



**West Lake Forest
Neighborhood
Planning District 9
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.

Planning District 9, the subject of the following report, includes 6 geographically specific neighborhoods: Edgelake / Little Woods, Pines Village, West Lake Forest, Plum Orchard, Read Boulevard East and Read Boulevard West.

Basic assumptions also formed the basis for the Planning District 9 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 9 who participated in this planning process and without whom this plan would not be possible.

Project Directory

City of New Orleans
C. Ray Nagin, Mayor

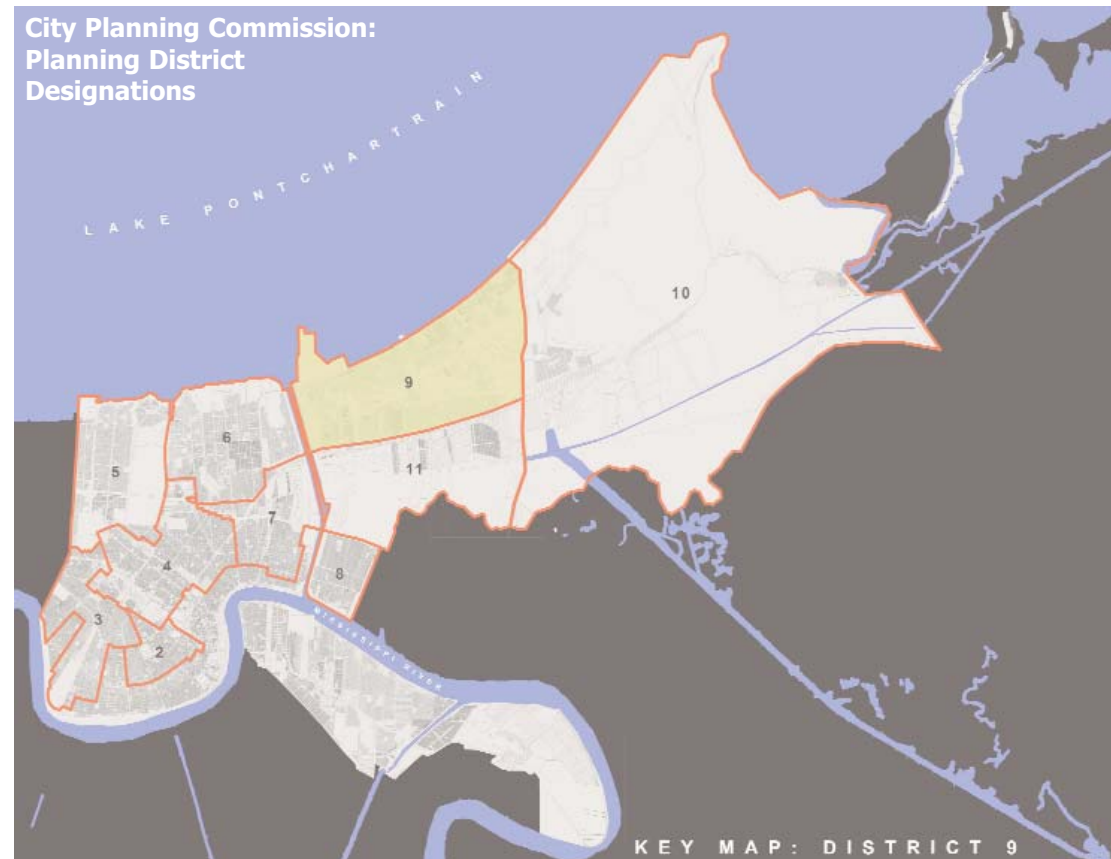
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A. West Lake Forest Neighborhood

Location and History

The West Lake Forest Neighborhood is located in the center of Planning District Nine. West Lake Forest is bordered by Read Boulevard to its east, Dwyer Road to the south, Interstate 10 to the north and west. It is slender in shape and has a mixture of town homes, apartment complexes and single family detached structures.

The development of West Lake Forest did not really occur until the late 1960's and 1970's. Nestled along Interstate 10, West Lake Forest is one of, if not the most, visible neighborhood in District 9.

Beginning in 1986 there was a slowing of the economy which occurred concurrent with a decline in the oil industry in Louisiana. This caused a gradual but steady decline in new land development in New Orleans. Several major commercial tenants were lost in Eastern New Orleans after the oil industry slowdown as well.

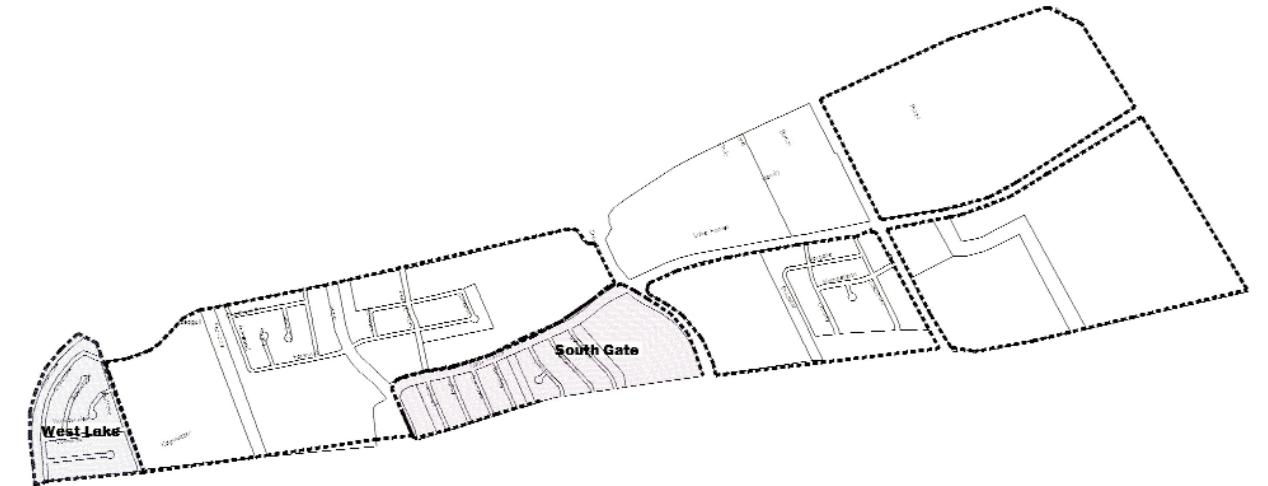
In the early 1990's the apartment complexes in West Lake Forest began to rent to an increasing number of Section 8 voucher holders. What were once multi-family developments catering to a mobile workforce that served the petroleum and other large employers in eastern New Orleans quickly became properties with a concentration of low income renters. A number of voucher holders received vouchers as a result of the housing authority's decision to demolish

some of the largest public housing developments in the City during the 1990's the purpose was to make way for lower density mixed income developments that vastly reduced the number of units available to low income renters within the traditional public housing properties.

West Lake Forest is located almost directly in the center. It has served as the town center for the entire Planning District and is home to the Lake Forest Plaza Shopping Center. With Interstate access and an excellent location, the 80-acre 1.2 million square foot Plaza Shopping Center was the most prominent shopping area in the Eastern New Orleans.

Due to the slowing of the economy which began in 1986, the Plaza Shopping Center, commonly known as the "Plaza," also suffered. Newer, bigger malls developed in Jefferson Parish depleting the tenant and customer base at the "Plaza." Over the past 20 years the Plaza has lost three of its four major anchor tenants and a multi-screen movie theatre developed with a City 108 loan.

The West Lake Forest Neighborhood, (with the exception of some of the large industrial employers in the area) served as the business center for Eastern New Orleans and featured a number of suburban office buildings as well as the Methodist Hospital complex. Surrounding the Plaza property are the RTA eastern New Orleans operations center (currently closed), several other retail



Aerial of the West Lake Forest Neighborhood (Above)

centers and several limited service hotels.

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

Recovery Vision and Goals

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

Vision

The vision of the Neighborhood Recovery Plan is to restore the quality of life in West Lake Forest to the level that existed prior to Hurricane Katrina plus make key improvements to the quality of life in the neighborhood by addressing concentrations of high density apartments found along the I-10 and by encouraging the development of quality retail that will enhance the day-to-day life for neighborhood residents and encourage growth in property values.

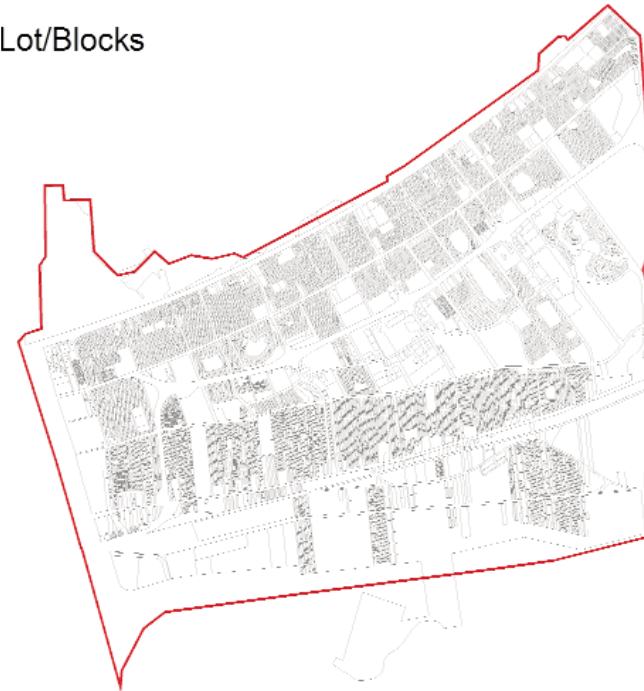
Neighborhood Recovery Goals

The recovery plan is to be used as a tool for the community to achieve goals that ensure that the character of West Lake Forest 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 for the Recovery Plan is to carefully identify projects that can be leveraged to benefit the community as a whole such as:

- Improve and enhance the existing streets, sidewalks and infrastructure system serving West Lake Forest;
- Provide a mix of attractive single family and low density residential

- options;
- Enhance the predominantly multi-family character of West Lake Forest providing opportunities for the inclusion of lower density multi-family residential in the appropriate locations;
- Construct elderly living villages;
- Adequately redevelop commercial area;
- Develop Urban Design Corridors along Crowder Boulevard and Read Boulevard
- Create mixed use districts at I-10 intersections;
- Create a new Town Centre attracting quality retail and dining
- Recover, expand, and design beautiful open spaces and parks
- Create new pocket parks to satisfy the needs of West Lake Forest residents;
- Promote the redevelopment of Frenchman's Wharf into a single family subdivision offering lake views
- Replace the street tree canopy destroyed by Hurricane Katrina
- Enhance all neighborhood parks and playgrounds in the West Lake Forest area;
- Promote the redevelopment of Lincoln Beach site as a recreation area geared toward families;
- Promote the development of 15 to 20 acre tracts in Lake Pontchartrain that can help serve as storm surge buffers and eventually be developed into lakefront dining and condominium living;
- Recover, expand, and design schools, churches and libraries;
- Rebuild state of the art educational facilities with community centers; and
- Rebuild East New Orleans Regional Library into a state of the art facility with media technology enhancements

Lot/Blocks



Lots and Blocks - District 9 (Above)

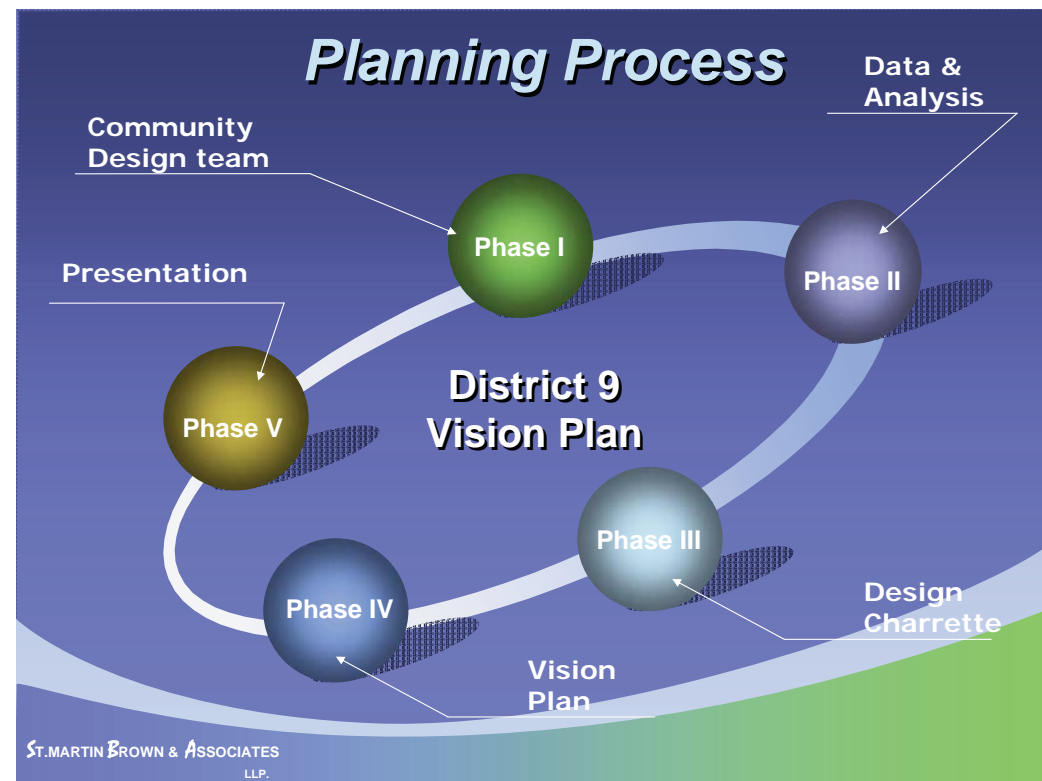
Planning Distict 9 Major Streets Map



Major Streets Map - District 9 (Above)

Aerial Map of the West Lake Forest Neighborhood (Below)





Planning Process and Neighborhood Participation

The West Lake Forest neighborhood consists of several smaller neighborhood associations and subdivisions. Immediately after Hurricane Katrina and before the flood waters receded, the records of the Property Owners and Business Associations were retrieved. The New Orleans East Business Associations (NOEBA) conducted a meeting in Baton Rouge to organize and create a network of associations to discuss the rebuilding process in Eastern New Orleans. These meetings would prove to have great significance in the recovery of Eastern New Orleans.

Initial planning recommendations proposed by a variety of entities for the City of New Orleans suggested that the majority of Eastern New Orleans should become "green space," thereby significantly shrinking the footprint of the city. Members of Eastern New Orleans who had lost the majority of their possessions and even some of their loved ones were now given the task of "proving their viability." In early January, the leaders of the area's known associations began meeting at the Eastover Country Club temporary trailer with planners, architects and statisticians to discuss the recovery process for the community. The initial meetings began with a group of 12 individuals and eventually grew into a planning discussion

involving over 2,500 residents of the district.

The community began 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. Association leads took the information gathered at the weekly district meetings into their individual bi-weekly or monthly association meetings.

The neighborhood and district meetings became a conduit for information pertinent for the community's return to be shared. 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 the characteristics of the neighborhoods.

By focusing on the facts generated from the data collected, community members were able to refocus 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. The larger community meeting or charrette allowed individual community members to identify issues, opportunities, liabilities and assets in their neighborhoods.

In addition, the 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.

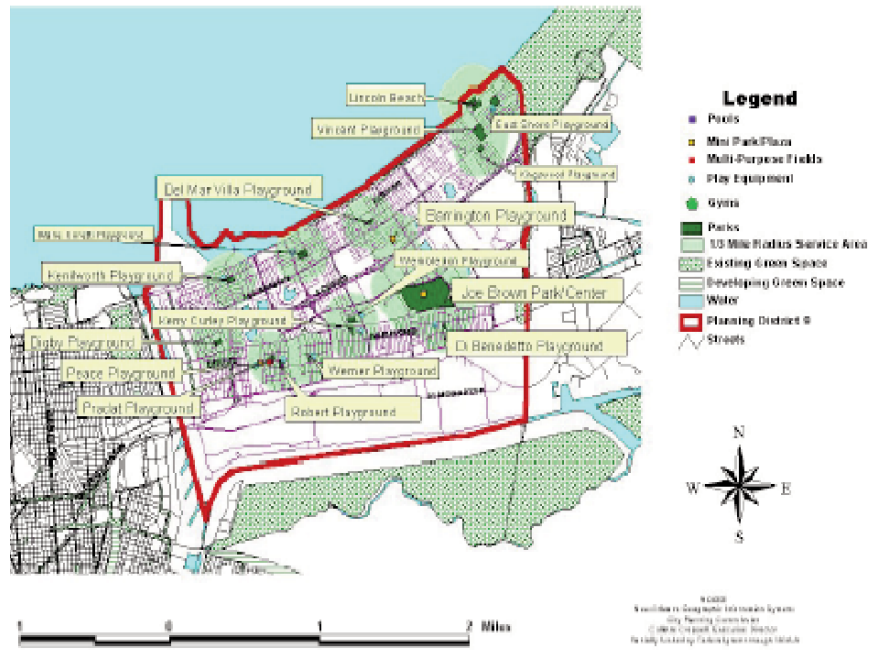
Surveys were used as tools to gauge the return intentions of residents and business owners displaced throughout the country. The planning process allowed the community to develop projects and target areas. The data collected along with existing community plans formed Pre-Katrina were used to help set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

Images from left to right:

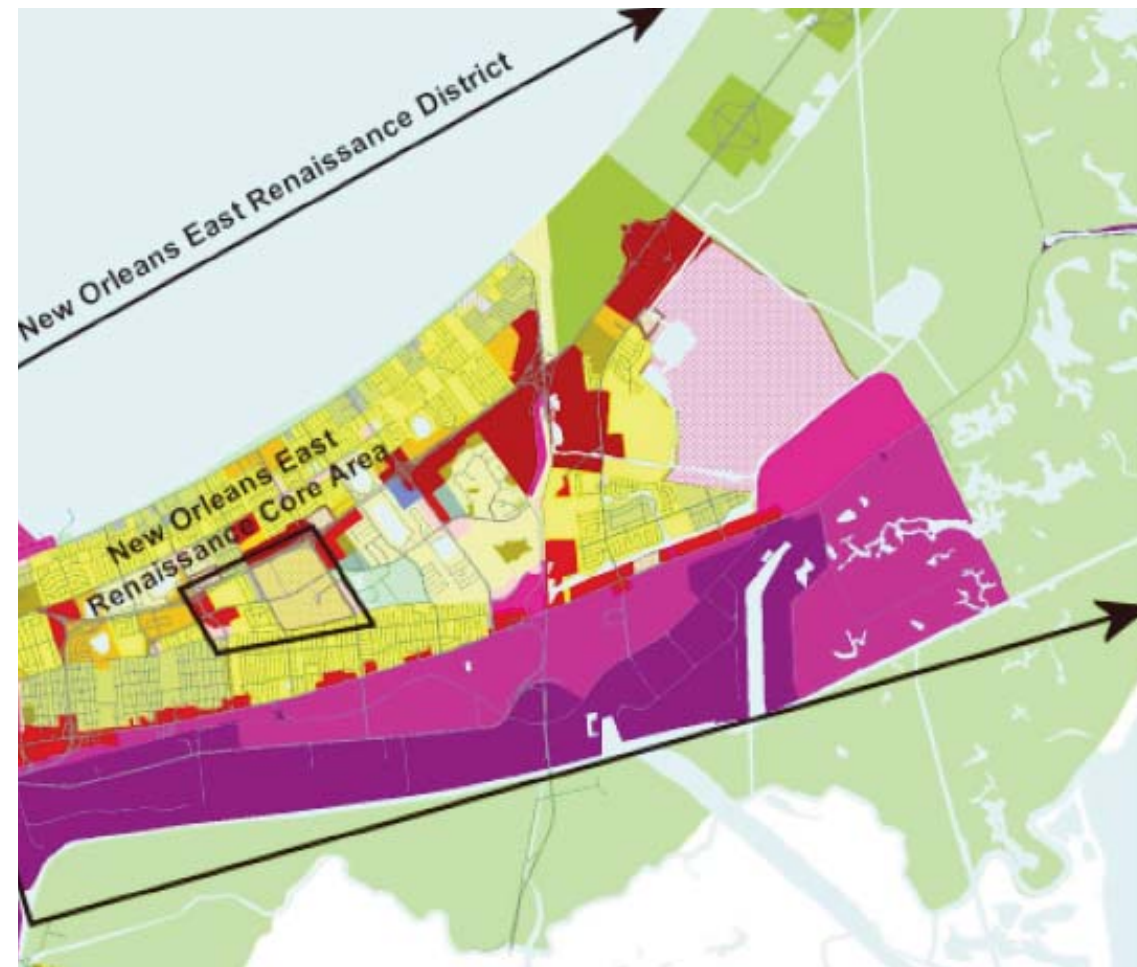
- A: Diagram of the Planning Process
- B-C: General Neighborhood Meetings



**Parks, Recreation, Open Space, and Service Area
Planning District 9**



The 1999 Land-Use Map showing the deficiencies of green and other open spaces in the District (Above)



**New Orleans East
Recommended Zoning**

- NS-1
- OC
- RC
- BIP
- LI
- HI
- MG
- IS
- UMU
- UMU-1
- NMU
- NMU-1
- NMU-2
- SF-E
- SF-1
- SF-2
- TF-1
- TF-2
- MF-1
- MF-2
- MF-2A
- P
- CZ-1
- CZ-2
- TCD
- PD

Streets
Waterbodies

Completed, updated, and prepared by:
VILLAYASO & ASSOCIATES, LLC
December 2002
For Planning Purposes Only

Sponsored by the:
New Orleans East
Economic Development Foundation
10001 Lake Forest Blvd, Suite 1115
New Orleans, LA 70127

Base Data Source:
New Orleans Geographic Information Systems
NOGIS
City Planning Commission
Funded in part from a federal grant through NOAA

Planning Efforts Pre-Katrina

In 1994, the City Planning Commission adopted the Local Renaissance District Administration Policy enabling 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 April 15, 1999, the New Orleans East Economic Development Foundation (NOEDF) and the New Orleans East Business Association (NOEBA) requested the initiation of a Local Renaissance District for New Orleans East, specifically Planning Districts 9, 10 and 11. The New Orleans East Renaissance Plan, published in June 2004 served as a comprehensive, strategic framework for future development decisions to attract new projects, maximized present and future capital improvement resources, balanced growth, economic development and the quality of life for the citizens of Eastern New Orleans. The Renaissance Plan allowed for all citizens to participate and to be represented throughout the process.

The New Orleans East Renaissance Plan was developed using information gathered from an intense citizen participation process through a series of public meetings and interviews with community stakeholders and



**New Orleans East
Parks, Playgrounds,
and Playspots**

- Parks and Playgrounds
- Schools
- Streets
- Waterbodies
- New Orleans East

Completed, updated, and prepared by:
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NOGIS
City Planning Commission
Funded in part from a federal grant through NOAA

Images of The New Orleans East Renaissance Plan 2002

**Upper left: Recommended Zoning
Lower Left: Recommended Parks, Playgrounds and Playspots**

key leaders. Neighborhood groups such as homeowners associations and faith-based groups provided vital information for developing the Plan. Their input adequately addressed neighborhood issues and, in turn, represented the concerns and future vision of the citizens of Eastern New Orleans.

The New Orleans East Renaissance Plan also committed to long-term consistency with the New Century New Orleans Master Plan and all of its completed elements. Key recommendations or facets of the Renaissance Plan include the following;

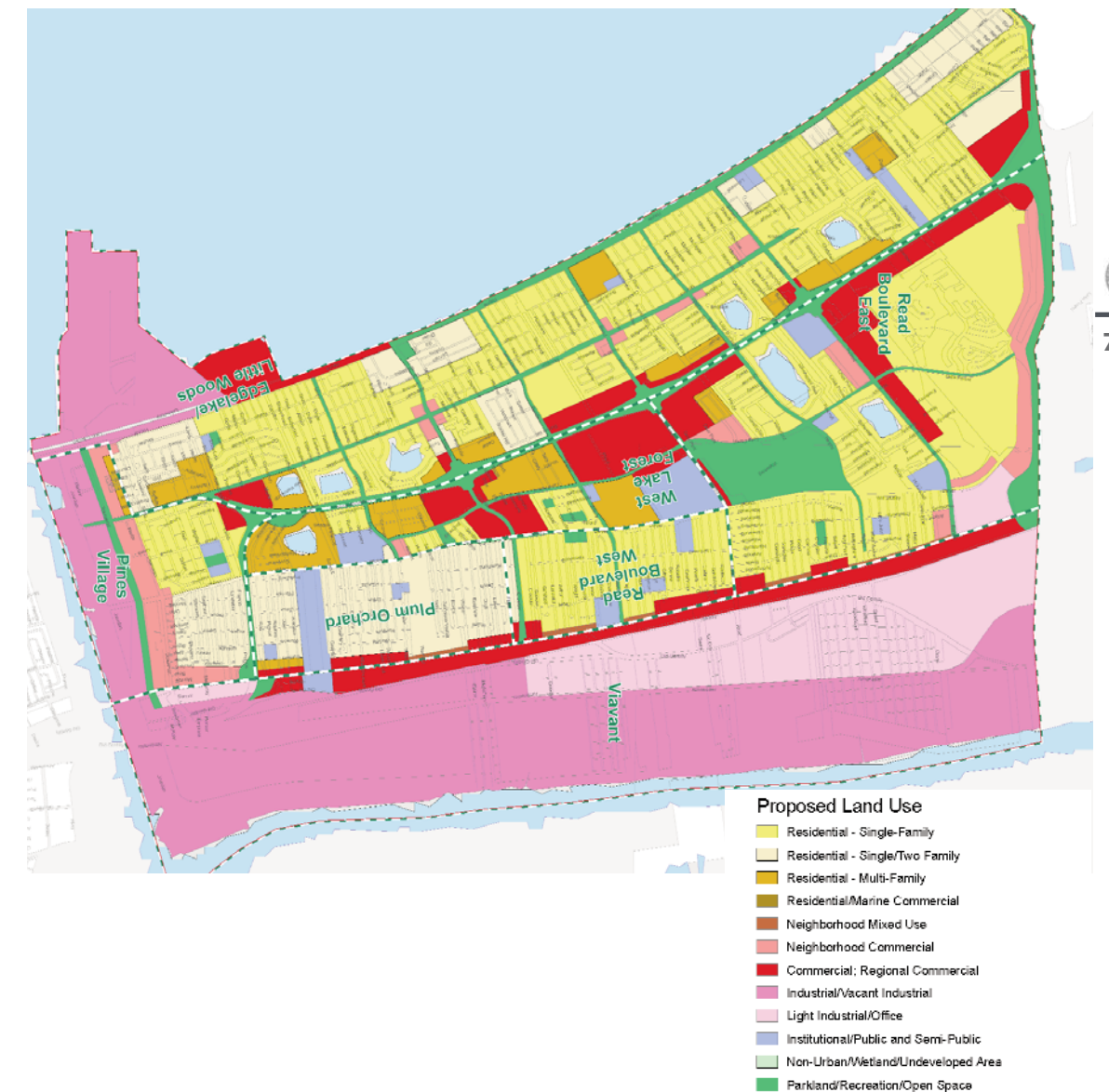
- **Land Use:** "New Orleans East shall be a community of balanced and responsible growth that protects its resources and promotes sensible development."
- **Environment:** "New Orleans East shall protect its valuable natural resources and minimize any impacts existing and new development will have on the environment."
- **Economic Development:** "New Orleans East shall be a thriving economic and industrial hub for the City of New Orleans with a quality skilled workforce while exploring other economic development opportunities for expanded employment and revenue base."
- **Park Recreation, and Open Space:** "New Orleans East shall have an abundance of quality parks and open spaces that are

interconnected by a pedestrian network and protects the area's natural features."

- **Transportation:** "New Orleans East shall have strong transportation linkages that are attractive to business, residents and visitors while also providing adequate and safe access to neighborhoods and other area amenities."
- **Utilities and Infrastructure:** "New Orleans East will have a quality, cost effective and environmentally responsible infrastructure system designed in coordination with desired growth patterns."
- **Housing:** "New Orleans East will provide a variety of housing to area residents in a manner that protects sensitive areas, holds housing to the same high standards, creates dynamic neighborhoods, promotes affordability, and appreciates rural and urban character."
- **Facilities and Education:** "New Orleans East will be known for coordination of resources and quality facilities to meet and exceed area educational needs."
- **Safety and Clean-up:** "New Orleans East will be known for its coordination of highly regarded services to meet and exceed the areas health, safety and welfare needs."

Image at right:

1999 Proposed Land-Use Plan - City of New Orleans





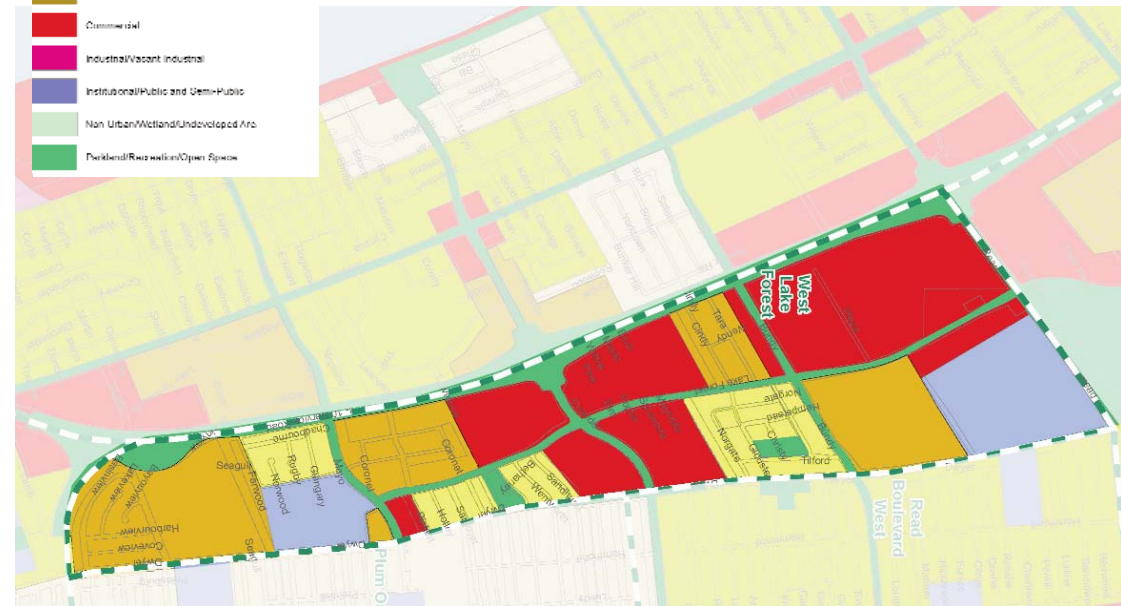
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B. Pre-Hurricane Katrina Neighborhood Existing Conditions

Land Use and Zoning

A number of different zoning classifications are identified, but the West Lake Forest neighborhood is comprised of primarily multi-family apartments and town home structures. There are several pockets of high density multi-family developments that line Interstate 10. Commercial development is vastly spread throughout the neighborhood along Crowder Boulevard, Read Boulevard and Lake Forest Boulevard. The Land-use and Zoning Plan reflects this organization.

Existing Land Use



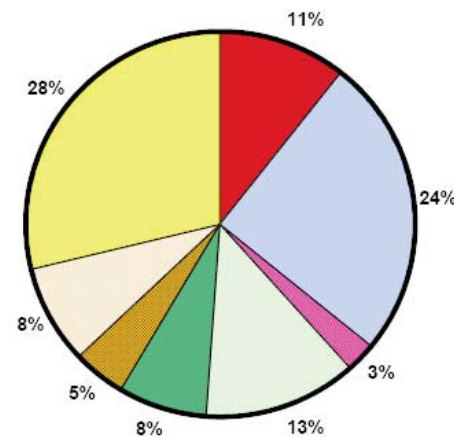
West Lake Forest Neighborhood Present Land-Use Map (Above)

West Lake Forest Neighborhood Present Zoning Map (Below)



Planning District 9

Land Use	Acres
Commercial	1,344.36
Industrial/Vacant Industrial	3,203.05
Institutional/Public & Semi-Public	327.50
Non-Urban/Wetland/Undeveloped	1,634.30
Parkland/Recreation/Open Space	955.20
Residential - Multi-Family	583.00
Residential - Single/Two Family	1,053.39
Residential - Single-Family	3,633.83
TOTAL ACREAGE	12,734.63



Pre-Katrina Demographic Profile

Age

Based on the 2000 Census information, individuals between the ages of 18-34 years represented the largest percentage of the neighborhood at 32.1%. This percentage is 8% higher than the percentage citywide for the same age category. The percentage of residents over the age of 65 is extremely lower than for that of the Parish.

Household Income Distribution

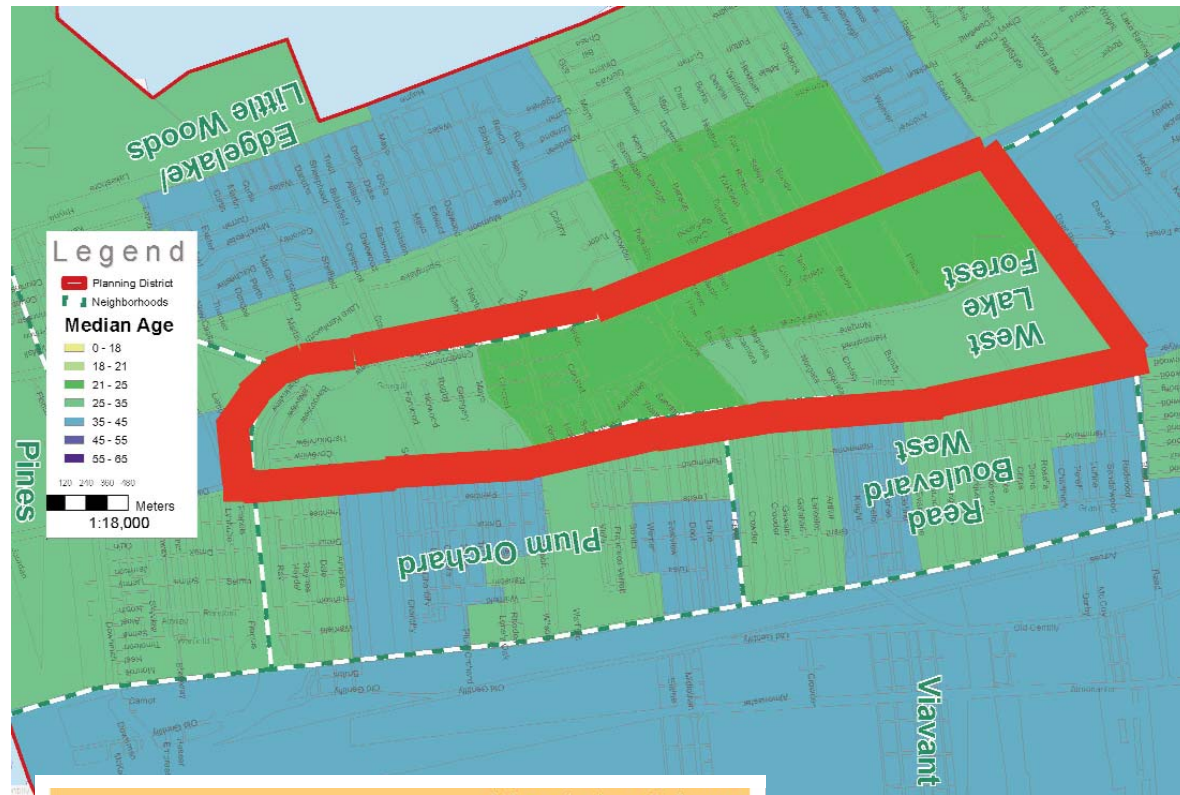
The average household income for the neighborhood (\$32,305) is more than \$10,000 lower than the City of New Orleans as a whole.

Mobility and Transportation

The street patterns for the West Lake Forest neighborhood are unlike those of District 9. Many of the streets are short and lead to dead ends or cul-de-sacs. The major corridors that service the neighborhood are I-10 Service Road, Lake Forest Boulevard and Dwyer Road.

These corridors run the entire length of the neighborhood from east to west and are used as major arteries through the neighborhood. Crowder Boulevard, Read Boulevard, Bundy Road and Mayo

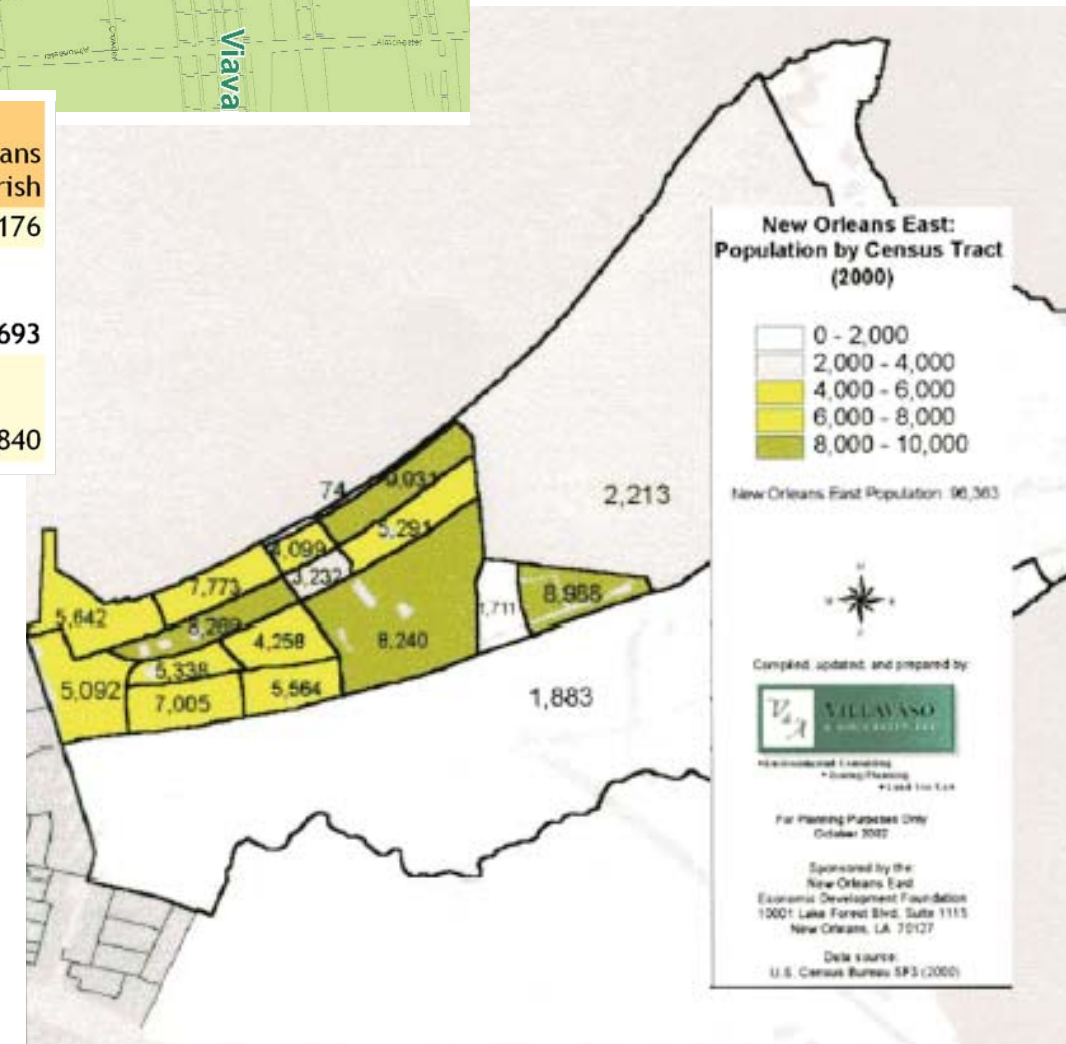




Type of transportation (2000)	West Lake Forest	Orleans Parish
Total workers 16 years and over	3,986	188,703
Public bus	17.7%	12.4%
Streetcar	0.0%	0.6%
Taxicab	0.3%	0.5%
Ferryboat	0.0%	0.2%
Other Public transportation	0.0%	0.0%
Car, truck or van	77.5%	76.3%
Bicycle	0.0%	1.2%
Walked	2.2%	5.2%
Other, incl motorcycle	0.5%	0.9%

Age (2000)	West Lake Forest	Orleans Parish
5 years old and under	12.6%	8.4%
6-11 years old	11.0%	9.2%
12-17 years old	9.7%	9.1%
18-34 years old	32.1%	25.9%
35-49 years old	19.2%	21.9%
50-64 years old	10.8%	13.8%
65-74 years old	2.3%	6.0%
75-84 years old	1.4%	4.2%
85 years old and older	0.9%	1.5%

Average household income (2000)	West Lake Forest	Orleans Parish
Average household income	\$32,305	\$43,176
Average household income for households reporting less than \$200,000	\$30,283	\$35,693
Average household income for households reporting more than \$200,000	\$409,842	\$381,840



Upper left: The Median Age Map of the West Lake Forest Neighborhood 2000

Above: The Median Family Income Map of the West Lake Forest Neighborhood 2000

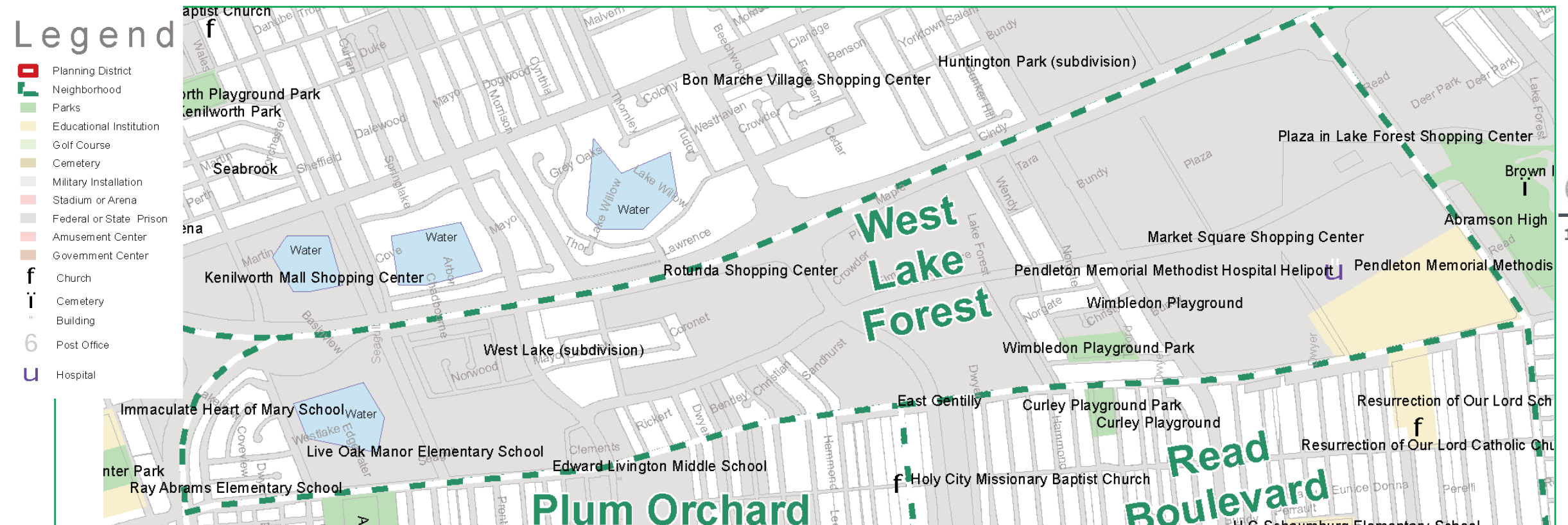
At right: Population in New Orleans East as of 2002

Boulevard are utilized as the major North / South arteries.

As is the case in most suburban areas, the majority of people in the neighborhood utilize individual vehicles to travel to work. But unlike many of the other neighborhoods in Planning District 9, nearly 18% of the workers 16 years and older travel by public bus and 78% travel by car, truck, or van. This relates directly back to the lower annual income for the neighborhood. Prior to the storm two public bus routes served

the neighborhood. The route, which traveled along Dwyer Road was particularly problematic. The width of the street did not allow for a bus lane and passenger pick-ups and drop-offs would cause significant delays. Cars would often stack up to 10 at a time.

Source: U.S. Census 2000; the Greater New Orleans Community Data Center at <http://gnocdc.org/orleans/>



Images from left to right:

- Photos:**
A: Franklin Avenue Baptists Church Playground
B: Joe Brown Park
C: Wembledon Playground
D: Deer Park
Map: Recreation and Open Areas in the West Lake Forest Neighborhood

Recreation and Open Space

Wembledon Playground is a 1-acre playground that contains a basketball court, field and playground equipment. The playground is located on Hempstead between Glouster Road and Christy Road, nestled in the heart of a single family residential neighborhood. There are also

open spaces that have been utilized as play spots within the apartment complexes of the neighborhood.

There are two large open spaces and fields that are part of the Livingston Middle School and Ray Abramson High School sites.

Roadway Hierarchy and Jurisdiction

The roadway hierarchy for the West Lake Forest neighborhood tends to flow along the major boulevards such as Crowder, Read and Lake Forest. All streets within the neighborhood are under complete jurisdiction of the City of New Orleans

except for those within the apartment complexes. These streets are privately owned and maintained by the properties.

The neighborhood is bounded by Interstate 10 to the North and West, Dwyer Road to the South and Read Boulevard to the East.

The Interstate 10 acts as a bounding edge





Single Family Home Prices
New Orleans East



New Orleans Metropolitan Council of Realtors/Keller-Williams

in West Lake Forest. As it does in other parts of the City, it cuts through and divides this neighborhood.

There are no local, state, or federal Historic Districts designated in the neighborhood

Housing, Architecture and Historic Preservation

The housing typologies of West Lake Forest feature a mixture of single-family detached structures, town homes, lower density multiplex structures, and larger apartment complexes. Typical of most suburban areas in New Orleans the homes are slab on grade with brick veneers or wood siding. Many of the larger apartment complexes were in disrepair prior to the Hurricane.

Images from left to right:

A-B: Single-family Residences showing Hurricane Damage

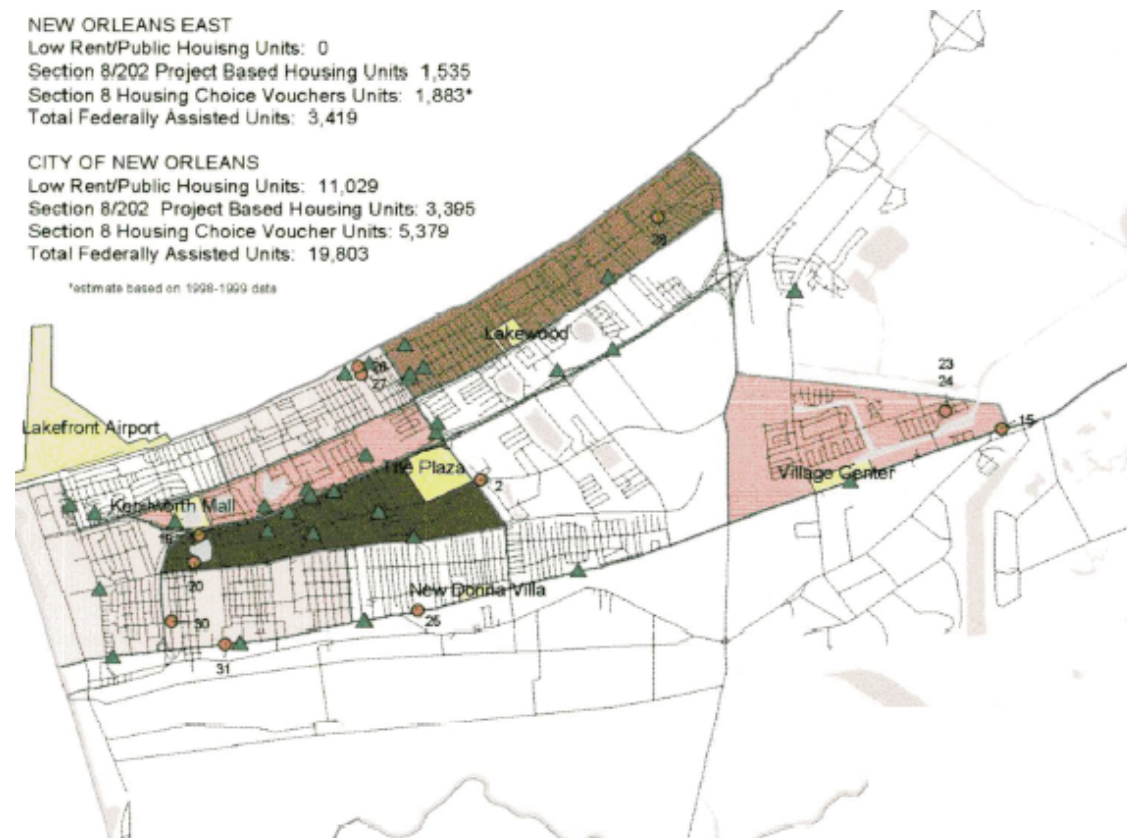
Map at left: Street Jurisdictions



NEW ORLEANS EAST
Low Rent/Public Housing Units: 0
Section 8/202 Project Based Housing Units: 1,535
Section 8 Housing Choice Vouchers Units: 1,883*
Total Federally Assisted Units: 3,419

CITY OF NEW ORLEANS
Low Rent/Public Housing Units: 11,029
Section 8/202 Project Based Housing Units: 3,385
Section 8 Housing Choice Voucher Units: 5,379
Total Federally Assisted Units: 19,803

*estimate based on 1998-1999 data



**New Orleans East
Federally Assisted
Multi-Family Housing**

Housing Choice Vouchers
by Census Tract

- 0 - 60
- 70 - 130
- 130 - 190
- 190 - 260
- 260 - 320
- 320 - 390

Landmarks
Streets

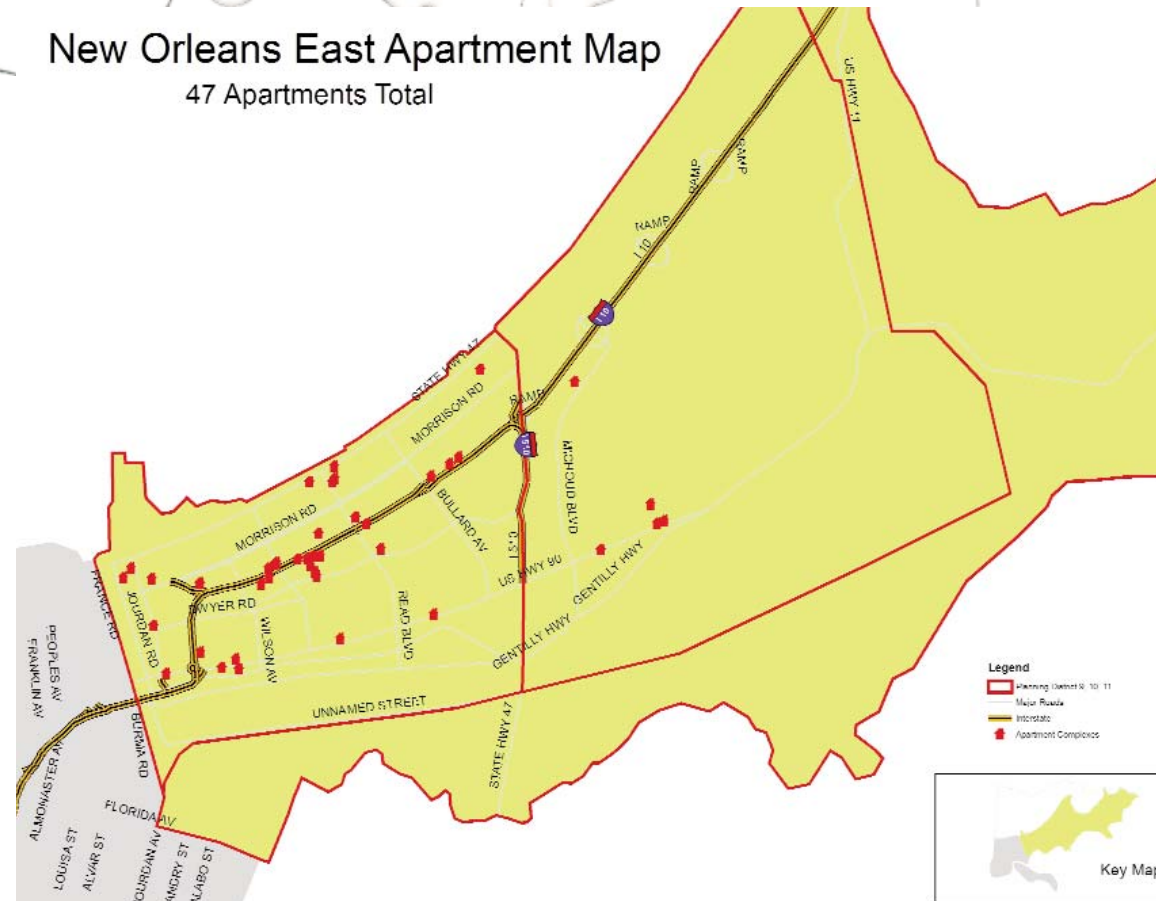
Unassisted Multi-family housing



Section 8 Project Based Housing
(Assisted Units/Total Units)

- 2. Forest Towers East (199/200)
- 15. Guilfway Terrace (170/206)
- 19. Frenchman's Wharf I (3/10,320)
- 20. Frenchman's Wharf II (3/19,324)
- 23. Versailles Arms I and II (400/401)
- 25. Peace Lake Towers (130/131)
- 26. Nazareth Inn I and II (268/270)
- 28. Curran Place (190/190)
- 30. Haydel Heights (64/65)
- 31. DeWitt Inn (5/51)

New Orleans East Apartment Map
47 Apartments Total



Maps at left and right:

- A: Federally Assisted Multi-family Housing**
- B: Managed Multi-family Housing over 50 Units**

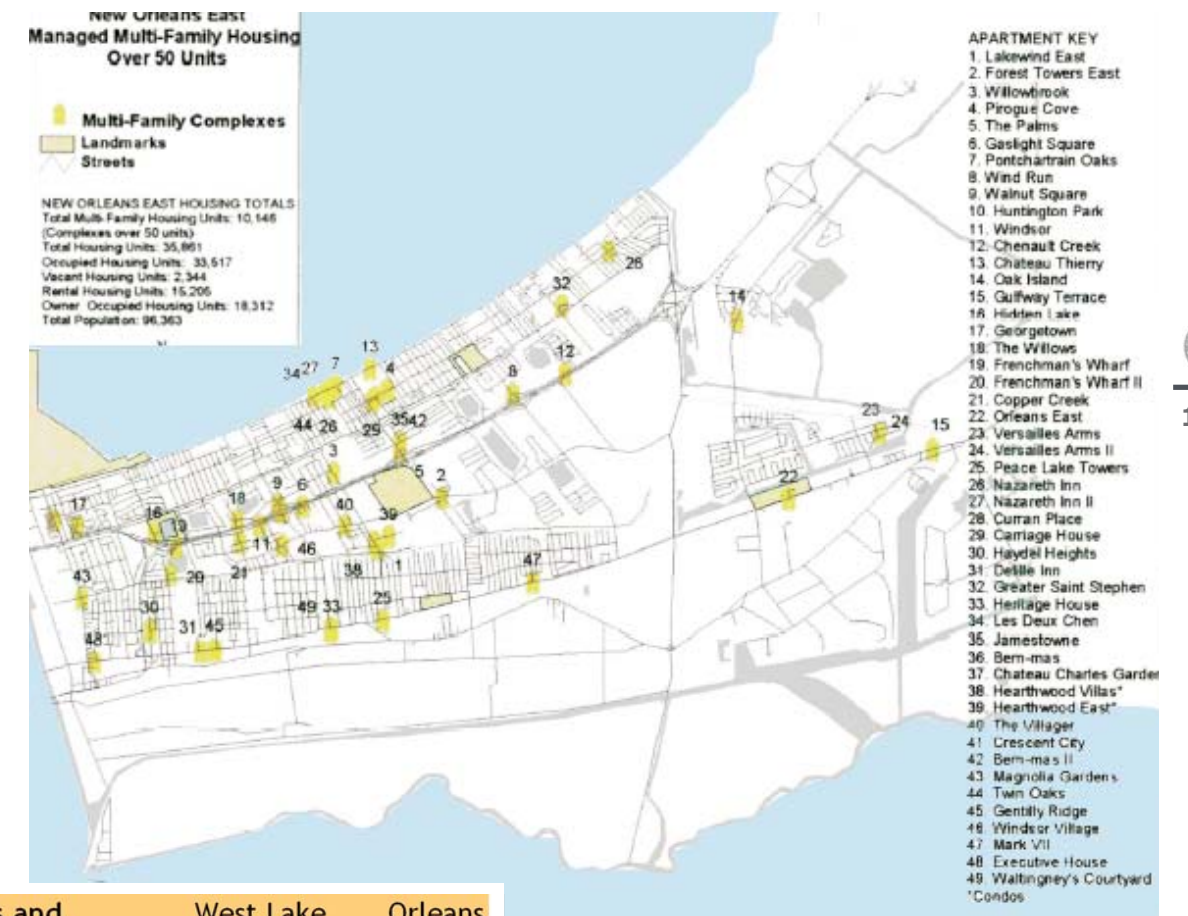
Source: 2002 Renaissance Plan - Villavaso & Associates, LLC

Below: Map indicating the Location of Apartments in New Orleans East

**New Orleans East
Managed Multi-Family Housing
Over 50 Units**

Multi-Family Complexes
Landmarks
Streets

NEW ORLEANS EAST HOUSING TOTALS
Total Multi-Family Housing Units: 10,148
(Complexes over 50 units)
Total Housing Units: 35,861
Occupied Housing Units: 33,517
Vacant Housing Units: 2,344
Rental Housing Units: 15,205
Owner Occupied Housing Units: 18,312
Total Population: 96,363



- APARTMENT KEY
1. Lakewood East
 2. Forest Towers East
 3. Willowbrook
 4. Pirogue Cove
 5. The Palms
 6. Gaslight Square
 7. Pontchartrain Oaks
 8. Wind Run
 9. Walnut Square
 10. Huntington Park
 11. Windsor
 12. Chenault Creek
 13. Chateau Thierry
 14. Oak Island
 15. Guilfway Terrace
 16. Hicklen Lake
 17. Georgetown
 18. The Willows
 19. Frenchman's Wharf
 20. Frenchman's Wharf II
 21. Copper Creek
 22. Orleans East
 23. Versailles Arms
 24. Versailles Arms II
 25. Peace Lake Towers
 26. Nazareth Inn
 27. Nazareth Inn II
 28. Curran Place
 29. Carriage House
 30. Haydel Heights
 31. DeWitt Inn
 32. Greater Saint Stephen
 33. Heritage House
 34. Les Deux Chen
 35. Jamestowne
 36. Bern-mas
 37. Chateau Charles Gardier
 38. Hearthwood Villas*
 39. Hearthwood East*
 40. The Villager
 41. Crescent City
 42. Bern-mas II
 43. Magnolia Gardens
 44. Twin Oaks
 45. Gentry Ridge
 46. Windsor Village
 47. Mark VII
 48. Executive House
 49. Waltinghey's Courtyard
- *Condos

Renters and owners (2000)	West Lake Forest	Orleans Parish
Total occupied housing units	3,578	188,251
Owner occupied	23.8%	46.5%
Renter occupied	76.2%	53.5%



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C. Hurricane Katrina Neighborhood Impacts

Extent of Flooding

The West Lake Forest neighborhood received a significant amount of flood waters. Due to the topology of the neighborhood, the average flood depth was approximately 6-8 feet. The flooding was consistent in depth from east to west. Flooding damaged not only the single family structures but the first levels of the apartment complexes and all of the commercial and civic structures in the neighborhood.

Wind Damage

Apart from the flooding of homes, Hurricane Katrina's winds damaged a substantial number of homes, in particular the roofing systems. Several apartment buildings suffered major damage to their facades. 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.

Damage Assessment: Residential

Over 70 percent of the residential properties in the West Lake Forest neighborhood were deemed substantially damaged according to the Damage Assessment Data received from the City of New Orleans.



Homes damaged over 50% will have to 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 Assessment

All commercial properties within the flooded areas sustained a significant 15 amount of flood damage.

Infrastructure

The infrastructure of the West Lake Forest 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 100% 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:

The sanitary sewer and water system in

West Lake Forest Neighborhood Elevation Map (above). Source: City of New Orleans - April 2006

West Lake Forest Neighborhood Flood Damage Map showing inundated areas of the neighborhood (below). Source: City of New Orleans - April 2006

Image: Town Center in Lake Forest



the West Lake Forest neighborhood received major damage. The New Orleans Sewerage and Water Board are identifying and repairing leaks and breaks in the system daily. The lift station and pump stations serving the neighborhood are at 100% capacity.

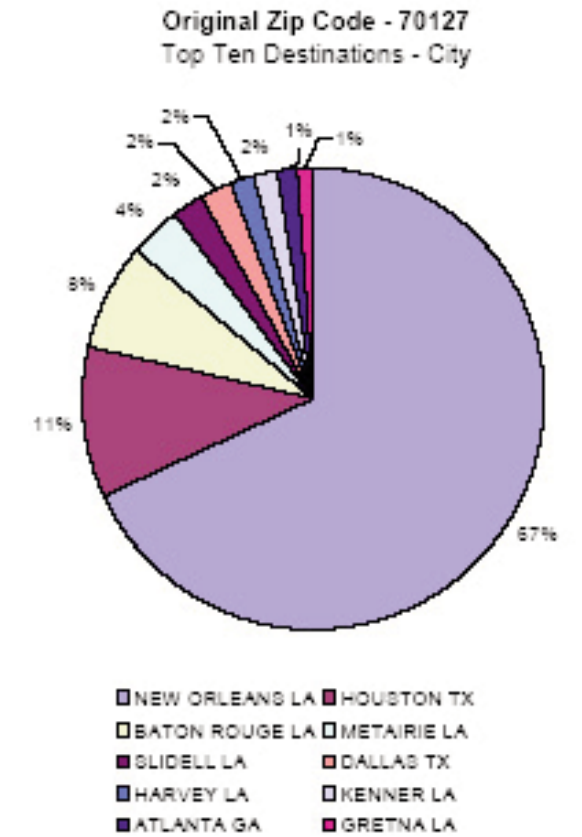
Streets and Storm Sewer:

The streets system was heavily damaged by flood waters as well as from subsidence of the compacted fill used to support street surfaces. Heavy recovery vehicles and debris contractors working on streets not designed to hold heavy traffic and equipment also took a toll. Katrina's debris has also resulted in clogged street drains and catch basins. The neighborhood also faced poor street conditions and potholes Pre-Katrina. This was not only an issue in West Lake Forest but city wide.

Signage and Way-Finding:

Over 40% of the street signage is missing within the West Lake Forest 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.



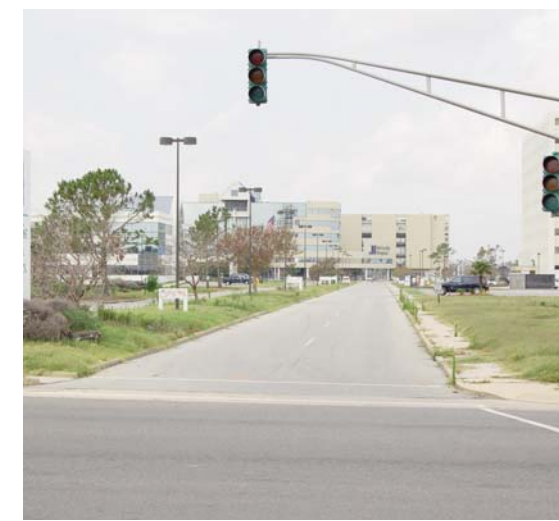
Images from left to right at top:

A-B: Residential Structures showing Storm Damage
C-D: Infrastructure Damage

Diagram: Dispersal of residents of the West Lake Forest Neighborhood

The West Lake Forest Neighborhood - Source: City of New Orleans Damage Assessment Map 2006 (Above)





Sidewalks / Pedestrian Circulation:

Although 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 winds uprooted trees causing major damage to sidewalk systems. In addition, debris contractors have substantially damaged sidewalks and curb and gutter systems as they removed storm related debris from the neighborhood.

Police / Fire:

West Lake Forest does not have a police station within the limits of the neighborhood. However, the neighborhood is served by the Seventh District Police Station. It is located at 10101 Dwyer Boulevard and serves the largest population of all police districts citywide. The Seventh District serves an area covering 77,374 acres or 121 square miles. It has been stated that Eastern New Orleans as a whole needs additional substations. The Seventh District was devastated by floodwaters but has since received minor renovations. There are additional renovations required to bring the facility to full operating capacity.

The neighborhood is also serviced by the Fourth Fire District. None of the 6 facility locations in the Fourth District are within the limits of the West Lake Forest neighborhood. Engine 36 and Ladder 13

located at 5401 Read Boulevard is the closest facility. The facility was damaged due to flood and wind damage and in need of major repairs.

Parks and Open Space

All of the parks and open space within the West Lake Forest neighborhood were significantly damaged. In addition, the major corridor neutral grounds sustained damage to the tree canopy and landscaping.

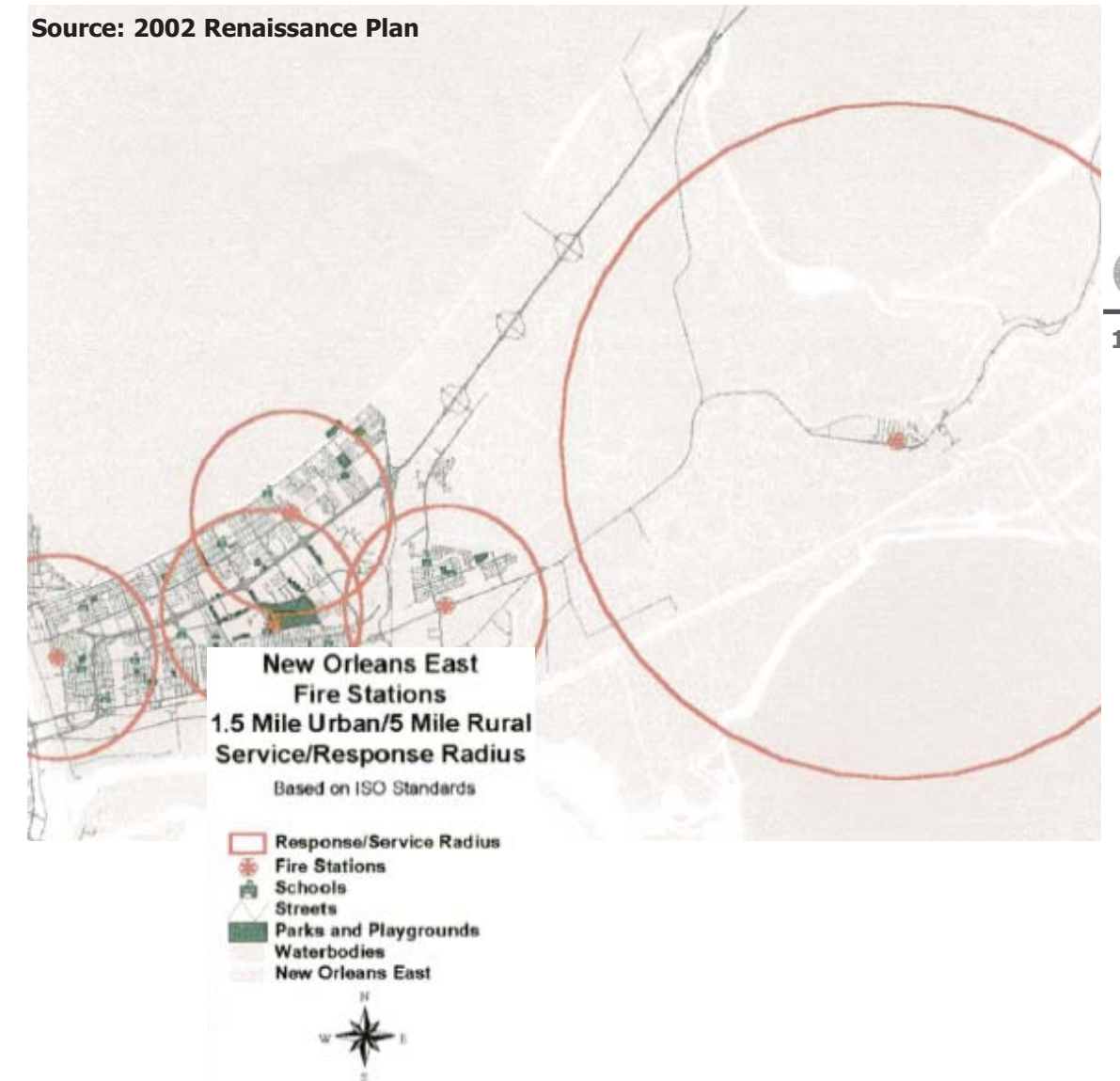
**Civic Facilities:
(Church and Community Facilities)**

All of the civic facilities within the West Lake Forest neighborhood were significantly damaged. There are no community facilities within the boundaries of the neighborhood, but Joe Brown Park is nearby and serves this area.

Churches served as a vital part of the neighborhood and have continued to do so post Katrina. Greater St. Stephen's Full Gospel Baptist Church has its headquarters in the West Lake Forest neighborhood. The church has provided mentorship and counseling programs to the entire community of Eastern New Orleans and City as a whole.

Images from left to right:

- A: Franklin Avenue Baptist Church
- B: Methodist Ambulatory Surgery Center
- C: Methodist Hospital Facility
- D: Buildings of the State Office of Social Welfare





Schools and Universities:

There are two public schools and one private school in the West Lake Forest neighborhood. Edward Livingston Middle School and Marion Abramson High School serviced more than 2500 students in the Orleans Parish School system. The Abramson High School is located directly adjacent to the Greater St. Stephen's Full Gospel Church and Methodist Hospital.

There are no universities within the limits of the West Lake Forest neighborhood.

Planning District 9 - Parks and Recreation Facilities Inventory (New Orleans East)

Park	Classification	Acreage	Owner	Administering Authority	Type of Use	Description of Facilities
Barrington Playground	Neighborhood	4.00	City	NORD	Passive	Undeveloped
Joe Brown Park	Major Urban Park	187.00	City	NORD/Parikway	Active	Playground equipment, multi purpose field, tennis, walking track, baseball, gym, hockey, pool, booster club, lights, restrooms, shelters NORD supervision, Louisiana Nature Center
Kerry Curley Playground	Neighborhood	3.16	City	NORD	Active	Playground equipment, fields, booster club
Del Mar Villa Playground	Pocket	1.00	Private	NORD	Passive	Field
DiBenedetto Playground	Neighborhood	1.91	City	NORD	Active	Playground equipment, basketball, field, baseball, lights, volunteer supervision
Digby Playground	Neighborhood	4.50	City	NORD	Active	Basketball, field, baseball, booster club, lights, restrooms, NORD supervision
East Shore Playground	Neighborhood	8.41	City	NORD	Active	Playground equipment, basketball, field, baseball, booster club, lights, restrooms, NORD supervision
Marie Goretti Playground	Multi-neighborhood	6.71	City	NORD	Active	Playground equipment, basketball, field, baseball, booster club, lights, restrooms, NORD supervision
Kenilworth Playground	Multi-neighborhood	4.28	City	NORD	Active	Playground equipment, basketball, field, baseball, booster club, lights, restrooms, NORD supervision
Kingswood Playground	Neighborhood	4.51	City	NORD	Active	Tennis, multi-purpose field, playground equipment
Lincoln Beach	Major Urban Park	24.40	City	City	Passive	Beach (not presently accessible)
Peace Playground	Pocket	0.30	City	NORD	Passive	Playground equipment
Pradat Playground	Neighborhood	2.22	City	NORD	Active	Basketball, field, baseball, pool, lights, restrooms
Robert Playground	Neighborhood	1.66	City	NORD	Active	Playground equipment, basketball, field, baseball, lights
Vincent Playground	Neighborhood	5.00	City	NORD	Passive	Undeveloped
Wembledon Playground	Neighborhood	4.27	City	NORD	Active	Playground equipment, basketball, field
Werner Playground	Neighborhood	1.67	City	NORD	Active	Playground equipment, basketball, field, lights
TOTAL AREA	--	265.00	--	--	--	--

Abbreviations: OPSB (Orleans Parish School Board), NORD (New Orleans Recreation Department), OLB (Orleans Levee Board), S&WB (Sewerage & Water Board), HANO (Housing Authority of New Orleans), DDD (Downtown Development Dist)

Images from left to right at top:

- A: Livingston Middle School
- B: Marion Abramson High School

Diagram: An Inventory of the Parks and Recreational Facilities in Planning District 9





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 West Lake Forest neighborhood and its retail, commercial, industrial and civic areas.

A number of basic underlying assumptions support the overall neighborhood rebuilding effort.

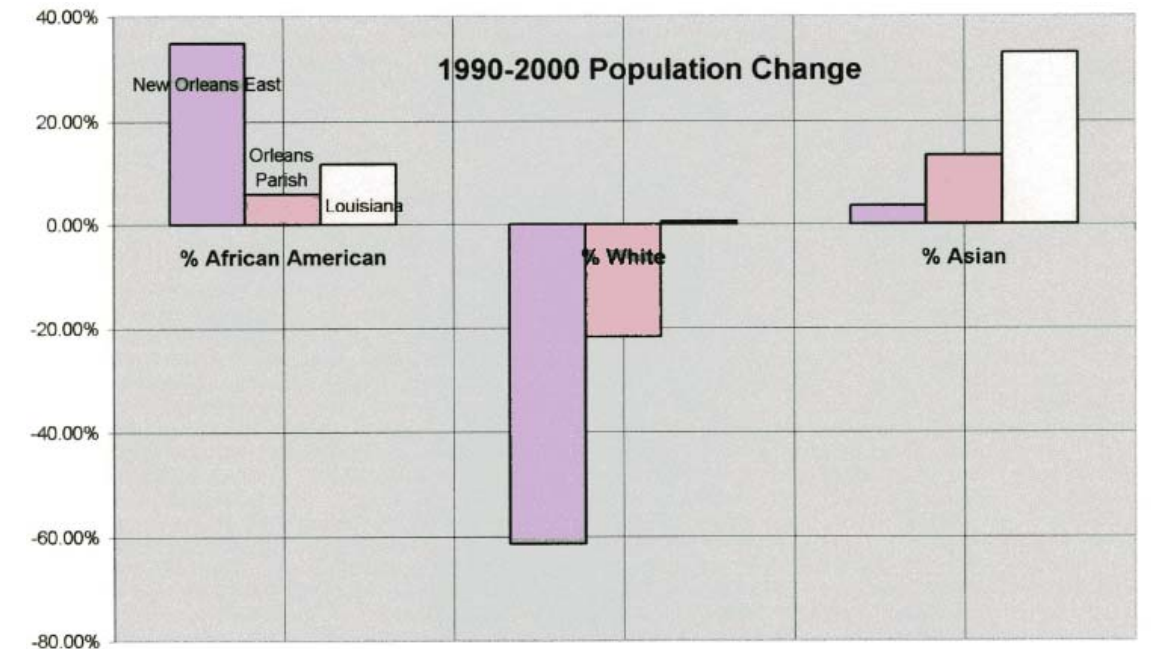
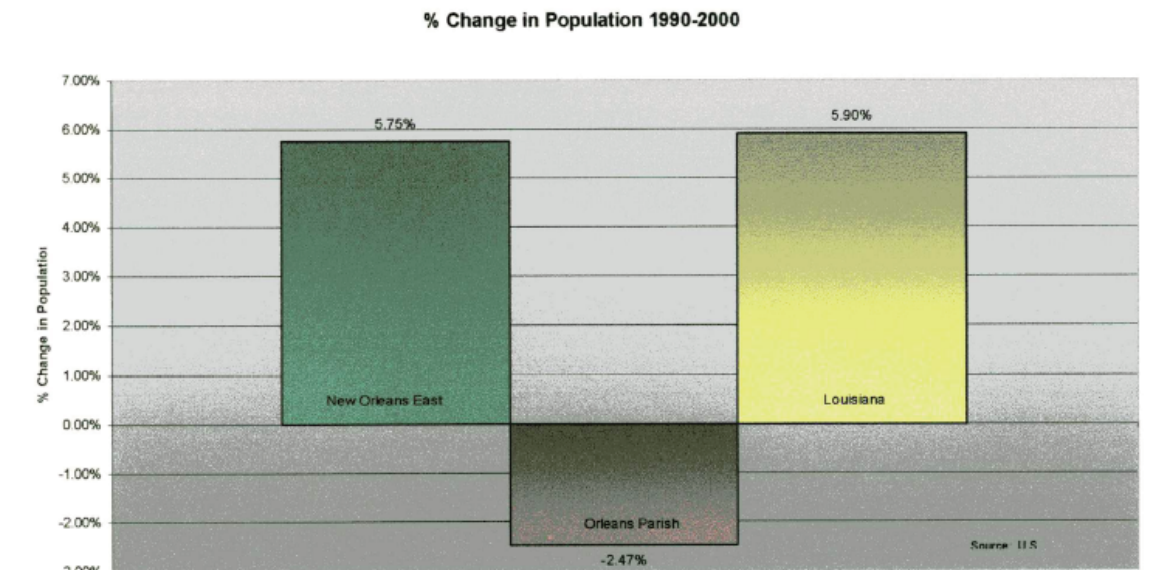
- A flood protection system will be designed to withstand future catastrophic loss from a 1-in-100 year storm and that this is a commitment by the Federal Government;
- Stringent building codes will be implemented to further limit wind damage;
- That there is an organized, coherent and operable Hurricane Evacuation Program; and,

The rebuilding scenario is based on the 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 the neighborhood. However, site specific improvements and strategies outlined herein will be the key 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, its public realm and the private parcels, so as to create an adequate, healthy environment that allows for 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.

The 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 West Lake Forest neighborhood and Planning District 9, such as the Crowder and Read Boulevard Renaissance Corridors. It is important to provide protection of the urban fabric along these gateways for the neighborhood and to encourage the redevelopment of the Frenchman's Wharf apartment complex into a single family subdivision.
- Redevelopment of the housing units currently known as Cindy Place and Tara Lane.



Images at right:

A: Levee Improvements

Graphs:
Change in General Population from 1990-2000 (Above);
Change in Demographics in the District 9 Neighborhoods (Below)

- The restoration and improvement of neighborhood parks and open space to address not only the damage caused by Hurricane Katrina, but to turn them into the community assets that these parks were and can become again;
- 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 West Lake Forest and District 9.
- The construction of bike and pedestrian paths throughout the neighborhood turning them into the community assets that neighborhood has so desired;





- Reconstruction 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 damage caused by the weight and action of the debris removal machinery and heavy vehicles removing debris from the neighborhood.

Assistance and guidance in undertaking district-wide projects, such as:

- *The Plaza Shopping Center, one of the*

most important recovery projects, which can become a vibrant and exciting new town center for the area;

- *Development of elderly housing options to support the elderly within West Lake Forest;*

Neighborhood Repopulation

The neighborhood repopulation process in West Lake Forest appears to be underway. According to data received from the City of New Orleans Mayor's Office of Technology approximately 60% of the structures within the neighborhood have applied for rebuilding permits.

Through the planning process, smaller subdivisions and neighborhood associations within West Lake Forest have been meeting bi-monthly, and in some cases weekly, in order to discuss recovery related issues and visions.

Pre-Katrina demographic information illustrated growth trends in Eastern New Orleans.

From 1990 to 2000 the total population increased by 5.75% while the city as a whole decreased by (2.5%).

Over a two month period a ground survey was conducted for Planning Districts 9, 10 and 11. The survey indicates that over 65% of the West Lake Forest neighborhood is in the process of reconstruction or has shown a commitment to rebuild and reconstruct.

Diagram: Location Map indicating the Location of Trailers and Group Trailer Sites

Permits
Permit Type

- Commercial
- Electrical
- Mechanical
- Residential
- All Others



Over 1,750 residential units (48% of the housing stock) have been gutted within the West Lake Forest neighborhood as of August 26, 2006.

West Lake Forest has a total housing stock of approximately 3,500 residential units. As of August 26, 2006 almost 850 units are either occupied or under renovation, 325 units have FEMA trailers on the property. These numbers show a definite commitment to repopulation of the neighborhood.

Diagram at right:
Permits Issued by type





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E. Neighborhood Recovery Plan

The West Lake Forest Neighborhood Recovery Plan proposes to revitalize based on a series of strategic initiatives that have been identified by the Eastern New Orleans Planning Districts 9, 10, and 11.

Strategic Initiative No. 1: Promote efficient, long-term growth within Eastern New Orleans.

- 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.
- Develop mixed-use districts or Planned Development Overlays along Crowder Boulevard and Lake Forest Boulevard in areas with minimal development constraints that will allow for daily needs of area residents, yet still depend on the commercial core of the proposed "Eastern New Orleans Town Centre" for specialty services.

Strategic Initiative No. 2: Maintain a balanced yet diverse and dynamic pattern of land uses that enhance the quality of life in Eastern New Orleans.

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

Images:

A-C: Roadways in need of Landscaping

**Rendering: Revitalized Landscaped
median throughout the
neighborhoods - Initiative #2**



- Encourage the creation of districts with recognizable identity and clustered development of compatible land uses.
- Encourage the strategic location of quality affordable higher density property developments that can provide attractive and exemplary alternatives to existing subsidized properties.

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

- Utilize the area surrounding major amenities to spur quality, dynamic economic development, including the proposed "Eastern New Orleans Town Centre", the medical facilities, restoration of Lincoln Beach, and a potential Regional Airport.
- Enhance existing neighborhoods, subdivisions and commercial areas Encourage infill development within the existing urbanized area, including demolition and rehabilitation of substandard structures and under-developed property.





Strategic Initiative No. 4: Develop and implement suitable zoning classifications primarily the reduction in concentrations of multi-family residential.

Current zoning has allowed for mass concentration of subsidized housing in single development sites. It has clearly been expressed that there is no opposition to affordable or subsidized housing but opposition to high density concentrations at such sites. With the newly formed RM-2E multi-family district a variety of low to medium density will be able to be developed in a way that is compatible to the surrounding single-family neighborhoods.

Current density regulations would be capped to a maximum of sixteen (16) Units/gross acre. Design standards would allow for articulation of building facades, clearly defined pedestrian paths, lush landscaping, courtyards, planting areas, articulated roof lines, and restrictions on blank walls facing streets or public open spaces.

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 West Lake Forest to ensure that the Recovery Plan continues to incorporate the needs and requests of the community.

The West Lake Forest Neighborhood associations should meet bi-monthly with their residents and monthly with Elected Officials, the business community, the New

Orleans East Economic Development Foundation (NOEEDF), and neighborhood associations outside of the West Lake Forest 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 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

Renderings at center:

Examples of Low-Density Condominiums- Initiative #4

Images

A: Typical Residences





to a public entity through the Road Home or other public acquisition program.

**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 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) 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 difficult for many elderly households after they have experienced similar trauma.

Additionally, there are a substantial number of areas of the City including Lakeview, 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 challenges.

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.

**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 prior to Hurricane Katrina where land values were quite low 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:
Identify and Promote Early Action
Projects**

There are several key early action projects that the residents of West Lake Forest would like to see. Those projects are as follows:

- Repair of neighborhood infrastructure inclusive of major arterial streets and

Images at top:

**A-D: Residential Structures showing
Hurricane Damage**





roadways;

- Beautification of the medians along Interstate 10 and the interchanges at Crowder, Read and Bullard thoroughfares;
- Designation and implementation of the proposed RM-2E zoning district for Multi-family sites within the neighborhood;
- Restoration of neighborhood services such as grocery stores, banks, gas and service stations, as well as pharmacies and drug stores;
- Designation of urban design corridors along Crowder Boulevard and Read Boulevard which will control landscaping, signage, building façade articulation, setback requirements, right-of-way, parking requirements, pedestrian interaction, and median enhancements;
- Economic Development of sites as listed in Strategic Initiative No. 8 at left in the Key Recovery projects.



<p>A Replace Street A1 Crowder A2 Read A3 Mayo A4 Dwyer A5 Lake Forest A6 EastView A7 Dreux A8 Wilson A9 Bundy</p> <p>B Rehabilitate & Open School @ Dwyer & Mayo</p> <p>C Repair/ Replace Street Signs</p> <p>D Repair/ Replace Traffic Signs & Signals</p> <p>E Landscape enhancement E1 Crowder & I-10</p>	<p>E2 Read E3 Mayo E4 Bundy</p> <p>F Street Improvements F1 I-10 Service Rd. F2 Read F3 Crowder F4 Lake Forest</p> <p>G Renovate & Reopen Methodist Hospital</p> <p>H Renovate & Reopen Joe Brown Park and Facilities</p> <p>I Renovate & Reopen Read Branch Library</p> <p>J Study gap funding requirements, encourage and assist as necessary Town Centre Development @ I -10 & Read(North)</p>	<p>K Multi-Family Housing Improvements K1 Zone for Low Density Multi-Family Development @ Mayo & I -10 K2 Zone for Low Density Multi-Family Development @ Crowder & I -10 K3 Encourage Demolition of Apartments @ Dwyer & WestLake K4 Encourage Demolition of Apartments @ Bundy between Lakelorest and Dwyer K5 Zone for Single Family Detached Development @ Dwyer and West Lake</p> <p>L Designate Urban Corridors L1 Crowder Blvd L2 Read Blvd</p>	<p>M Study gap funding requirements, encourage and assist for a Medical District</p> <p>N Neighborhood Entry Signs</p> <p>O Mixed use Development O1 Crowder & I -10 O2 Study gap funding requirements, encourage and assist as necessary Mixed use Development</p> <p>P Zone for Medical District on Dwyer Between Read and Bundy</p> <p>Q Install Sound Barrier @ I - 10</p>
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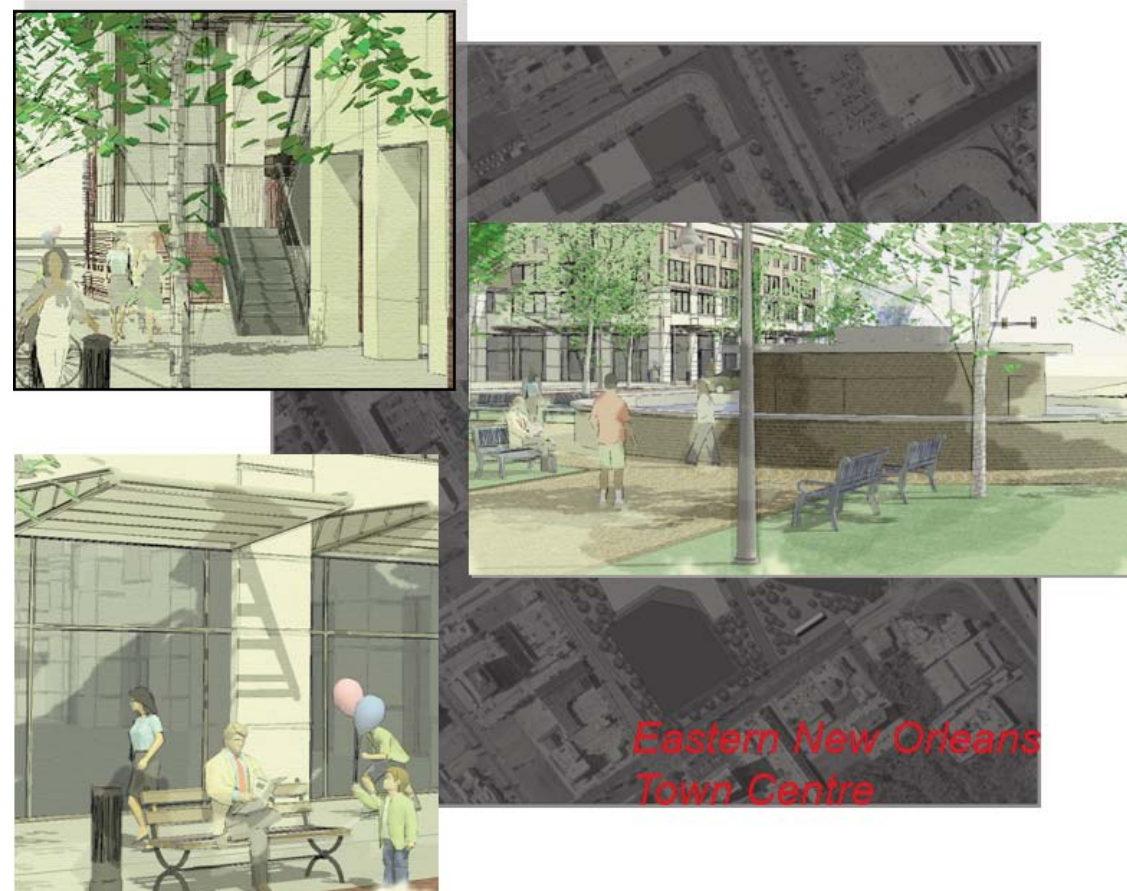
Images at left:

The Projects List for the Pines Village Neighborhood

Above left to right: The I-10 Commercial Service Corridor and, The I-10 Urban Corridor



Town Centre



Images from left to right:

Proposal for a new Eastern New Orleans
Town Center



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

Projects as identified by residents are as follows;

- Conduct an economic development and comprehensive study for the demolition and redevelopment of Frenchman's Wharf

complex into a single family subdivision offering waterfront views;

- Conduct an economic development and comprehensive study for the redevelopment of the Plaza Shopping Center and surrounding properties into a Town Centre Overlay Development District;

- Conduct an economic development and comprehensive study for the creation of a





Medical District – Math & Science

mixed use development site at Crowder and Interstate 10;

- Conduct an economic development and comprehensive study for the creation of a mixed-use development site at Crowder and Lake Forest Boulevard;

- Redevelop of the housing units currently known as Cindy Place and Tara Lane allowing for a more attractive higher quality style of affordable living. such as the proposed Savoy I and Cambridge Square Apartments;

- Renovate Edward Livingston Middle School and field to allow for an educational complex that houses classrooms, a library, and includes both recreational and arts facilities. The school could also have after-school and enrichment programs and serve as a multi-purpose facility for the neighborhood;

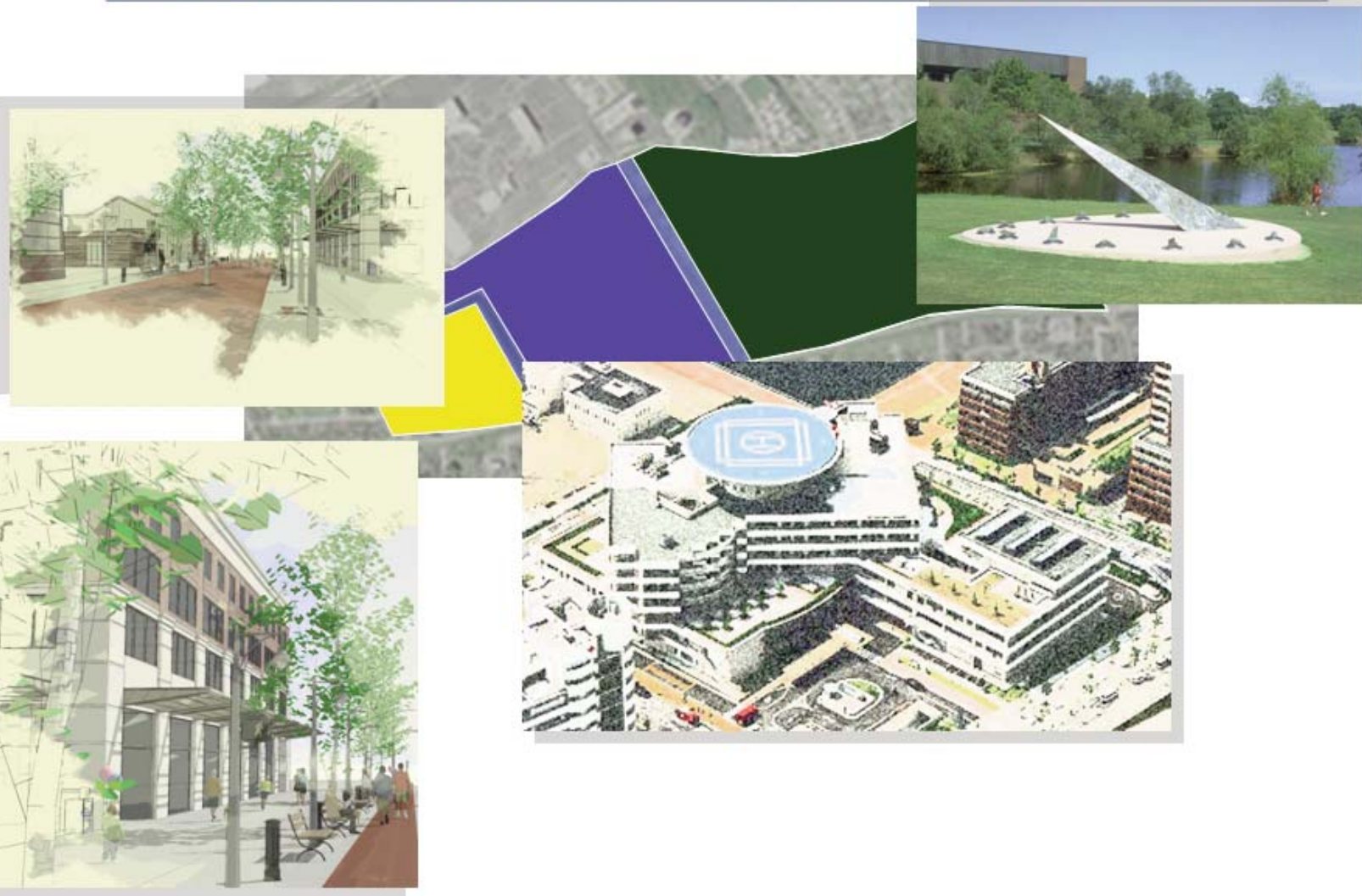
- Redevelop Marion Abramson School into a state of the art high school for Math and Science.

- Provide the opportunity for high school students to co-op with the adjacent Methodist Hospital and its proposed medical teaching complex.

Images at top:

Proposal for the Redevelopment of Cindy Place and Tara Lane Multi-Family Housing Units

At left: Proposal for the Redevelopment of Marion Abramson School into a High School for Math and Science





Land Use and Zoning

- Creation of a multifamily design development district (RM-2E) to replace all MF-3 districts in Eastern New Orleans, allowing for better design control, code enforcement, and balance of density;
- Creation of Renaissance (urban design) Corridors along Crowder Boulevard, Read Boulevard, between Interstate -10 and Dwyer Road.

Parks and Open Space and Landscape Architecture

- Restoration of Wembeldon Playground field basketball court and playground equipment;
- Revitalization of the Lincoln Beach and implementation of the pre-Katrina Supplemental Environmental Program (SEP) and Submersed Aquatic Vegetation (SAP) programs that were put in place to improve the ecology of Lake Pontchartrain, allowing for swimming and fishing once again;
- Provide tree enhancements along major north/south thoroughfares such as: Mayo Blvd, Crowder Blvd, Bundy Rd and Read Blvd;
- Provide tree enhancements along major east/west thoroughfares such as: Lake



Forest Blvd, I-10 Service Rd and Dwyer Rd;

- Interstate I-10 interchange beautification at Crowder Boulevard and Read Boulevard;
- Provide neighborhood identification signs at entrances to all neighborhoods and subdivisions. These locations are 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 East Renaissance Plan. Key transportation projects include:

- Repair and improve mobility of the key thoroughfares and enhance the existing street infrastructure;
- Promote pedestrian and bicycle pathways primarily along Dwyer Road;
- Investigate the opportunities for affordable rapid mass transit between Baton Rouge, Louis Armstrong International Airport, the New Orleans Central Business District (CBD), and Eastern New Orleans;
- Add benches and pedestrian lighting along designated pedestrian routes;
- Conduct an economic development and comprehensive study for an alternative site



location for a Regional Airport;

- Widen Dwyer Rd to allow for a bus lane;
- Install sound barriers along Interstate 10.

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

Housing, Architecture and Historic Preservation

The West Lake Forest neighborhood is comprised of a mixture of single-family detached, doubles, and multi-family homes and apartment complexes. It is the desire of the neighborhood to maintain and enhance the structure of the single family detached residential neighborhoods and encourage the multi-family complexes to rebuild under the proposed RM-2E District.

Due to the mix of residential zoning throughout the West Lake Forest neighborhood all of the housing programs identified in Strategic Initiative No. 6 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.

There are no Historic Districts currently defined within the West Lake Forest neighborhood.



Utilities and Municipal Services

As West Lake Forest recovers in the rebuilding process it is essential that utilities and municipal services are addressed immediately. Traffic signals and signs as well as street signage need to be addressed immediately as they are critical to way finding not only for residents of the West Lake Forest neighborhood, but to the recovery contractors working in the area.

There are two fire stations and no police stations and within the neighborhood. It is the community's request to provide an additional police station to support the neighborhood. Although there are no libraries directly within the West Lake Forest neighborhood, it is strongly desired that the New Orleans East Public Library located in Read Boulevard East be renovated and opened to the public as soon as possible.

Human Services and Community Facilities

Throughout the neighborhood planning process it became evident that healthcare was a primary concerns for the residents of the neighborhood. Methodist Hospital has been an anchor for the West Lake Forest neighborhood for over 33 years. It has been committed to providing health care to the residents of Eastern New Orleans. It is requested by the community that the two

Images:

- A: Franklin Avenue Park**
- B: Joe Brown Nature Center**
- C: Proposed Multi-Family Housing Complex**
- D: Broken Water Line**





hospitals within the planning district be not only rebuilt but re-designed to become potential medical teaching facilities.

The development of community facilities is a critical part of the recovery process. As individuals deal with the daily stress of rebuilding, community facilities will be able to provide not only a venue for critical recovery information, but also serve as a recreational venue for children and adults alike.

Although the Joe Brown Memorial Park as well as the Louisiana Nature and Science Center are not located in this neighborhood, residents here have requested that they be renovated and opened to the public. These two locations were a critical amenity for the West Lake Forest neighborhood.



Image at left:

A: Methodist Ambulatory Surgery Center

F. Implementation and Funding Strategies

Funding Matrix

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 WEST LAKE FOREST 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	HAWO	HOME	EDA	TIF/GO BONDS/NMTC	BID	SPECIAL TAXING DISTRICT	FHWA/FTA	LDOT		PRIVATE FOUNDATIONS	ORLEANS LEVEE BOARD	OTHER GOVERNMENT & NGO'S
Early Action Plan																				
Capital Projects																				
Replace Street Trees @ Crowder /Read/Mayo	1																			\$475,000
Rehabilitate & Open School @ Dwyer & Mayo	1	•	•														•		•	\$4,500,000
Repair/ Replace Street Signs	1	•	•																	\$265,000
Repair/ Replace Traffic Signs & Signals	1	•	•																	\$250,000
Landscape enhancement @ Crowder & I-10	1		•												•					\$85,000
Renovate and Reopen Joe Brown Park & Facilities	1	•	•																	\$35,000,000
Renovate and Reopen Read Branch Library	1	•	•										•	•					•	\$1,250,000
Street Improvements @ I-10 Service Road	1	•	•																	\$750,000
Street Improvements @ Read	1	•	•																	\$550,000
Street Improvements @ Crowder	1	•	•																	\$550,000
Street Improvements @ Lake Forest	1	•	•																	\$950,000
Landscape enhancement @ Read	1		•																	\$225,000
Landscape enhancement @ Mayo	1		•																	\$175,000
Landscape enhancement @ Bundy	1		•																	\$175,000
Subtotal: Capital Projects																				\$45,200,000
Recurring Operations																				
Park Operations	1																			
Library Operations	1																			
Housing Initiatives and Other Policies																				
Zone for Low Density Multi-Family Development @ Mayo & I-10	1																			
Encourage Public Gap Funding for Methodist Hospital Redevelopment	1																			
Encourage Demolition of Apartments @ Dwyer & WestLake	1																			
Mid Term Plan																				
Capital Projects																				
Study gap funding requirements, encourage and assist as necessary Town Center Development (study cost only)	2		•								•	•	•	•						\$250,000
Street Trees on Dwyer	2		•				•													\$225,000
Neighborhood Entry Signs	2	•	•				•													\$25,000
Replace Street Trees @ Lake Forest	2		•				•													\$200,000
Replace Street Trees @ Eastview	2		•				•													\$85,000
Replace Street Trees @ Dreux	2		•				•													\$125,000
Replace Street Trees @ Wilson	2		•				•													\$85,000
Replace Street Trees @ Bundy	2		•				•													\$85,000
Study gap funding requirements, encourage and assist as necessary Mixed use Development @ Crowder at I-10 East and West (study cost only)	2		•							•	•	•								\$225,000
Study gap funding requirements, encourage and assist as necessary Mixed use Development @ Read Blvd. from I-10 to Lake Forest Blvd east side (study cost only)	2		•							•	•	•								\$225,000
Arterial Street Repairs in Commercial and Residential Areas	2	•	•																	\$9,500,000
Subtotal: Capital Projects																				\$11,030,000
Housing Initiatives and Other Policies																				
Zone for Medical District on Dwyer Between Read and Bundy	2																			
Long Term Plan																				
Capital Projects																				
Install Sound Barrier @ I- 10	3		•											•	•					\$4,000,000
Subtotal: Capital Projects																				\$4,000,000
Housing Initiatives and Other Policies																				
Zone for Single Family Detached Development @ Dwyer and West Lake	3																			
Zone for Mixed use Development @ Crowder I-10	3																			
CAPITAL PROJECTS TOTAL																				\$60,230,000

