



**St. Claude Neighborhood
Planning District 7
Rebuilding Plan**



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Cover Images:
A: Holy Angels Church
B: World War I Memorial
C: Home in the Musicians Village

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.

Planning District 7, the subject of the following report, includes 4 geographically specific neighborhoods: St. Claude, St. Roch, Desire Area and Florida Area.

Basic assumptions also formed the basis for the Planning District 7 Recovery 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;
- 4) That there is an organized, coherent and operable Hurricane Evacuation Program.

Acknowledgements

With grateful appreciation the planning team would like to thank all the residents of District 7 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

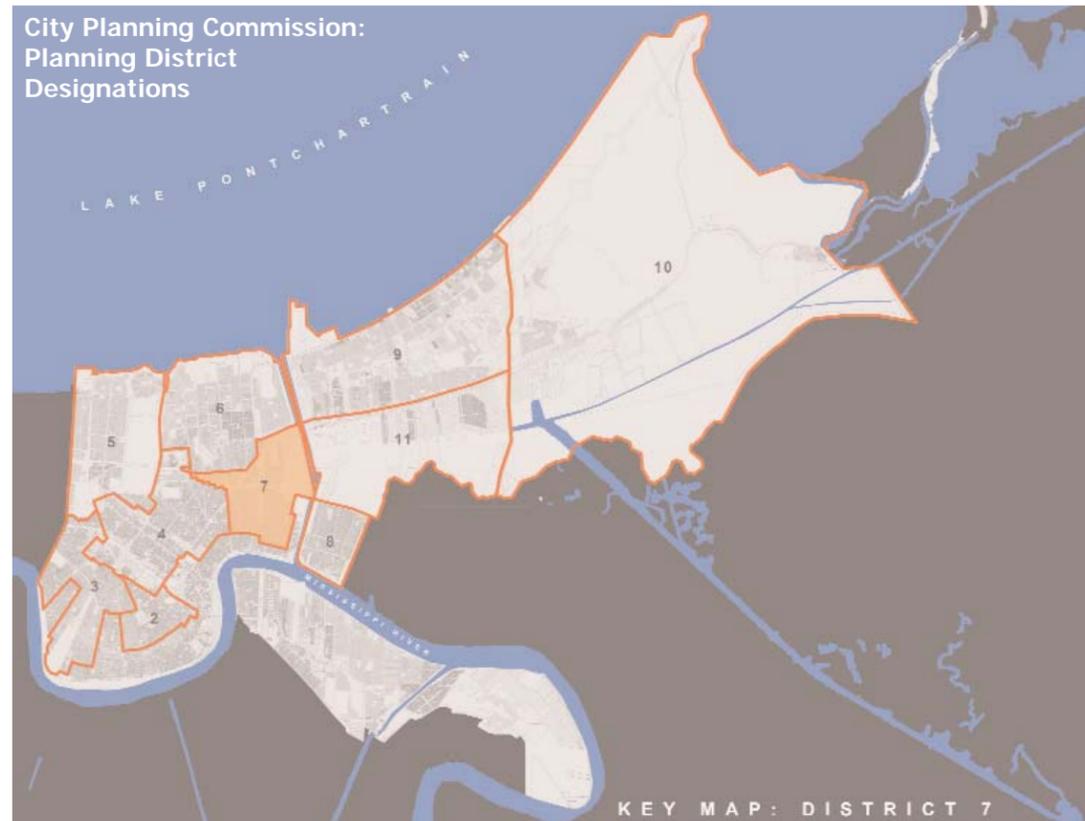
Overall Planning Consultant

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

Hewitt-Washington, Inc.
 Lonnie Hewitt, AIA

Neighborhood Planner

St. Martin - Brown & Associates, LLP
 Joseph St. Martin
 Deron Brown



A. St. Claude Neighborhood

Location and History

The St. Claude Neighborhood is located between the Bywater and Florida neighborhoods in Planning District Seven. St. Claude is bordered by Montegut and Lesseps to its east, St. Claude and Burgundy to the south, Law and Galvez to the north, and Franklin and Almonaster to the west.

The history of development in St. Claude dates back to 1899 when Orleans Parish passed legislation to drain various back swamp areas of the city. Between 1900 and 1920 various canals along Franklin, Florida and Alvar served as outlets for drainage of the area. From 1919 and 1935 the canals were replaced with subsurface drainage and covered. This made the area more desirable for development and increased the level of railroad development.

As the area developed and the Industrial Canal reached completion, light industrial development became increasingly attractive. By 1946 the area was supported by the Gulf Mobile, Ohio Railroad, Louisville and Nashville Railroad, New Orleans and Northeastern Railroad and the Public Beltway.

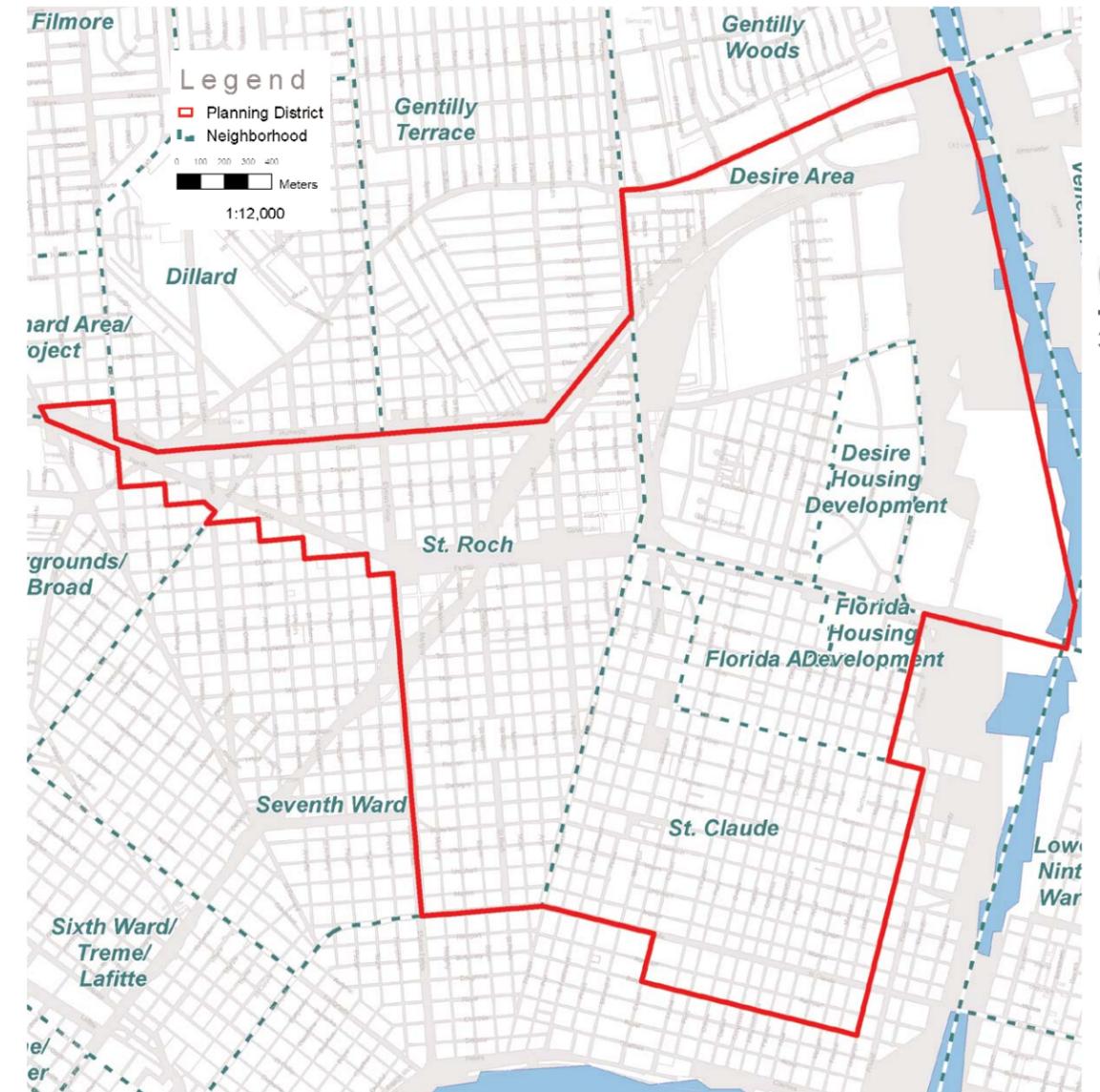
By 1950, residential settlement was near complete. The St. Claude area is home to several neighborhood parks, churches, schools and commercial developments.



The Alvar Branch of the New Orleans Public Library System was the first library to open in the City post-Katrina.

Bunny Friend Park and Vincent DePaul Cemetery are fixtures in the community.

Many of the neighborhood's assets were greatly devastated due to the flood waters and catastrophic winds of Hurricane Katrina. However, neighborhood residents realize that the winds and waters of Katrina also created an opportunity to uncover some of the neighborhood's forgotten assets.

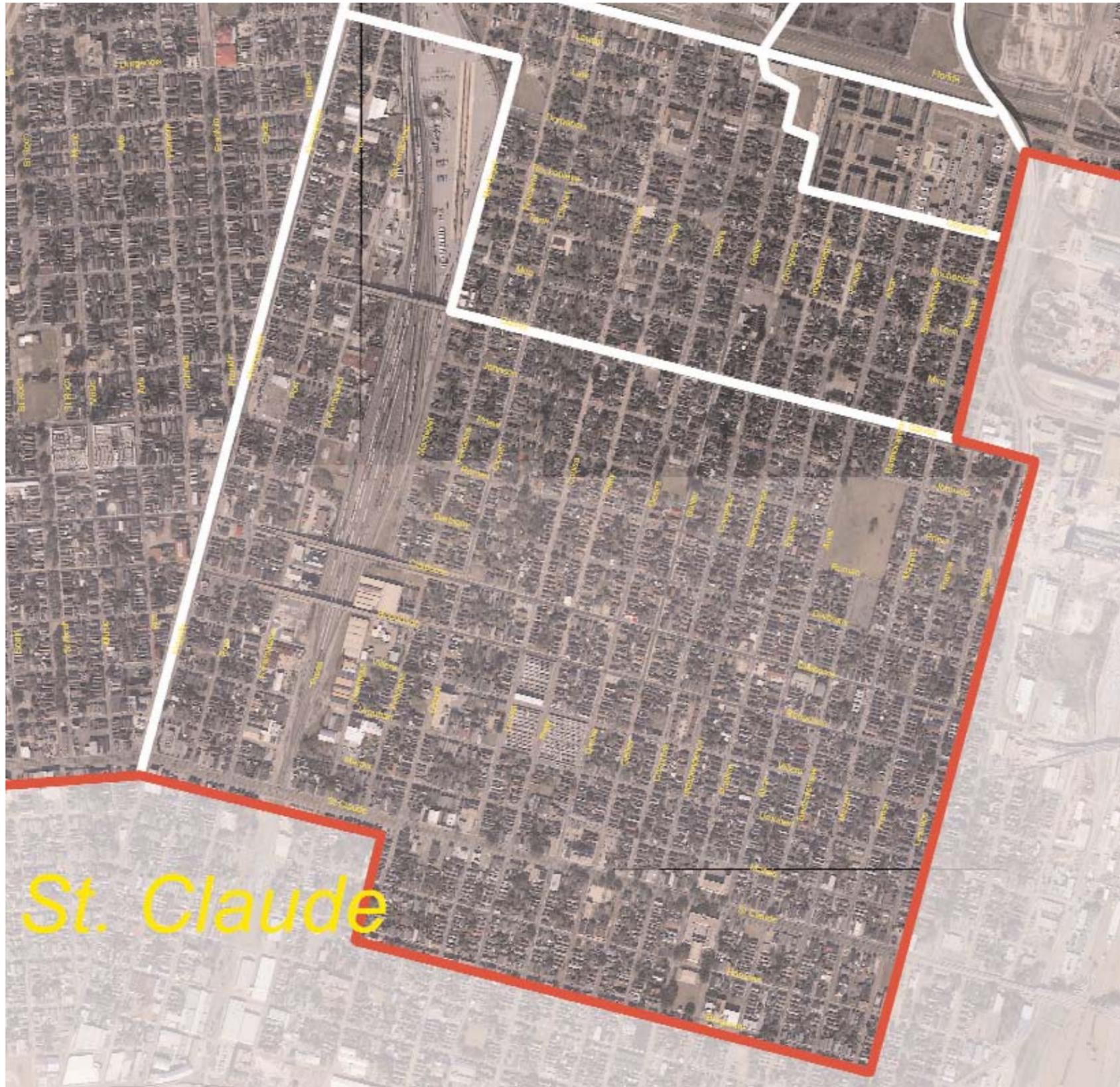


Images from left to right:

- A: Historic Home
- B: St. Vincent De Paul Cemetery
- C: B.M. Palmer School

At right: Neighborhood Boundaries in District 7

Source: City of New Orleans



Aerial Map of the St. Claude Neighborhood (Above)



Recovery Vision and Goals

The Neighborhoods Rebuilding Plan provides a vision and framework for physical improvements, economic sustainability, and community enhancements for the St. Claude Neighborhood.

Vision

The vision of the Neighborhood Recovery Plan is to restore the quality of life in St. Claude to the level that existed prior to Hurricane Katrina and to make key improvements to the quality of life in the neighborhood by addressing preservation of historic properties, high crime, large concentrations of blighted and adjudicated properties, and poor street conditions.

Neighborhood Recovery Goals

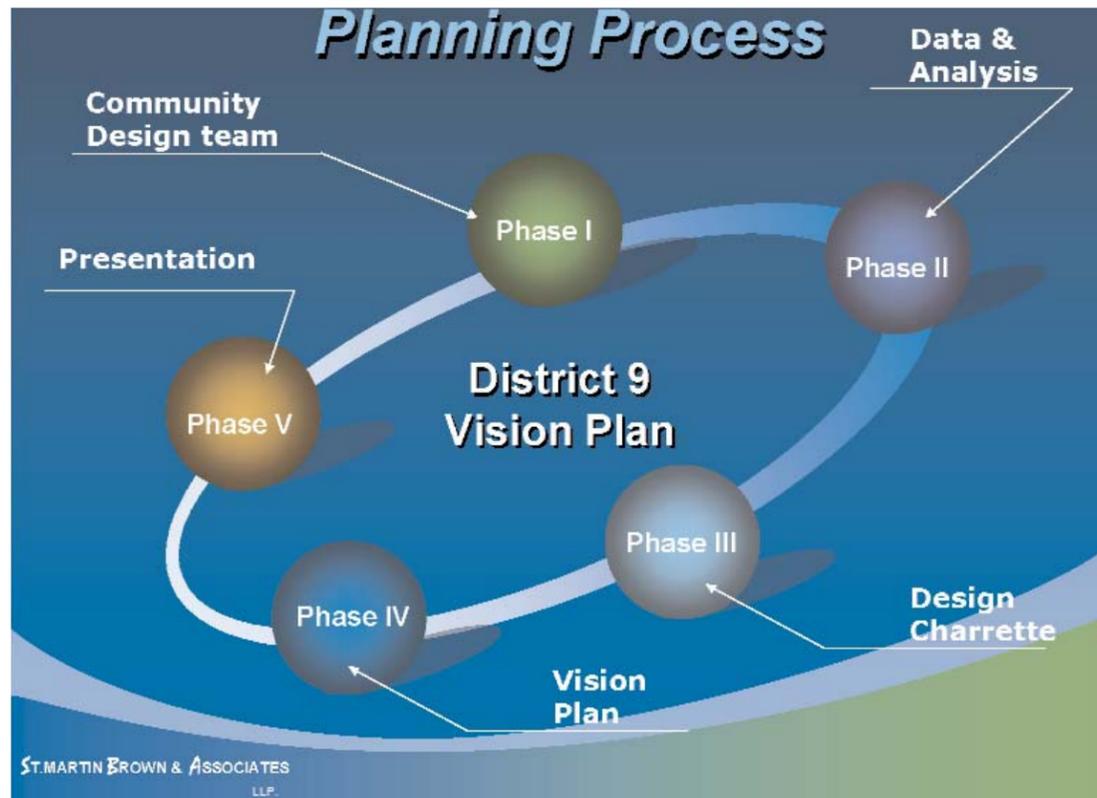
The recovery plan is to be used as a tool by the community to ensure that the character of St. Claude is preserved. The plan will provide a list of projects to be implemented in the early, mid-, and long-term recovery phases. The projects identified shall serve as catalysts for the rebuilding of the community. The goal of the Recovery Plan is the careful identification of projects that can be leveraged to benefit the entire community, such as:

- Streets, sidewalks, and other infrastructure system improvements;

Images at top:

A: Musicians Village





Images from left to right:

A: Mayor Nagin assisting at planning meeting.

B: District Planner interacting with residents at a Charrette

C: Road Home Representative at Planning Meeting.

D: Planning Process Chart (shown below)

- Attractive residential development;
- Enhancement of the architectural character of St. Claude, with opportunities for the restoration of historic properties;
- Elderly living centers;
- Commercial redevelopment;
- Homeownership programs;
- Designation of Urban Design Corridors along Franklin Avenue and Almonaster Avenue;
- Recover, expand, and design beautiful open spaces and parks
- New pocket parks to satisfy the needs of St. Claude residents;
- Street tree canopy replacement;
- Enhancements to neighborhood parks and playgrounds in the St. Claude area;
- Redevelopment of St. Claude Avenue as a New Orleans Main Street;
- Recover, expand, and design schools, churches and libraries; and
- Rebuild state of the art educational facilities with community centers.

Planning Process and Neighborhood Participation

In early May, several residents met at the Our Lady Star of the Sea Church to voice their ideas on recovery. The initial meeting participation drew a crowd of approximately 50 residents. Subsequent meetings attracted larger and more excited crowds, leading to an all-day planning discussion involving over 450 residents of the district.

The community began with a planning process that allowed the residents, business owners, and other stakeholders to determine how their community should return.

Design teams were created to help the association leaders understand the basic planning principles in developing recovery plans for their neighborhoods. Individuals took the information gathered at the meetings into individual bi-weekly or monthly association meetings. The neighborhood and district meetings became a conduit for sharing information pertinent for the community's return. Community members began to work together to organize clean up efforts, debris removal, and to have services restored.

The Community Design Team was made up of residents, business owners, property owners, community based organizations, city support services, and elected officials. The purpose of the design team was to analyze data, provide neighborhood history, identify neighborhood patterns, and to define characteristics of the neighborhoods.

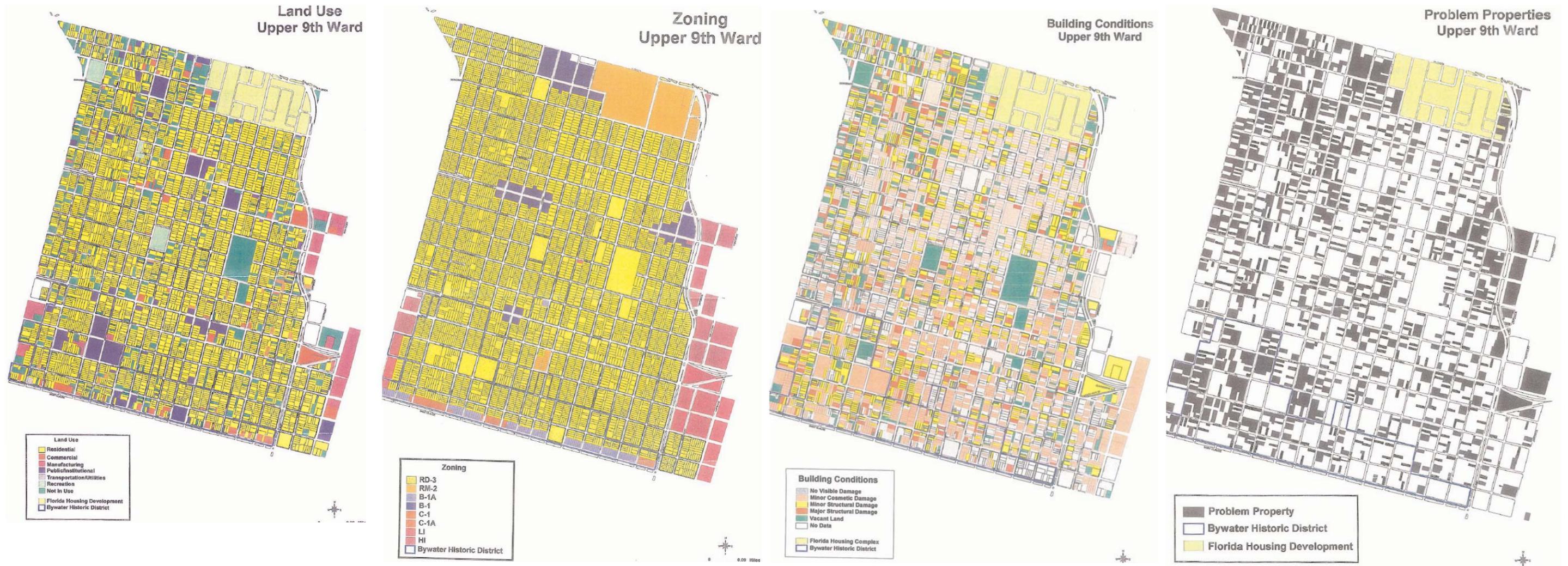
By focusing on the data collected, community members were able to re-focus their personal opinions on how the neighborhood as a whole would heal. The design teams evaluated the data and presented recommendations in a series of open district planning meetings. On July 29, August 17, August 20, and

August 27, 2006, a larger community meeting was held at Holy Angels Church (New Orleans), the Holiday Inn Select (Baton Rouge), St. Paul AME Fellowship Hall (Atlanta), and Texas Southern University (Houston) respectively, allowing individual community members to identify issues, opportunities, liabilities, and assets in their neighborhoods.

In addition, district planning meetings were used to inform residents of the recovery process and to provide information from local, state and federal agencies involved in the recovery of New Orleans. Forums were conducted to allow individual community members the opportunity to get answers to questions pertinent to their return home.

Surveys were used as tools to gauge the return intentions of residents and business owners displaced throughout the country. The planning process allowed the community to develop projects and target areas. The data collected and existing plans formed pre-Katrina for the community were used to help set priorities for the projects identified by the neighborhoods





Planning Efforts Pre-Hurricane Katrina

In 1994, the City Planning Commission adopted the Local Renaissance District Administration Policy that enabled residents to take a more active role in the city planning process with regard to revitalizing their neighborhoods. This paved the way for neighborhood groups to work with planners and the Planning Commission staff to draft a Strategic Neighborhood Renaissance Plan, which would then be considered for adoption by the City Council and the City Planning Commission.

By involving residents as major stakeholders, such plans would be more practical and relevant in dealing with neighborhood problems. The City Council's

role became limited to the adoption of the plan, the enforcement of any regulatory adjustments to the plan, and in assisting the residents in monitoring the plan.

On July 9, and October 8, 1998 more than 45 residents met at the first of two public workshops at St. Paul's Lutheran Church. The workshop was held to identify pivotal development parcels and land use conflicts in order to help the City Planning Commission in developing a land use map for the district to be incorporated into the 1999 New Orleans Land Use Plan.

Throughout the workshop several key and pivotal parcels were identified and drafted into a schematic plan. Features of plan recommendations included the following:

- *Increased Green Space, Landscaped Buffers, and Recreational Opportunities;*
- *Parks and green space buffering residential uses in the Desire and Florida housing areas;*
- *Landscaped transportation corridors - Press Street Corridor, Elysian Fields, St. Roch (above St. Claude), Franklin Avenue, Almonaster, Florida Avenue, and St. Claude;*
- *New recreation areas and public space;*
- *Neighborhood mixed-use along the riverfront;*
- *Neighborhood mixed-use on other corridors;*
- *Neighborhood and regional commercial corridors;*
- *Consolidation of industrial development;*
- *Reduction of spot zoning, live entertainment, Alcoholic Beverage Outlets (ABOs), and commercial encroachment.*

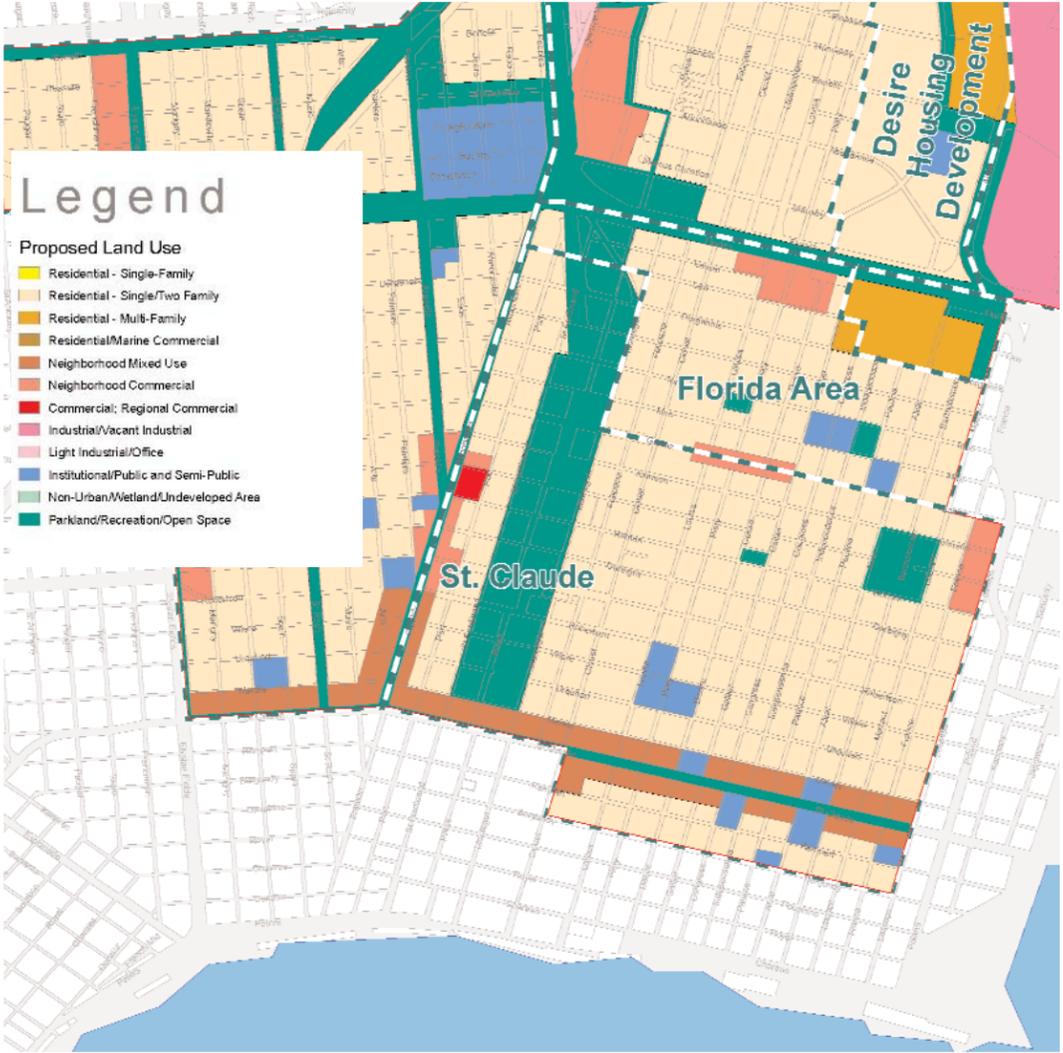
In 2002 the Upper Ninth Ward Community Plan was formulated. The plan was sponsored by St. Mary of the Angels Catholic Church, Mt. Moriah Missionary Baptist Church and All Congregations Together (ACT) and authored by the University of New Orleans College of Urban and Public Affairs, with support from over 15 neighborhood churches.

Similar to the process for the 1999 New

Images from left to right:

- A: Existing Land-Use
- B: Existing Zoning Map
- C: Building Conditions Pre-Katrina
- D: Problem Properties Pre-Katrina

Maps created by UNO Division of Planning



Orleans Land Use Plan, residents identified issues and provided recommendations in the following topics:

- *Coordination and revitalization efforts*
- *Housing*
- *Vacant lots*
- *Crime and public safety*
- *Schools*
- *Economic development*
- *The old Kohn School site*
- *Recreation*
- *Industrial Canal lock replacement*
- *Public facilities and infrastructure*
- *Community cohesion*
- *Transportation and street signage*

Images at right:

A: Proposed Land Use Map for District 7

B: Proposed General Land Use for District 7

Source: City of New Orleans 1999 Land Use Plan

This information was used as the basis for initial interaction with the residents and business leaders of the community.

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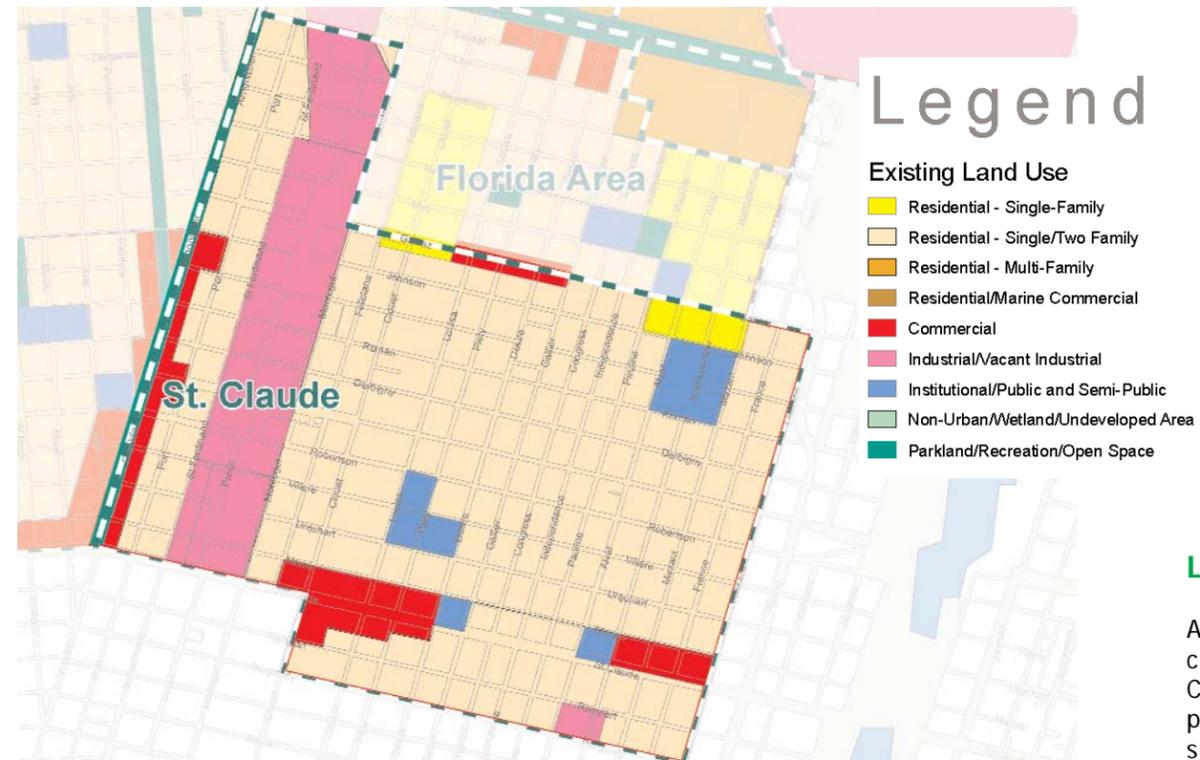
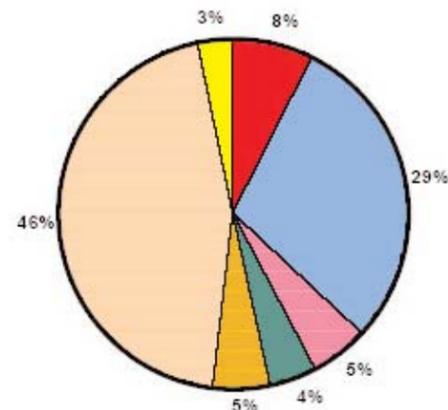
B. Pre-Hurricane Katrina Neighborhood Existing Conditions

As indicated in the 1999 New Orleans Land Use Plan and validated by the Katrina Recovery Planning process, there were several key issues that were consistent throughout all of the neighborhoods in District 7, including:

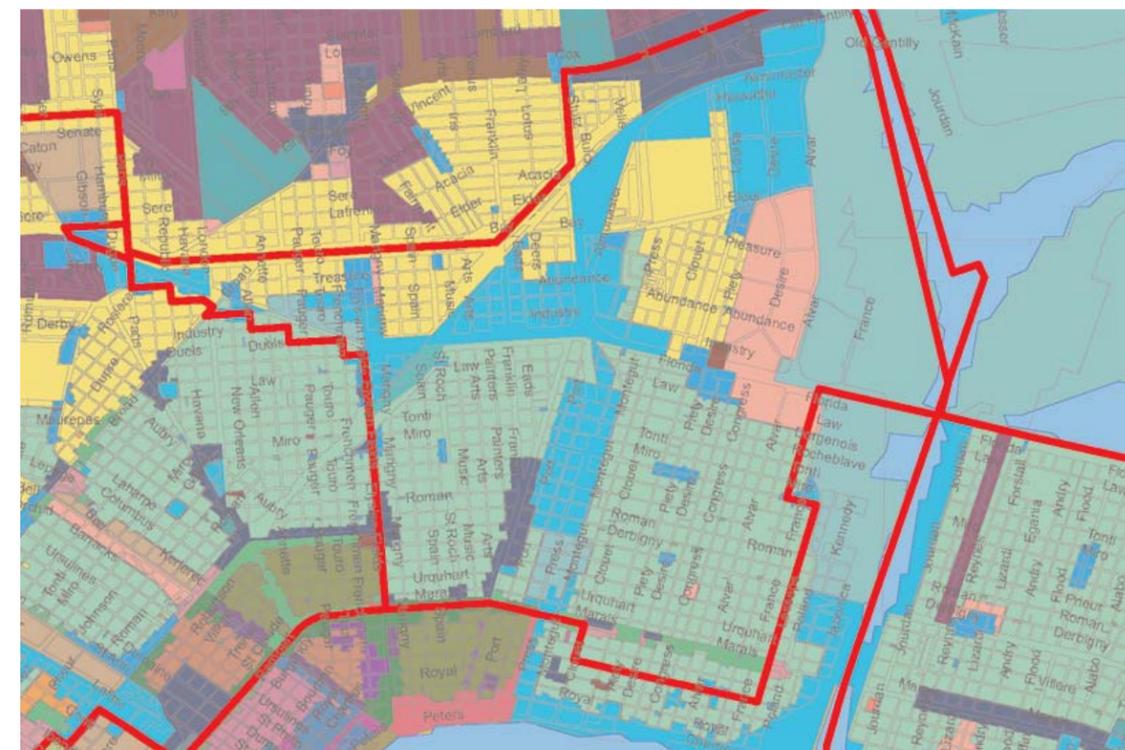
- Blighted and vacant property;
- Deterioration along major corridors;
- Agricultural Street landfill;
- Conflict between industry and adjacent residential;
- Intrusion of alcohol beverage and tobacco sales in residential areas;
- Noise, littering, and loitering;
- Truck traffic and parking;
- Stolen and abandoned vehicle dumping;
- Blighted and vacant property;
- "Shade tree" mechanics;
- Lack of city facilities and services, such as streets, drainage, sewer and park space.

Planning District 7

Land Use	Acreage
Commercial	281.74
Industrial/Vacant Industrial	1,080.51
Institutional/Public and Semi-Public	199.45
Parkland/Recreation/Open Space	162.52
Residential - Multi-Family	193.87
Residential - Single/Two Family	1,656.59
Residential - Single-Family	120.53
TOTAL ACREAGE	3,695.21



New Orleans Neighborhood Rebuilding Plan - Existing Land Use (Above)
New Orleans Neighborhood Rebuilding Plan - Zoning (Below)
Source: City Of New Orleans 1999 Land Use Plan

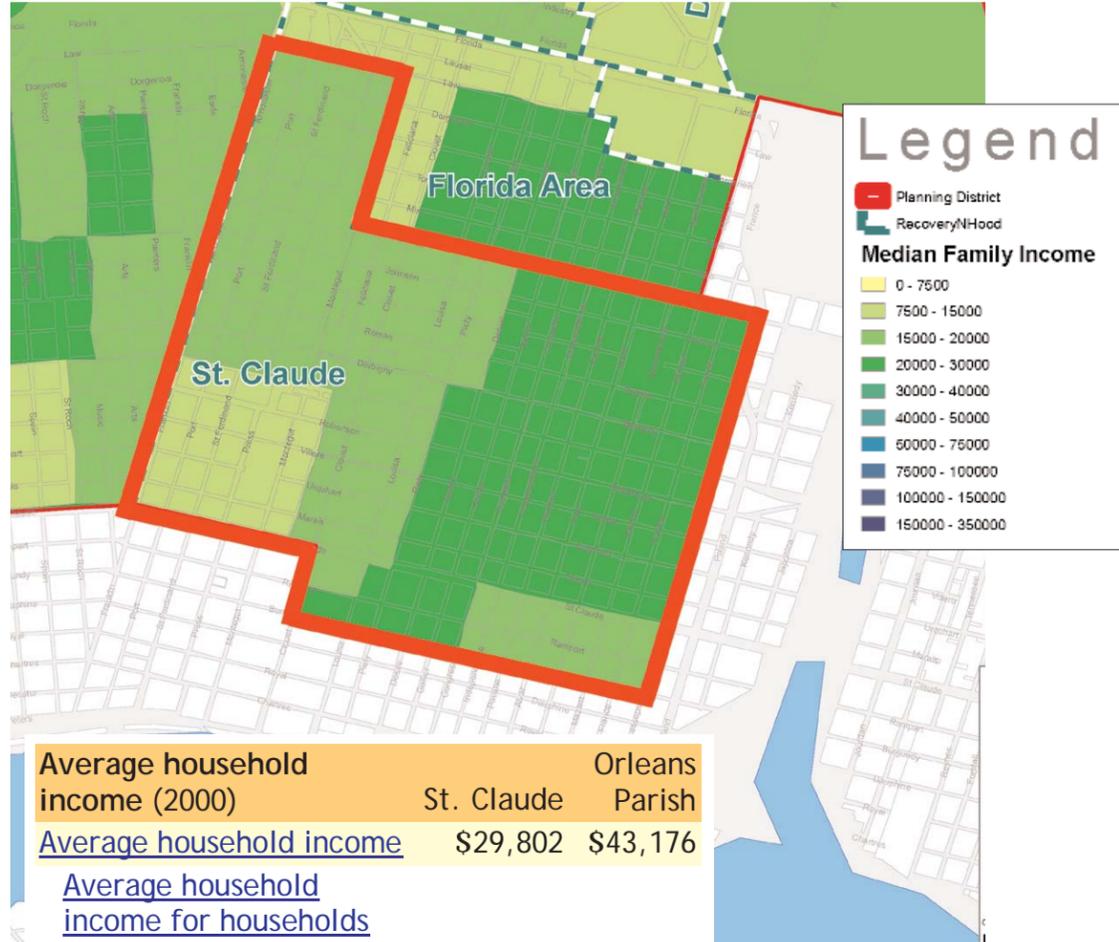
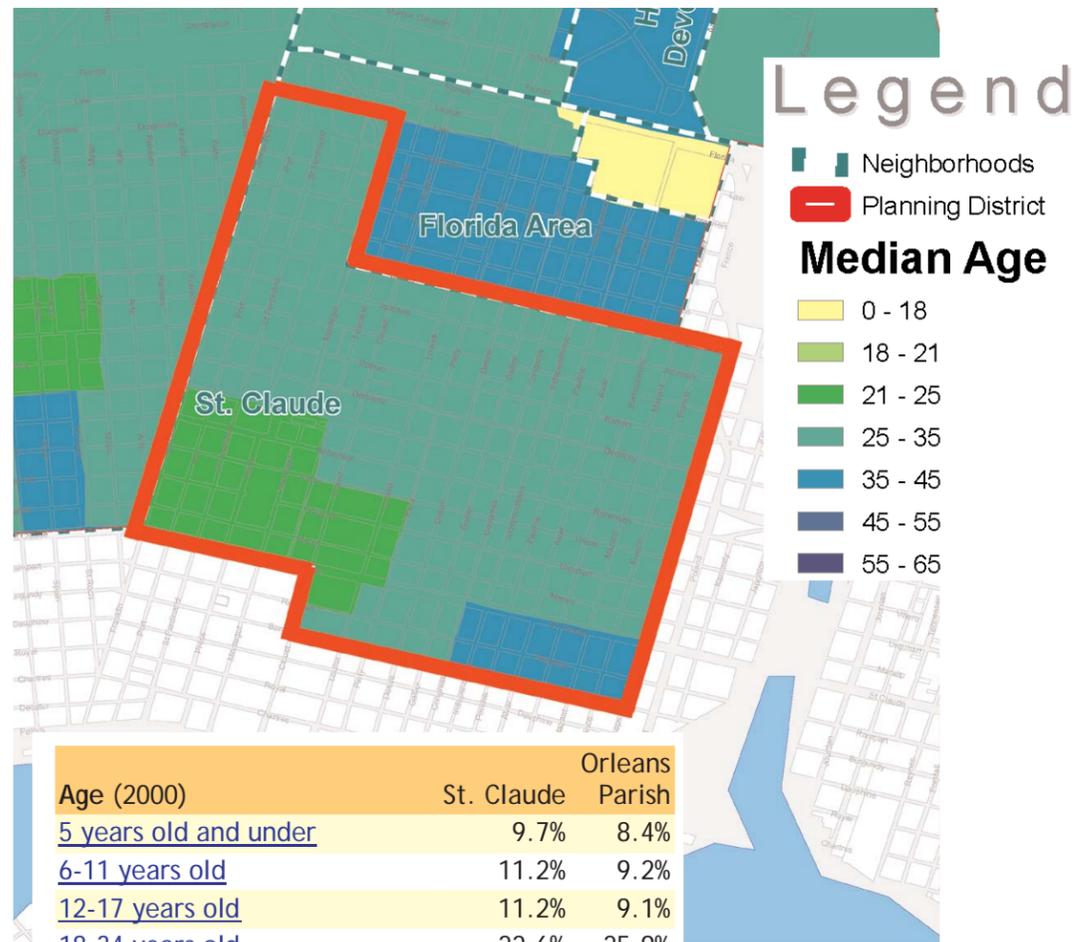


Land Use and Zoning

A number of different zoning classifications are identified, but the St. Claude neighborhood is comprised primarily of single/ two-family residential structures. There are several pockets of institutional and public uses throughout the neighborhood, with a long span of industrial from St. Claude to Law between Montegut and St. Ferdinand.

The St. Claude corridor is lined with commercial uses, two public schools (Douglas High and Drew Elementary), as well as Holy Angels Convent and School.





Age (2000)	St. Claude	Orleans Parish
5 years old and under	9.7%	8.4%
6-11 years old	11.2%	9.2%
12-17 years old	11.2%	9.1%
18-34 years old	22.6%	25.9%
35-49 years old	21.6%	21.9%
50-64 years old	13.8%	13.8%
65-74 years old	6.0%	6.0%
75-84 years old	3.1%	4.2%
85 years old and older	0.8%	1.5%

Average household income (2000)	St. Claude	Orleans Parish
Average household income	\$29,802	\$43,176
Average household income for households reporting less than \$200,000	\$25,110	\$35,693
Average household income for households reporting more than \$200,000	\$445,613	\$381,840

Type of transportation (2000)	St. Claude	Orleans Parish
Total workers 16 years and over	3,545	188,703
Public bus	22.5%	12.4%
Streetcar	0.1%	0.6%
Taxicab	1.7%	0.5%
Ferryboat	0.0%	0.2%
Other Public transportation	0.0%	0.0%
Car, truck or van	68.4%	76.3%
Bicycle	1.1%	1.2%
Walked	2.1%	5.2%
Other, incl motorcycle	1.0%	0.9%

Pre-Katrina Demographic Profile

Age Distribution

Based on 2000 Census information, individuals between the ages of 18 and 34 represented the largest percentage of the neighborhood at 22.6%. This percentage is slightly lower than the percentage citywide for the same age category. The percentage of residents over the age of 65 is equal to that of the Parish.

Household Income Distribution

The average household income for the neighborhood (\$29,802) is 20% lower than the average for the City of New Orleans as a whole.

Mobility and Transportation

The street patterns for the St. Claude neighborhood are completely open. The series of one-way streets are reportedly difficult for residents to traverse. Most streets in the neighborhood are continuous for north/south and east/west travel. A large percentage of people in the neighborhood utilize individual vehicles to travel to work. Almost 67% of the total workers 16 years and over travel by car,

truck, or van; however, this is much lower than the average for the city, explaining why public transportation usage is nearly twice that of the City as a whole.

St. Claude has two major rail lines that border the neighborhood (New Orleans Public Belt and Norfolk/Southern).

Images:

Median Age and Income Maps for District 7

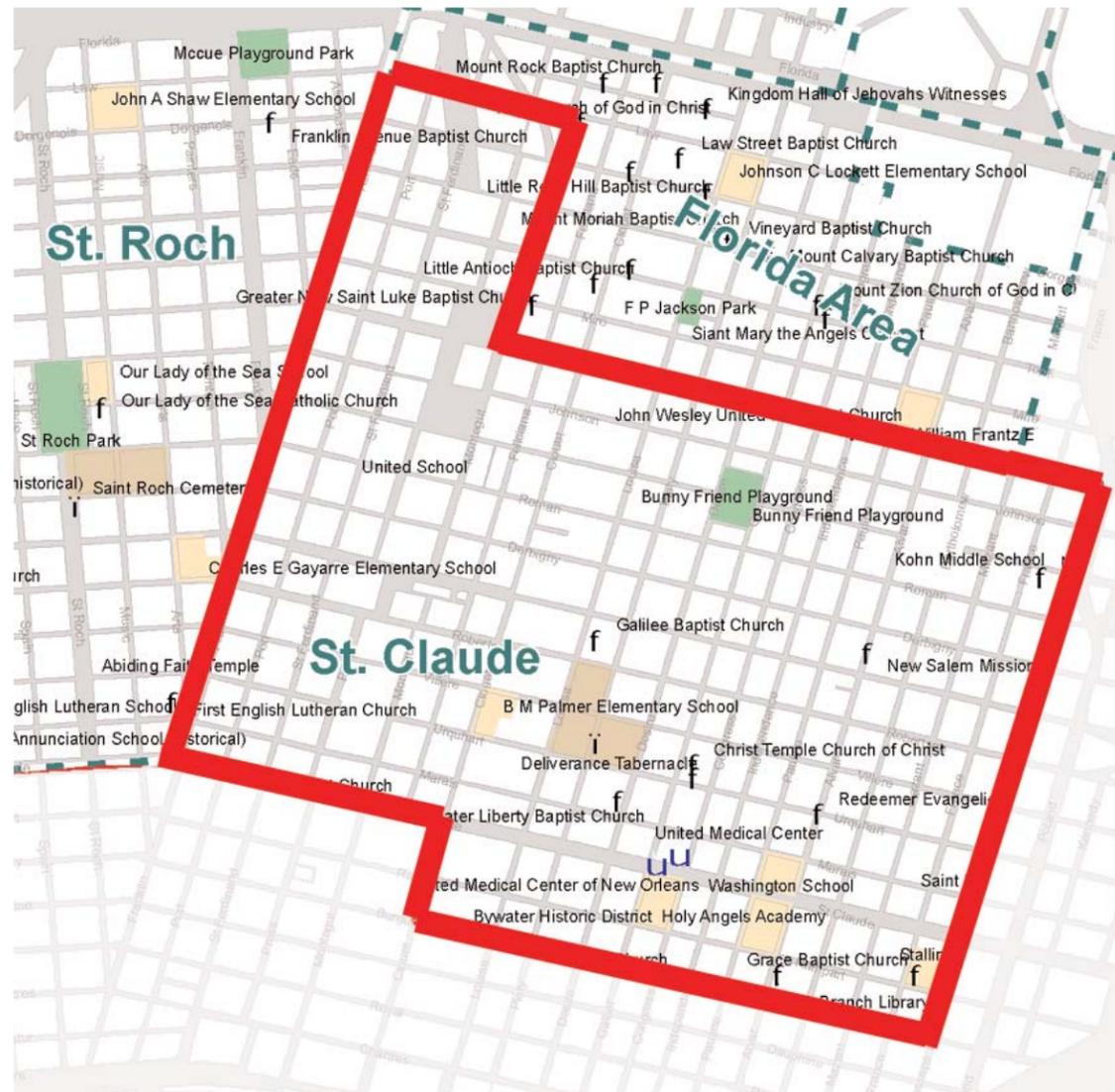


Image from left to right:
A: Bunny Friend Park
B: Playground

Maps:
At right: Public Facilities
Far right: City of New Orleans
Transportation Master Plan Element 2004

Recreation and Open Space

There are currently two parks within the neighborhood. Odile Davis Park is located at the corner of Feliciana and Law and is a 2.15-acre site that has a basketball court, tennis court, baseball field and a multipurpose field.

Bunny Friend Park is located at the corner of Desire and Prieur. The 2.26-acre park was equipped with playground equipment, a basketball court, baseball field and a multi-purpose field. Post-Katrina the park was converted to a FEMA trailer site.

Roadway Hierarchy and Jurisdiction

The roadway hierarchy for the St. Claude neighborhood is pretty well defined with a series of major and minor arterial streets. North Miro, North Galvez, North Claiborne

and St. Claude are the major east/west arteries through the neighborhood, while Franklin, Desire, Louisa, Alvar and Poland serve as north/south thruways. Of the major arteries, three are state highways: North Claiborne (Hwy 39), North Robertson (Hwy 39) and St. Claude (Hwy 45).

Traffic descending from the North Robertson and North Claiborne overpasses is reportedly a major problem in the neighborhood. St. Claude, North Claiborne, North Robertson all have drawbridges that carry vehicular and rail traffic over the Industrial Canal.



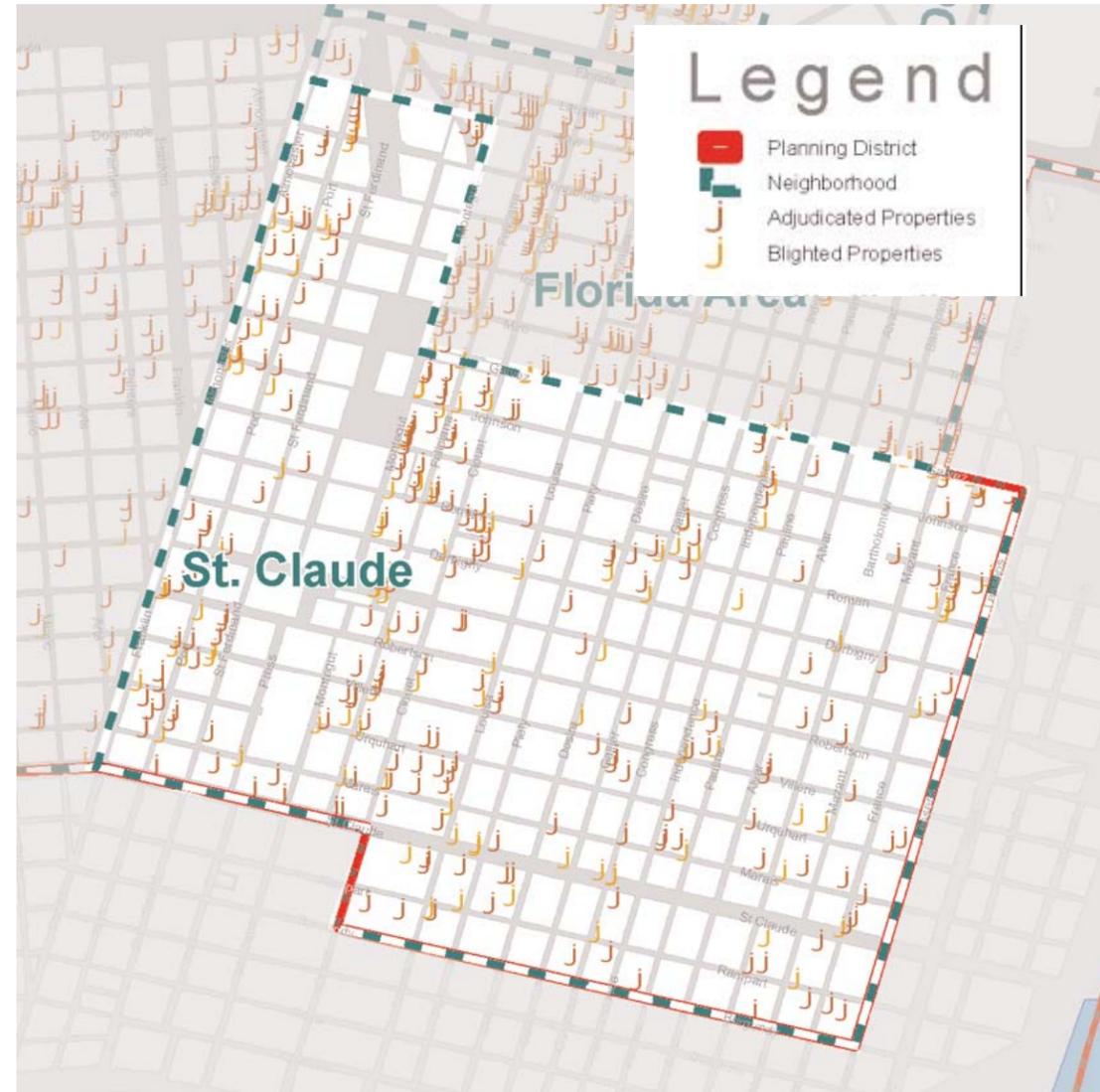
Images clockwise from left:
 A-C: Homes in St. Claude
 D: House Detail

Housing, Architecture and Historic Preservation

Over 40% of the St. Claude neighborhood is classified as historic. The areas between Franklin Avenue and St. Ferdinand are classified as a National Register District, while the area from Burgundy to Urquart is a local historic district. The St. Mary's of the Angels complex on St. Claude has the only designated historical buildings in the neighborhood.

The housing architecture mimics much of the historical style of Bywater and Marigny. The majority of the homes are French Creole style and are elevated 3 to 4 feet above the street.

There is a large number of vacant and blighted houses in the neighborhood. With such a large number of the properties being rental, many of the homes are poorly managed and maintained. Several of the abandoned houses throughout the neighborhood have become the haven for drug house and crime and have been classified as "crack houses."



Renters and owners (2000)	St. Claude	Orleans Parish
Total occupied housing units	4,114	188,251
Owner occupied	44.9%	46.5%
Renter occupied	55.1%	53.5%

C. Hurricane Katrina Neighborhood Impacts

Extent of Flooding

Much of the St. Claude neighborhood received flood water ranging between 2 to 4 feet. Depths were higher as flood waters moved north above St. Claude. Because the majority of the homes are elevated, many were not flooded; if they were, they had less than a foot of water. The outcome was different for those select few that were slab on grade.

Wind Damage

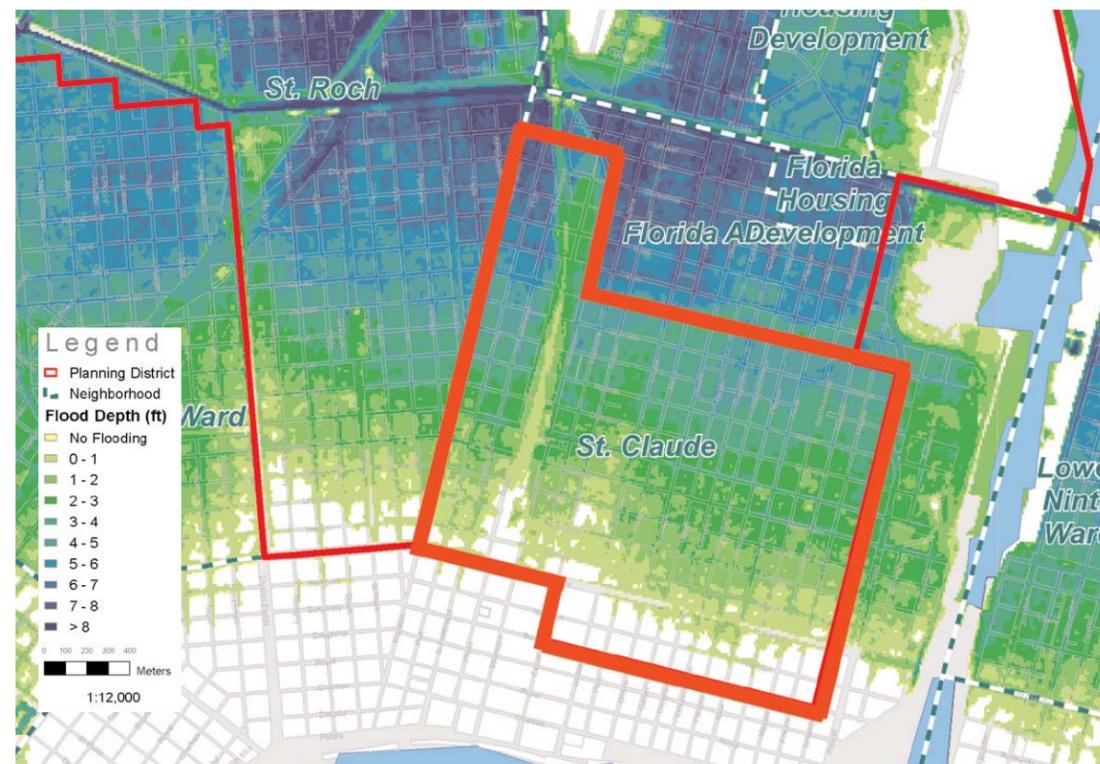
Apart from the flooding of homes, Hurricane Katrina's winds damaged a substantial number of homes, in particular the roofing systems. Katrina's winds also uprooted a substantial number of trees on private property, street rights of way and neutral grounds. This resulted in damage to the streets, curbs, and sidewalks.

Residential Damage Assessment

Less than 35 percent of the residential properties in the St. Claude neighborhood were deemed substantially damaged according to the Damage Assessment Data received from the City of New Orleans. These properties were located primarily north of Miro. The majority of the properties south of Claiborne were rated with a damage assessment level below 49%. Homes damaged over 50% will have to



Above: St. Claude Neighborhood Elevation Map showing inundated areas of the neighborhood.
Below: St. Claude Neighborhood Flood Depth Map showing inundated areas of the neighborhood.
Source: U.S. Army Corp of Engineers, Saint Louis District



meet the 1984 Base Flood Elevation (BFE) or be elevated to the Advisory Base Flood Elevation (ABFE), as adopted by the City of New Orleans.

Commercial Properties Damage Assessments

All commercial properties within the flooded areas sustained a significant amount of flood damage. The commercial areas along St. Claude received the least amount of flooding and have since been able to return more quickly than other properties in the neighborhood.

Infrastructure

The infrastructure for the St. Claude neighborhood was severely damaged.

Telecommunications:

The majority of the underground telecommunications lines were damaged due to corrosion from the saltwater. Bellsouth and Cox are currently replacing their copper infrastructure with fiber optic systems.

Power:

Entergy has been able to restore 98% of the lighting and power services for the neighborhood. They are continuing to bring service to individual structures on a daily basis.

Water & Sanitary Sewer:

Image at right:

Commercial Property Damage - TLC
Services



The sanitary sewer and water system in the St. Claude neighborhood received major damage. The New Orleans Sewerage and Water Board is identifying and repairing leaks and breaks in the system daily. The lift station and pump stations serving the neighborhood are at 100% capacity.

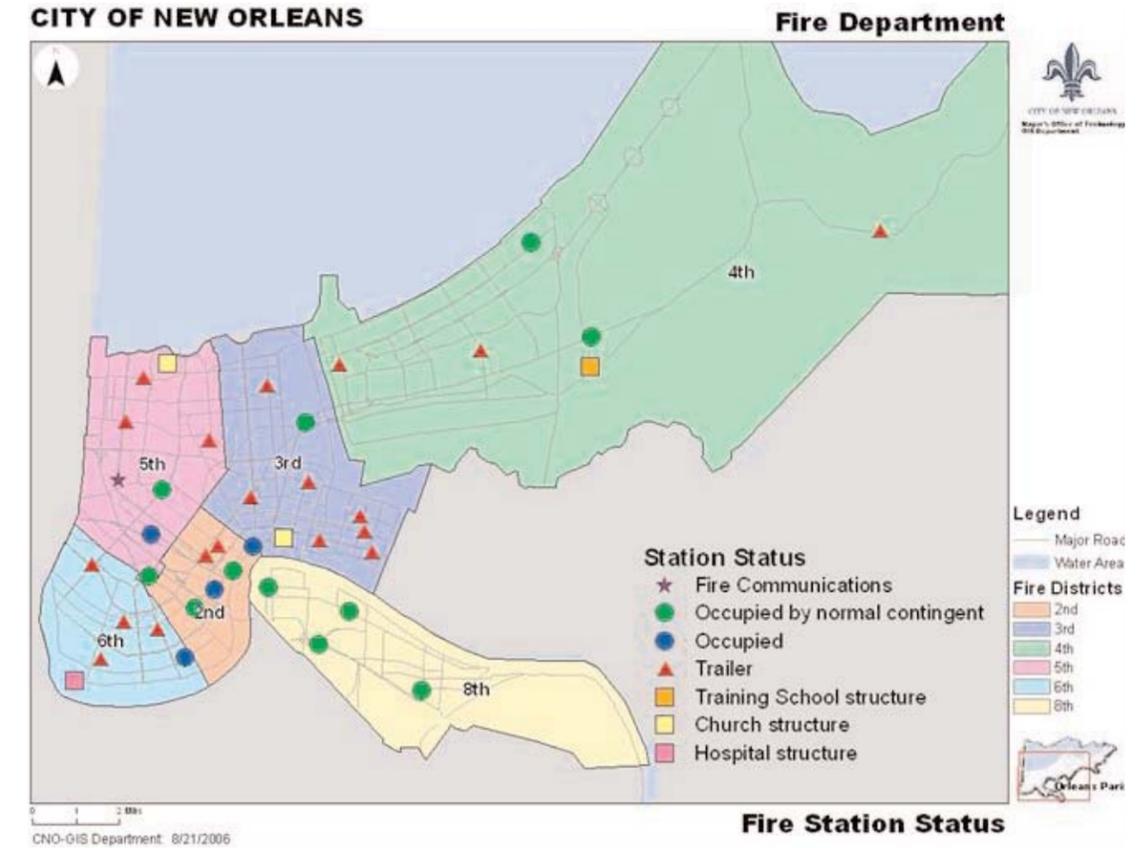
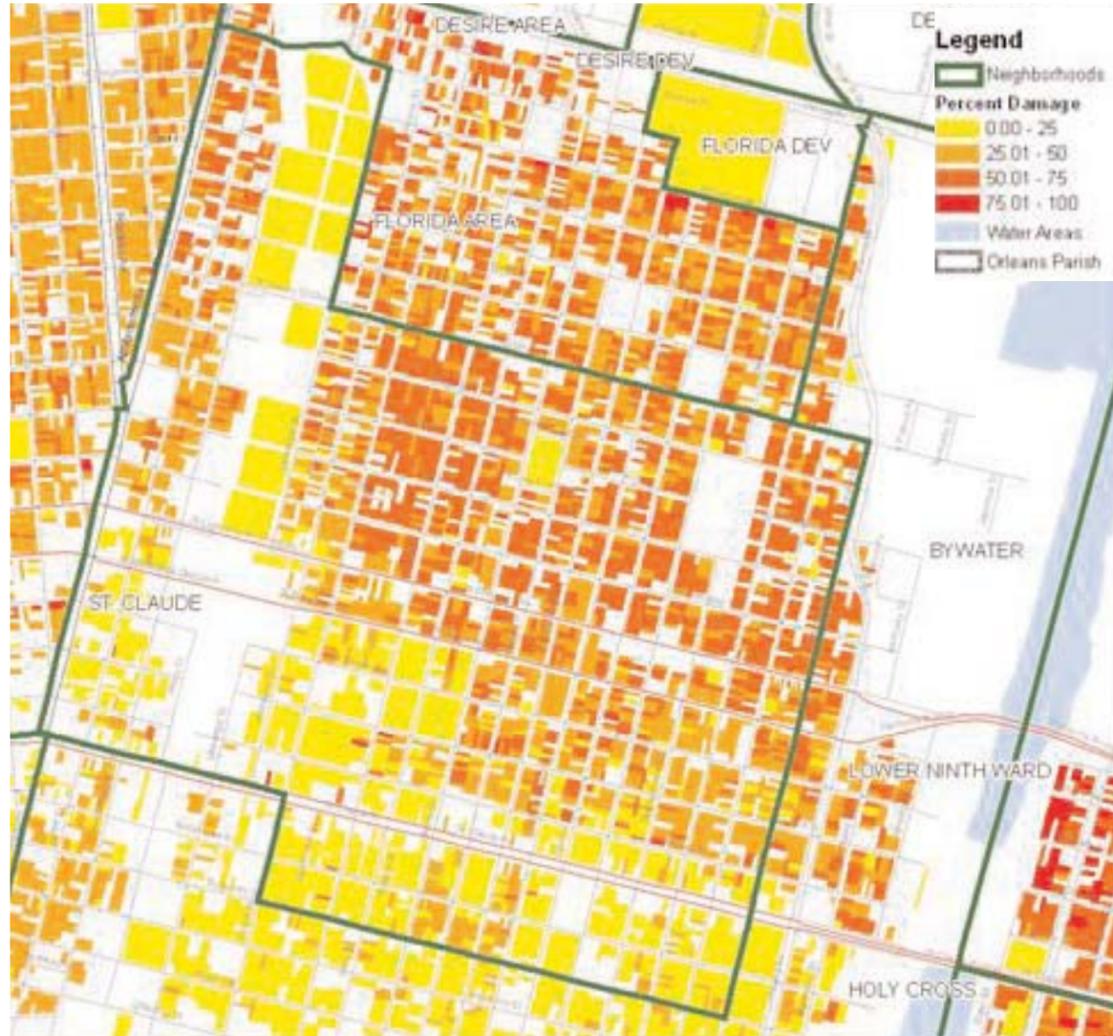
Streets and Storm Sewer:

The streets system was heavily damaged by flood waters and subsidence of compacted fill used to support street surfaces. Recovery vehicles and debris contractors working on streets not designed to hold heavy traffic and equipment also took a toll. Over 27,000 linear feet of streets have been designated in poor condition and are in need of major repair. Katrina's debris has also resulted in clogged street drains and catch basins. The neighborhood also had poor street conditions and potholes pre-Katrina.

Signage and Way-Finding:

Over 80% of the street signage is missing within the St. Claude neighborhood. These street signs are critical for way-finding, reconstruction and recovery.

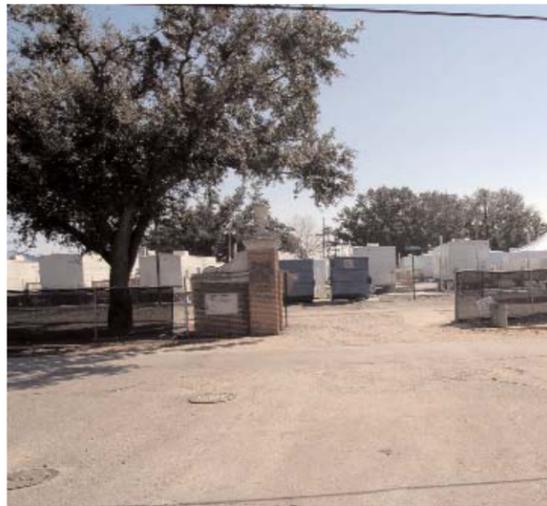
Most importantly, the majority of the stop signs and traffic signals at key intersections and streets are either missing or damaged, creating a substantial traffic danger and hazard.



Images from left to right:

A-C: Residential Structures Showing Damage Post-Katrina
 D: Commercial Property Rail-lines

Map at center: Damage Assessment Map



Sidewalks / Pedestrian Circulation:

Even though the majority of the neighborhood travels by vehicular means, the neighborhood residents expressed their desire for pedestrian travel. The tree canopies allowed for shaded passageways and walkable communities. However, Katrina's wind uprooted trees, causing major damage to sidewalk systems. In addition, debris contractors have substantially damaged sidewalks and curb and gutter systems as they remove storm related debris from the neighborhood.

Police / Fire:

St. Claude is serviced by the Fifth District Police Station. It is located at 3900 North Claiborne. Residents have expressed extreme concern about the crime in the neighborhood. The station did receive flood waters and has since made minor repairs allowing for the station to be utilized again. St. Claude is serviced by the 3rd Fire District. Engine 24/Ladder 4 are located at Poland and St. Claude. The station was damaged but is only in need of minor repairs.

Parks and Open Space

All of the parks and open space within the St. Claude neighborhood were significantly damaged. In addition, the major corridor neutral grounds sustained damage to the tree canopy and landscaping. Bunny Friend Park is currently serving as a group trailer



Schools and Parks in the St. Claude Neighborhood (Above)

site for resident of the neighborhoods as well as some outside the neighborhood.

Civic Facilities: (Church and Community Facilities)

All of the civic facilities within the St. Claude neighborhood were damaged. There are no public libraries in the neighborhood. The closest library is the Alvar Branch in the Bywater neighborhood. There were no community centers in the neighborhood.

Churches served as a vital part of the neighborhood and have continued to do so post Katrina. Holy Angels opened its door to the community to allow for neighborhood groups to meet and discuss recovery goals and opportunities. The Convent served as the meeting place for the district-wide charrette that had over 450 participants.

Schools and Universities

There are three public schools and one private school in the St. Claude neighborhood. Of the four schools within the neighborhood only two (Douglas High and Drew Elementary) have opened post-Katrina. All of the schools were damaged but the two schools that have reopened are located along St. Claude Avenue.

There are no universities in the St. Claude neighborhood.

Images from left to right:

- A: Bunny Friend Park - now a Trailer Park
- B: Bywater Hospital
- C: Grace Baptist Church
- D: Holy Angels School
- E: B. M. Palmer School



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D. Neighborhood Rebuilding Scenarios



The recovery plan will follow the existing neighborhood urban plan and organization with special emphasis on restoring and enhancing the residential quality of the St. Claude neighborhood and its retail commercial and civic areas.

A number of basic assumptions support the overall neighborhood rebuilding effort. These underlying assumptions are derived from the commitment of local, state and federal authorities to provide 1) the flood protection that makes a levee protected area livable and 2) the mitigation protection afforded by stringent building codes and a hurricane evacuation system. These assumptions are:

- 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;
- Stringent building codes will be implemented to further limit wind damage;
- That there is an organized, coherent and operable Hurricane Evacuation Program; and
- That the basic urban structure of the city is sound and that rebuilding will respect the basic urban structure of the City.

assumption and fact that the basic urban structure of the District and the neighborhood is sound and that long-term property value enhancement is dependent upon the maintenance of the urban pattern and layout of their neighborhood and community, although site specific improvements and strategies are critical to the reconstruction of the neighborhood. To accomplish this goal the following actions need to be carried out:

- Formulate policies and actions for the clean-up and maintenance of the community's public realm and private parcels to create an adequate, healthy environment that allows the orderly repopulation of the neighborhood and that projects an image of cleanliness and order needed to further aid community faith and momentum for the reconstruction process.
- Identification and implementation of public sector financed Early Action projects to act as catalysts for neighborhood reconstruction. These include:
 - Essential public facilities and programs identified in the Neighborhoods Rebuilding Plan and other planning efforts and documents.
 - Implementation of key catalytic recovery projects to spur commercial development in the St. Claude neighborhood and Planning District 7 such as the St. Claude Main Street Initiative and

the Franklin Avenue Urban Design Corridor. It is important to provide protection of the urban fabric along these gateways for the neighborhood.

- The restoration and improvement of neighborhood parks and open space to address not only the damage caused by Hurricane Katrina, but to also turn them into the community assets that these parks were and can become.
- The construction of bike and pedestrian paths throughout the neighborhood turning them into the community assets that neighborhood has so desired.
- The reconstruction of the water and sewer system by the City of New Orleans Water and Sewerage Board, and its continuous monitoring by the citizens of St. Claude and District 7.
- Reconstruction and new construction of the street and sidewalk infrastructure damaged by the flooding, the subsequent repairs to the water and sewer lines to reinstall service to the community post Hurricane Katrina, by the overturned trees that succumbed to the winds of Hurricane Katrina, and the debris removal machinery and heavy vehicles working in the neighborhood.
- Assistance and guidance in undertaking several key district-wide projects, such as:

- Renovation of St. Roch Market as an open-air market;
- Development of elderly housing options within St. Claude at key potential sites such as the corner of Independence and Villere or Montegut and Villere ;
- Recovery of all pre-Katrina blighted and adjudicated properties;
- Recovery of vacant properties along the 17 Press Street Railroad corridor;
- Musicians Village at old Kohn School site;
- Recovery of old State office at the corner of Claiborne and Mandeville;
- Renovation of Florida and Desire housing sites; and
- Transition of Agriculture Street Landfill site into green space.

Images from left to right:

A: Musicians Village

B: A home being rebuilt according to FEMA Guidelines

The rebuilding scenario is based on the



Images from left to right:

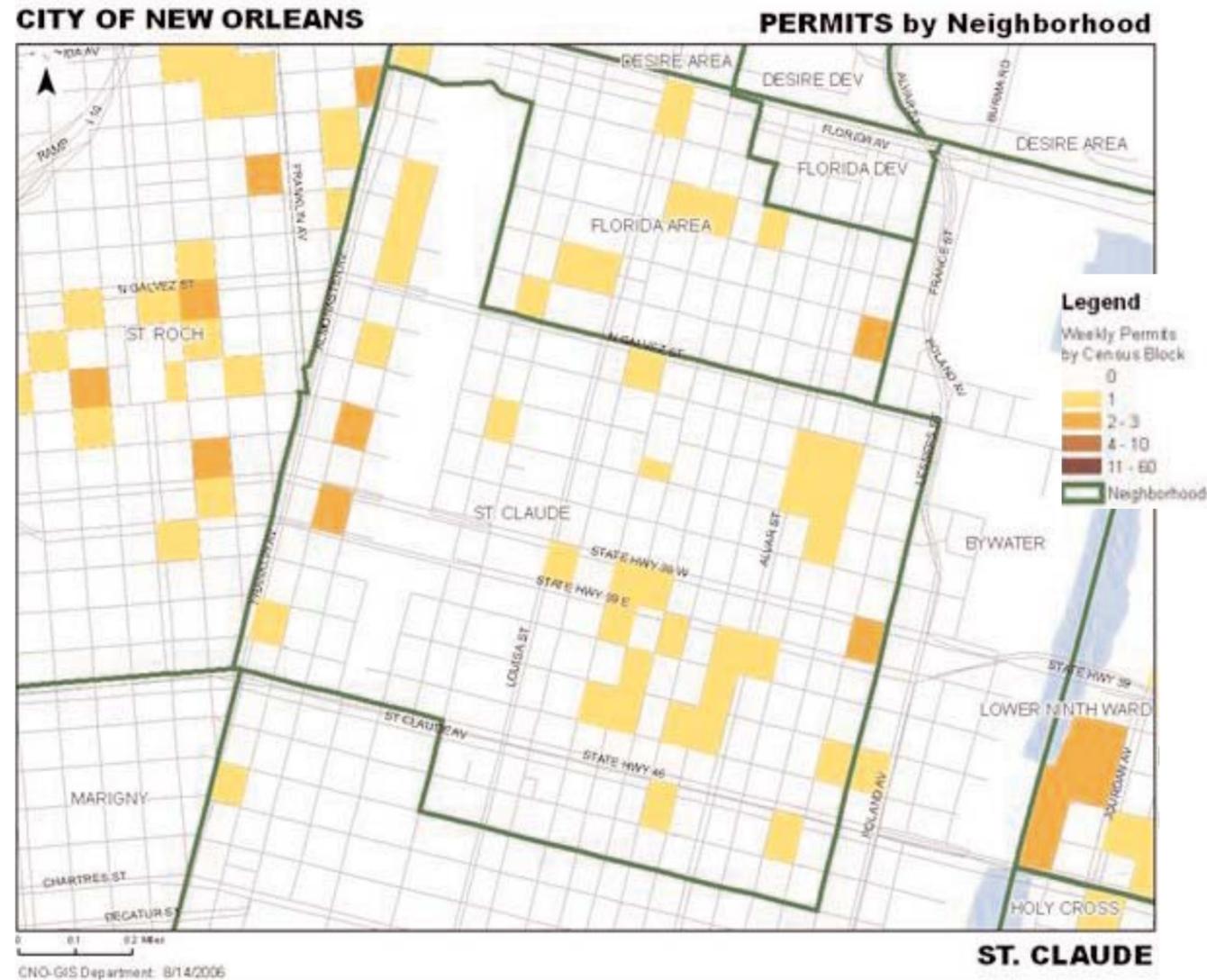
A-B: Homes on the Musicians Village
C: Shuttered Historic Home

Neighborhood Repopulation

The neighborhood repopulation process in St. Claude appears to be underway. According to data received from the City of New Orleans Mayor's Office of Technology, over 35% of the structures within the neighborhood have applied for rebuilding permits. Many of the properties were rental and under control of single ownership. Many of the renters are not able to return due to the properties not being renovated.

Through the planning process, smaller neighborhood associations within St. Claude have been meeting bi-monthly and, in some cases, weekly to discuss recovery-related issues and visions. Pre-Katrina demographic information illustrated nearly a 7.5% decrease in population throughout the district.

St. Claude has a total housing stock of approximately 4,100 residential units. As of August 26, 2006 almost 1,500 units are either occupied or under renovation. These numbers show a commitment to repopulation of the neighborhood.



E. Neighborhood Recovery Plan



The St. Claude Neighborhood Recovery Plan proposes to revitalize based on a series of strategic initiatives that have been identified by the residents of Planning Districts 7 as well as the St. Claude neighborhood.

Strategic Initiative No. 1: Promote efficient, long-term growth within St. Claude.

Establish boundaries for areas that are available for intense development activity compared to those areas that require sensitive development as a result of floodplains and wetlands.

Development of "urban villages" along Franklin Avenue and St. Claude Avenue that will allow for daily needs of area residents.

Development of the riverfront, allowing for a mixture of commercial, residential and recreational uses.

Strategic Initiative No. 2: Maintain a balanced yet diverse and dynamic pattern of land uses that maintain a quality of life in St. Claude.

Encourage the development of compatible land uses, avoiding mixtures of incompatible uses in close proximity to each other.

Encourage the creation of districts that include recognizable identity and clustered development of compatible land uses.

Encourage green space buffers between industrial and residential properties.

Strategic Initiative No. 3: Utilize, revitalize, and maintain the urban areas of St. Claude while strengthening the economic capacity and quality of life in St. Claude.

Utilize the area surrounding major amenities to spur quality, dynamic economic development, including the proposed "St. Claude Main Street Initiative."

Enhance existing green space and commercial areas.

Encourage infill development within the existing urbanized area, including demolition and rehabilitation of all substandard structures and underdeveloped property.

Strategic Initiative No. 4: Develop and implement suitable zoning classifications.

Structure overlay zoning districts that restrict heavy truck traffic and alcohol and tobacco sale districts within a half-mile radius of schools and parks.

Strategic Initiative No. 5: Develop and implement policies, regulations, and processes that represent the vision of each neighborhood.

There is no better individual or group to ensure that the recovery of a community or neighborhood is fairly represented than the neighborhood itself. It is recommended that an advisory board be created, with representation from each of the neighborhood associations within St. Claude to ensure that the Recovery Plan continues to incorporate the needs and requests of the community.

Neighborhood associations within St. Claude should continue to meet bi-monthly with their residents and monthly with elected officials, the business community, and neighborhood associations outside of the St. Claude neighborhood to review, comment on, and update the recovery plans.

Strategic Initiative No. 6: Implement Housing Recovery Initiatives.

A number of housing initiatives are proposed as part of the Neighborhoods Rebuilding Plan and are presented in the overall policy element of the plan and issued under separate cover. Below is a summary of these policies.

LOT NEXT DOOR

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 question will be how to most effectively encourage the redevelopment of homes and residential lots that fall into public ownership.

The "Lot Next Door" program is one of a series of proposed housing policies that 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 homes 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.

images from left to right:

A: Holy Angels Church

B: Bunny Friend Park - now a Trailer Camp Site





A



C

Renderings:

At left:
A: Street Improvements (before)
B: Street Improvements (after)

At right:
C: Pedestrian Path (before)
D: Pedestrian Path (before)



B



D

ELDERLY MODERATE INCOME CONDOMINIUM ROAD HOME TIE-IN

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 are many areas of the City that had a high concentration of elderly homeowners (Lower Ninth, Pontchartrain Park, and Lakeview) that 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. have proven particularly difficult for elderly households after they have

experienced similar trauma.

Additionally, there are a substantial number of areas of the City including Lakeview and areas of Gentilly where rebuilding homes with damage in excess of 50 percent 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 there are no programs targeted to this subgroup of homeowners.

A targeted elderly homeowner program, 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, is needed.



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.

USE OF SECOND GENERATION FUNDS AND EXPANSION OF HOME PURCHASER ASSISTANCE PROGRAMS

One of the principal issues that has come up repeatedly in neighborhood meetings is how properties that end up in public ownership either through the adjudication or buy-back process are going to be resold in the marketplace.

While the Lot Next Door program provides one method for recycling lots in the market, there are going to be numerous lots that are not acquired by next door neighbors that are going to have to be sold to third party purchasers.

Assuming that there are few new regulations associated with developing housing (i.e., some requirement that certain units must be homeownership vs. rental) it is likely that the value placed on many properties for sale will determine

how quickly that property will be rebuilt for housing.

Additionally, and realistically, there are a variety of neighborhoods throughout the City where reducing the cost of a lot or unit to essentially zero will not be enough to ensure the redevelopment of the property. These are generally those neighborhoods where land values were quite low prior to Hurricane Katrina and homes were not built unless there was significant targeted public assistance related to construction.

Given the different market factors influencing the redevelopment of housing in different neighborhoods, there are a variety of strategies that will have to be employed with regard to the sale of lots acquired through the acquisition program on the open market. These strategies include the following.

- Recycle second generation proceeds from higher income neighborhood property sales to properties in neighborhoods where values are lower. This will ensure that more housing redevelopment dollars will follow to low-income areas than could otherwise have been imagined prior to Katrina.

- Sell adjacent lots and blocks of lots in public ownership to experienced for-profit and not-for-profit developers when not purchased through the Lot Next Door program.

- Re-sell properties at fair market value and reduce price of lots only when very specific policy objectives are being met, such as providing for mixed-income housing in a neighborhood.

Strategic Initiative No. 7: Identification and Promotion of Early Action Projects

There were several key early action projects that the residents of St. Claude would like to see. Those projects are as follows:

- Repairs to neighborhood infrastructure, including major arterial streets and roadways;
- Supplemental education programs for both youth and adults;
- Address the inadequate drainage on many neighborhood streets;
- Restore neighborhood services such as grocery stores, banks, gas and service stations, pharmacies, and drug stores;
- Designate urban design corridors along Franklin Avenue and St. Claude Avenue, which will control landscaping, signage, building façade articulation, setback requirements, right-of-way, parking requirements, pedestrian interaction, and median enhancements;

- Enhance neighborhood street lighting;
- Create grant programs for all neighborhood churches;
- Demolish Palmer School site and build new state-of-the-art elementary school and community center;
- Economic development of sites as listed in Strategic Initiative No. 8 below.

Strategic Initiative No. 8: Promote and Monitor the Implementation of Key Recovery / Redevelopment Parcels and Projects

- Construct an elderly mid-rise condominium complex at the corner of Independence and Villiere;
- Conduct an economic development and comprehensive study for the redevelopment of abandoned industrial structure along Press corridor into mixed-use facilities with small business incubators;
- Conduct an economic development and comprehensive study for the future development pedestrian and bike path along Railroad corridor leading to Florida Avenue and Riverfront;
- Conduct an economic development and comprehensive study for the future

Images from left to right:

- A: Historic House with Storm Shutters
- B: Academy of the Holy Angels
- C: Saint Vincent De Paul Cemetery
- D: World War I Memorial



KEY PLAN

- A** Street Improvements
 - A1 St. Claude
 - A2 Galvez
 - A3 N. Robertson
 - A4 Honda
 - A5 St. Ferdinand
 - A6 Clouet
 - A7 Louise
 - A8 Alvar
- B** Educational Enhancements
 - B1 Rebuild Palmer Elementary
 - B2 Renovate Douglas High
 - B3 Renovate Drew Elementary
- C** Repair/Replace Damaged Street Signs
- D** Repair / Replace Damaged Traffic Signs & Signals
- E** Clean all Streets
- F** Housing Enhancements
 - F1 Elderly Housing Complex @ Independence & Villere
 - F2 Expansion of Musicians Village
 - F3 Elderly Housing Complex @ Montague & Villere
 - F4 Revitalize Pre-Katrina Blighted Sites
- G** Replace Street Trees
 - G1 Alvar
 - G2 Louise
 - G3 St. Ferdinand
 - G4 Clouet
 - G5 N. Robertson
 - G6 Miro
 - G7 Galvez
 - G8 St. Claude
- H** Designate No Alcohol Sales District
- I** Grant Programs to Revitalize Churches
- J** Restrict truck Traffic in Neighborhoods
- K** Park Enhancements
 - K1 Bunny Friend Park
 - K2 Create Neighborhood Park @ Darhigny & Roubidoux
- M** Extend Streets Along St. Claude Ave
- N** Buffer Railroad From Neighborhood Front St. Claude To Honda
- O** Install Neighborhood Entry Signs

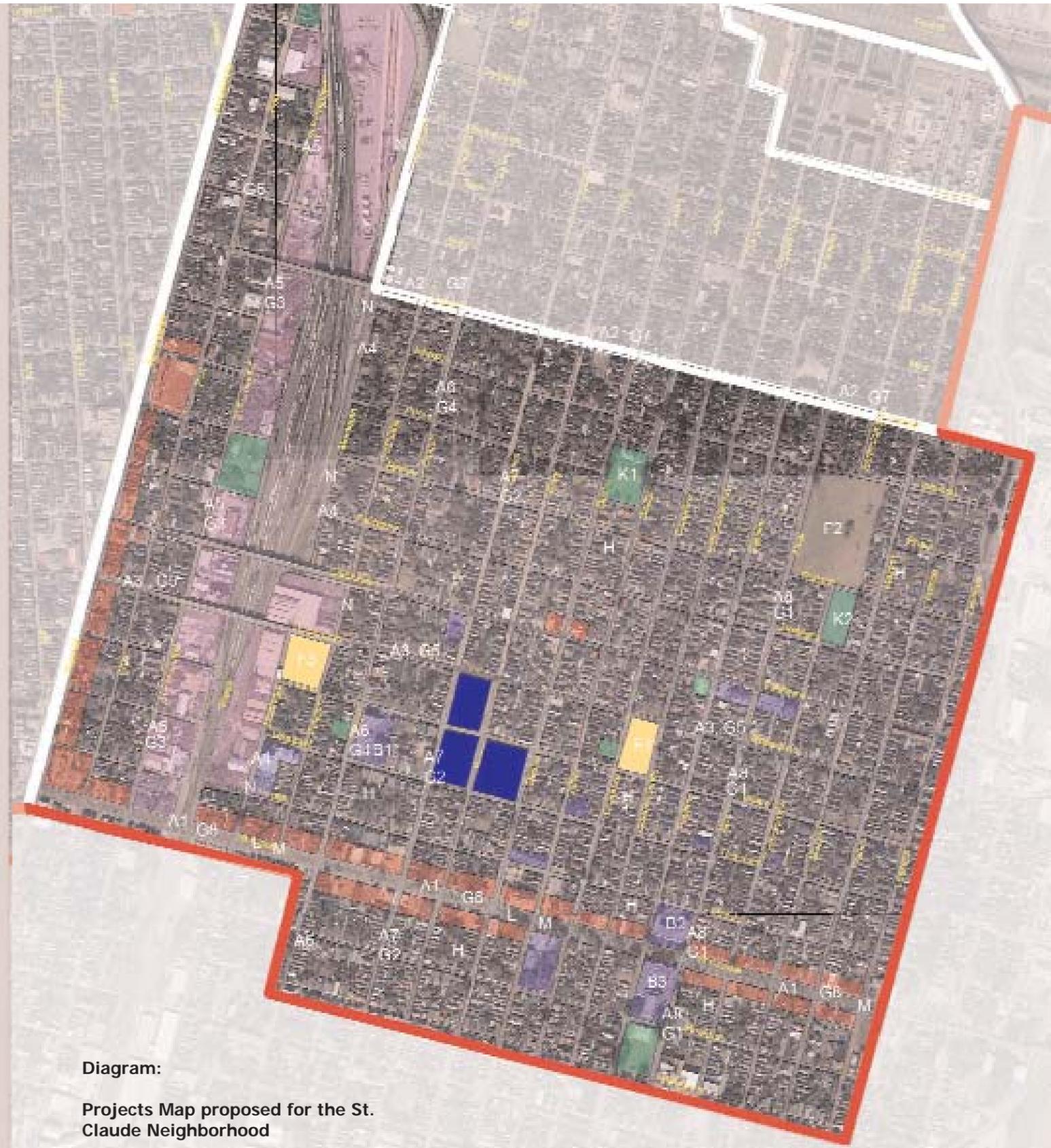


Diagram:

Projects Map proposed for the St. Claude Neighborhood





development of low-rise, mixed-use development and green space with access to the levee and riverfront;

- Conduct an economic development and comprehensive study for the redevelopment of the Press Street Wharf into mixed-use development with commercial, residential, and green space.

Land Use and Zoning

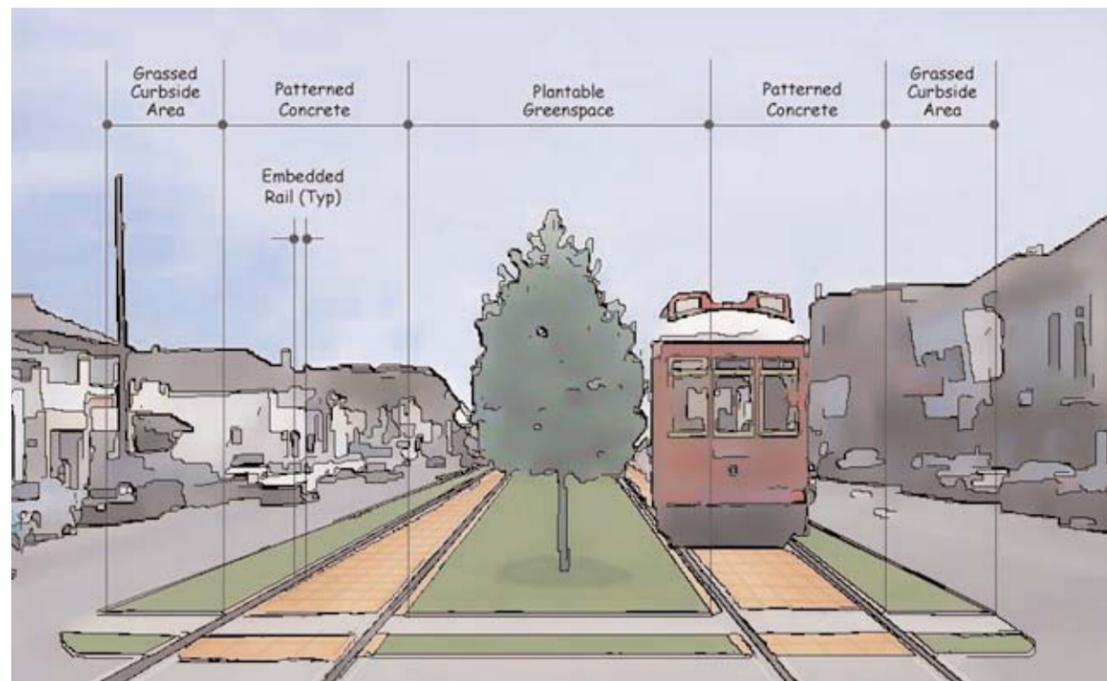
Policies should include:

- Enforce current zoning;
- Create Renaissance (urban design) Corridors along Franklin Avenue and Almonaster Boulevard;
- Rezone underutilized industrial zoning uses along Montegut and St. Ferdinand into Mixed Use Residential and Commercial.

Parks and Open Space and Landscape Architecture

Projects should include:

- Restore all existing neighborhood parks and playground facilities as illustrated in shown facilities inventory inclusive of Odile Davis and Bunny Friend Park;



- Create new neighborhood pocket park at Bartholomew and Derbigny. Park should be equipped with playground equipment, water fountains, water feature element and multi-purpose field;
- Provide tree enhancements along major thoroughfares such as: Alvar, Louisa, St. Ferdinand, Clouet, North Robertson, North

Miro, North Claiborne, Galvez and St. Claude.

- Provide neighborhood identification signs at entrances to all neighborhoods and subdivisions, with locations to be determined by active neighborhood associations.

Transportation and Public Transit

The recovery transportation strategies and planning objectives mimic those of the 2004 New Orleans New Century Master plan and the Upper Ninth Ward Community Plan. Key major transportation projects include:

- Repair and improve mobility of the key thoroughfares and enhance the existing street infrastructure through coordinated efforts with the Department of Public Works, RTA and LADOTD to ensure efficient lasting repairs;
- Promote pedestrian and bicycle pathways primarily along Press Railroad corridor leading to Florida Avenue and the Riverfront;
- Investigate the opportunities for reestablishing the Desire Street car line, extension of riverfront street car line and St. Claude Avenue;
- Add benches and pedestrian lighting along designated pedestrian routes.

Public Transit improvements are to be proposed by the Regional Transit Authority.

Images clockwise from left:

Renderings for the St. Claude Urban Corridor



Rendering: Proposed State-of-the-Art School

Housing Architecture and Historic Preservation

The St. Claude neighborhood is comprised of a mixture of single family and multi-family homes. It is the desire of the neighborhood to maintain and enhance the existing and historical character of the primarily residential neighborhoods and encourage low-rise elderly condominium sites.

Due to the mixture of residential zoning throughout the St. Claude neighborhood, all of the housing programs listed above are applicable as the neighborhood recovers. It is recommended that neighborhood associations draft covenants

that will maintain the integrity and the architectural character of the housing stock.

Encourage the preservation, rather than demolition, of the historic properties damaged during Katrina. Continue dialogue with both local and national historic preservation groups to include areas not currently within designated historical districts.

Utilities and Municipal Services

As St. Claude recovers in the rebuilding process, it is essential that utilities and municipal services be addressed immediately. Traffic signals and street

signage need to be addressed immediately as they are critical to way finding not only for residents of the St. Claude neighborhood also for the recovery contractors working in the area.

Garbage collection needs to be collected in the same manner as any other neighborhood within the City of New Orleans. Response times from police, fire and other city services need to be quicker and more reliable.

Drainage within the neighborhood is inadequate, which often leads to extensive flooding during torrential rainfalls. All existing street drains need to be cleaned and flushed and additional drainage installed to accommodate the current

inadequate areas.

Additional street lighting and guard arms at railroad track intersections should be installed to increase safety for the area. All damaged sidewalks and curbs should be repaired and or missing curbs installed.

Human Services and Community Facilities

Throughout the neighborhood planning process it became evident that healthcare was a primary concern for the residents of the neighborhood. There is a lack of healthcare facilities in the area. Affordable healthcare should be provided and low-income residents welcomed.

The neighborhood has no gymnasiums or public swimming pools. The newly proposed pocket park should be equipped with water features allowing youth and adults the ability to cool off from the heat and humid conditions that are often present in New Orleans.

The state-of-the-art school proposed at the Palmer Elementary site would also allow for a much needed gymnasium and should serve as a community center for the neighborhood as it recovers.

F. Implementation and Funding Strategies

The connection between the Neighborhoods Rebuilding Plan and potential funding sources is graphically represented by the Implementation Priority Matrix. The costs estimates are provided on an order-of-magnitude basis. As such, variations as to the scope of the project could result in variations in 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 are 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 ST CLAUDE 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	HANO	HOME	EDA	TIF/GO BONDS/NMTC	BID	SPECIAL TAXING DISTRICT	FHWA/FTA	LDOT		PRIVATE FOUNDATIONS	ORLEANS LEVEL BOARD	OTHER GOVERNMENT & NGOs
Early Action Plan																				
Capital Projects																				
Street Improvements @ St. Claude, Galvez, N. Robertson, Florida, St. Ferdinand, Clouet, Louia, Alvar and Secondary Streets	1	•	•																	\$81,900,000
Rebuild Palmer Elementary School	1	•	•												•		•			\$8,500,000
Repair/ Replace Street Signs	1	•	•																	\$125,000
Repair/ Replace Traffic Signs & Signals	1	•	•																	\$185,000
Subtotal: Capital Projects																				\$90,710,000
Recurring Operations																				
Clean all Street Drains	1																			
School Operations	1																			
Housing Initiatives and Other Policies																				
Develop elderly housing complex @ Independence and Villere	1																			
Restrict truck traffic in neighborhoods	1																			
Designate a no alcohol sales zone in district	1																			
Create grant programs to revitalize Neighborhood Churches	1																			
Support expansion of Musicians Village	1																			
Mid Term Plan																				
Capital Projects																				
Replace Street Trees @ Alvar, Louisa, St. Ferdinand, and Clouet, N. Robertson, Miro, Galvez, & St. Claude	2		•		•															\$1,410,000
Pedestrian and bike path @ Florida Ave	2		•		•															\$185,000
Install Neighborhood Entry Signs	2		•		•															\$60,000
Repair Bunny Friend Park	2	•	•		•															\$175,000
Develop Neighborhood Park @ Derbigny and Barthelomew	2	•	•		•									•						\$400,000
Subtotal: Capital Projects																				\$2,230,000
Recurring Operations																				
Park Operations	2																			
Housing Initiatives and Other Policies																				
Elderly housing Complex @ Monteguet and Villere	2																			
Create St. Claude Main Street Initiative	2																			
Revitalize blighted housing stock that existed prior to Katrina	2																			
Long Term Plan																				
Capital Projects																				
Extend Streetcar along St. Claude Ave.	3		•									•	•				•			TBD
Rebuild Douglass High & Drew Elementary (total reconstruct despite already repaired)	1	•	•											•			•			\$34,000,000
Buffer Railroad from neighborhood from St. Claude to Florida Ave	3		•		•							•	•							\$350,000
Subtotal: Capital Projects																				\$34,350,000
Recurring Operations																				
Street Car Operations	3																			
School Operations	3																			
CAPITAL PROJECTS TOTAL																				\$127,290,000

