshy swampland. Only camps and fishing shacks existed. In an effort to develop strategies for providing improved flood protection with levees, the Louisiana legislature named Colonel Marcel Garsaud to be the chief engineer for the Orleans Levee Board in 1924. He was commissioned to develop a plan and implement the reclamation and improvement of the lakefront area of New Orleans. In 1928, a plan was adopted that included provisions for a public park area between present Lakeshore Drive and the lake, recreational features and residential development with one section of homes fronting on the lake. The plan was developed and adopted with the potential to become self-supporting.

In 1926, prior to the adoption of the plan however, pumping and draining of the swamps as well as construction of the seawall began. By 1930, work on the lakefront plan commenced. The new lakeshore consisted of a stepped concrete seawall built 3,000 feet from the shore with a filled area that was raised between five and ten feet. Above the lake level were a beautiful public waterfront, beaches and parks. The transformation of the lakeshore allowed for the construction of the Lake Terrace and Lake Oaks subdivisions.

During World War II, the land became part of the New Orleans Naval Air Station that was used as a training facility and a test site for the boats constructed by nearby Higgins Shipbuilding company. The Navy abandoned

the property after the war and turned it over to the state of Louisiana.

Today, the University of New Orleans operates its main campus, Technology Research Center and east campus which houses the Keiffer Arena. The University of New Orleans opened in 1958 as the Louisiana State University in New Orleans. The name was changed in 1974. UNO transitioned from being a two-year college to a four-year university in 1961. By 1964 the curriculum included six academic colleges, a graduate school and an evening division.

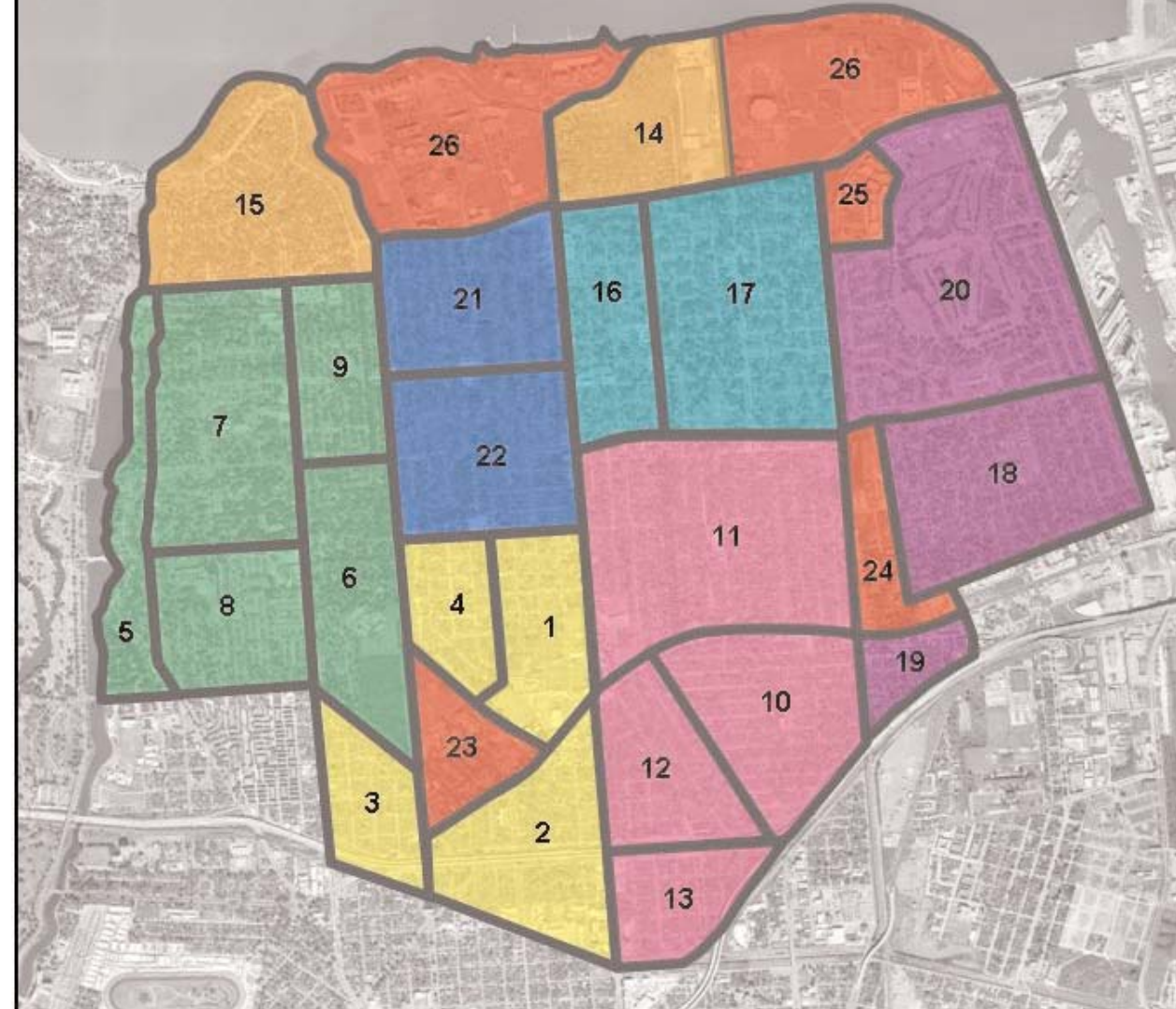
After World War II, a section of the property that fronted the lake was leased to the Batt family who developed it into the Pontchartrain Beach Amusement Park with rides including the famous wooden roller coaster called the Zephyr. By the 1970s, Pontchartrain Beach Amusement Park was considered the largest thrill park in the south. The park was closed in 1984. The site is now home to UNO's Research and Technology Center.

Recovery Vision and Goals

Vision

The Lake Terrace and Lake Oaks neighborhood has a fortunate geographical position within the city of New Orleans in close proximity to Lake Pontchartrain and within easy access of activities and services of the overall district and

Planning District 6 Neighborhoods & Neighborhood Associations



- Dillard**
 - 1 Gentilly Heights East
 - 2 Sugar Hill
 - 3 Virgil Park
 - 4 Vascoville
- Filmore**
 - 5 Bancroft Park
 - 6 Mirabeau Gardens
 - 7 Oak Park
 - 8 Paris Oaks
 - 9 Vista Park
- Gentilly Terrace**
 - 10 Edgewood Park
 - 11 Gentilly Terrace & Gardens
 - 12 Lower Gentilly
 - 13 St. Roch Bend
- Lake Terrace/Lake Oaks**
 - 14 Lake Oaks
 - 15 Lake Terrace
- Milneburg**
 - 16 Milneburg
 - 17 Seabrook Place
- Pontilly**
 - 18 Gentilly Woods
 - 19 Indian Village
 - 20 Pontchartrain Park
- St. Anthony**
 - 21 Burbank Gardens
 - 22 Filmore Gardens
- Special Function Areas**
 - 23 Dillard University
 - 24 NO Southern Baptist Seminary
 - 25 Southern University of New Orleans
 - 26 University of New Orleans



the city. Its location provides a setting for a beautiful residential community.

The vision for the recovery of Lake Terrace and Lake Oaks is one of a neighborhood composed of single family homes organized along the existing street system and featuring magnificent shade trees. The Lake Terrace and Lake Oaks Neighborhoods Rebuilding Plan provides a vision and framework of physical improvements for this unique residential environment.

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 Fillmore 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 character 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.

Images of the Lake Terrace and Lake Oaks Neighborhoods (this and facing page)

- A: Lake Oaks Park
- B-C: Lake Oaks Residences
- D-E: Lake Terrace Residences
- F: Lakeshore Park - Lake Terrace



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 GCIA 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 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.

During the planning process and neighborhood association meeting held with the Lake Terrace and Lake Oaks residents, the following issues/concerns were discussed::

- Bell South service
- Blighted houses
- Bring quality businesses to the area
- City services – water and garbage collection
- Commercial revitalization of areas on Robert E. Lee Boulevard
- Concern over churches and schools not rebuilding
- Crime/safety
- Damaged sidewalks (by debris clean-up)
- Drainage – clogged and broken storm drains
- Encroachment on 30% green space requirement
- Infrastructure conditions
- London Avenue canal project – staging area for U. S. Army Corps
- Low water pressure



- Neutral grounds conditions
- Do not want high density development in the area
- Non-flood assets of the Orleans Levee Board
- Police and fire protection
- Power outages
- Repair of underground electrical wiring
- Security
- Subsidence – sinking streets
- Lake Terrace is split by two council districts
- Status of Lake Terrace apartments
- Street flooding post-Katrina
- Street lights out
- Upkeep of property

Assets and opportunities discussed during the meetings included:

- Custom built homes
- Good location
- Good greenspaces
- Great neighborhood associations
- Greenspace, low-density development, single family neighborhood
- Large streets
- Low density living
- Low traffic
- Need businesses to return
- Park like environment
- Proximity to downtown
- Proximity to UNO & Technology Park
- Quite, clean, safe neighborhood
- Residential in nature
- Restrictive covenants – 30% open/greenspace requirement, building restrictions
- Small area
- Stable environment
- Tax base
- Underground utilities
- Very convenient
- Well maintained properties

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.

Planning Efforts Pre-Katrina

The 1999 New Century New Orleans Master Plan

included land use, transportation, parks, recreation and open space, and economic development elements. These plans provided a wide spectrum of public involvement for residents while addressing district-wide issues and opportunities and neighborhood concerns. As part of this planning process these previous planning efforts were evaluated with the intention of providing a neighborhood plan that reflects the continuous city planning process that preceded the devastation of Hurricane Katrina and this neighborhood's recovery effort.

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 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.





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B. Pre-Hurricane Katrina Neighborhood Existing Conditions

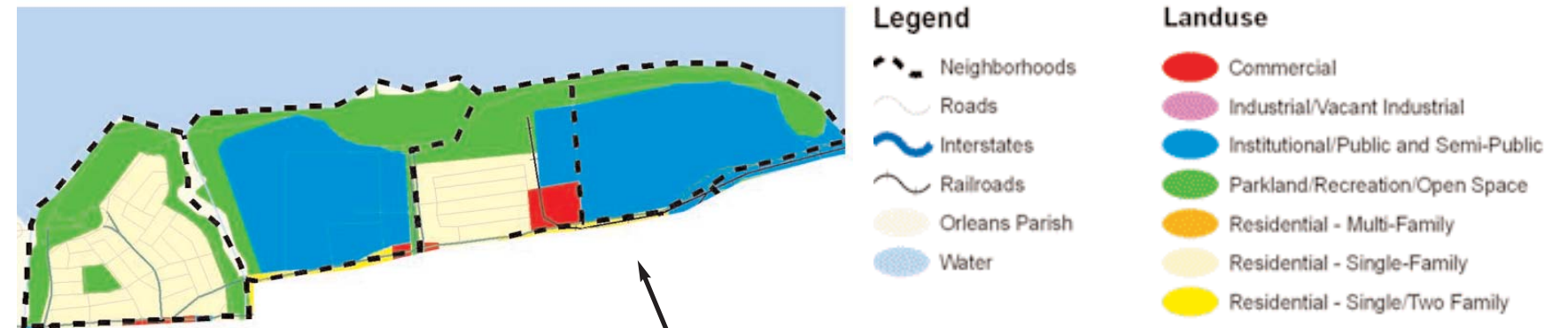
Land Use and Zoning

The Lake Terrace and Lake Oaks neighborhood has limited land use and zoning categories that include single-family residential areas, open/greenspace areas and commercial activity on its periphery. The primary land use within the Lake Terrace and Lake Oaks neighborhood is single-family residences which comprises nearly 54% of the total 442 acres of the neighborhood.

Both subdivisions are primarily zoned single-family residential and have restrictive covenants/agreements with the Orleans Levee Board. The agreements include the requirement to maintain 30% of the area as open/green space. Hence, over 35% of the neighborhood is comprised of parks/open space.

Commercial land use activity is limited to the Sav-A-Center shopping center located on Franklin Avenue and the eastern edge of the Lake Oaks subdivision comprising just under 5% of the total area. Additionally, small commercial centers border this neighborhood along Elysian Fields Avenue between Leon C. Simon Boulevard and Robert E. Lee Boulevard and on Robert E. Lee Boulevard at Paris Avenue.

The University of New Orleans main campus is 306 acres and the east campus is approximately 238 acres. The total area of UNO is not included in the neighborhood land use area.



Pre-Katrina Demographic Profile

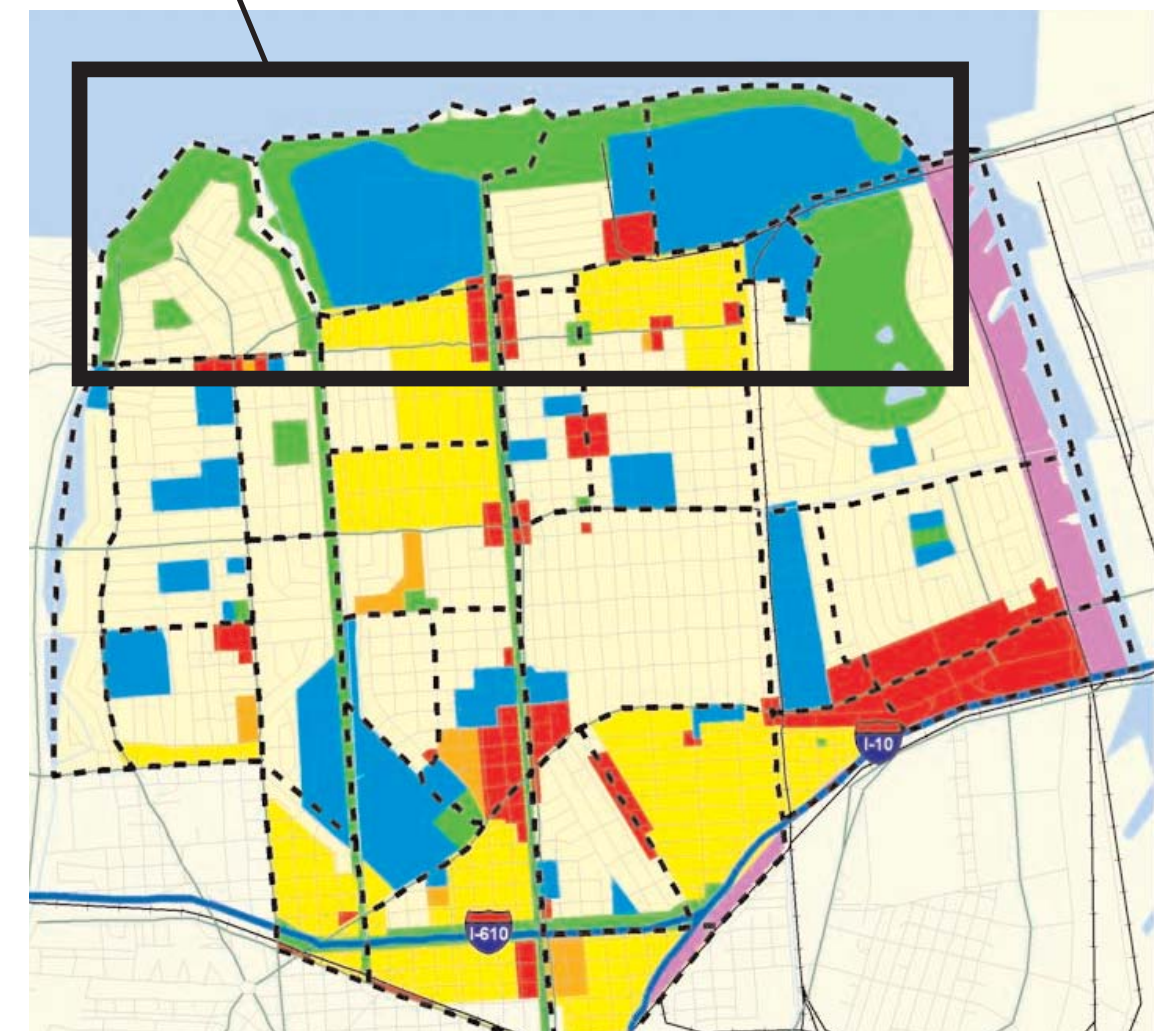
Population

According to the 2000 U. S. Census, the total population of the Lake Terrace and Lake Oaks neighborhood comprised only 5% of the total Planning District 6 population. The 2000 population of this lakefront area neighborhood was 2,147 persons. While the census reports a significant loss in population from 1990, residents have indicated the boundary area of the neighborhood was adjusted between 1990 and 2000. Prior to the boundary adjustment, the Lake Oaks subdivision boundary was south of Leon C. Simon Boulevard. Therefore, historical growth as reported here is skewed.

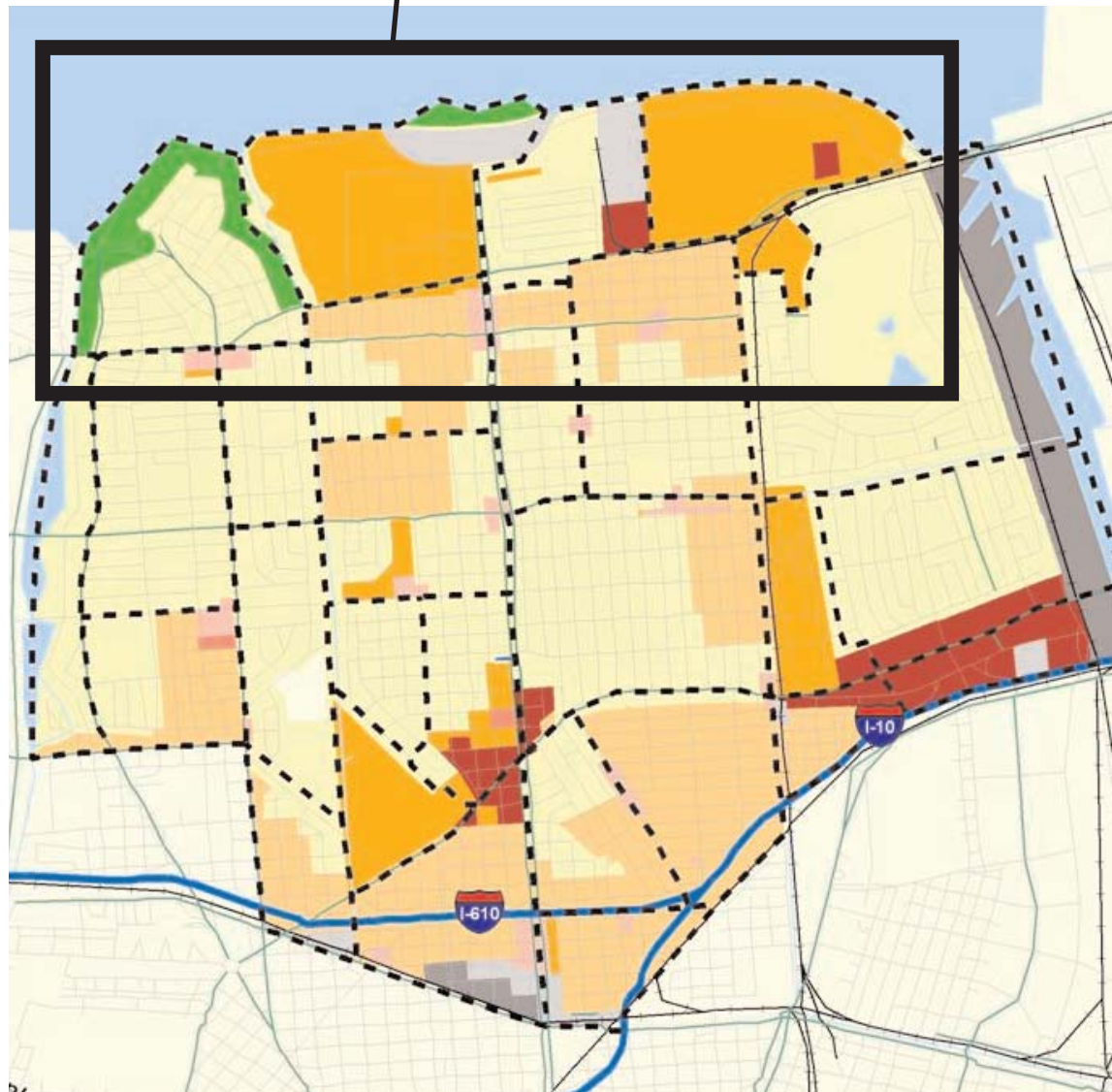
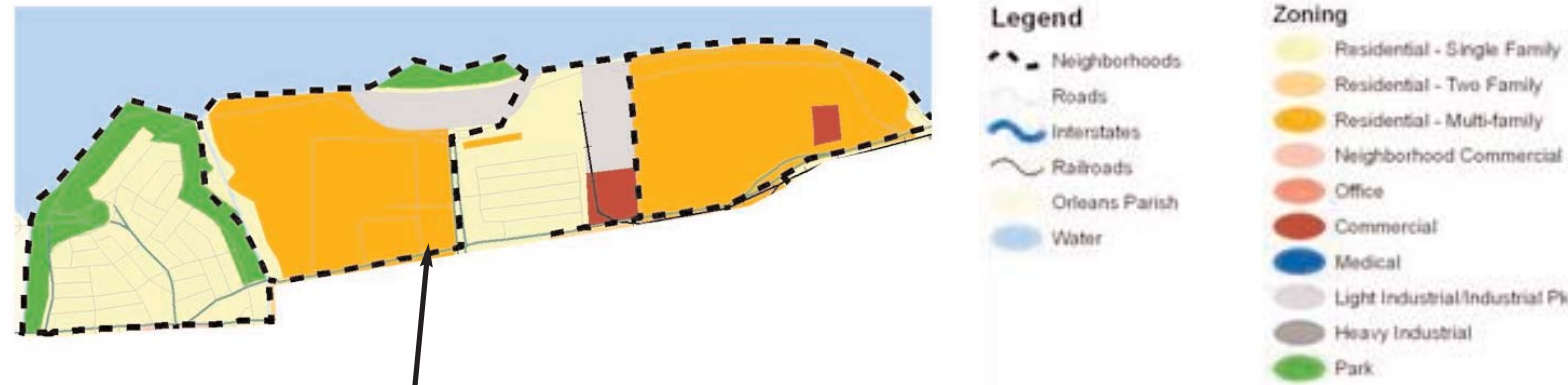
The 2000 racial composition of the lakefront area neighborhood was predominantly white, 72.8% with 20.3% African American and 6.9% all other. The 1990 racial composition of the neighborhood was 83% white, 10.8% African American and 6.2% all other. Compared with Planning District 6 as a whole the 2000 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 Lake Terrace and Lake Oaks



Above: Planning District 6 Land Use - Lake Terrace / Lake Oaks Neighborhood



Above: Planning District 6 Zoning - Lake Terrace / Lake Oaks Neighborhood

neighborhood as reported by the Census Bureau was nearly 48% male and 52% female. This is similar to that of Planning District 6 as a whole. In 1990, there were more males in the Lake Terrace and Lake Oaks neighborhood, 48.5% and 51.5% female. Planning District 6 experienced a similar trend between 1990 and 2000, with a slight decrease in the male population and hence increase in the female population during the same timeframe.

In terms of age cohorts, the 18 – 34 years had the largest percentage of the total neighborhood population in the year 2000, 31.3%. This was followed by the 65+ years of age cohort with 22.8% of the total neighborhood population.

Income and Household Characteristics

In terms of household income, the Lake Terrace and Lake Oaks neighborhood ranked the highest in 2000, 1990 and 1980 of all seven neighborhoods comprising Planning District 6. The neighborhood also experienced an increase of nearly 9% in reported household income between 1990 and 2000. A minor increase (0.34%) was reported between 1980 and 1990. 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

	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%

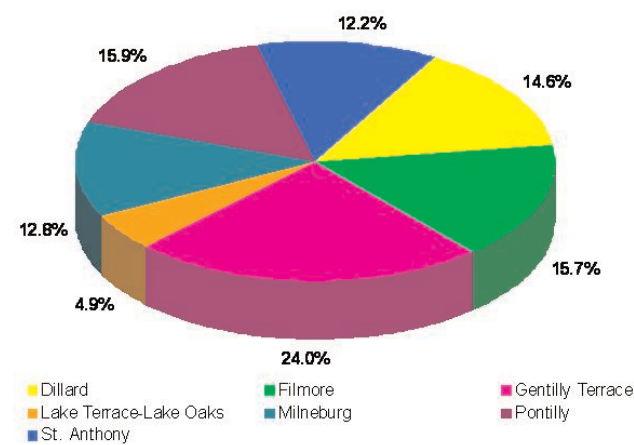
Source: City of New Orleans data from www.gnocdc.org and US Census Bureau; Planning District 6 and sub-areas data from Regional Planning Commission

	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%

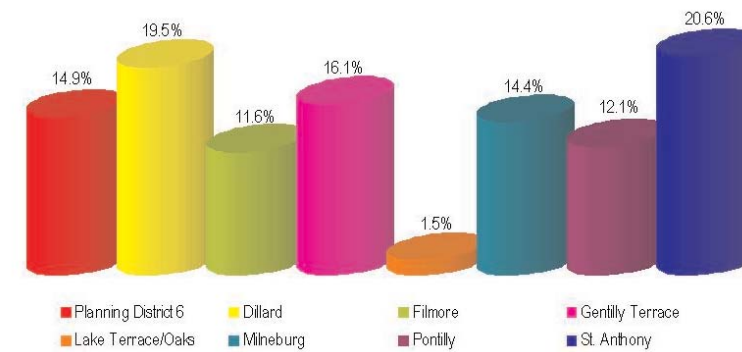
Source: City of New Orleans data from www.gnocdc.org and US Census Bureau; Planning District 6 and sub-areas data from Regional Planning Commission

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

2000 Neighborhoods Population % of Total Planning District 6



2000 % of Population Below Poverty Rate



	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

	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 and US Census Bureau; Planning District 6 and sub-areas data from Regional Planning Commission

	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

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 Lake Terrace and Lake Oaks was 671, down nearly 21% from the 1990 Census. This decrease however can be attributed to the adjustment in the previously mentioned boundary change of the Lake Oaks subdivision within the neighborhood. In the prior decade, the number of households had increased by 4.57%. According to the 2000 Census, the Lake Terrace and Lake Oaks neighborhood comprised 3.9% of the total households within Planning District 6.

The U.S. Census 2000 average household size within the Lake Terrace and Lake Oaks neighborhood was the second smallest of all seven neighborhoods within the planning district, 2.5 persons per household. This is nearly identical to the average household size for Planning District 6 which was 2.52 persons per household as reported in the 2000 Census.

In terms of poverty, the Lake Terrace and Lake Oaks neighborhood has the lowest percentage of population living in poverty of all neighborhoods within the planning district. It is a very affluent neighborhood with only 1.5% of the population 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.

The 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 Lake Terrace and Lake Oaks neighborhood far outpaced the owner occupancy rate of Planning District 6 as a whole and the city of New Orleans. The neighborhood owner occupancy rate was 95.1% compared with 71.8% for the planning district and 46.5% for the city. The neighborhood level owner occupancy rate of 95.1% was the highest of all seven neighborhoods comprising Planning District 6.

Mobility and Transportation

According to the U.S. 200 Census figures,

the majority of the Lake Terrace and Lake Oaks population use private vehicles for their transportation. Of the total households, less than 2% of these households do not have a vehicle and less than 4% rides public transit to work. This reflects the more affluent population of the neighborhood.

Transit service operated by the Regional Transit Authority include routes on Robert E. Lee Boulevard, Paris Avenue and Mirabeau Avenue. Several routes connect with cross town bus routes including Gentilly Boulevard, Elysian Fields and Franklin Avenue.

Recreation and Open Space

Given the 30% open/greenspace covenant and agreement with the Orleans Levee Board, the Lake Terrace and Lake Oaks neighborhood has a significant amount of parks and greenspace equaling approximately 155 acres of the total land area of the neighborhood. The parks and greenspace include Lake Oak Park, Lake Shore Park, Lake Terrace Park, Boreas Park and London and Carlson Parks.

Roadway Hierarchy and Jurisdiction

As noted by many residents, the neighborhood is convenient to other areas of the city and is serviced by several major east/west arterial streets including Robert E. Lee Boulevard, Leon C. Simon Boulevard



**Images: Typical Residences -
Lake Terrace and Lake Oaks**



and Lakeshore Drive. North/south arterial streets include Wisner Boulevard, Elysian Fields Avenue and Franklin Avenue.

Arterial access to the Lake Terrace subdivision is via St. Bernard Avenue and Paris Avenue as well as Lakeshore Drive. Residents of Lake Oaks subdivision have access via Lakeshore Drive and Elysian Fields Avenue.

Architecture

The Lake Terrace and Lake Oaks neighborhood possesses a series of very interesting and potentially significant homes that could be considered because of their style as architecturally significant. Some homes in the Lake Terrace neighborhood date back to the early 1950s making them age eligible. Homes in the Lake Oaks neighborhood however, date back to the mid 1960s.

Historic Preservation

The Lake Terrace and Lake Oaks neighborhood possess a series of very interesting and potentially significant homes that could be considered because of their style as architecturally significant. Some homes in the Lake Terrace neighborhood date back to the early 1950s making them age eligible. Homes in the Lake Oaks neighborhood however, date back to the mid 1960s.



12 The local neighborhood streets connect with the above major arterial streets.

**Housing, Architecture and
Historic Preservation**

Housing

The primary land use within the Lake Terrace and Lake Oaks neighborhood is single-family residences which comprises approximately 54% of the total 442 acres (exclusive of the University of New Orleans' campuses). Individually, the percentage of single-family land use within the two subdivisions is higher than the total area. Both neighborhoods are exclusively single-family neighborhoods.

Within the Lake Terrace subdivision, 46% of the total land area is devoted to single-family residential, and in the Lake Oaks subdivision, nearly 60% of the total area is single-family residences with the balance of the land being devoted to streets rights-of-way and open spaces.

C. Hurricane Katrina Neighborhood Impacts

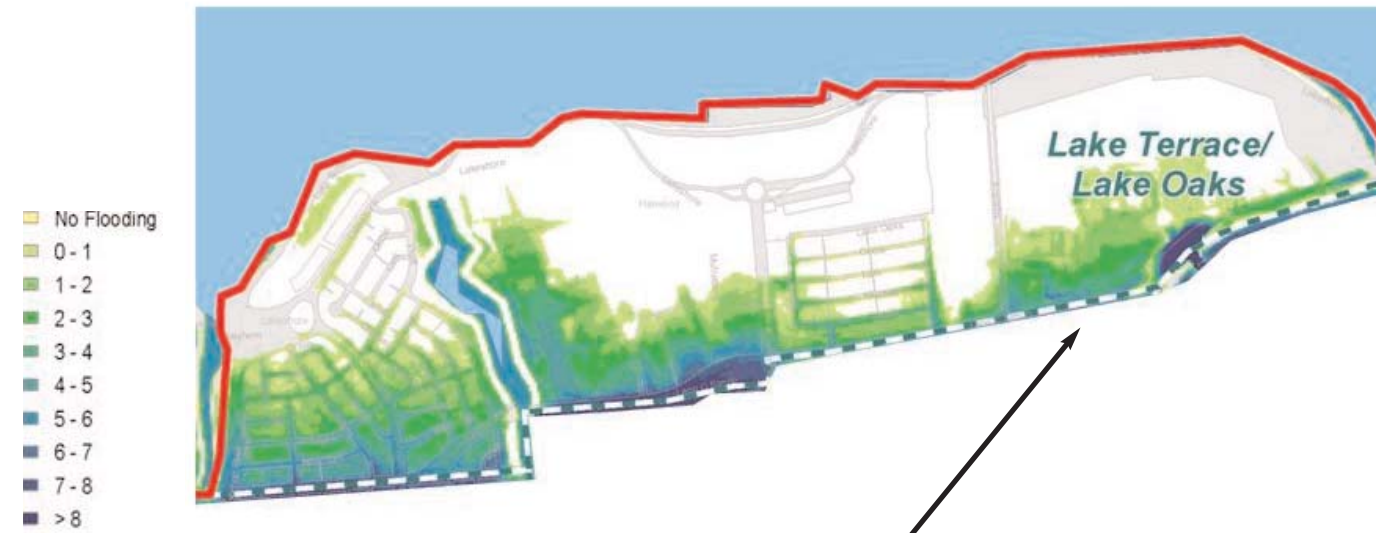
Extent of Flooding

Because of their location on the man-made ridge along the lakeshore area at an between varying between five to ten feet above the lake, both the Lake Terrace and Lake Oaks neighborhoods were spared the deep flooding that affected the neighborhoods south of Leon C. Simon Boulevard in Planning District 6. The northern areas of the neighborhood received no flooding while the areas on the south side of the neighborhood towards Leon C. Simon Boulevard received between three feet at the edge of the boulevard diminishing to one foot as the land elevated to the north.

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 Lake Terrace and Lake Oaks neighborhoods flood damage was limited. Most of the residential structures of Lake Terrace had damage estimates of between



Above: Planning District 6 Flood Damage - Lake Terrace / Lake Oaks Neighborhood
Source: City of New Orleans, Mayor's Office of Technology, GIS Department

20 and 30 % with some isolated structures along the southern edge of the neighborhood assessed at 40 to 50 %. In the Lake Oaks neighborhood most if not all house were assessed at less than 30% damage. Both neighborhoods low damage assessment from flooding is a reflection of the neighborhoods higher ground elevation. This has translated, in addition to its economic stature, into a faster recovery for both neighborhoods.

All properties that experienced greater than 50% damage are now required to meet the new base flood elevation requirement of three feet above 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

There are no commercial properties located within the Lake Terrace subdivision.

To the south of the neighborhood is the Lake Terrace shopping center which did receive substantial flood waters and has not been reconstructed.

The Sav-A-Center shopping area is located on the west side of the Lake Oaks subdivision along Leon C. Simon Boulevard and Franklin Avenue. The Sav-A-Center which has re-opened offering residents of this neighborhood and others, a much needed retail grocery store, 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 re-opened 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 .

Institutional Properties Damage Assessment

The University of New Orleans suffered flood damage. Many of the campus buildings were also damaged in the

aftermath of the storm by vandals. As of the writing of this report most facilities on the main campus are operational and the student enrollment in the 2006 fall semester was approximately 65% of its pre-Hurricane Katrina level of 17,000 students. The Research and Technology Park located at Lakeshore Drive has recovered. Additionally, the university is planning a new dormitory facility on its main campus as well as other physical improvements to other campus buildings.

Infrastructure Damage Assessment

Street Conditions

Most streets in the Lake Terrace and Lake Oaks neighborhoods are in good condition. Minimal repairs include specific pot holes that may exist. In general, because of the lower level of damage due to flooding and hurricane winds, as well as what appears to have been better construction methods, the streets in both neighborhoods are in good condition.

Signage and Way-Finding

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 and Open Space

The two parks in Lake Terrace, Boreas Park and Lake Terrace Park were spared the severe flooding brought in the aftermath of Hurricane Katrina. Lake Oak Park, that frames the entrance from Elysian Fields into the neighborhood were also spared the severe flooding.

In Lake Oaks the open space along Music Street and buffering the Sav-A-Center shopping area was spared flooding as well as the open spaces of Lakeshore Park that face directly on Lake Oaks Parkway the northernmost street of the community.

In Lake Terrace while the flooding did not affect the open spaces along the London Avenue canal, the construction of the new pump stations and levee improvements will require re-landscaping and buffering.

The lakeshore linear greenspace is part of a network of parks situated between the

Orleans Levee District levee and adjoining lakefront area subdivisions and residential streets. This linear greenspace serves as complimentary assets for the entire neighborhood. Matures trees and landscaped lawns are now being maintained on a periodic basis. Selective tree removal post-Katrina is occurring.

Community Facilities

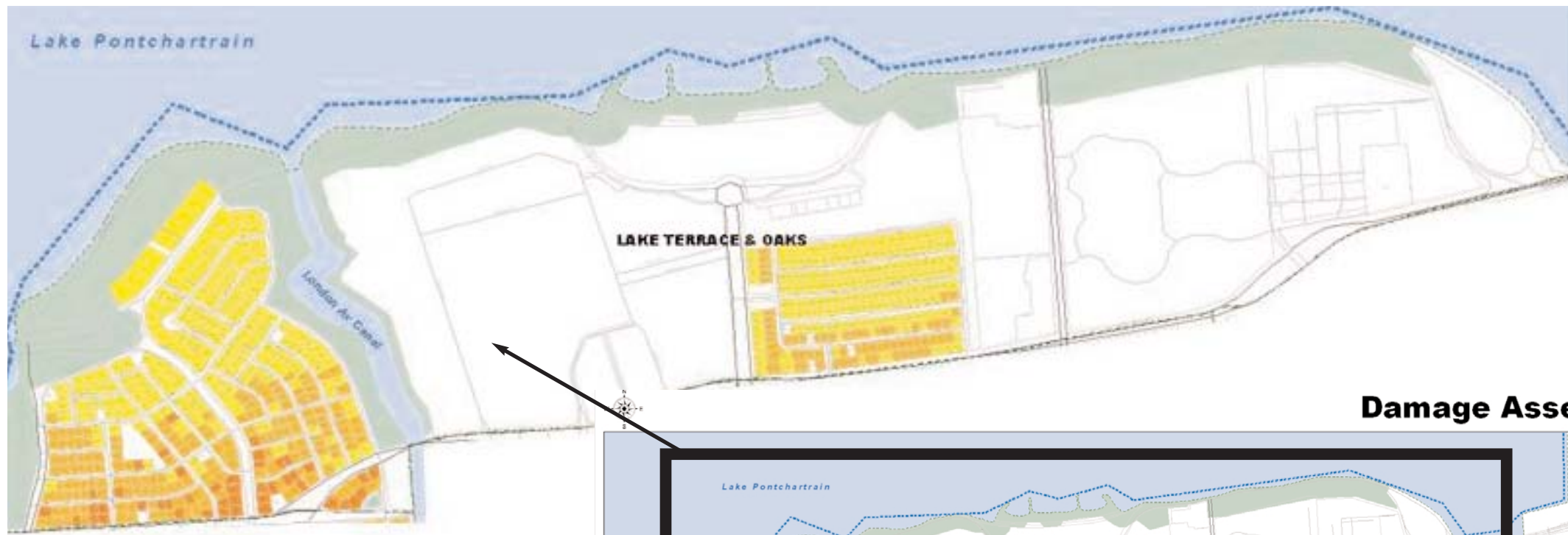
Community facilities and services for the Lake Terrace and Lake Oaks neighborhoods have been traditionally provided within the larger immediate urban area.

Within Lake Terrace and Lake Oaks, there are no school facilities, no churches or any other type of community-related function.

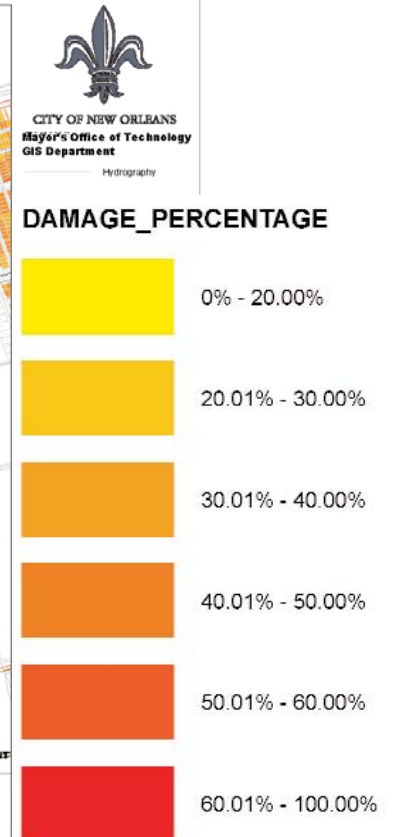
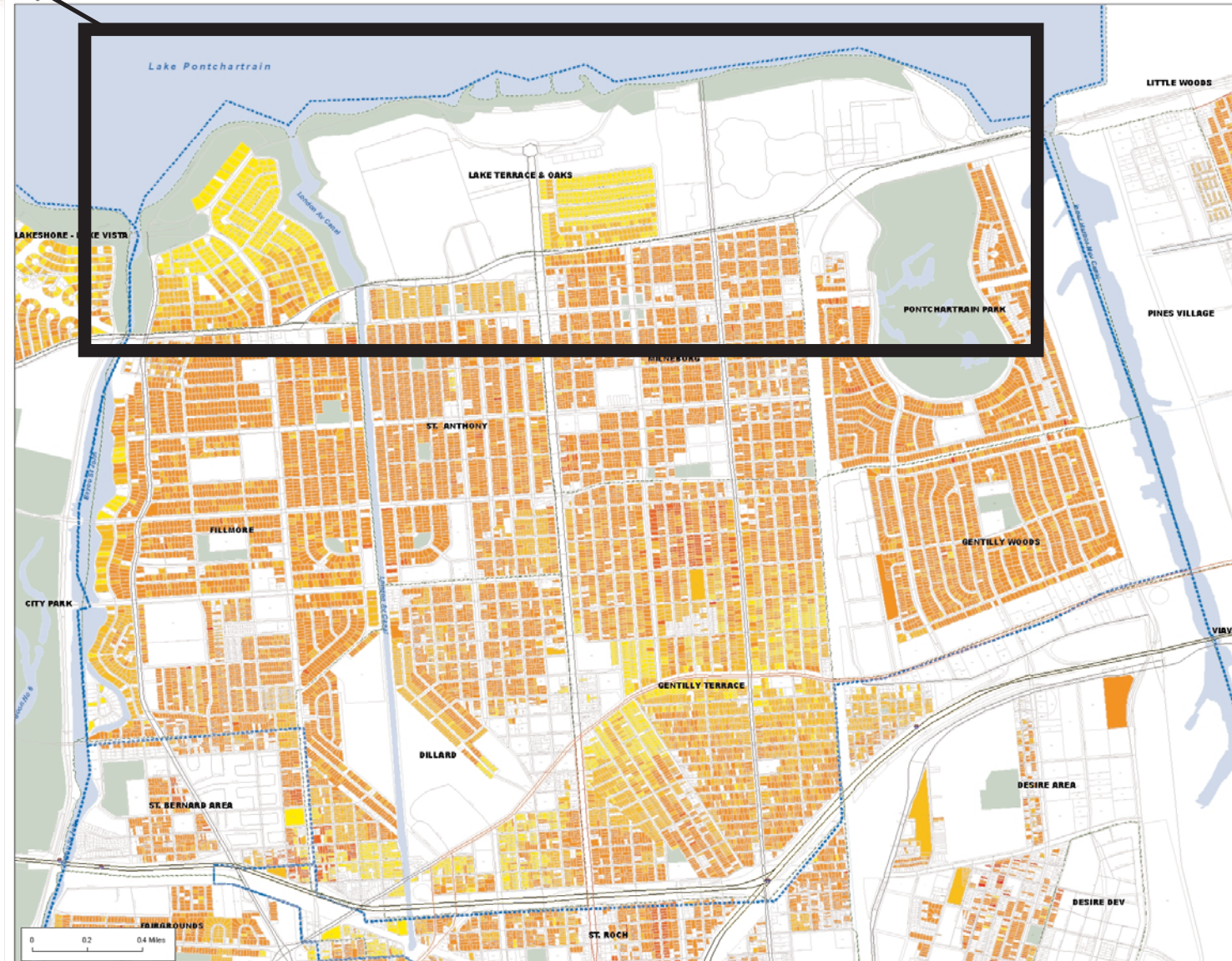
Images from left to right:

- A: USACE Pump Station At Pratt Drive (Lake Terrace)
- B: Residence - Lakeshore Drive, Lake Oaks
- C: Music Street - Lake Oaks
- D: View of open Space and SAV-A-Center Shopping Center Rear Wall





Damage Assessment



At right: Planning District 6 Damage Assessment - Lake Terrace and Lake Oaks Neighborhood





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D. Neighborhood Rebuilding Scenarios



The neighborhood rebuilding scenarios for the Lake Terrace and Lake Oaks neighborhood address the future of the residential areas and of the nearby commercial areas that may impact the neighborhood. While two of the commercial areas (Lake Terrace shopping center and the strip commercial on Elysian Fields between Leon C. Simon Boulevard and Robert E. Lee Boulevard) are not within the Lake Terrace and Lake Oaks neighborhood boundaries, they are included in this plan because of residents concerns regarding their revitalization. Plan details are included in the respective neighborhood reports under separate cover.

Residential Areas -- Rebuilding of the Lake Terrace and Lake Oaks neighborhood reflects the desire of residents that it not change from its current single-family development pattern. The recovery plan will follow the existing structure and organization with special emphasis on restoring and enhancing the residential quality of the lakeshore neighborhood. It is based on input from residents that they appreciate the basic urban structure of the neighborhood, that it is sound and that residents enjoy the urban pattern and layout of their neighborhood and community. To ensure this goal is met however, it is important to provide:

- Continued monitoring of the reconstruction and improvements to the seawall along Lake Pontchartrain water's

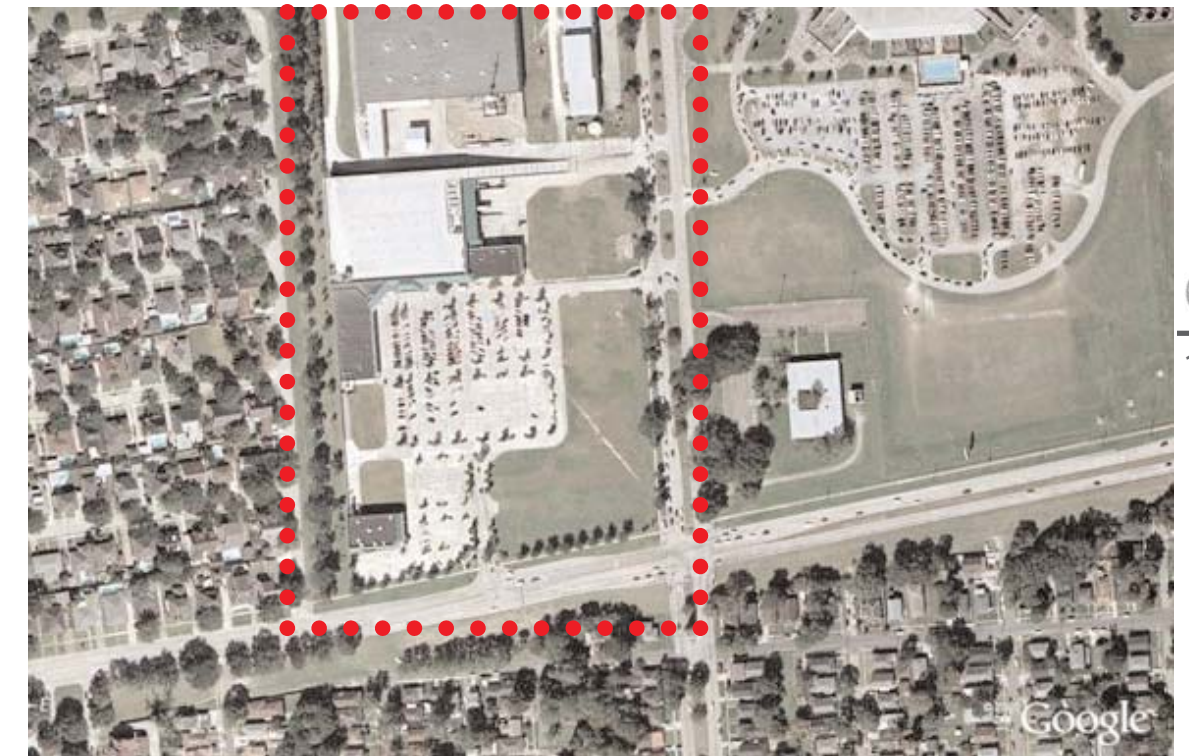
edge, improvements to Lakeshore Park, and Lakeshore Drive roadway improvements to assure that the area becomes once again an asset to the community and that adequate flood protection be provided;

- Buffering the pump stations constructed by the U.S. Army Corps of Engineers to assure that these flood protection structures are visually buffered from the residential areas and do not become in the long term a visual nuisance.

Commercial Areas – The Sav-A-Center shopping area located on Leon C. Simon Boulevard and Franklin Avenue has reconstructed. Residents expressed an interest in possibly reconfiguring this site. While it is unlikely that this will occur since it has re-opened, residents should work with the owners to improve the amenities of the center.

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 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 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

Images at top left to right:

A: Residence Lake Terrace

B: SAV-A-Center Shopping Complex

Images at center:

A: Aerial of the Sav-A-Center Shopping Complex



addressed through an economic analysis. A small sub-area plan for the totality of these sites is recommended.

Commercial Activity Along Elysian Fields Avenue Scenario (Milneburg Neighborhood):

Commercial activity exists along Elysian Fields Avenue between Robert E. Lee Boulevard and Leon C. Simon Boulevard. The commercial activity in this area is limited to vehicle driven commercial uses. These are individual parcels that contain a Walgreens Drugstore, food establishments and other vehicle oriented retail. Unless, parcel assembly is accomplished, the small size of the commercial area and the limited depth of the sites do not lend themselves to the development of mixed use projects. Some of the commercial activity has caused issues within this neighborhood and the adjacent neighborhood.

Residents have complained of the type and quality of the bar establishments which tends to attract large crowds on weekends once the lakefront area is closed causing traffic problems and other problems. Residents of the area want to see an improvement to these developments. Area residents should form a special committee to work with the businesses to remediate problems and improve the area.

Neighborhood Re-Population

Both the Lake Terrace and Lake Oaks neighborhoods are, as of today, substantially re-populated. However, there are still numerous homes that have not been restored but that, given the attractiveness and central location of the neighborhood will undoubtedly re-populate at a rapid pace. These neighborhoods suffered limited hurricane damage and because of their economic condition have been able to recover rapidly. Additionally, Pre-Hurricane Katrina indicators (2000 U.S. Census) of home ownership and income levels provide a clear indication of the attractiveness of the community pre-Hurricane Katrina and support its rapid recovery.



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 Dillard 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 Recommendations – 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 Recommendations -- 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 Recommendations – 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: Orleans Canal Reconstruction

B: Passive Open Space Use - Lake Terrace





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 Dillard 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 the 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



All throughout the recovery process the neighborhood has 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 Lake Terrace and Lake Oaks. The recovery of the adjacent neighborhoods will have a direct and positive impact on this lakefront neighborhood and will translate into a faster recovery and increased property values for neighborhood residents.

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 Dillard and 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

What has become quite apparent through the neighborhood planning process is that

Images from left to right:

A-D: Typical Street Scenes -Lake Oaks and Lake Terrace





Images from left to right:

- A: Lake Oaks Residence
- B: Typical Street - Lake Oaks
- C: Lake Oaks Park

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, but 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.

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

The long-term recovery of Lake Terrace and Lake Oaks neighborhood and the entire planning district will require that key recovery/redevelopment projects be monitored and implemented on a priority basis.

Neighborhood interests should monitor and help bring about the construction of these key recovery projects indicated below that form the part of the Neighborhoods Rebuilding Plan and have been expressed by the neighborhood and community through the public involvement process.

Proposed Projects Description

Parks/Open Space and Recreation Improvements/Projects

- A. Restoration of Lake Oak Park and Deficiency Assessment
- B. Restoration of Lake Shore Park and Deficiency Assessment
- C. Restoration of Lake Terrace Park and Deficiency Assessment
- D. Restoration of Boreas Park and Deficiency Assessment
- E. Restoration of London and Carlson Parks and Deficiency Assessment
- F. Maintain 30% Open/Greenspace

Agreement/Covenant with Orleans Levee Board

G. Construct Fenced Dog Run Park Along London Avenue Canal Linear Park Area

The parks and greenspace are vital assets to the neighborhoods. Residents want the parks restored and an assessment of deficiencies performed to identify further needs (exclusive of Project "O" below) including equipment and user amenities (i.e., benches, trees, landscaping, water fountains, enclosed facilities).

Of particular concern to residents is the current condition of the London Avenue park, as it is being utilized for a construction staging area by the U.S. Army Corps of Engineers, for installation of new pumps. Residents are passionate about this area being restored to a usable greenspace.

In addition to park restoration, nearby residents have identified the linear area alongside London Avenue canal as ideal area for a dog run park. This area has long been utilized by residents to walk their dogs. The addition of a designated and fenced area with rules and regulations, would improve this area.



Pedestrian and Bicycle Improvements/Projects

H. Extend Existing St. Anthony Walking Path to the Lakefront

The St. Anthony neutral ground walking path has provided a significant north/south connection through the St. Anthony neighborhood. It currently ends at Leon C. Simon Boulevard. The walking path should be extended to the north through the UNO campus and connect with the lakefront.

I. Extend Wisner Boulevard Designated/Shared Use Path

One goal of the recovery plan is to improve connectivity throughout the planning district. The proposed (and funded) designated/shared use path on Wisner Boulevard will provide a north/south designated bicycle lane. That project (see Filmore Neighborhood Rebuilding Plan, under separate cover), will stop at Robert E. Lee Boulevard. Residents want the project to be extended to the lakefront.

J. 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 include designation of a bicycle lane. This project will help achieve the overall goal of improved mobility and connectivity throughout the planning district.

Neutral Grounds Projects

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

The major streets serving the Lake Terrace and Lake Oaks neighborhood including Elysian Fields Avenue, St. Anthony Street, Paris Avenue, St. Bernard Avenue, Leon C. Simon Boulevard and Robert E. Lee Boulevard have beautiful greenspace within the neutral grounds. Many trees lined these neutral grounds and were lost to salt water intrusion caused by the flood.

The neutral grounds are valued green space. Residents have a strong desire to restore the neutral grounds throughout the neighborhood and all of Planning District 6. Additionally, it is recommended a landscaping master plan be prepared that is inclusive of a tree planting policy.

Sub-Area Master Planning Projects

L. 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.

M. Prepare Sub-Area Master Plan for Leon C. Simon/Franklin Avenue Shopping Center

The Sav-A-Center shopping area located on Leon C. Simon Boulevard and Franklin Avenue has reconstructed. Residents expressed an interest in possibly reconfiguring this site. While it is unlikely that this will occur since it has re-opened, residents should work with the owners to improve the amenities of the center.

Lake Shore Area Improvements/Projects

N. Lakeshore Park Seawall Repair

The Orleans Levee Board submitted a \$90 million funding request to FEMA to address reconstruction needs of all its elements. The seawall reconstruction is only one element of the \$90 million damage estimate carried out by the Orleans Levee Board to address the damages done by Hurricane Katrina. G

iven that the seawall is currently not part of the primary hurricane protection system of the city of New Orleans, it does not qualify for FEMA reimbursement. To be able to qualify the seawall for reimbursement it would have to be identified as an element of the hurricane protection system. In order to reclassify the seawall as a hurricane flood protection element U.S. Congressional Action would be required.

This process will entail that the Congressional Delegation of Louisiana take action on this matter. During the community meetings (in Planning District 5) it was identified as a community need for residents to take action on this matter and lobby their Congressional Delegation to move this item forward given its importance in the reconstruction efforts for Lakeshore Park and the residents of Planning Districts 5 and 6 and the city of New Orleans.



At right: Passive Open Space



Lake Terrace & Lake Oaks Neighborhood Rebuilding Plan

Parks/Open Space & Recreation Projects

- A Restoration of Lake Oak Park & Deficiency Assessment
- B Restoration of Lake Shore Park & Deficiency Assessment
- C Restoration of Lake Terrace Park & Deficiency Assessment
- D Restoration of Boreas Park & Deficiency Assessment
- E Restoration of London & Carlson Parks & Deficiency Assessment
- F Maintain 30% Open/Green Space Agreement/Covenant
- G Develop Fenced Dog Run Park in London Park

Pedestrian & Bicycle Projects

- H Extend Existing St. Anthony Walking Path to the Lakefront
- I Extend Wisner Boulevard Designated/Shared Use Path to the Lakefront
- J Robert E. Lee Boulevard Designated/Shared Use Path

Neutral Grounds Projects

- K Restore all Neutral Grounds & Create Welcome Signs to Neighborhoods -- Elysian Fields Avenue, St. Anthony Street, Paris Avenue, St. Bernard Avenue, Leon C. Simon, Robert E. Lee Boulevard, Lakeshore Drive
- Prepare Neutral Grounds Landscape Master Plan

Planning Projects

- L Prepare Sub-Area Master Plan for Paris Avenue/Leon C. Simon Shopping Center
- M Prepare Sub-Area Master Plan for Leon C. Simon/Franklin Avenue 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

O. Orleans Levee Board Open Space

The Orleans Levee Board has contracted with an Architectural firm and has authorized a notice to proceed with the Study and Design Phase on the shelter houses and pavilions. The district expects to begin the construction phase by October of calendar year 2006. The engineering contract for Lakeshore Drive Roadway was awarded in July of 2006 for the design and repair of the roadway.

However, as of July, there were still on-going discussions with FEMA to resolve cost differences for mitigation repair to the seawall area, roadway and street lighting. It is expected that these issues will be resolved and that design work is on-going at the preparation of this report.



LAND USE AND ZONING

Recommendations/Projects

Lake Terrace and Lake Oaks are established mature single-family community that has beautiful homes, high residential values, and an overall plan that reflects the original organization and care that has pervaded the development of the community. Given these conditions there is no need to make any land use changes in the process of neighborhood recovery.

The present land use can easily accommodate all the required use improvements that the neighborhood desires. From the community meetings it has been clearly expressed that the desire of the residents of the neighborhood is to preserve the single family residential character of both Lake Terrace and Lake Oaks. No land use changes are proposed for either the Lake Terrace or Lake Oaks neighborhoods as part of the Neighborhoods Rebuilding Plan.

Conditions in Lake Terrace and Lake Oaks are similar to the conditions of Lakeshore and Lake Vista neighborhoods in District 5. The recovery plan proposes the Lakeshore and Lake Vista Single-Family Residential District regulations in order to reconcile the existing discrepancies between the area's existing RS-1 Single-Family District height, area and bulk regulations within the City's Comprehensive Zoning Ordinance and the

regulations of the Orleans Levee Board of Commissioners for Zone 2, Lakefront Improvements. This will address existing zoning regulation conflicts between those of the Levee Board and the RS-1 Single-Family residential district zoning category.

TRANSPORTATION AND PUBLIC TRANSIT PROJECTS

The Lake Terrace and Lake Oaks neighborhoods are well served by major vehicular routes on its periphery and have a relatively stable system of internal/local streets. Individual conditions vary by sub-area. Portions of the neighborhood network however (Lakeshore Drive/Leon C. Simon Boulevard/Elysian Fields Avenue) sustained damage from Hurricane Katrina's storm surge, flooding, and post-Katrina debris removal activities.

As a result of the devastation of Hurricane Katrina, at present there is limited public transit service to these neighborhoods. As the Regional Transit Authority regains its operational and fiscal stability, public transit service expansions should be implemented on key routes.

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.

PARKS, OPEN SPACE AND LANDSCAPE ARCHITECTURE PROJECTS

Parks in Lake Terrace and Lake Oaks are in reasonably good condition and have been recovered for the most part by area residents. There is a need to improve the open space along the London Avenue Canal to address the reconstruction of open spaces once the London Outfall Levee and Pump Station projects are concluded. Reconstruction of Lakeshore Park is another project of neighborhood interest.

HOUSING, ARCHITECTURE AND HISTORIC PRESERVATION

Housing

Lake Terrace and Lake Oaks are comprised of single family residential units. These residential units are on the upper end of the value scale of the city of New Orleans. As such the housing element for the Lake Terrace and Lake Oaks neighborhoods understands the high economic condition of the neighborhood and addresses the inception of programs to facilitate the

recovery of the area of the neighborhood that were flooded and maintain the character of the community. Programs previously mentioned such as the Lot Next Door will be a part of the recovery of the neighborhood.

Architecture

Maintaining the architectural integrity of Lake Terrace and Lake Oaks should be a major concern for recovery and reconstruction. As new homes are built and damaged homes that are over 50% reconstructed, there will be a need to meet FEMA's Advisory Base Flood Elevation. The development of Architectural Design Guidelines tailored specifically for Lake Terrace and Lake Oaks will provide a vehicle to protect the architectural integrity and aesthetics of the neighborhood.

Historic Preservation

There are select structures in these neighborhoods which could potentially be considered for designation to the National List for Historic Places. Such structures, over 50 years in age, can be submitted for inclusion in the National Register for Historic Places, based upon architectural significance or historical association. However, exclusive of commercial properties, there are no economic benefits associated with the listing.



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 LAKE TERRACE/LAKE OAKS IMPLEMENTATION PRIORITY MATRIX

PROJECTS & PHASE	POTENTIAL FUNDING SOURCE(S)														CAPITAL FUNDING NEED/GAP						
	CRITICAL (1) NEEDED (2) DESIRED (3)	FEHMA	CDBG/ILRA	OTHER HUD	USACE	CITY CIP	SWB	LHFA	HANO	HOME	EDA	TIF/GO BONDS/MMTC	BID	SPECIAL TAXING DISTRICT		FHWA/FTA	LDOT	PRIVATE FOUNDATIONS	ORLEANS LEVEE BOARD	OTHER GOVERNMENT & NEGOS	
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	
Create sub-area master plan and study gap funding requirements, encourage, and assist as necessary in commercial revitalization of Paris Ave/Leon C. Simon Blvd. shopping center	1		•							•	•									\$35,000	
Repair/rebuild all streets including sub-base (Immediate Phase)	1	•	•																	\$11,112,000	
Replace/repair street trees, street lights and landscaping (Immediate Phase)	1	•	•																	\$120,000	
Replace bus shelters, benches and surrounding landscaping	1	•	•																	\$30,000	
Subtotal: Capital Projects																				\$11,297,000	
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 for 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																				
Maintain existing residential zoning and 30% open/green space per Levee Board agreement/covenant	1																				
Implement Urban Design Overlay Ordinance for Elysian Fields and Gentilly Boulevard commercial areas	1																				
Mid Term Plan																					
Capital Projects																					
Restoration and Upgrade of Lake Oak Park, Lake Shore Park, Lake Terrace Park, Boreas Park, and London/Carlson Park	2	•	•																		\$2,500,000
Restore all neutral grounds and create welcome signs/entrances to individual neighborhoods/subdivisions along Leon C. Simon Boulevard, Robert E. Lee Boulevard, Lakesore Drive	2	•	•																		\$250,000
Develop fenced dog park in London Park	2		•																		\$100,000
Extend existing St. Anthony walking path to lakefront	2		•																		\$150,000
Extend Wisner Avenue bicycle lane to lakefront	2		•																		\$75,000
Implement Lakeshore Drive designated bike path	2		•																		\$50,000
Implement CPC & RPC adopted pedestrian improvements for Elysian Fields/Gentilly Blvd and Elysian Fields/610 intersections	2		•	•																	\$200,000
Rebuild all sidewalks including curb cuts and truncated domes	2	•	•																		\$300,000
Bring all sidewalks in compliance with ADA requirements	2		•																		\$100,000
Subtotal: Capital Projects																					\$3,725,000
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 (2nd Phase)	3	•	•																		\$22,225,000
Replace/repair street trees, street lights and landscaping (2nd Phase)	3	•	•																		\$235,000
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																					\$22,460,000
CAPITAL PROJECTS TOTAL																					\$37,482,000

