



**Marlyville / Fontainebleau  
Planning District 3  
Neighborhood Rebuilding Plan**  
Billes Architecture, LLC



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**ACKNOWLEDGMENTS**

With grateful appreciation, the planning team would like to thank all of the residents of District 3 who participated in this planning process, especially in view of the extraordinary events in the life of our community and its residents. Without the participation of these residents, this plan would not be possible. The planning work contained in this report is a result of needs expressed by residents.

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

Our sincerest thanks to all.

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

Palm-Air Civic Association  
State Street Drive Improvement Association  
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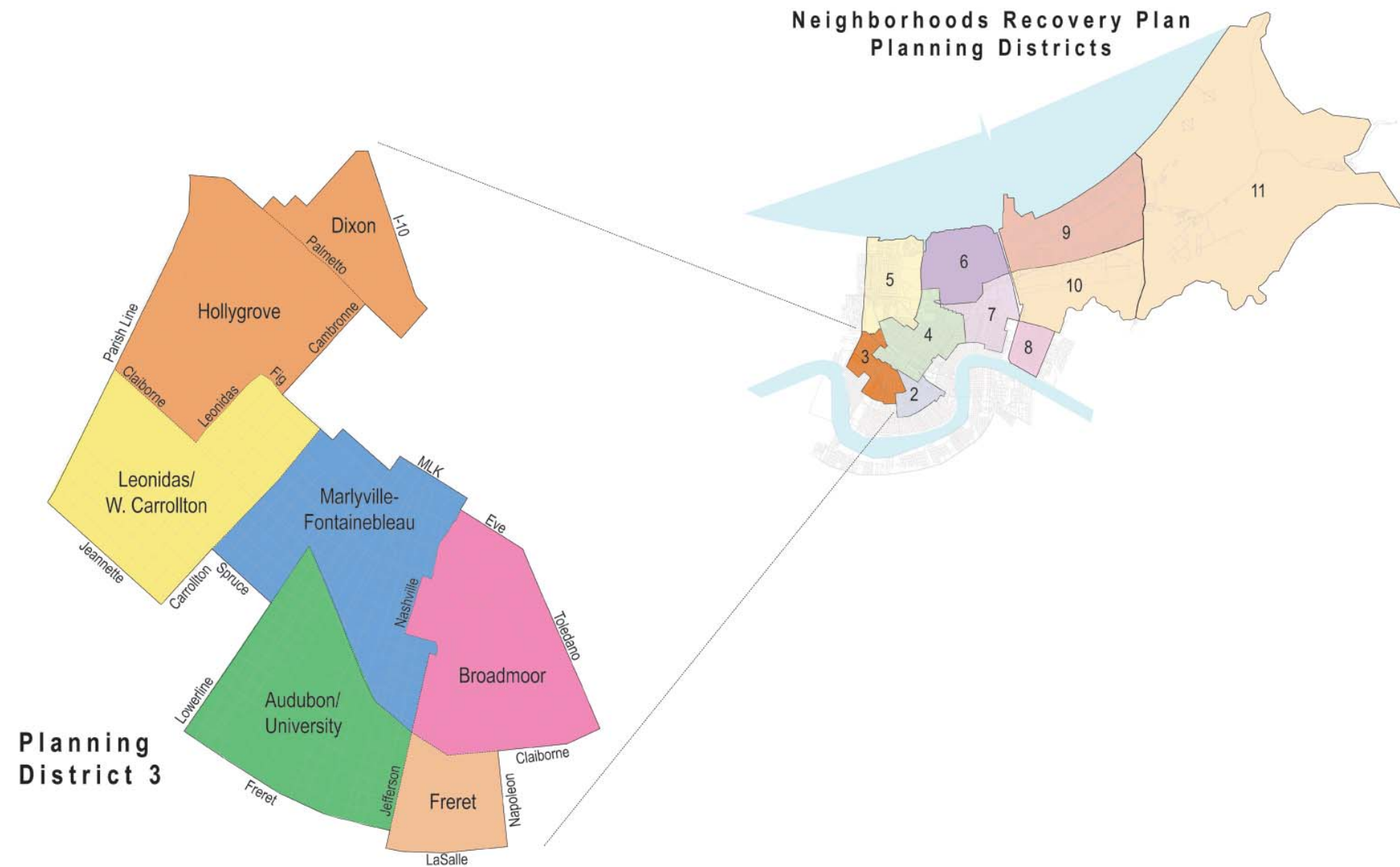
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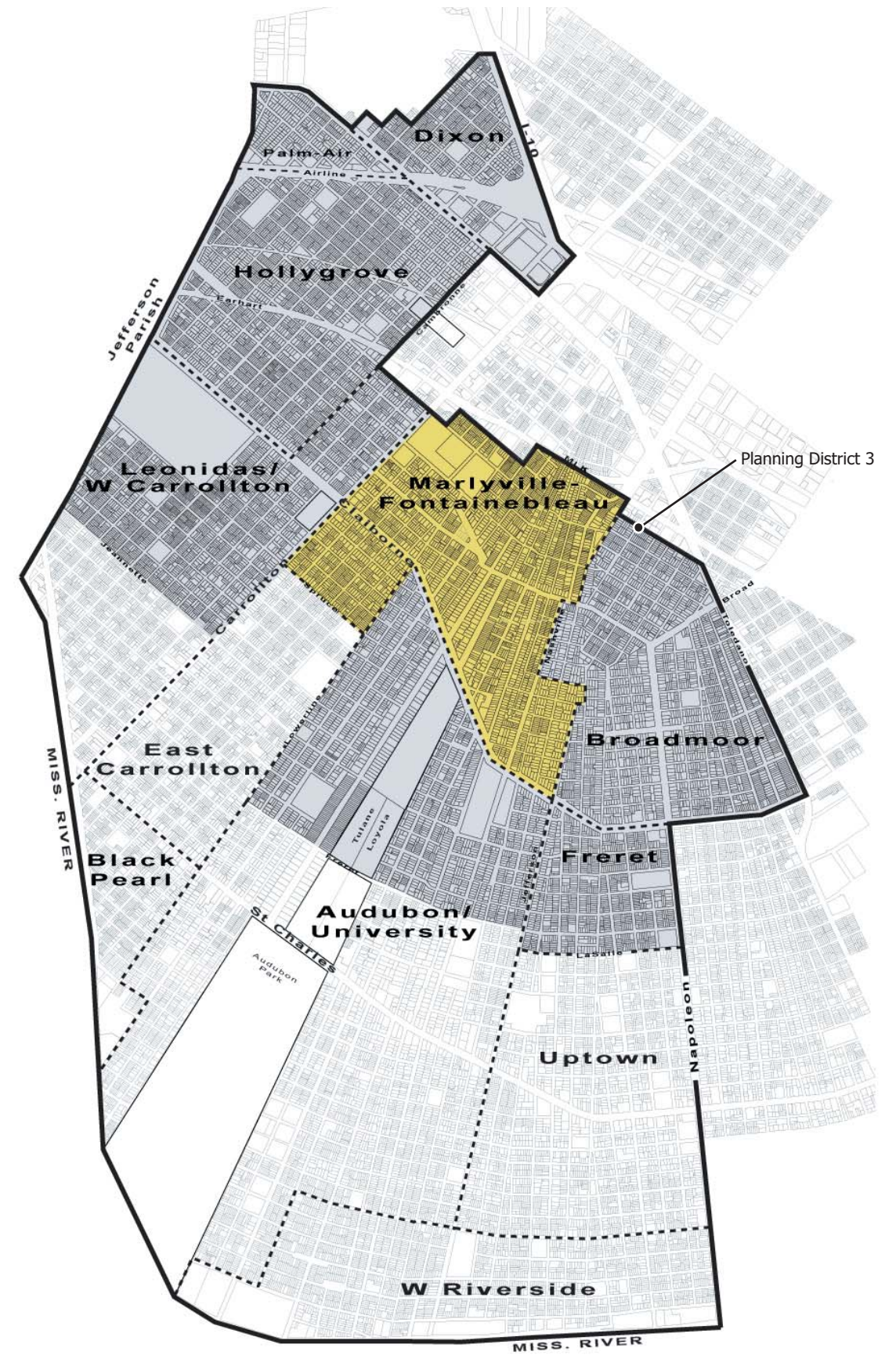


## A. Marlyville / Fontainebleau Neighborhood

### Location and Geographic Boundaries

In 1874 the town of Carrollton was annexed by the City of New Orleans. The area now known as Marlyville/Fontainebleau was included in that annexation, however, the area's development did not gain momentum until later. The blight caused by the presence of the Illinois Central and Louisiana and Arkansas railroad lines contributed to this delayed development. It wasn't until the 1920's that substantial development began, and by 1949 the area was largely developed with single and two family dwellings.

The Marlyville-Fontainebleau neighborhood is roughly bounded by S. Carrollton Avenue to the west, Martin Luther King Boulevard to the north, Nashville and Jefferson Avenue to the east, and S. Claiborne Avenue to the south. The neighborhood is located in Planning District 3.



CPC Identified Neighborhoods, 2000

## Recovery Vision and Goals

According to its residents, the assets of Marlyville/Fontainebleau include:

- Location, proximity to all areas of the City, 3 universities and major traffic arteries.
- Solid, well maintained housing stock.
- Affordability.
- Residential charm.
- Lots of trees; well-planted.
- Family.
- Reputation of low crime; feels safe.
- Urban feel – architecture, streetcar.
- Multiple generations; diverse in many areas.

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

- Beautify the area and soften with landscaping. Buffer residential areas.
- Rebuild a vital and distinctive neighborhood.
- Encourage well managed physical and economic growth.
- Create a healthy, natural built environment.
- Expand on arts, recreation and cultural opportunities.

## Planning Process & Neighborhood Participation

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

The citizens of Marlyville/Fontainebleau have participated in this planning process, which included establishing the character of the neighborhood, identifying goals, listing issues and opportunities, and developing and ranking a list of proposed projects. They have also critiqued plans that identify pre-Katrina and post-Katrina conditions, and proposed new development plans.

Neighborhood associations active in Marlyville/Fontainebleau include: Fontainebleau Improvement Association, Claiborne-University Neighborhood Association (CUNA), Carrollton-Audubon Renaissance, Inc., Central Carrollton Association, Audubon Street Neighborhood Association, Upper Audubon Boulevard Neighborhood Association, Versailles Boulevard Neighborhood Association, Gert Town Enterprise Economic Redevelopment, and State Street Drive Improvement Association.

### Marlyville / Fontainebleau Meeting Schedule:

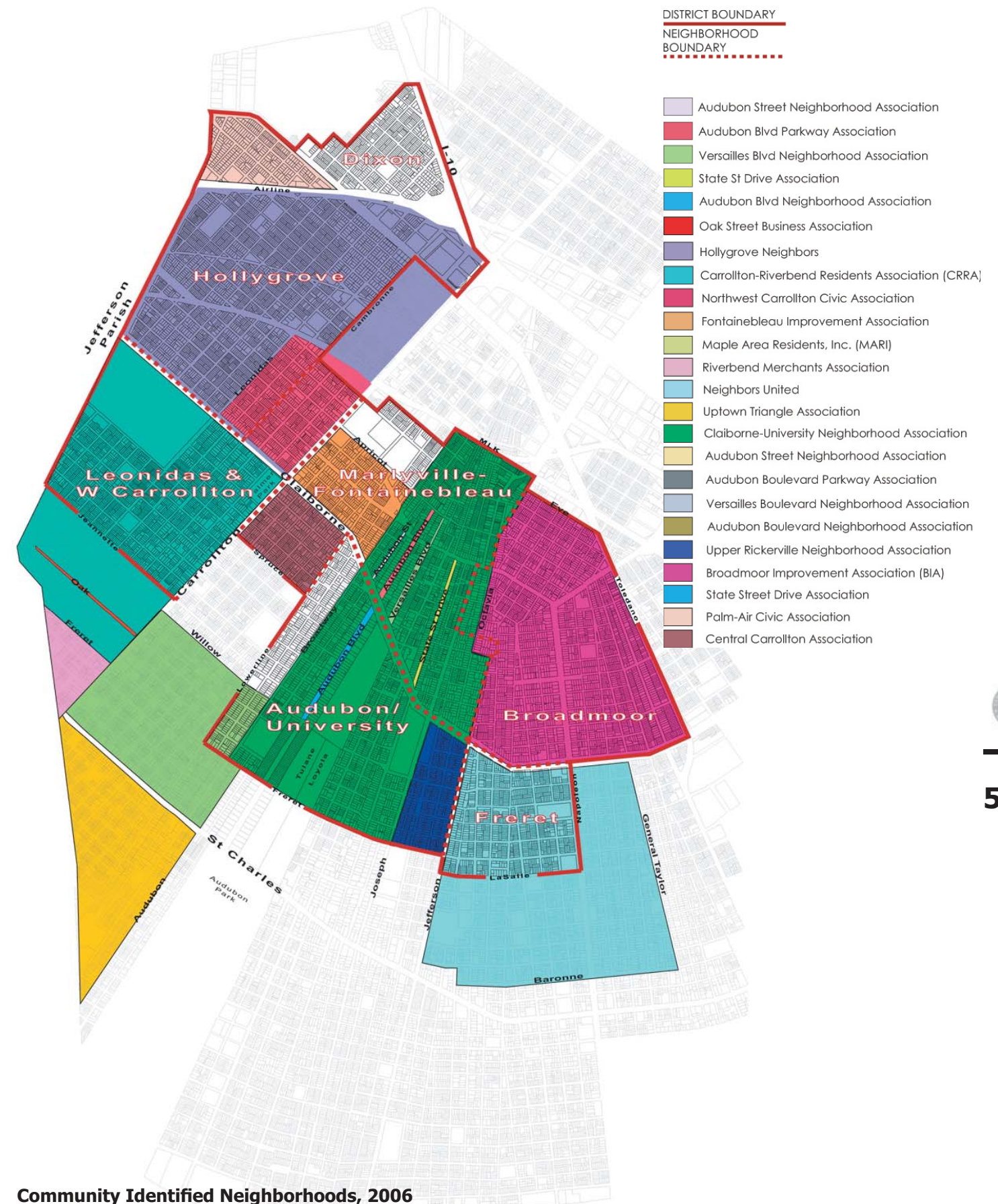
**July 6:** District-wide introductory meeting – An initial meeting with all the neighborhoods that comprise Planning District 3 gave the planning team an opportunity to present to the attendees existing conditions maps for each neighborhood as well as their understanding of the issues and opportunities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

**July 13:** Marlyville/Fontainebleau Neighborhood Meeting - Residents were asked to list the characteristics, issues, opportunities, and goals relative to their neighborhood. A preliminary project list was developed.

**August 1:** Marlyville/Fontainebleau Neighborhood Meeting - The planning team presented optional neighborhood plans for the community's review. Images containing conceptual solutions were also presented. Residents filled out surveys, prioritizing projects.

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

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

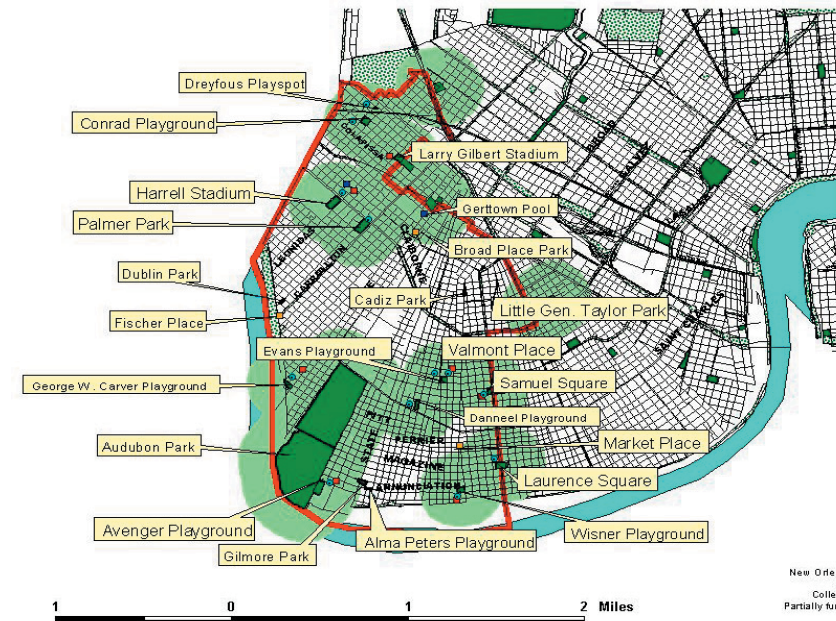
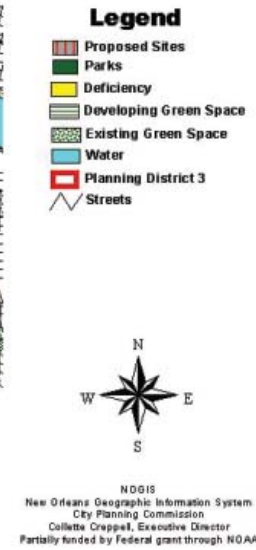
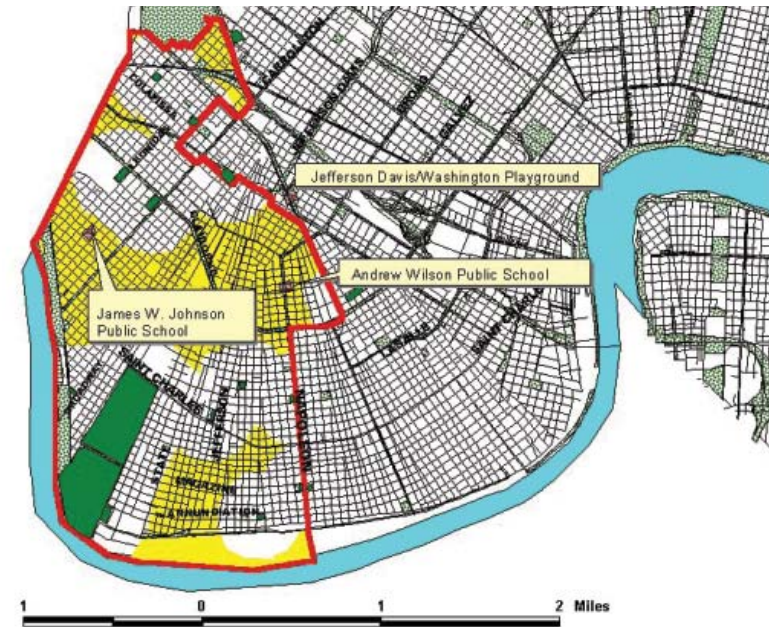


**Planning Efforts Pre-Katrina**

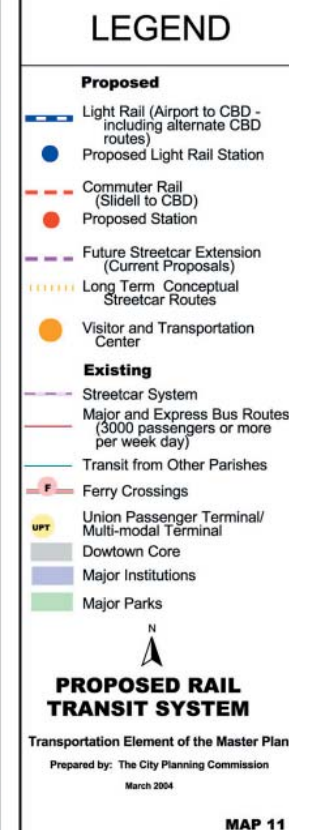
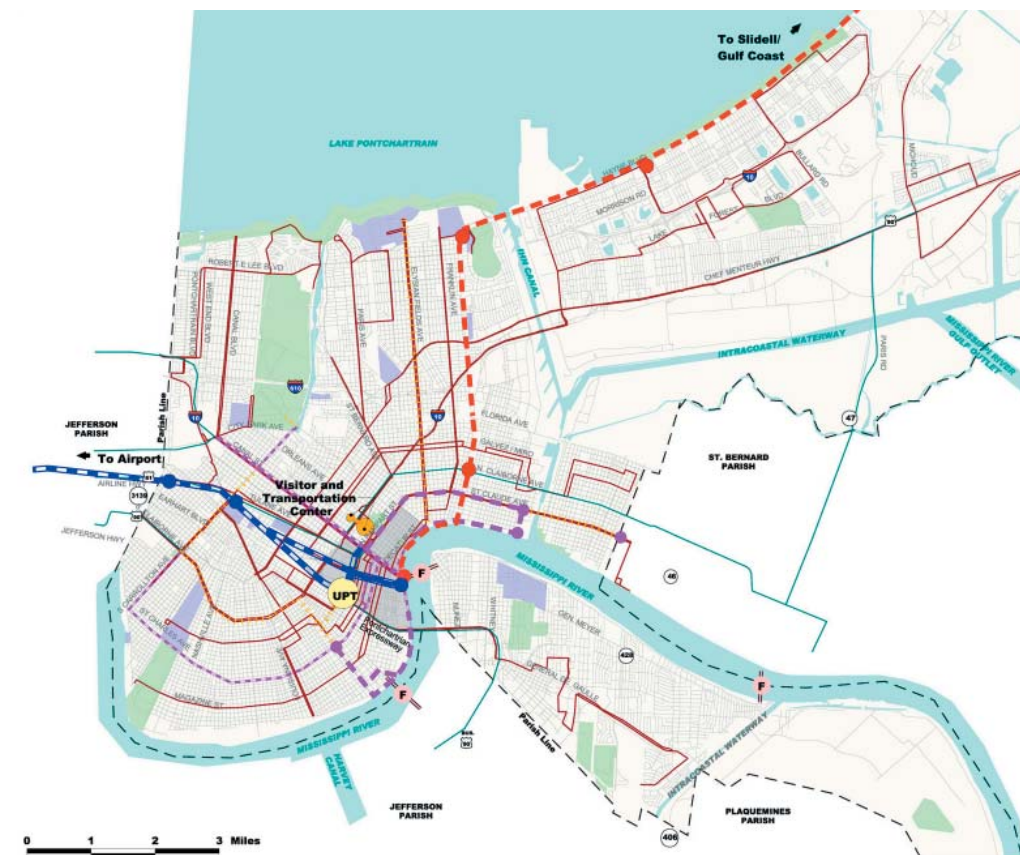
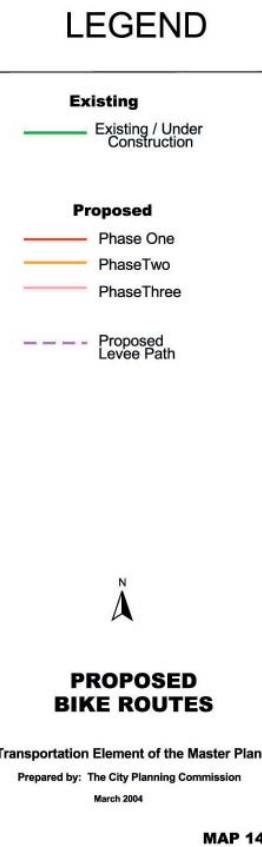
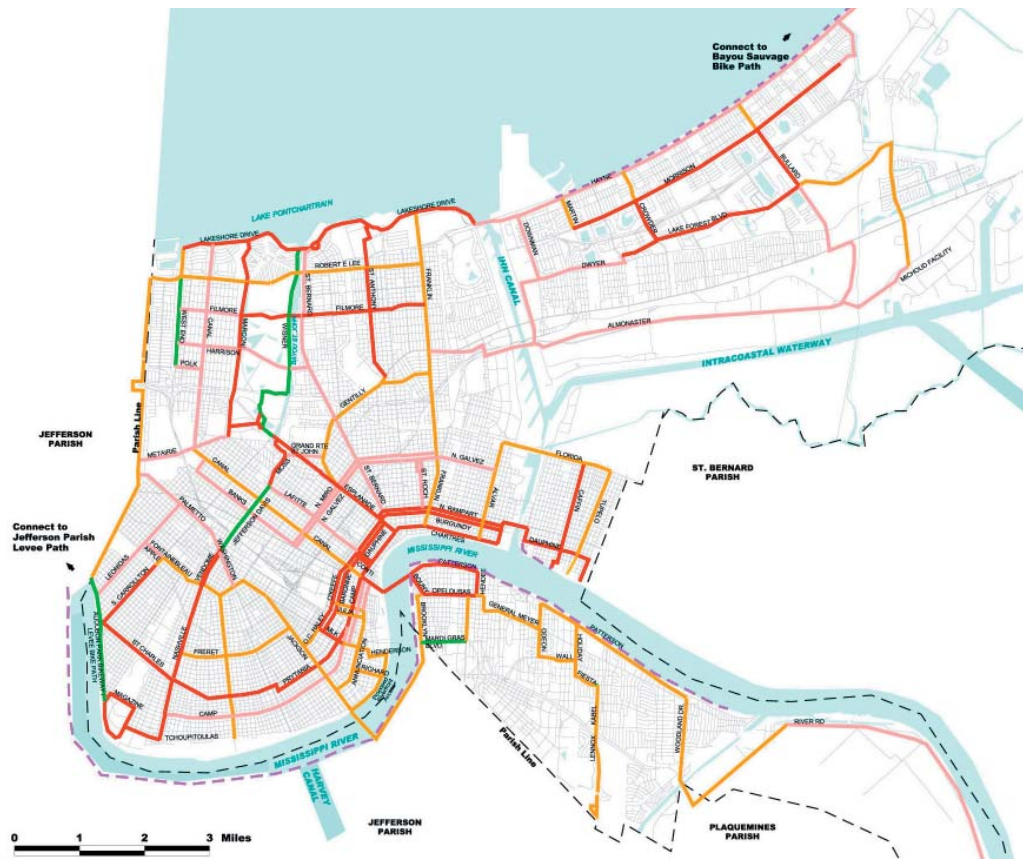
Planning efforts prior to Hurricane Katrina addressed the entire District. These include the 1999 Land Use Plan, the New Century New Orleans Master Plan (Parks, Recreation and Open Space) of 2002, and the New Century New Orleans Master Plan Transportation Plan of 2004.

According to the New Century Master Plan, the neighborhood lacks neighborhood scale parks, although it does have good access to Palmer Park and Harrell Stadium, as well as the smaller Evans Playground and Samuel Square Playground. While the Master Plan makes no recommendations for new parks, it lists Palmer Park and Harrell Stadium as priorities for renovation and maintenance.

The Transportation Plan impacts the Marlyville/Fontainebleau area with its proposal to extend the streetcar line along S. Carrollton Avenue to Canal Street, and to add a streetcar route along S. Claiborne Avenue. Bike paths are proposed along S. Carrollton, Fontainebleau, Vendome and Nashville.



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## B. Pre-Katrina Neighborhood Existing Conditions

According to the 2000 census data, Marlyville-Fontainebleau had a total population of 6,740 with 2,845 households and 1,414 family households. (Source: US Census Bureau. Census 2000 Full-count Characteristics (SF1). From a compilation by the GNO Community Data Center.) 12.9% of its population lives in poverty. While the percentage of people living in poverty is lower than both the Parish and the State, it is higher than the nation's average. (Source: US Census Bureau. Census 2000 Sample Characteristics (SF3). From a compilation by the GNO Community Data Center.)

The average household income of Marlyville/Fontainebleau residents is higher than the average for the rest of the Parish and State. Nearly 63% of its residents are white and nearly 28% are African-American. 10% of workers use public transportation to get to work. (Source: US Census Bureau. Census 2000 Full-count Characteristics (SF3). From a compilation by the GNO Community Data Center.) The storm damaged the St. Charles Streetcar Line and it is currently undergoing repair.

Average household income (2000)	Marlyville/Fontainebleau	Orleans Parish	Louisiana
Average household income	\$60,067	\$43,176	\$44,833
Average household income for households reporting less than \$200,00	\$51,503	\$35,693	\$40,183
Average household income for households reporting more than \$200,000	\$284,225	\$381,840	\$367,701

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

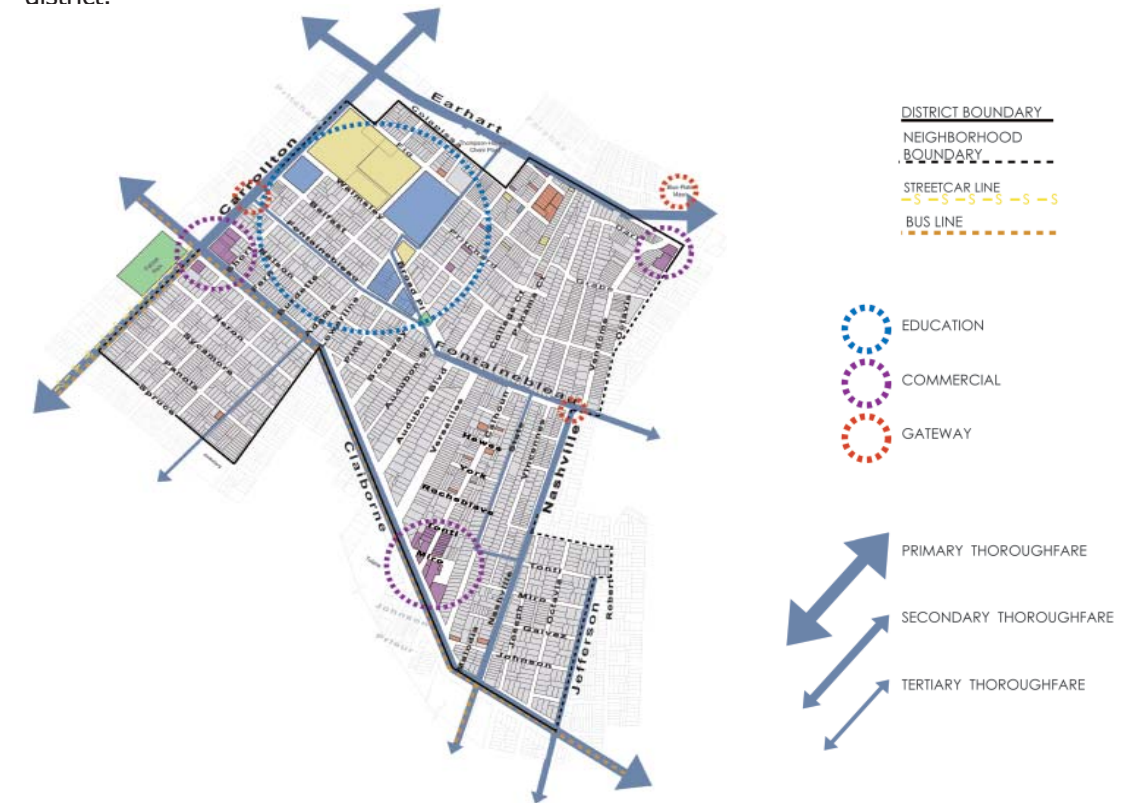
52% of housing units are owner occupied with 48% occupied by renters. While this is slightly higher home-ownership than the rest of Orleans Parish, it is less than the State as a whole. Maintenance and care of rental properties is an important issue in this neighborhood.

Renters and owners (2000)	Marlyville/Fontainebleau	Orleans Parish	Louisiana
Total occupied housing units	2,845	188,251	1,656,063
Owner occupied	52.00%	46.50%	67.90%
Renter occupied	48.00%	53.50%	32.10%

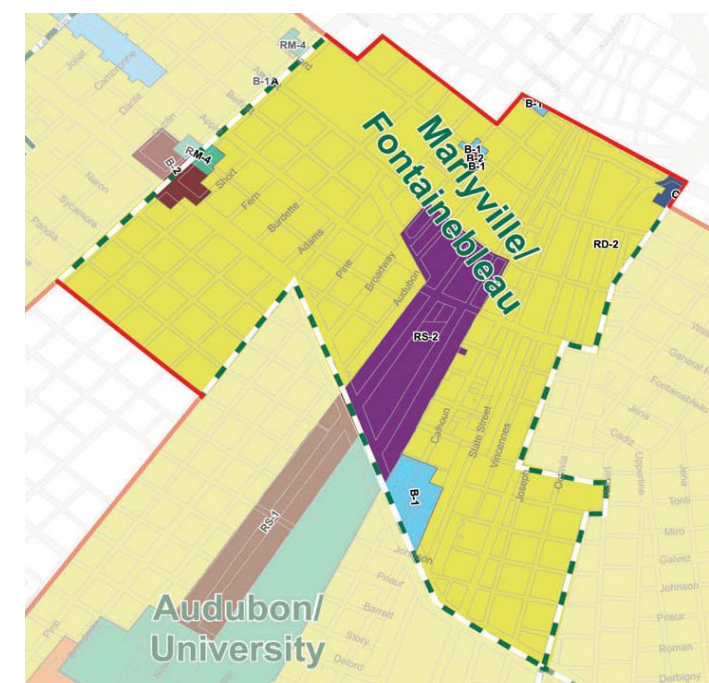
Source Citation: U.S. Census Bureau. Census 2000 Full-count Characteristics (SF1). From a compilation by the GNO Community Data Center. <<http://www.gnocdc.org>>

## Land Use and Zoning

Land use in Marlyville/Fontainebleau is predominantly residential, with a modest commercial area at Calhoun Street and S. Claiborne Avenue. Commercial establishments intermingle with residential structures along S. Carrollton Avenue. Most of the neighborhood is zoned RD-2, which provides for single-family and two-family residences at a relatively low density. Properties along Versailles and Audubon Boulevard, and an adjacent area across Fontainebleau, are zoned RS-2 as a single-family district.



Existing Neighborhood Structure



Source: City of New Orleans, December 2005

Existing Zoning Map

## Legend

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



**Recreation and Open Space**

Since there is a lack of parks in the neighborhood, residents of Marlyville/Fontainebleau rely on parks in nearby neighborhoods for playgrounds and recreation. The nearest park is Palmer Park, just outside of the neighborhood boundaries. The table below indicates the parks that neighborhood residents indicated they currently use.

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

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



**Housing, Architecture and Historic Preservation**

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

**Residential Architecture**

Nearly 68% of the houses in Marlyville/Fontainebleau were built prior to 1950. Nearly all of the housing types are raised. Architectural styles in the neighborhood include: raised Mediterranean, international influenced modern, Spanish colonial revival, and Georgian colonial revival.

**Commercial Architecture**

The Catholic Church is the largest institution in the neighborhood, owning substantial land and buildings. Most significant is Notre Dame Seminary. The Seminary was established in 1923 and was designed by the architect, General Allison Owen. Recent construction has replaced the massive chapel roof and completed interior renovations. The Catholic Church also owns two large schools, namely St. Mary's Dominican High School, and St. Rita's K-8, as well as St. Rita's church and the Archdiocese's administrative offices.

Other buildings to note are Lafayette Elementary School and the commercial strip along Calhoun Street.

**Historic Districts**

Parts of Marlyville/Fontainebleau are listed on the National Register of Historic Places as part of the original Carrollton territory. Most of the neighborhood is not included in the designation, however.

Raised Mediterranean (Early 20th Century)



Chase Bank



St. Rita Catholic Church



Bud's Broiler Calhoun St.



International/Art Deco Two Story



Notre Dame Catholic Seminary



Burger King



Georgian Colonial Revival



Archdiocese of New Orleans



### C. Hurricane Katrina Neighborhood Impacts

#### Extent of Flooding

Marlyville/Fontainebleau suffered moderate to heavy flooding, with the heaviest flooding abutting Broadmoor, roughly between Nashville and Jefferson. Flood depths near 8 feet were seen in this area near Broadmoor, twice as deep as the majority of the neighborhood.

#### Property Damage Assessment

While damage occurred due to winds and trees, primary damage was the result of flooding. The highest concentration of damage 50% or greater occurred above Broad and Fontainebleau, and from Audubon Boulevard to Jefferson. Less concentrated areas of damage occur throughout the neighborhood.

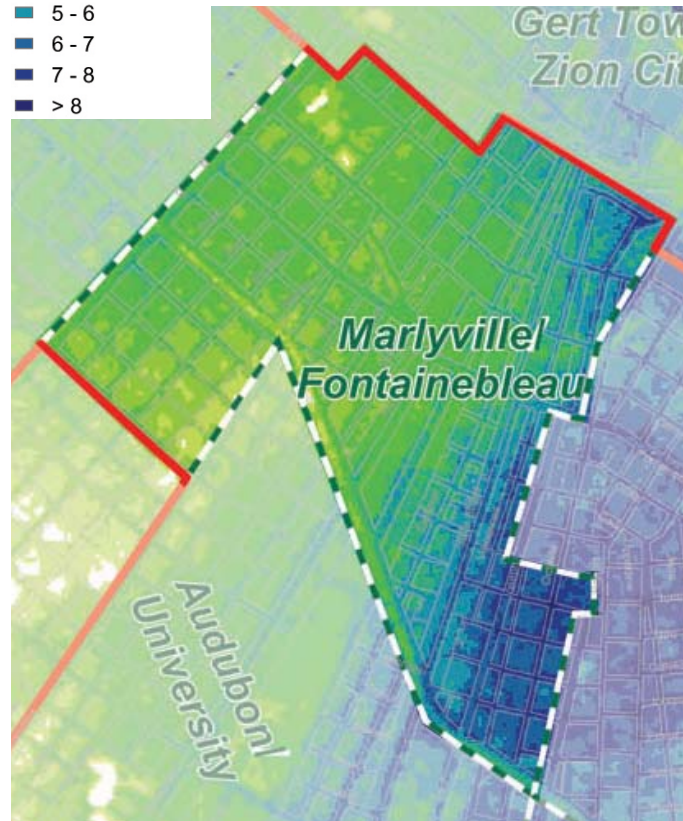
#### Infrastructure Damage

While the major thoroughfares are generally in relatively good condition, the neighborhood streets are in various conditions from good to poor. Streets not already damaged by flooding have been seriously compromised due to heavy trucks present after the storm to repair infrastructure and to remove trees and debris. Street improvements needed include paving, curbs, sidewalks, lighting and street signage. Additionally, catch basins need cleaning throughout the neighborhood.

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

#### Legend

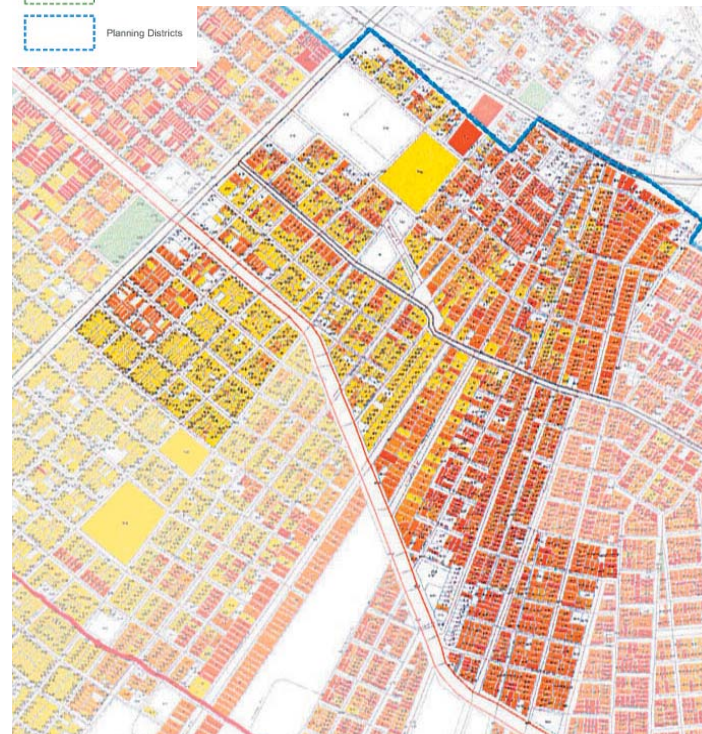
- Planning District
- Neighborhood
- Flood Depth (ft)**
- No Flooding
- 0 - 1
- 1 - 2
- 2 - 3
- 3 - 4
- 4 - 5
- 5 - 6
- 6 - 7
- 7 - 8
- > 8



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

#### DAMAGE PERCENTAGE

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



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

#### STREETS



POOR

MODERATE

GOOD

#### SIDEWALKS



**Community Facilities**

While there are no dedicated community centers in the Marlyville/Fontainebleau, one is proposed immediately adjacent to the neighborhood across Earhart Boulevard in Gert Town. Nearby existing facilities include the Incarnate Word Community Center in W. Carrollton/Leonidas and the Reily Recreation Center in Audubon/University.

School options in the neighborhood are good, except for limited public elementary school presence. Existing schools that are open include St. Mary's Dominican (8th –12th grades) and St. Rita's (Pre-K – 8th grades) Lafayette Charter (K – 8th grades) Other open schools immediately outside the neighborhood boundaries include Stuart Hall for Boys (Pre-K – 7th grades), Ursuline Academy (Pre-K – 12th grades) and Mc-Main High School (7th – 12 grades). While the public school McNair Elementary (K-8th grades) is nearby, it is currently not open. This could potentially inhibit the recovery of the neighborhood.

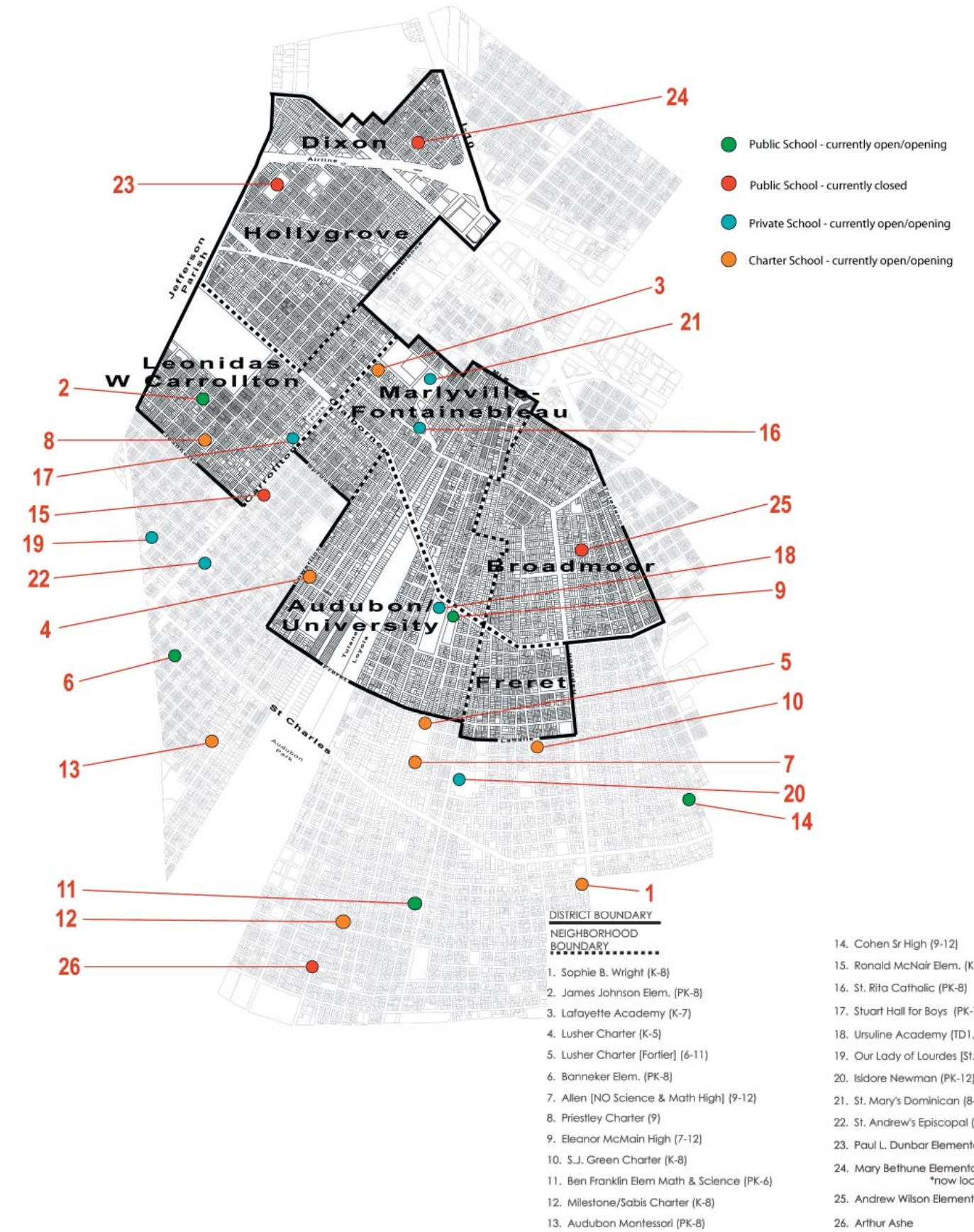
Lafayette Charter School



St. Mary's Dominican High School



St. Rita's Catholic School



## D. Neighborhood Rebuilding Scenarios

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

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

## E. Neighborhood Recovery Plan

### Strategic Initiatives

To achieve the needs and goals of the Marlyville/Fontainebleau neighborhood, residents in coordination with planners identified the following projects. This plan respects the existing street patterns and the existing zoning. Minor zoning changes are proposed, necessitated by projects requested by residents.

In addition to these neighborhood projects, it is important to consider adjoining neighborhoods in District 3. Specifically, the adjacent Broadmoor neighborhood has prepared a separate planning document that calls for green space along Napoleon Avenue and S. Claiborne Avenue; and bike paths along Jeff Davis Parkway, Fontainebleau and S. Claiborne Avenue. These initiatives and others in the Broadmoor plan are generally complimentary to the plans for Marlyville/Fontainebleau. Community facilities in Broadmoor could also potentially be used by Marlyville/Fontainebleau residents. Hollygrove is a gateway to the entire district from I-10 and the Mid-City areas of New Orleans.

Marlyville/Fontainebleau shares a common border with the Audubon/University neighborhood. Both of these neighborhoods have indicated an interest in upgrading the commercial center at Calhoun Street and S. Claiborne Avenue, and possibly connecting the two neighborhoods by way of a pedestrian bridge near Calhoun Street.

Furthermore, Gert Town, in District 4, abuts Marlyville/Fontainebleau. Gert Town's plan proposes shared use facilities such as the Blue Plate Mayonnaise facility. This building is slated to be renovated in a manner that will respect the landmark building, and may be used as a multi-purpose facility open to the City. Additionally another multi-purpose center is proposed for Gert Town that may serve the District and City. Gert Town is the home of the Thompson-Hayward site, one that is of concern to District 3 residents as the site is suspected of containing hazardous materials. The site is currently undergoing remediation and the Gert Town plans call for its conversion to green space. Once the clean-up is determined to be successful, future plans may include a community facility at this site.

### MARLYVILLE / FONTAINEBLEAU PROJECT LIST

**Infrastructure Improvements**—Infrastructure, specifically utilities, are reported to be operational in the neighborhood by the service providers. The service providers should handle any upgrades to utilities, or resolution of current problems. Other infrastructure items, such as streets and drainage, are handled separately in the next item.

**Street improvements** – Street resurfacing is proposed for streets in moderate to poor condition, approximating 30,000 lineal feet in this neighborhood. Improvements are necessitated by damage as a result of Hurricane Katrina and its aftermath, as well as some streets already in poor condition. Improvements include repair/replacement of the drainage system, replacement of curbs and street signage where necessary.

**Convert Harrell Stadium back to a playground** – Harrell Stadium is currently being used as a FEMA park. Residents want it turned back into a playground. This should require no new funding as FEMA is responsible for the costs to remove its facilities and their impact on the park.

**Rezone area along Earhart to eliminate heavy industrial** – This area of Earhart Boulevard is currently zoned for Light Industrial uses, which seems to be acceptable to neighborhood residents. Therefore rezoning is not required.

**Main Street programs for Calhoun, and Freret Street** – Revitalization of Calhoun and Freret Streets is sought with neighborhood-friendly commercial uses. Main Street type programs are requested. The area of Calhoun Street between S. Claiborne Avenue and Fontainebleau is targeted for redevelopment. Freret Street, between Jefferson Avenue and Napoleon Avenue, is similarly proposed for revitalization in the Freret neighborhood.

**Claiborne overlay** – Residents expressed a desire for a zoning overlay district for S. Claiborne Avenue, in order to guide its development. Some design standards are needed. This would be a supplement to the existing New Orleans Comprehensive Zoning Ordinance. Residents should be involved in its creation to express their desires for how S. Claiborne is developed.

**Provide exit/entrance from/to Earhart to Claiborne to alleviate neighborhood traffic** - Traffic is an important issue in this and other neighborhoods of District 3.



Residents prefer through-traffic and commercial traffic to be relegated to major thoroughfares rather than neighborhood streets. One cause of overuse of neighborhood streets according to residents is that there are few well-placed entrances and exits to Earhart Boulevard. This major thoroughfare, along with Claiborne Avenue should handle most through-traffic in the neighborhood; however, there are not enough connections from Earhart to Claiborne. Contributing further to the problem is the limited access to Claiborne and Carrollton, and vice versa, by preventing left turns. This plan recommends a traffic study to review traffic patterns in the neighborhood and make comprehensive recommendations.

**Sidewalk improvements** – Sidewalks provide the access network for pedestrians, joggers and cyclists. Visual surveys indicate that approximately 10,000 lineal feet of sidewalks in Marlyville/Fontainebleau require replacement. Flooding, overturned trees, and maintenance vehicles after the storm have damaged sidewalks. Some were already in poor condition due largely to displacement from tree root systems. Sidewalks and curbs should be designed according to Americans with Disabilities Act standards.

**Signage and Landscaping** – Street signs and directional signage are damaged or missing since Hurricane Katrina. These must be replaced.

**Grocery store** – Residents would like a grocery store in their neighborhood or within close proximity. This plan designates potential sites for a grocery store in Leonidas/W. Carrollton and Hollygrove/Dixon. Another may be located along Earhart in Gert Town.

**Provide left turn light from Carrollton turning onto Claiborne, and Claiborne turning onto Carrollton** – Residents believe these measures would help to control traffic through the neighborhood. This should be part of the traffic study mentioned above.

**New police substation** – Residents requested a police substation in their neighborhood. The proposed plan calls for a new police substation located at the corner of S. Claiborne and S. Carrollton Avenues that would serve the entire District.

**Create neighborhood gateway** – Residents requested a gateway to the neighborhood located at Vendome Place and S. Jeff Davis Parkway. The gateway would incorporate landscaping in the neutral ground. Revitalization of existing buildings surrounding the intersection was also requested,

including a clean-up of the Leninger's truck parking facility.

**Street lighting** – Damaged or missing street lights are scheduled to be replaced.

**Add traffic light on Claiborne at Calhoun** – This is requested to calm traffic at that intersection, and provide safe passage for cars turning onto or crossing Claiborne. At meetings, residents discussed whether it should be a standard traffic light, or whether it should be activated by a sensor. This should be included in the traffic analysis previously proposed.

**Street landscaping** – Street trees were damaged as a result of Hurricane Katrina. Trees should be replaced/planted along S. Claiborne Avenue, Nashville, Earhart and Jeff Davis Parkway.

**Transit linkages between Tulane, Loyola and Xavier Universities** – Residents would like easy access between the universities. An inter-neighborhood shuttle is proposed that would utilize smaller buses. It could be routed to link the universities.

**Extend streetcar line to connect Canal and St. Charles streetcar lines** – Most residents of the entire District 3 support the expansion of the streetcar line system to connect the Canal and St. Charles lines.

**Transit (light rail/streetcar) along Claiborne with stops** – A new streetcar line along Claiborne is proposed. This line would run roughly from the Central Business District along Claiborne to Harrell Stadium, a few blocks past the Carrollton/Claiborne intersection. A transit study would be required to determine the feasibility of the new line.

**Surveillance camera system** – Residents are naturally concerned about crime. They requested a camera surveillance system at strategic locations in the neighborhood that would be monitored by the New Orleans Police Department (NOPD). This would be a policy and ongoing operations project to be developed with the NOPD.

**Bike paths** – Bike paths were requested, and are proposed on S. Claiborne Avenue, Nashville Avenue, Fontainebleau and S. Carrollton Avenue.

**New play areas, parks, green space** – Residents requested new parks and green space. Two pocket parks are proposed, and one possible neighborhood park. Green space is proposed at the Thompson Hayward site in the ad-

jacent Gert Town neighborhood.

**Widen neutral ground at Nashville** - The neutral ground is proposed to be widened for the portion of Nashville above S. Claiborne Avenue. This would provide green space, and would help to calm traffic by narrowing the street. Landscaping and routing utilities underground are included.

**Cover Washington Avenue Canal with green space above** – 75% of residents said they would like to cover the canal; however, this is located in Gert Town.

**Calm student traffic at Colapissa and Burdette** – Residents report congestion due to Dominican students. This should be included in the proposed traffic analysis for the neighborhood.

**Recreation projects/programs** – Programs are proposed for the neighborhood. These could be developed with the participation of the New Orleans Recreation Department (NORD).

**Restoration and maintenance of cemetery** – The cemeteries are located immediately outside of the actual study area boundaries; however, maintenance of them should be included in the City's operations.

**Control density** – This item speaks to the allowable density of housing on properties within the neighborhood. Residents report that houses located within the RD-2 zoning area, which allows single and double-family occupancy, are being subdivided into multi-family housing without regulatory approval. Residents are concerned that streets and parking cannot support this level of density. Enforcement of current zoning and building permit regulations are required.

**Provide elderly housing** – Some residents requested housing designated for the elderly. While no specific project is proposed specifically for the elderly, it is possible that other projects could incorporate it. Elderly housing is proposed in nearby Hollygrove/Dixon. Rezoning may be required.

**Use schools in close proximity as community centers** – This is an idea that was discussed by multiple neighborhoods in District 3. Successful examples of schools sharing facilities with their communities were discussed in community meetings. This would be certainly cost effective, as no new construction would be required. The Orleans Parish School Board and neighborhood citizens would need an operating agreement.

**Community Center** – Residents would like a community center integrated with play area, public art and a community garden; however, no new community centers are proposed in this plan for Marlyville/Fontainebleau. The neighborhood currently has access to nearby community centers. New community centers are proposed in the nearby Freret, Hollygrove/Dixon and Gert Town neighborhoods.



The projects noted to the right were ranked in importance by Marlyville/Fontainebleau residents.

**RESULTS FROM AUGUST 1, 2006 SURVEY  
SORTED BY PRIORITY**

Project	No. Respondents	Critical	Needed	Wanted	Total Wanted	Do Not Want	% Wanted
<b>CRITICAL</b>							
Infrastructure improvements	12	9	3		12		100%
Street improvements and related drainage	12	8	4		12		100%
Convert Harrell Park back to a playground (FEMA park now)	12	8	1	3	12		100%
Rezone area along Earhart to eliminate heavy industrial. <sup>1</sup>	12	7	3	2	12		100%
Freret. <sup>2</sup>	12	7	2	3	12		100%
Establish and protect zoning for Claiborne overlay.	11	7	1	2	10	1	91%
Provide exit/entrance from/to Earhart to Claiborne to alleviate neighborhood traffic.	7	7			7		100%
Sidewalk improvements	12	6	5	1	12		100%
Signage and Landscaping	12	6	4	2	12		100%
Grocery Store	12	6	4	2	12		100%
Provide left turn light from Carrollton turning onto Claiborne, and Claiborne turning onto Carrollton to control traffic through neighborhood.	8	6	1	1	8		100%
New police substation	12	5	3	4	12		100%
<b>NEEDED</b>							
and S. Jeff Davis Pkwy. Incorporate neutral ground landscaping and revitalization of existing	12	4	5	3	12		100%
Street lighting (dark skies)	11	4	5	2	11		100%
Add traffic light on Claiborne at Calhoun.	11	4	4	2	10	1	91%
Street landscaping (esp. Nashville, Earhart, Jeff Davis, S. Claiborne.)	12	3	5	4	12		100%
Create pathway and transit linkages between Tulane, Loyola and Xavier universities.	12	4	3	5	12		100%
Extend streetcar line to connect Carrollton (St. Charles line) and Canal.	12	4	3	4	11	1	92%
Transit (light rail/streetcar) along Claiborne with stops	11	3	3	3	9	2	82%
Surveillance camera systems monitored by police	11	2	5	3	10	1	91%
<b>WANTED</b>							
Bike paths	12	4	2	6	12		100%
New play areas, parks, green space.	12	3	3	6	12		100%
Widen neutral ground at Nashville and add landscaping and underground utilities.	12	3	1	8	12		100%
Cover Washington Avenue Canal with greenspace above. <sup>3</sup>	12	3	2	4	9	3	75%
Student housing	12	2	3	4	9	3	75%
Encourage commercial corridor along Oak Street for neighborhood shopping. <sup>4</sup>	6	2	2	2	6		100%
Calm student traffic at Colapissa and Burdette	6	2	1	3	6		100%
Recreation programs	11	2		9	11		100%
Restoration and maintenance of cemetery	6	2		4	6		100%
Control of density (streets and parking can't support RD-2 houses being chopped up)	5	2		3	5		100%
Provide elderly housing centers	8	1	4	3	8		100%
Community Center integrated with play area, public art, community garden.	2	1		1	2		100%
<b>Total Respondents</b>	<b>12</b>						

<sup>1</sup> Current zoning is Light Industrial.

<sup>2</sup> Freret Street Main Street Program in Freret neighborhood.

<sup>3</sup> Located in Gert Town.

<sup>4</sup> Located in Riverbend area, not in neighborhood.

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

**Key Development Parcels**

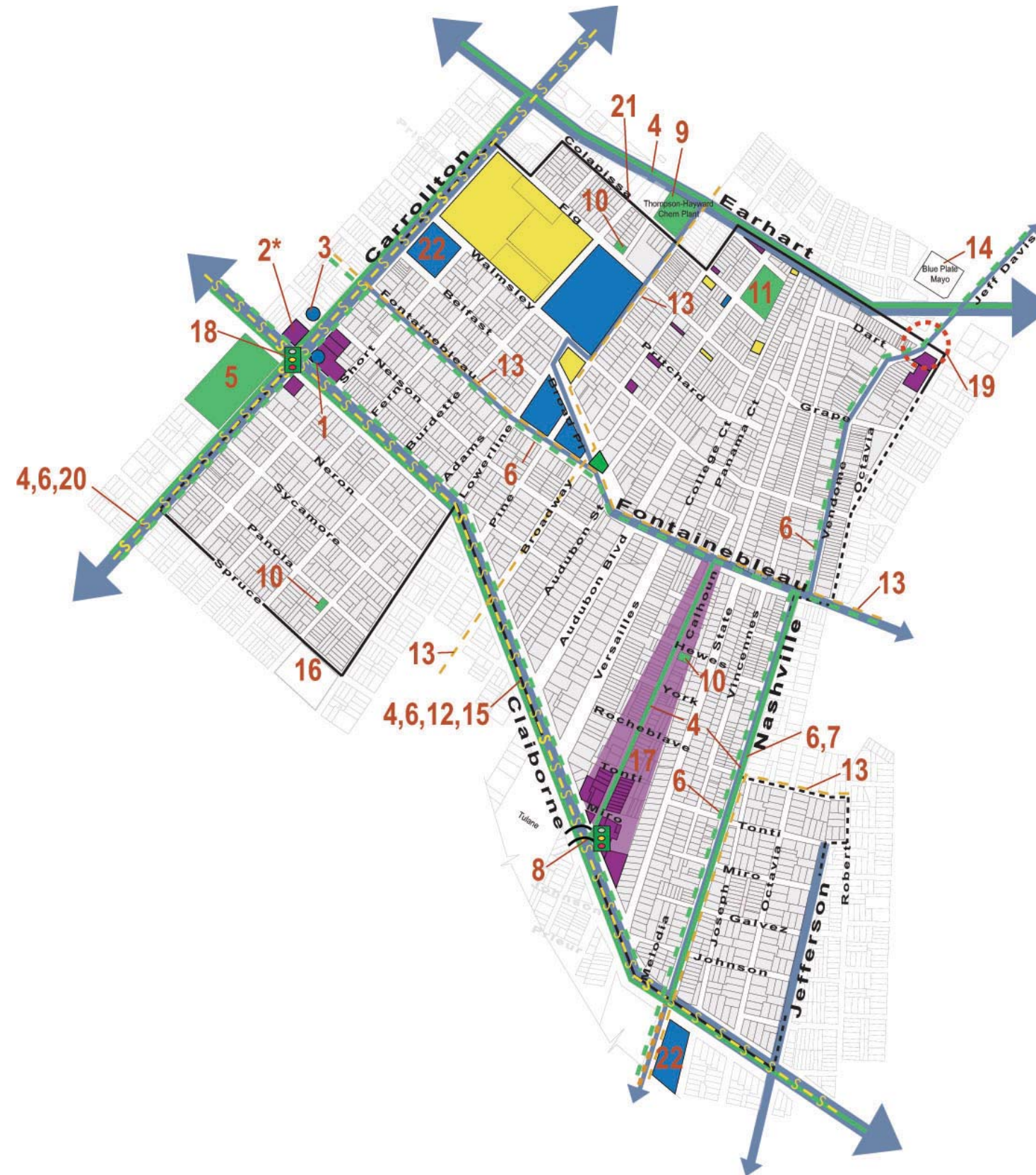
The proposed development map illustrates the projects identified for this neighborhood. Infrastructure improvements top the list of priorities for residents.

Another key aspect of the planning for this neighborhood is the commercial revitalization of Calhoun Street and Earhart Boulevard. Along with the redevelopment of Freret Street, these measures are planned to revitalize the area and provide neighborhood-friendly businesses along Calhoun with a "Main Street" type program. Earhart Boulevard is a much busier thoroughfare and requires landscaping, beautification by design standards, and controls for any new uses. Conceptual sketches follow that identify possibilities for Calhoun Street at S. Claiborne Avenue.



PROPOSED PROJECTS

1. New Police Substation
2. Grocery Store
3. Firehouse Repairs
4. Street Landscaping on Major Thoroughfares
5. Redevelopment of Palmer Park
6. Bike Paths
7. Widen Neutral Ground at Nashville and Add Landscaping and Underground Utilities.
8. Add Traffic Light at Claiborne & Calhoun (Lakeside of Claiborne)
9. Proposed greenspace - See Gert Town
10. New Play Areas, Pocket Parks, Greenspace
11. Community Center Integrated Play Area, Public Art Exhibit Space, and/or Community Garden
12. Introduction of Claiborne Avenue Streetcar Line
13. Transit Linkages Between Universities
14. Blue Plate Mayonnaise Building - See Gert Town
15. Establish and Protect Zoning for Claiborne Overlay
16. Preserve & Maintain Cemeteries
17. Main Street Program Along Calhoun Street
18. Install Left Turn Lights at Carrollton & Claiborne Intersection
19. Create Neighborhood Gateway at Vendome / Jefferson Davis Pkwy. - See Gert Town
20. Connect St. Charles Streetcar Line with Canal Streetcar Line
21. Calm Student Traffic at Colapissa & Burdette
22. Use Lafayette School as Community Center



- DISTRICT BOUNDARY
- NEIGHBORHOOD BOUNDARY
- STREETCAR LINE
- BIKE PATH
- BUS LINE
- INTERNEIGHBORHOOD SHUTTLE
- LANDSCAPING

- SCHOOL / COMMUNITY FACILITY
- NEIGHBORHOOD BUSINESS
- GREEN SPACE
- LIGHT INDUSTRIAL/ INFRASTRUCTURE
- GATEWAY

- PRIMARY THOROUGHFARE
- SECONDARY THOROUGHFARE
- TERTIARY THOROUGHFARE



**Key Development Site** - Calhoun Street Commercial Area (Proposed "University Village")



Marlyville Aerial Showing Calhoun Street Commercial District (Existing)



S. Carrollton/S. Claiborne Aerial View (Existing)



State Farm Insurance Building



Capital One Drive-Thru Bank



Frostop Restaurant

### Land Use and Zoning

The existing zoning generally supports the needs of the neighborhood; although enforcement of existing zoning regulations is critically needed. Residents are concerned that the existing RD-2 zoning, which allows single and double family residences, is frequently ignored, and houses are being subdivided into multiple units. This creates density that cannot be supported by the street system and neighborhood parking.

The residents would like to encourage an urban corridor along Calhoun Street above S. Claiborne Avenue. A portion of this strip is currently zoned as B-1 between S. Claiborne and Tonti; it is recommended to extend the B-1 zone up to Fontainebleau Drive in order to develop a more vital commercial corridor.

Additionally, the neighborhood has requested the creation of a zoning overlay district for S. Claiborne Avenue that would establish it as an urban corridor.

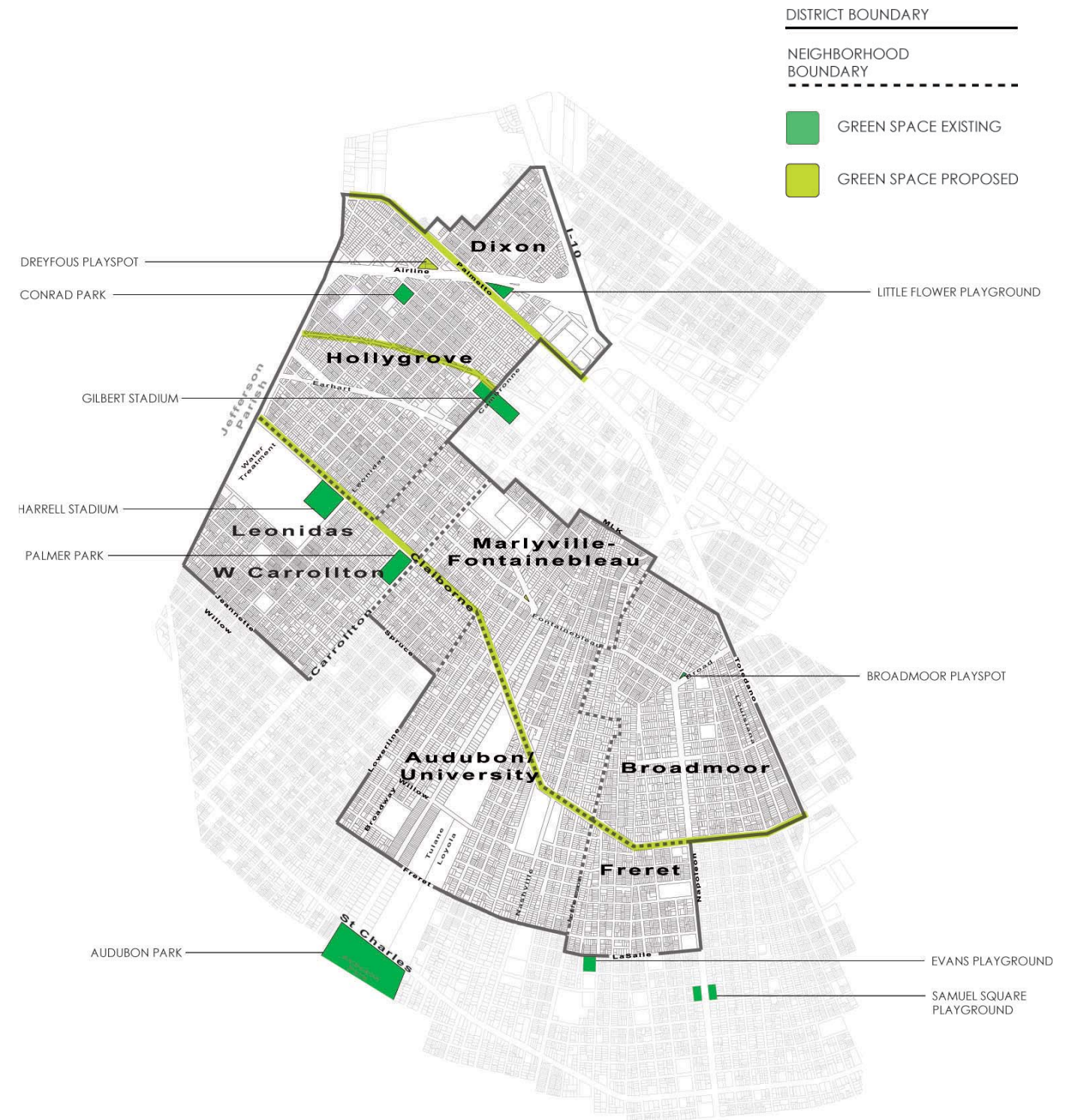


### Legend

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

### Parks and Open Space

S. Claiborne Avenue is targeted in the proposed rebuilding plan for tree planting and landscaping, along with Earhart Boulevard, S. Carrollton Avenue, and Nashville. Fontainebleau is also selected for landscaping, as is Calhoun Street. Bike paths are proposed along Nashville, S. Claiborne Avenue, and Jeff Davis Parkway. Pocket parks are recommended, and possible locations for these are noted in the development plan. While no new neighborhood park is suggested, Marlyville/Fontainebleau residents will be able to use the new park proposed in Gert-Town at the Thompson-Hayward site, Gilbert Stadium (straddling Hollygrove and Gert-Town), and Harrell Stadium and Palmer Park in W. Carrollton/Leonidas. Broadmoor planners envision revitalization of the existing playspot as well as the addition of others.

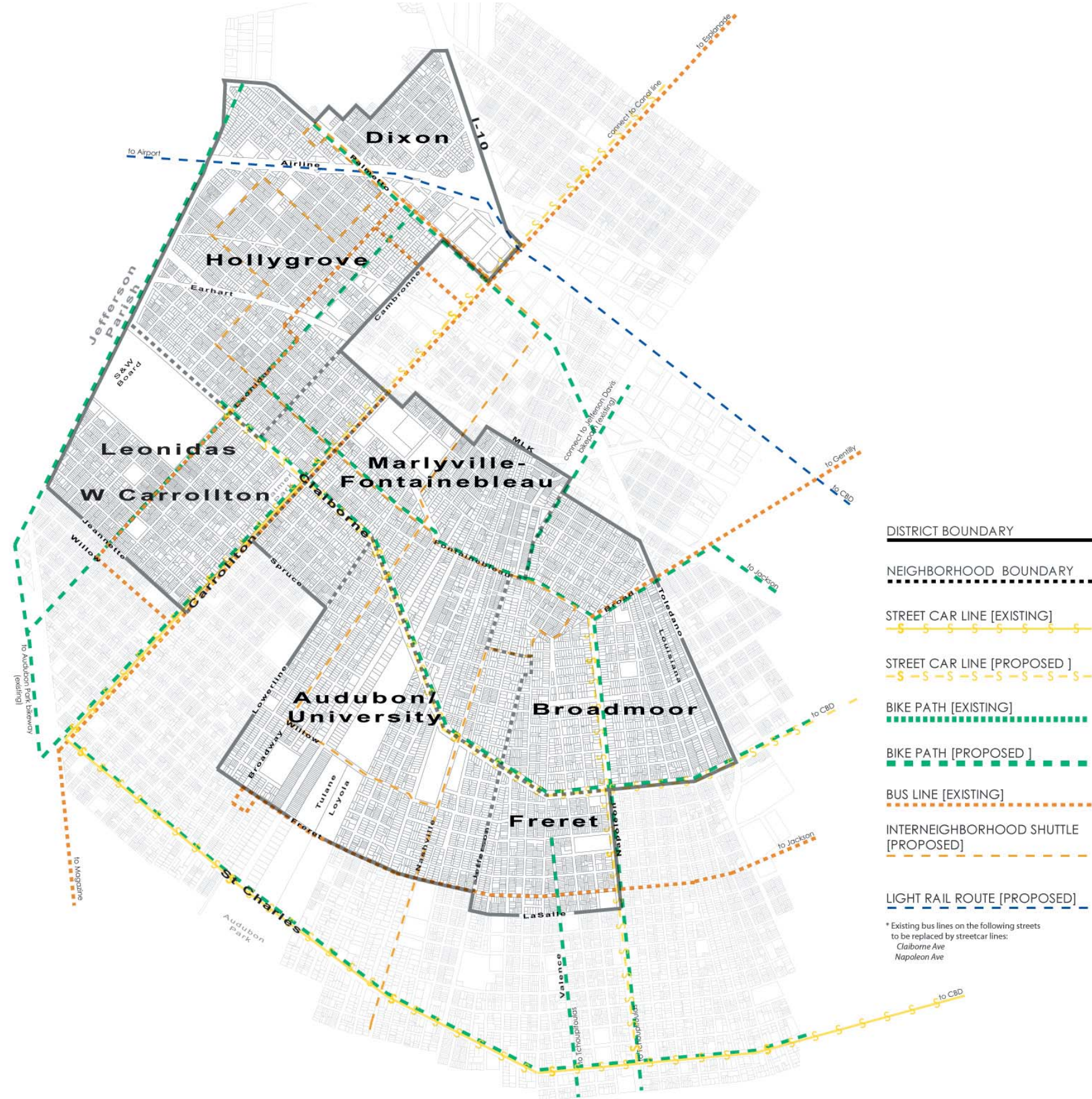


### Transportation and Public Transit

Proposed transportation and transit projects affecting Marlyville/Fontainebleau include extending the St. Charles/Carrollton streetcar line to meet the Canal line and adding the streetcars along S. Claiborne Avenue. Bike paths are proposed along Fontainebleau, Jeff Davis Parkway, S. Claiborne Avenue, Nashville, and Apple Street. Furthermore, it is desired by the citizens and recommended that standard bus sizes be reduced in an effort to reduce the impact on streets and properties. A neighborhood shuttle is proposed that would utilize smaller vehicles.

Transportation, and specifically traffic calming strategies, is a high priority in the neighborhood. Specific projects targeting traffic calming include:

- Widening the neutral ground at Nashville.
- Adding a traffic light on S. Claiborne near Calhoun.
- Provide left turn signal from Carrollton turning onto S. Claiborne (or other solution) to alleviate traffic through the neighborhood, and especially truck traffic along Adams, and Burdette between S. Claiborne and Spruce.
- Provide exit/entrance from/to Earhart Boulevard to S. Claiborne Avenue to alleviate neighborhood traffic.
- Calm vehicular traffic cause by parents picking up school children at Colapissa and Burdette, and other neighborhood identified locations.



### Architecture and Historic Preservation

The fabric of the neighborhood, namely the architecture of its houses, should be preserved. Even without historic district recognition in all areas, design guidelines should be developed and administered for renovations and new construction in the neighborhood. Residents are pursuing the possibility of extending the existing boundaries of the national historic district.

Additionally, Notre Dame Seminary, St. Mary's Dominican High School, and St. Rita's should be specifically protected and preserved as they are architectural assets to the community.

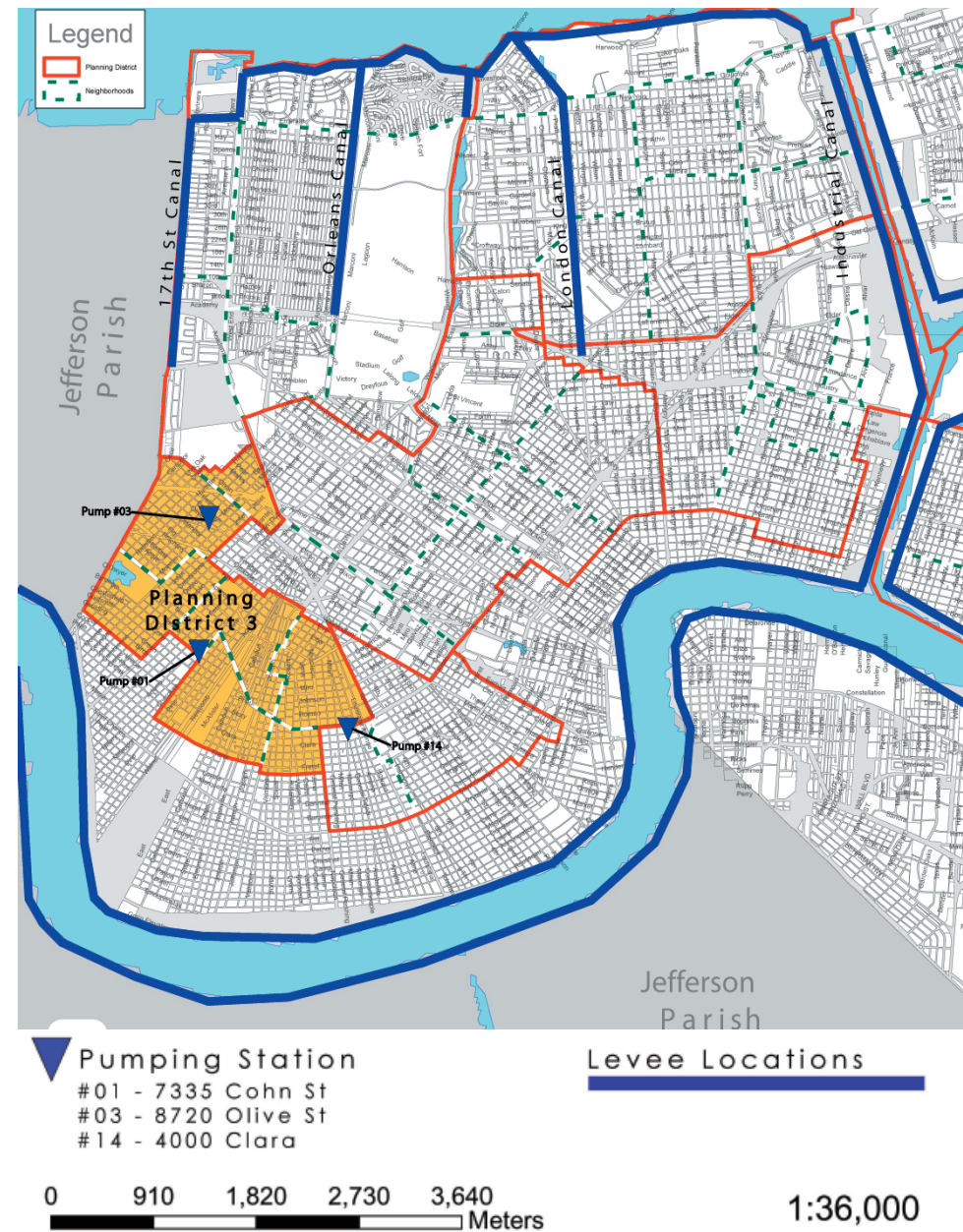
### Utilities and Municipal Services

Most utilities and services are available. However, flood control continues to be a primary concern for every neighborhood. Clear information on the existing conditions of drainage and flood protection systems, and how they would operate in future flood conditions is a greatly needed.

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

The area would continue to be served by the existing firehouse on S. Carrollton Avenue.

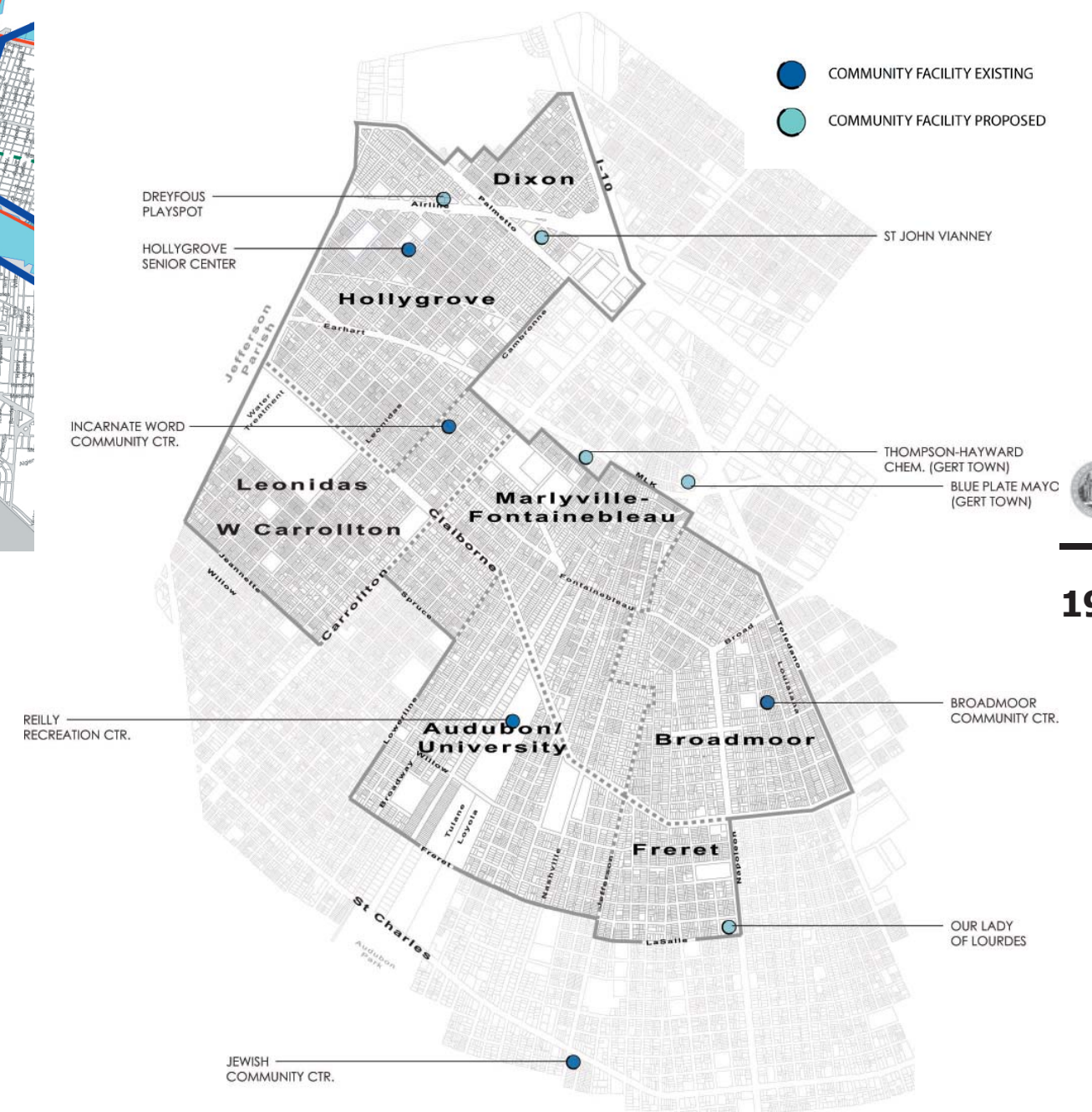
A new police substation was highly ranked among priority projects in all neighborhoods in District 3. A substation is proposed at the intersection of S. Carrollton Avenue and S. Claiborne Avenue. This substation would be centrally located to the entire District. The current police station is near the corner of Napoleon Avenue and Magazine Street. The neighborhood has requested a security surveillance system that would be monitored by police.



### Human Services and Community Facilities

Since Marlyville/Fontainebleau is predominantly residential, most human services and community facilities are provided not within the neighborhood itself, but within a short distance outside of the neighborhood boundaries.

The neighborhood has requested a community center integrated with a play area, public art and a community garden. This could be a shared use facility in Gert-Town or another neighborhood; it could be located within the Calhoun Street development area; or, it could be in a school that shares its facilities within the Marlyville/Fontainebleau community.



## F. Implementation and Funding Strategies

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

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

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

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

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

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

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



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

**Acronyms:**  
 FEMA: Federal Emergency Management Agency  
 CDBG: Community Development Block Grant  
 HUD: U.S. Department of Housing & Urban Development  
 USACE: U.S. Army Corps of Engineers  
 CIP: Capital Improvement Plan  
 LRA: Louisiana Recovery Authority  
 SWB: Sewage & Water Board  
 LHFA: Louisiana Housing Finance Agency  
 HANO: Housing Authority of the City of New Orleans  
 HOME: HUD Low Income Housing Program  
 EDA: Economic Development Administration  
 TIF: Tax Increment Financing  
 NMTCT: 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 MARLYVILLE-FOUNTAINBLEU IMPLEMENTATION PRIORITY MATRIX																				
PROJECTS & PHASE	POTENTIAL FUNDING SOURCE(S)																			
	CRITICAL (1) / NEEDED (2) / DESIRED (3)	FEMA	CDBG/CLRA	OTHER HUD	USACE	CITY CIP	SWB	LHFA	HANO	HOME	EDA	TIF/GO BOND/INTC	BID	SPECIAL TAXING DISTRICT	FHWA/FTA	LDOT	PRIVATE FOUNDATIONS	ORLEANS LEVEE BOARD	OTHER GOVERNMENT & NGOs	CAPITAL FUNDING NEED/GAP
<b>Early Action Plan</b>																				
<b>Capital Projects</b>																				
Neighborhoodwide street/drainage improvements	1	•	•			•														\$30,000,000
Study exit/entrance from/to Earhart to Claiborne to alleviate neighborhood traffic; provide left turn light from Carrollton turning onto Claiborne, traffic light at Claiborne and Calhoun	1		•				•													\$85,000
Neighborhoodwide sidewalk improvements	1	•	•				•													\$250,000
Neighborhoodwide signage and landscaping improvements	1	•	•				•													\$50,000
Study and Determine Cost to Encourage Development of Grocery Store (study cost only)	1		•							•	•									\$18,000
Build new police substation	1		•				•													\$800,000
<b>Subtotal: Capital Projects</b>																				<b>\$31,203,000</b>
<b>Housing Initiatives and Other Policies</b>																				
Rezone area along Earhart to eliminate heavy industrial	1																			
Implement mainstreet programs for Calhoun, Earhart	1																			
Convert Harrell Park back to playground from FEMA use	1																			
Establish and protect zoning for Claiborne overlay	1																			
<b>Recurring Operations</b>																				
Hasten below ground and utility infrastructure repairs	1																			
Staff new police substation	1																			
<b>Mid Term Plan</b>																				
<b>Capital Projects</b>																				
Create neighborhood gateway at Vendome Place and S. Jeff Davis Pkwy. Incorporate neutral ground landscaping and revitalization of existing buildings. Overall cleanup and enhancement should include Leninger's truck parking.	2		•				•													\$30,000
Install upgraded street lighting (dark skies)	2		•				•													\$1,400,000
Enhance street landscaping (esp. Nashville, Earhart, Jeff Davis, S. Claiborne)	2		•				•													\$750,000
Create pathway and transit linkages between Tulane, Loyola and Xavier universities.	2		•									•	•							\$100,000
<b>Subtotal: Capital Projects</b>																				<b>\$2,280,000</b>
<b>Recurring Operations</b>																				
Transit link operations between Tulane, Loyola and Xavier	2																			
Install and monitor NOPD surveillance camera system	2																			
<b>Long Term Plan</b>																				
<b>Capital Projects</b>																				
Extend streetcar line to connect Carrollton and Canal.	3											•	•							TBD
Develop transit (light rail) along Claiborne with stops	3											•	•							TBD
Develop bike paths	3		•				•						•							\$425,000
Develop two new play areas, parks, green space.	3		•				•							•						\$40,000
Widen neutral ground at Nashville and add landscaping and underground utilities.	3		•				•													\$500,000
Cover Washington Avenue Canal with greenspace above.	3	•	•		•	•	•													see Gert Town
Calm traffic at Colapissa and Burdette	3		•				•													\$20,000
Provide for restoration and maintenance of cemetery	3	•	•				•							•						TBD
Develop new community center integrated with play area, public art, community garden.	3		•				•							•						see Gert Town
<b>Subtotal: Capital Projects</b>																				<b>\$985,000</b>
<b>Recurring Operations</b>																				
Develop various recreation projects	3																			
Use schools in close proximity as community centers	3																			
<b>Housing Initiatives and Other Policies</b>																				
Develop student specific housing	3																			
Develop elderly specific housing	3																			
Control density associated with RD-2 houses being subdivided	3																			
Encourage commercial corridor along Oak Street for neighborhood shopping	3																			
<b>CAPITAL PROJECTS TOTAL</b>																				<b>\$34,468,000</b>

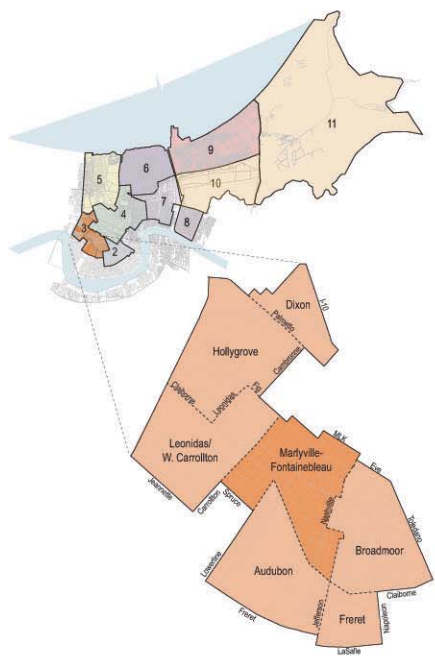




**Appendix**  
Existing Conditions Maps



Housing Styles Map



Land Use Map



Public Gathering/Support Facilities Map



Street Conditions Map

STREETS

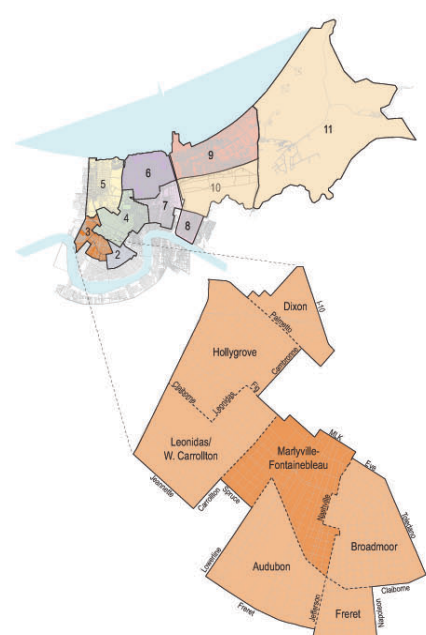
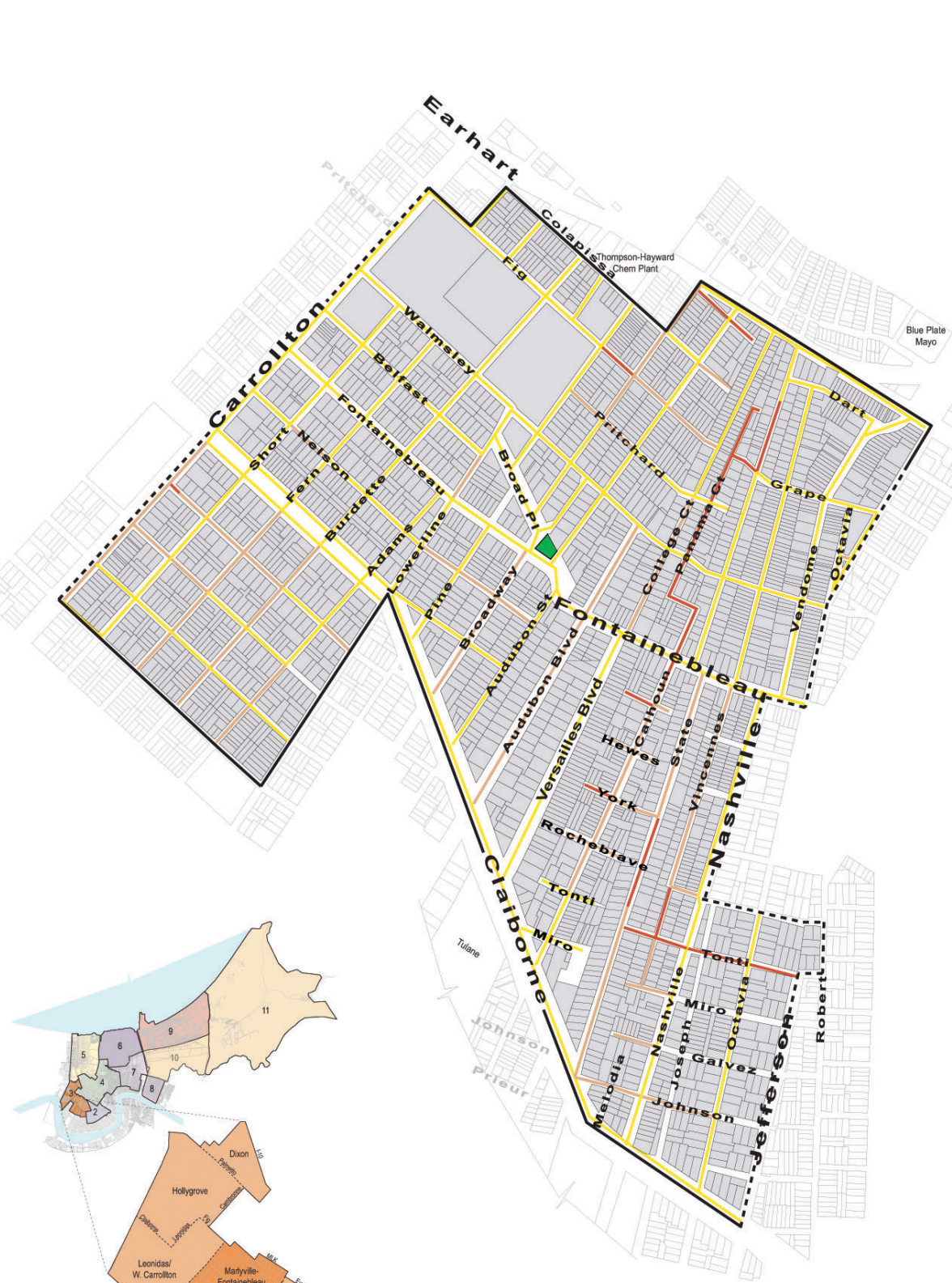


POOR

MODERATE

GOOD

SIDEWALKS



STREET LIGHTING

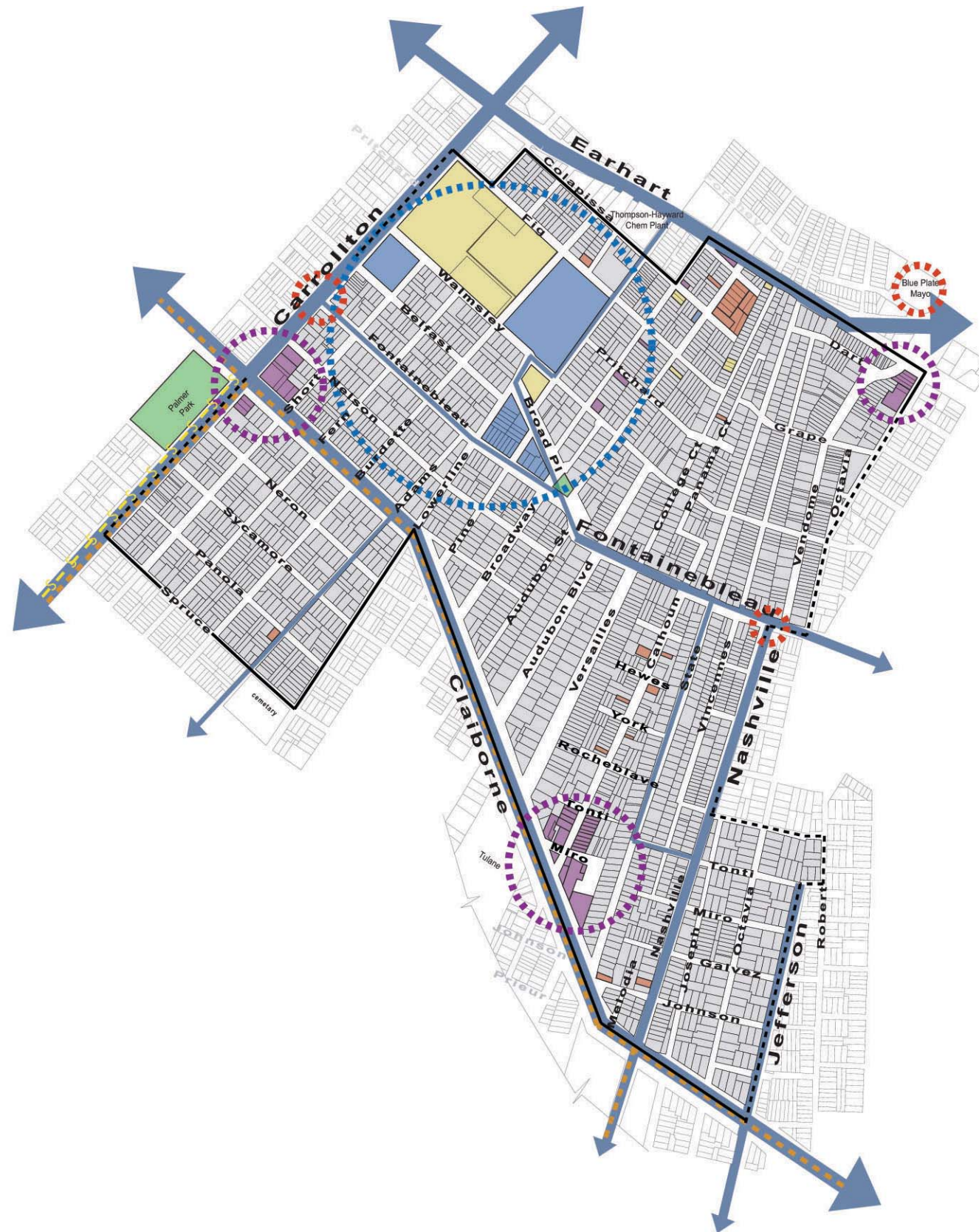
- TREE CANOPY
- PEDESTRIAN LIGHTS



DISTRICT BOUNDARY  
NEIGHBORHOOD BOUNDARY



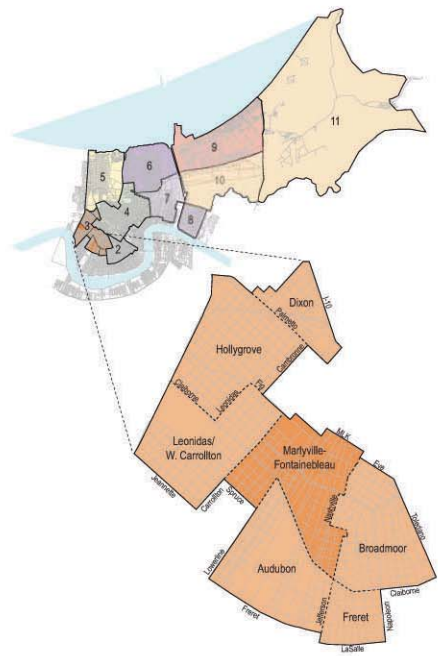
Existing Neighborhood Structure Map



- DISTRICT BOUNDARY
- NEIGHBORHOOD BOUNDARY
- STREETCAR LINE
- BUS LINE

- EDUCATION
- COMMERCIAL
- GATEWAY

- PRIMARY THOROUGHFARE
- SECONDARY THOROUGHFARE
- TERTIARY THOROUGHFARE



Walkability Map





**Appendix**  
Neighborhood Information



**CUNA Information (from CUNA)**

Claiborne- University Neighborhood Association  
Neighborhood Master Plan

Urban Planning Committee  
9/21/2006

**Claiborne- University Neighborhood Association (CUNA)  
Neighborhood Master Planning Document**

**For Neighborhood Comment and Coordination with City Wide Planning Process**

**CUNA Mission:**

*To maintain the vitality and historic character of the Claiborne-University area and preserve a high quality of life for its residents through the improvement, beautification, and maintenance of the community and the promotion of health, safety, and recreation.*

**CUNA Goals:**

- 1. Address the Bring New Orleans Back (BNOB) plan and demonstrate the viability of the community generally bounded by the following streets: Freret, Broadway, Earhart, and Jefferson/Octavia streets.*
- 2. Develop a blueprint for future revitalization and improvements to be presented to the BNOB and the city, which will form the basis for future Claiborne-University Neighborhood Association (CUNA) endeavors.*
- 3. Address potential issues that may arise in the post-Katrina environment, such as debris removal, vacant/blighted housing, reduced city services, and higher crime.*

In creating this document we hope to coordinate positively with the numerous entities that may have an impact on the rebuilding of New Orleans. Some of these entities are but not limited to;

- Louisiana Recovery Authority
- City Planning Commission- New Orleans Master Plan
- City Council
- City- Wide planning process
- American Planning Association
- Department of Public Works
- Preservation Resource Center
- National Trust for Historic Preservation
- Utility companies
- Neighborhood organizations
- Businesses and individual citizens
- Tulane University
- Xavier University
- National Trust for Public Land
- New Orleans Regional Planning Commission
- Louisiana Housing Finance Agency

Go To Zoning

In coordinating with these entities, it also necessary to our neighborhood organization to be represented fairly in the decisions that are made and have the opportunity to prevent development that would have a negative impact on the neighborhood goals and inconsistent with the neighborhood master plan.

**Background Information**

Visit [www.cuna-nola.org](http://www.cuna-nola.org) for information on location and boundaries.

*In the fall of 2005, a group of property owners and residents from Nashville Avenue (lake side of Claiborne) gathered to discuss the future of their neighborhood in a post-Katrina New Orleans. Discussions ranged from short-term rebuilding issues, to long-term improvements and ideas. Residents from nearby streets soon heard about the gatherings and began to attend. The meetings eventually grew, and ultimately, the Claiborne-University Neighborhood Association (CUNA) was born.*

Formation of an urban planning committee occurred at the first meeting at Touro/ Synagogue. January 26, 2006. The committee had several meetings and a presentation to the general membership on March 23, 2006. Subsequent meetings with the committee and business owners in the area have led to the current neighborhood master plan.

As an immediate viability study, an inventory list was developed to list amenities and infrastructure for the community.

**Master Plan Overview**

Claiborne University Neighborhood Association has adopted the format of the Master Plan for the City of New Orleans because it encompasses many aspects of urban planning.

Items listed in this document will be designated by their urgency:

- Immediate Neighborhood Needs
- Future Neighborhood Needs
- Long Term Improvement Goals

As the planning process evolves these designations may become more clearly defined within an actual phasing strategy.



Elements from **Blueprint for New Orleans Master Plan. CPC**

- Goals
- Critical and Sensitive Areas (added by CUNA)
- Land Use
- Transportation
- Community Facilities and Infrastructure
- Critical and Sensitive Areas
- Natural Hazards
- Parks and Open Space Creation and Preservation
- Energy and Environment- Air, Water, Noise Quality
- Economic Development
- Historic Preservation
- Arts and Cultural Management
- Tourism
- Housing
- Human Services
- Special Elements
- Implementation

**Goals:**

1. Rebuild a vital and distinctive neighborhood.
2. Apply planning concepts and principles to soften, beautify and improve our neighborhood.
3. Encourage well managed physical and economic growth.
4. Require efficient and responsive basic services.
5. Create a healthy natural and built environment.
6. Expand on arts, recreation and cultural opportunities.

**Critical and Sensitive Areas:**

**Immediate**

1. Blighted housing.
2. Neighbors not returning and leaving property unattended.
3. Property turnover. Engage a system of "right of first refusal" or "lot next door" for neighborhood citizens rather than outside developers.
4. Interpretation of base flood elevation requirements. Issue of raised basement home and how to design them to comply.

**Future**

5. Calhoun Street revitalization and improvements guided by neighborhood citizens.
6. Earhart Corridor revitalization and improvements guided by neighborhood citizens.
7. Nashville Avenue bounded by Claiborne and Fontainebleau, Vendome Place, S. Jefferson Davis experience traffic issues.

8. Entrances to the neighborhood and signage.
9. Development concerns. Establish guidelines or standards for new developments and empower the neighborhood citizens to apply them to new or existing developments. Consider use of the Louisiana Speaks "Pattern Book".
10. Enforcement of existing zoning.
11. Development of new zoning.
12. Housing concerns.

**Housing/Human Services**

**Immediate**

1. Provide a supportive environment for neighbors to rebuild their homes.
2. Provide means for neighbors to discuss decisions in renovating, rebuilding and hiring contractors.
3. Work with local social services departments on plans to extend services to the neighborhood residents.

**Future**

4. Monitor progress in areas that are not returning and help network the assistance needed to have people return to their homes.
5. Participate in Rebuilding Together or other programs that assist qualifying neighbors.
6. Housing for elderly. People should be able to stay in their neighborhoods as they grow older and need more assistance. These should use an innovative model with less density. Example, "Sheltered Care" in Great Britain.
7. Nearby universities drive the need to offer sensible student housing. Concerns are noise, traffic, parking, maintenance, lifestyle differences.

**Long Term**

8. Provide housing for seniors and mixed income.
9. Consider the development of educational facilities for neighborhood residents at all ages.

**Land Use:**

**Immediate**

1. Maintain areas for residential use.
2. Review potential for expansion of commercial use.
3. Adopt locations for "Main Street" urban locations such as
  - a. Calhoun St. Businesses
  - b. Freret St. corridor
  - c. Earhart Blvd corridor



4. Avoid industrial use within or near perimeter of the neighborhood boundaries without adequate buffer.
  - Consider working towards a zoning change in light industrial areas at Earhart corridor.
5. High and mid-rise development. Avoid high rise which is out of character or adversely affects the existing neighborhood fabric. Define manner in which mid rise building could be accommodated within the neighborhood boundaries. Support high and mid rise development with appropriate locations and planning strategies, typically at river frontage, near other existing similar context or in a well planned framework that included buffer zones and adequate infrastructure.

**Future**

6. Review and research opportunities to redevelop some areas for parks, green space, recreation, health or community center.
  - a. Investigate green space at the corner of Fontainebleau and Broadway, as a potential park space.
7. Consider working towards a tax district for maintenance amenities and infrastructure.
8. Consider an overlay district on S. Claiborne to protect this wide boulevard from becoming an unattractive corridor. Can complement the overlay being established on Claiborne, further towards the intersection of Earhart.

**Long Term**

9. Accommodate space for extended elements of the neighborhood master plan such as listed in no. 6.

**Transportation:**

**Immediate**

1. Allow adequate public transportation in designated areas.

**Future**

2. Traffic light at Calhoun and S. Claiborne intersection.

**Long Term**

3. Review possibilities for traffic calming strategies.
  - a. Widening of neutral ground at Nashville Avenue bounded by Fontainebleau Dr. and S. Claiborne Ave. to reduce number of lanes from 4 to 2.
  - b. Address speeding concerns at Vendome Pl. and S. Jefferson David Pkwy.
4. Incorporate bicycle paths in feasible locations, such as a widened neutral ground at Nashville Ave. listed above.

5. Review concepts in light rail and innovative transit strategies. Encourage the location of a stop and integrate with other development strategies, such as Calhoun St. and stops along S. Claiborne Ave. Close the loop of the street car from Carrollton to Downtown.

**Community Facilities and Infrastructure:**

**Immediate**

1. Require improvements in flood control and maintenance of needed drainage concerns.
2. Address the need for security measures and reliable access to public safety entities such as police, fire, medical, 911.
  - a. Research activities on security patrols, neighborhood watch, cameras, etc.
3. Require reliable utilities and public services such as sanitation and debris removal.
4. Determine a location for neighborhood meetings and distribution of information.

**Future**

5. General improvements and aesthetic enhancements.
6. Review the possibility of the expansion of public schools into the neighborhood based on demographic data.
7. Consider possibilities in local health care, wellness, fitness, recreation access.
8. Consider the possibility of a community center.

**Long Term**

9. Require improvements and remedial efforts in areas of sidewalks, roads, utility access, traffic lights and signage.
  - a. Survey
10. Employ sensitive design to infrastructural elements, such as underground power and telephone lines.

**Parks and Open Space Creation and Preservation:**

**Future**

1. Review for opportunities to use vacant or blighted land for public green space.

**Long Term**

2. Incorporate green space solutions into general neighborhood improvements.

**Energy and Environment- Air, Water, Noise Quality:**

**Immediate**

1. Monitor progress with EPA testing and data.
2. Monitor clean up of specific areas in the vicinity such as Thompson Hayward.

**Future**

3. Create or require means for recycling within the neighborhood.
4. Encourage planting of indigenous trees and plants that provide shade, filter the air and provide sound absorption. Provide access to the logical planting decisions to people living in the neighborhood. Resources are available through local organizations.

**Long Term**

5. Promote the use of renewable building products and compliance with current energy codes. Encourage development and use of new technology that fits in to the fabric of the neighborhood.

**Economic Development:**

**Immediate**

1. Monitor the installation of new economic development and work to avoid elements that do not fit in the character of the neighborhood.

**Future**

2. Review for opportunities to expand and establish economic centers in designated locations. (re: land use, critical and sensitive areas)

**Long Term**

3. Encourage appropriate businesses to locate in the neighborhood economic centers.

**Historic Preservation:**

**Immediate**

1. Assist homeowners and businesses to rebuild in the character of the neighborhood.

**Future**

2. Work with the Preservation Resource Center.
3. Obtain historic designation status for the entire boundaries of Claiborne- University Neighborhood Association under National Register for Historic Places. Also research more protective status such as local historic districts, HDLC.

**Arts and Cultural Management:**

**Immediate**

1. Consider aesthetics in planning process.

**Future**

2. Incorporate public art and culture in the implementation of planning concepts.
3. Investigate the expansion of historic or creation of historic districts.

**Long Term**

4. **Reserved.**

**Tourism:**

1. **Reserved.**

**Special Elements:**

1. Calhoun Sreet. as Main St. Adoption program  
This requires planning meetings with business owners, planning sessions and detailed coordination with other elements of neighborhood planning.
  - a. General Planning Strategy
    - Landscaping
    - Exterior furniture
    - Light Standards
    - Outdoor seating area
    - Neighborhood Co-Op
    - Maintenance/ Sanitation
    - Street and sidewalk repairs and improvements
    - Traffic strategy for vehicles turning around to go back to S. Claiborne Ave.
    - Parking
    - Review DDD strategies for consideration.
    - City trash cans.
    - Underground utilities.
    - "Go To" Zoning to allow businesses without detracting from the residential qualities.
    - Remedy existing drainage problems
  - b. Long Term- City Wide Planning Coordination Strategy
    - "University Village" rebranding



- Traffic Light
  - Pedestrian bridge to Tulane
  - Light Rail Stop (street car on S. Claiborne)
  - Green Space
  - Community center
  - c. Business Steering
  - d. Mixed Income Housing
  - e. Reserved
2. Earhart Corridor  
This requires planning meetings with business owners, planning sessions and detailed coordination with other elements of neighborhood planning.
- a. General Planning Strategy
    - Support rehabilitation or adaptive reuse of Blue Plate Mayonnaise Building and related structures such as the fuel station across Earhart. Repair the landmark sign.
    - Revitalize warehouses and buildings, or demolish for new uses. Area is currently suited for an economic corridor for semi-industrial and business concerns.
    - Coordinate with planning aspects of Broadmoor Improvement Association, Xavier and Gert Town adjacent neighborhoods. These areas may see broader changes to this area.
    - Create a gateway entrance to the neighborhood at Vendome and S. Jeff Davis. Coordinate with Leninger's and Penske.
    - Enhance and maintain neutral ground landscaping.
    -
3. Freret St. Corridor  
This requires planning meetings with business owners, planning sessions and detailed coordination with other elements of neighborhood planning.
- a. General Planning Strategy
    - Support and coordinate National Housing Services concepts of revitalizing Freret St.
    - Adaptive reuse for vacant bank.
4. Surrounding Areas
- a. Intersection of Claiborne and S. Carrollton. Palmer Park
  - b. Fortier High School reorganization
  - c. Memorial Hospital Baptist Campus, now Ochsner.

**Implementation:**

Based on elements listed above, the following areas can be pursued within various committees, or justify the creation of additional committees.

1. Security
2. Blighted Housing
3. Squatting, overcrowding units.
4. Reclamation of Property
5. City Services
6. City Council Docket
7. Demographics
8. Infrastructure Survey
9. Economic Development
10. Education
11. Research in Public Bodies (CBDG, HUD, LRA, etc.)
12. Correspondence Campaign
13. Liasonship Campaign
14. Historic Designation
15. Public Land, Landscaping
16. Housing
17. Website Management
18. Message Board Volunteers
19. Recycling
20. Reserved

**Conclusion/ Summary:**

We are currently involved with a planning process that we understand to be supported by the Louisiana Recovery Authority and New Orleans city officials. We will continue to pursue neighborhood planning after the process deadline.



CUNA Map

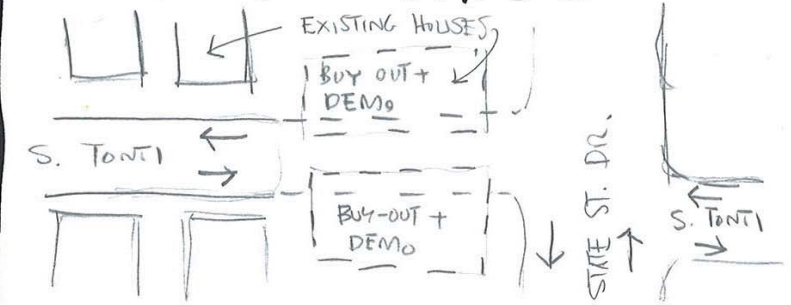


REBRANDING 7/27/06 CUNA  
 "UNIVERSITY VILLAGE"

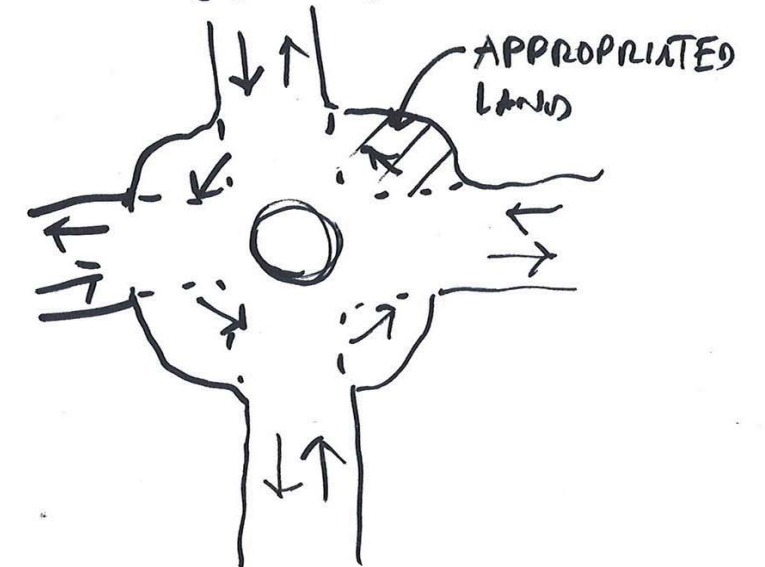
CALHOUN ST. DEVELOPMENT WITH PEDESTRIAN CONNECTION TO UNIVERSITIES

- DEVELOPMENT OPTIONS
- ① BASIC IMPROVEMENTS OF STREETS, WALKS, INFRASTRUCTURE
  - ② EXTEND BUSINESS ZONING
  - ③ ADDITIONAL HOUSING OPTIONS (STUDENT)

ALTERNATE: CUT THROUGH FROM S. TONTI. TO STATE ST. DR.



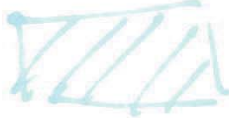



ALTERNATE: VEHICLE TURNAROUND AT INTERSECTION



CUNA Map

7/27/06 CUNA



-  INSTITUTIONS
-  NEUTRAL GROUND IMPROVEMENTS OR GREEN SPACE
-  BIKE PATH
-  OUTSIDE OF NEIGHBORHOOD, COORDINATE FOR REVITALIZATION
- CHECK BUS SERVICE



CUNA Map



7/27/06 CUNA

- GREEN SPACE, PARK NEUTRAL GROUND REVITALIZATION
- NEIGHBORHOOD DEVELOPMENT
- OUTSIDE OF NEIGHBORHOOD COORDINATE FOR REVITALIZATION
- BIKE PATH
- \* NEUTRAL GROUND LANDSCAPE TO BE DESIGNED SO PEOPLE CANNOT CONCEAL THEMSELVES BEHIND BUSHES



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