



**Hollygrove / Dixon  
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  
Maple Area Residents, Inc, Carrollton-Audubon Renaissance, Inc.  
Neighbors United  
Northwest Carrollton Association

Palm-Air Civic Association  
State Street Drive Improvement Association  
Trinity Christian Community  
Upper Rickerville Neighborhood Association

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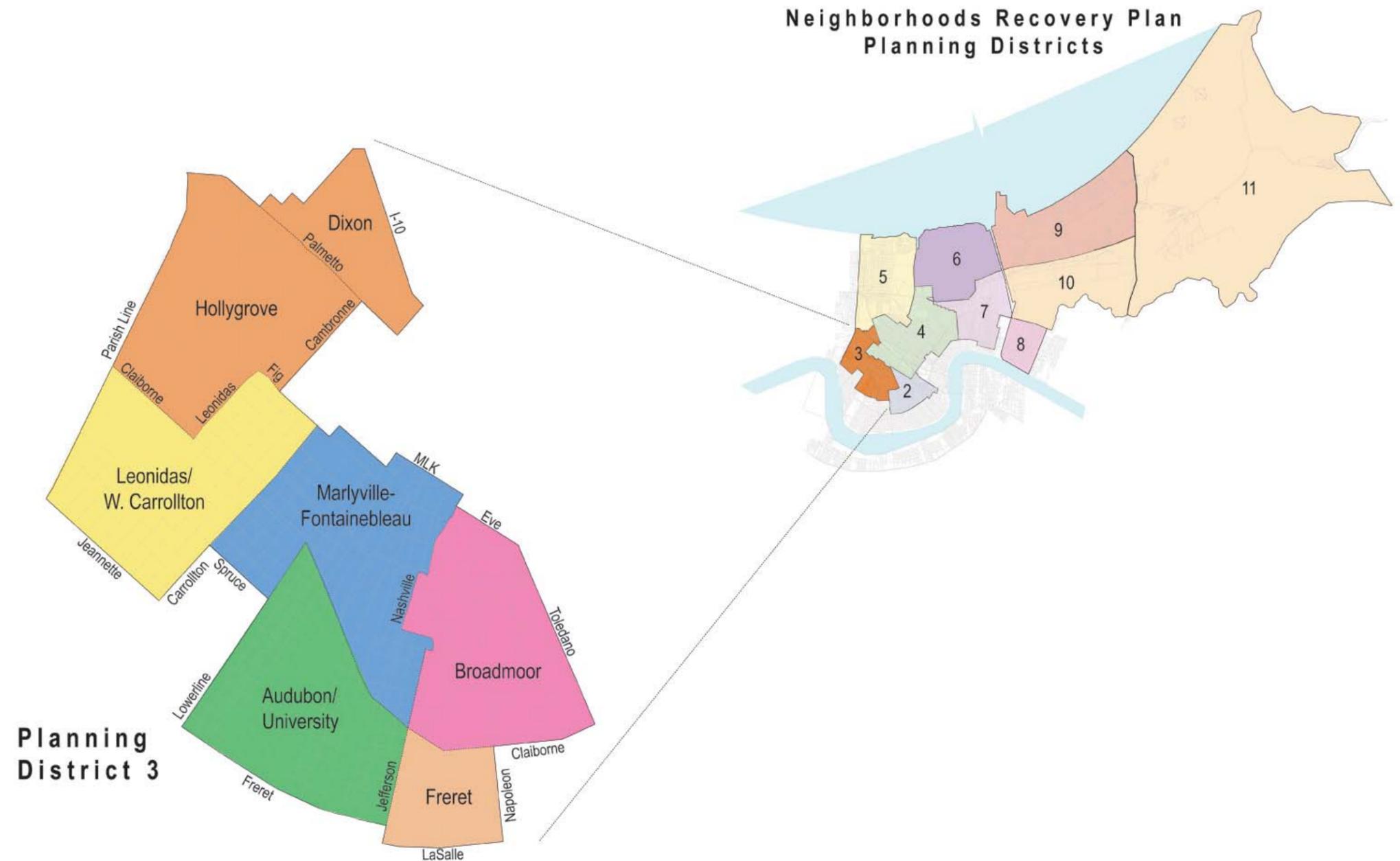
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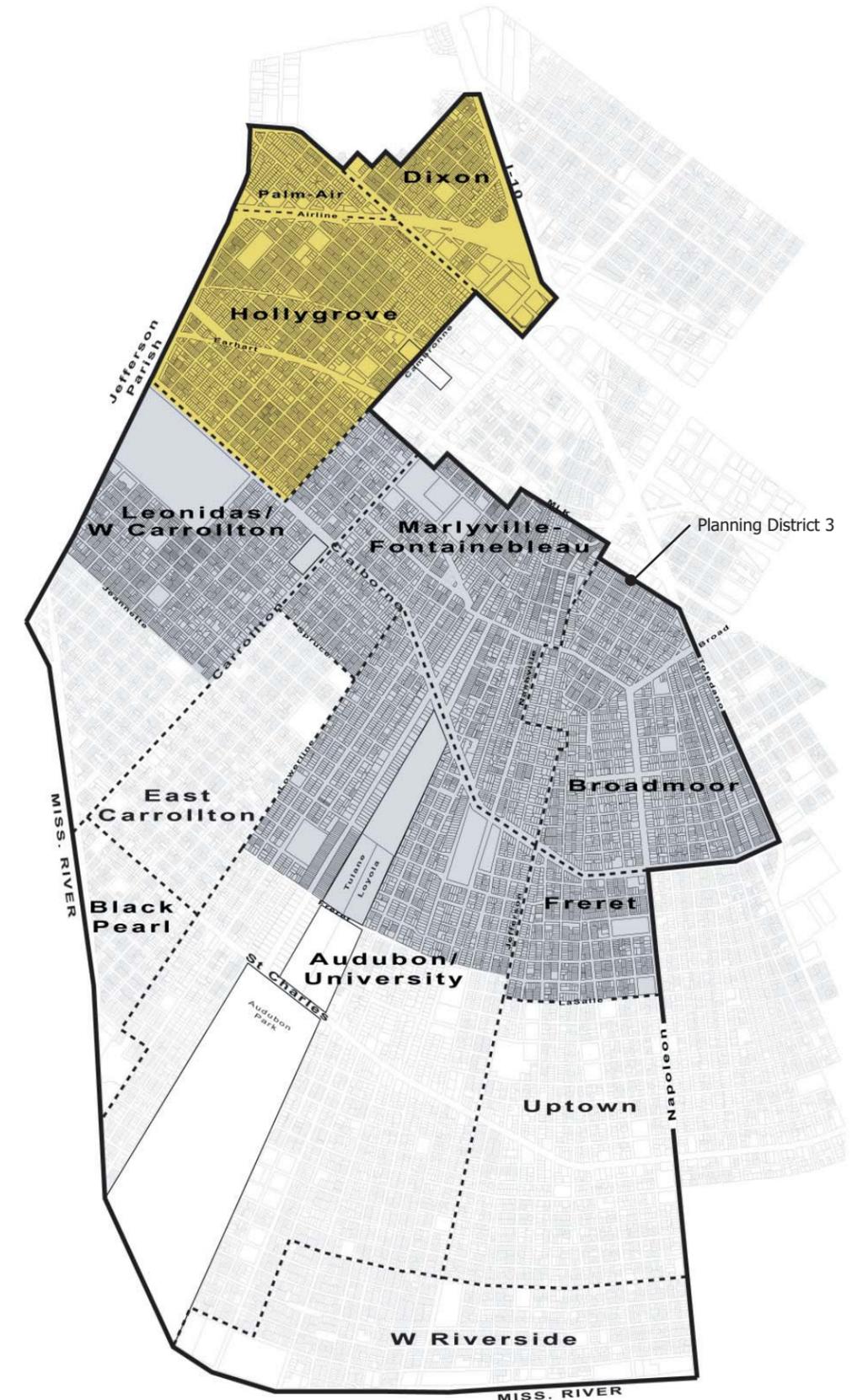
## A. Hollygrove Neighborhood

### Location and Geographic Boundaries

Hollygrove's origins are in the large McCarty Plantation. In 1845, when the suburban town of Carrollton was incorporated, it included Hollygrove. Carrollton was annexed to New Orleans in 1874, and this area remained largely undeveloped and swampy until the mid - 1960's when residences started to spring up. By 1965, little vacant land remained in Hollygrove. While its history is relatively modern, Hollygrove boasts the talents of such accomplished musicians as Johnny Adams, Theryl deClouet, and Lil Wayne.

Hollygrove is bounded by Palmetto Street to the north, the Jefferson Parish Line to the west, Claiborne Avenue to the south, and the eastern boundary jogs westward from Carrollton Avenue to Cambronne and Leonidas. Dixon occupies the area between the New Orleans Country Club Golf Course, the Pontchartrain Expressway (I-10) and the Palmetto Canal. Part of Hollygrove, between Palmetto and Airline Highway, has become known as "Palm-Air". The housing stock in Palm-Air is affluent compared to the more modest housing in Hollygrove and Dixon.

This neighborhood is a part of Planning District 3.



## Recovery Vision and Goals

According to its residents, the assets of Hollygrove include:

- Family ties
- Central location/easily accessible by car and bus
- Walkability – 15 min. walk to shopping and business
- Sense of community
- Numerous churches
- Diverse community (mixed by age and race)

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

- Keep family-oriented community. Strengthen this asset and help to overcome problems of crime and blight.
- Residents want an accessible neighborhood; walkability is important.
- Residents want affordable housing, and housing that is primarily owner-occupied.

## Planning Process & Neighborhood Participation

The planning process began with information gathering. The planning team gathered 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.

### Hollygrove/Dixon Schedule of Meetings

**May 23:** Hollygrove/Dixon Neighborhood Meeting - Residents were asked to list the characteristics, issues, opportunities, and goals of their neighborhoods.

**June 7:** Individual Neighborhood Association (Trinity Christian Community & NW Carrollton Civic Assoc.) meeting – The planning team met with the groups’ representatives to discuss action plans and concerns in their areas.

**June 20:** Hollygrove/Dixon Neighborhood Meeting combined with Leonidas/W. Carrollton – Residents were asked to review/list the characteristics, issues, opportunities, and goals relative to their neighborhoods. Preliminary project lists were developed.

**June 29:** Hollygrove/Dixon Neighborhood Meeting – Residents filled out surveys, prioritizing projects.

**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 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.

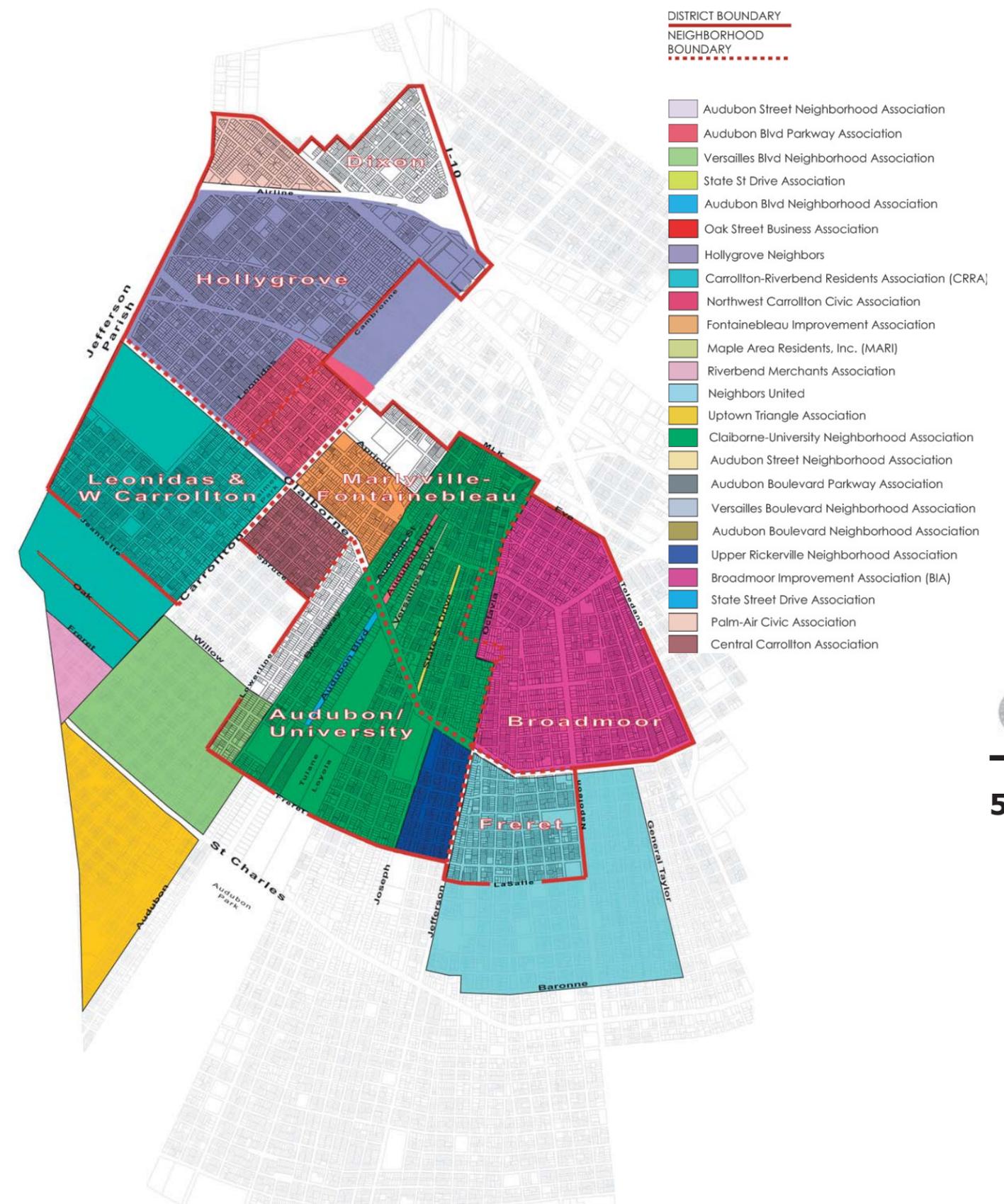
**August 8:** Hollygrove/Dixon Neighborhood Meeting - The planning team presented optional neighborhood plans for the community’s review and comment. Images containing conceptual solutions were also presented.

**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.

The citizens of Hollygrove have been active in this rebuilding effort. They have participated in our 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 developed to identify pre-Katrina and post-Katrina conditions, and proposed new development plans.

Neighborhood associations active in Hollygrove/Dixon include: Hollygrove Neighbors, Trinity Christian Community, Cristal’s Neighborhood Association, and the Palm-Air Civic Association.



Community Identified Neighborhoods, 2006

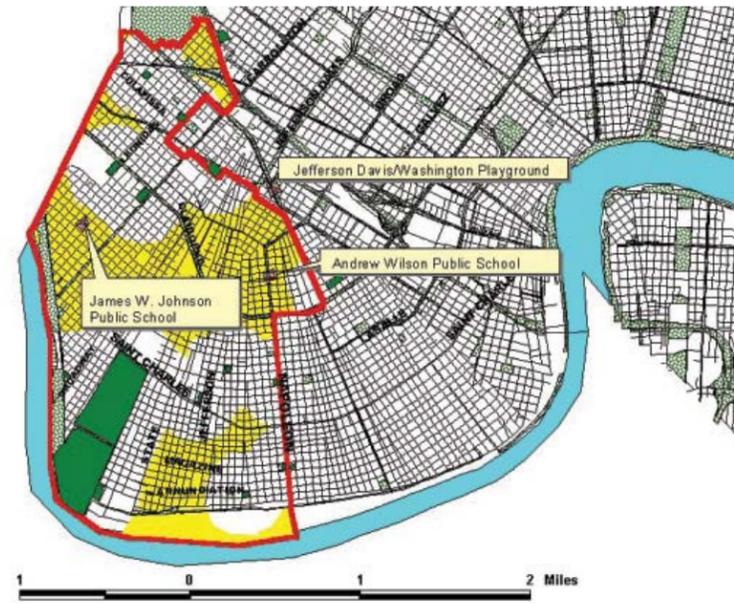


**Planning Efforts Pre-Katrina**

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.

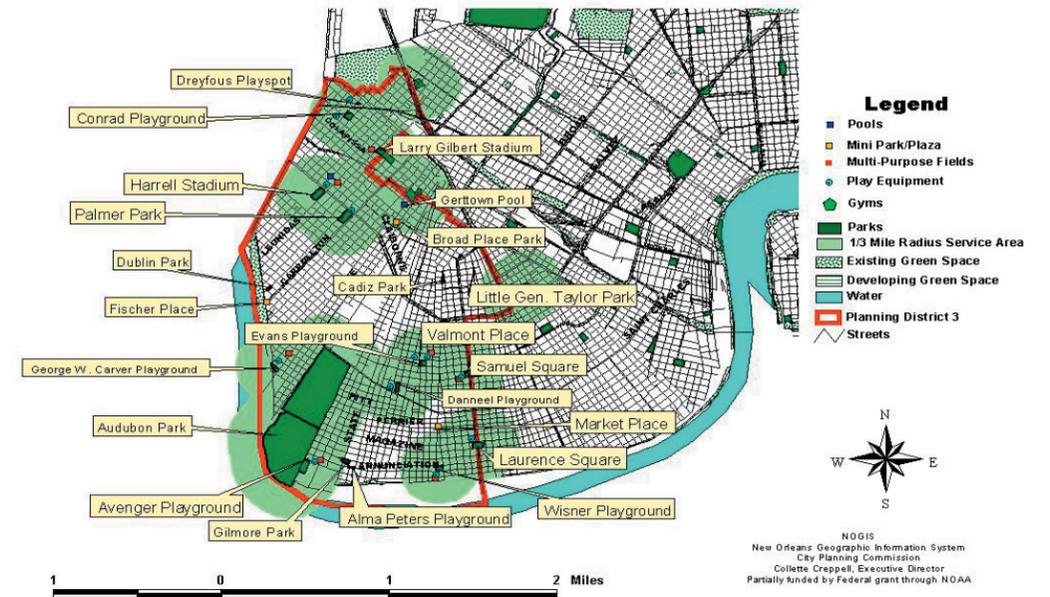
According to the New Century Master Plan, the Hollygrove/Dixon neighborhood lacks neighborhood parks. It suggests that Bethune School could open its recreational facilities to the neighborhood. It lists Conrad Playground as a priority for renovation and maintenance, along with Palmer Park and Harrell Stadium.

The Transportation Plan impacts the Hollygrove/Dixon area with its recommendations to improve US 610/I-10 bridge (federally funded), Earhart Boulevard (state funded) and Claiborne Avenue between S. Carrollton and the parish line (federal aid with 20% local match). It further proposes a light rail system between the airport and CBD that runs down US 61 (Airline Hwy.), and extension of the streetcar line down S. Carrollton Avenue to Canal Street. Bike paths are proposed along the parish line, down Leonidas, Apple, Fontainebleau and Palmetto. The Plan also calls specifically for improvements to the S. Carrollton/Claiborne intersection, and installation of amenities for streetcar and bus passengers in Palmer Park.



**Legend**  
 Proposed Sites  
 Parks  
 Deficiency  
 Developing Green Space  
 Existing Green Space  
 Water  
 Planning District 3  
 Streets

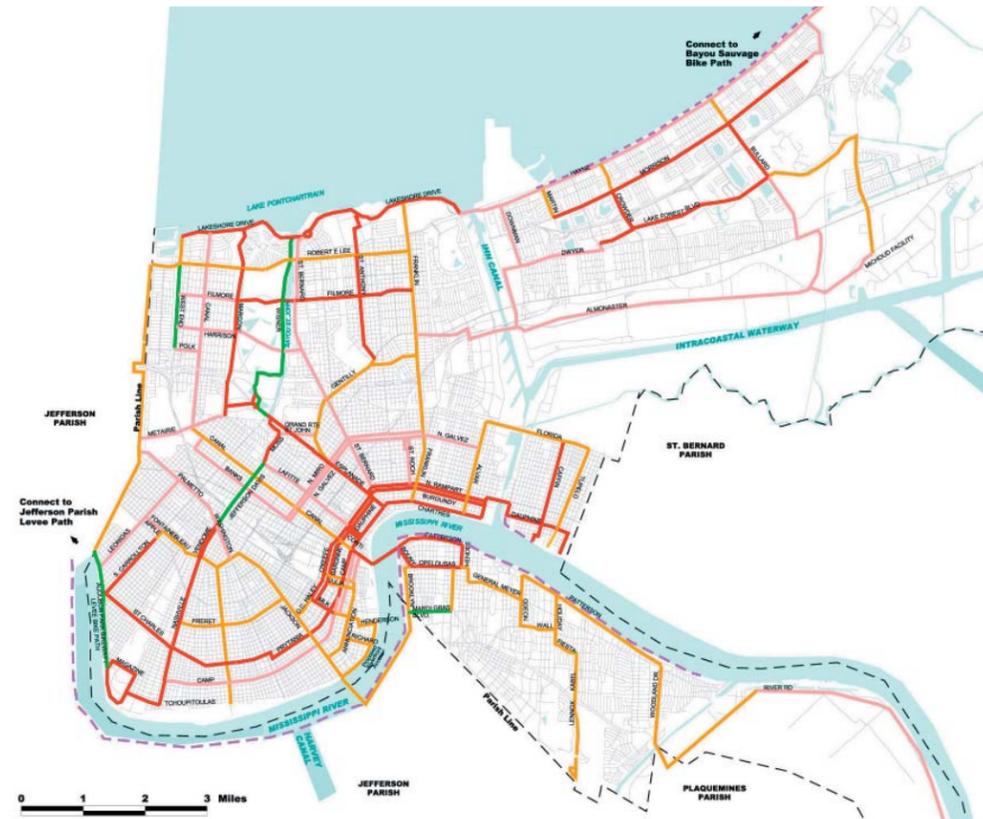
NOGIS  
 New Orleans Geographic Information System  
 City Planning Commission  
 Collette Creppel, Executive Director  
 Partially funded by Federal grant through NOAA



**Legend**  
 Pools  
 Mini Park/Plaza  
 Multi-Purpose Fields  
 Play Equipment  
 Gyms  
 Parks  
 1/3 Mile Radius Service Area  
 Existing Green Space  
 Developing Green Space  
 Water  
 Planning District 3  
 Streets

NOGIS  
 New Orleans Geographic Information System  
 City Planning Commission  
 Collette Creppel, Executive Director  
 Partially funded by Federal grant through NOAA

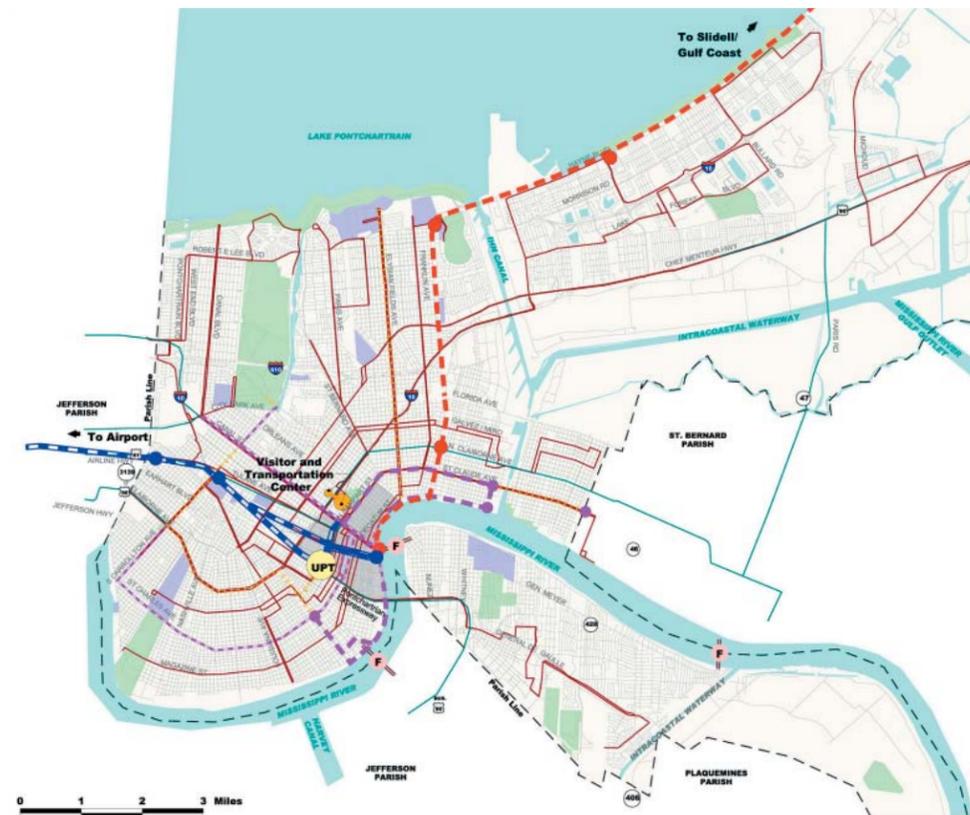
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**LEGEND**  
 Existing  
 Existing / Under Construction  
 Proposed  
 Phase One  
 Phase Two  
 Phase Three  
 Proposed Levee Path

**PROPOSED BIKE ROUTES**  
 Transportation Element of the Master Plan  
 Prepared by: The City Planning Commission  
 March 2004

MAP 14



**LEGEND**  
 Proposed  
 Light Rail (Airport to CBD - including alternate CBD routes)  
 Proposed Light Rail Station  
 Commuter Rail (Slidell to CBD)  
 Proposed Station  
 Future Streetcar Extension (Current Proposals)  
 Long Term Conceptual Streetcar Routes  
 Visitor and Transportation Center  
 Existing  
 Streetcar System  
 Major and Express Bus Routes (3000 passengers or more per week day)  
 Transit from Other Parishes  
 Ferry Crossings  
 UPT  
 Union Passenger Terminal/ Multi-modal Terminal  
 Downtown Core  
 Major Institutions  
 Major Parks

**PROPOSED RAIL TRANSIT SYSTEM**  
 Transportation Element of the Master Plan  
 Prepared by: The City Planning Commission  
 March 2004

MAP 11

## B. Pre-Katrina Neighborhood Existing Conditions

Hollygrove/Dixon remains the working-class neighborhood that was originally established. According to the 2000 census data, Hollygrove/Dixon had a total population of 8,641 with 3,323 households, and 2,248 family households. (Source: U. S. Census Bureau. Census 2000 Full-count Characteristics (SF1). From a compilation by the GNO Community Data Center.) 28.9% of its population lives in poverty. This percentage of people living in poverty is higher than the Parish, the State, and the nation's average. Nearly 95% of its residents are African-American, and its population is older than that seen in Orleans Parish as a whole. For these reasons, accessible healthcare and public transportation are vital components of the neighborhood. 22% of children in Hollygrove/Dixon live with grandparents, with at total of 48% of grandparents providing care for grandchildren. 18.9% of workers use public transportation to get to work. (Source: U. S. Census Bureau. Census 2000 Sample Characteristics (SF1) From a compilation by the GNO Community Data Center.) The storm damaged the St. Charles Streetcar Line and it is currently undergoing repair.

Poverty Status by Age (2000)	Freret	Orleans Parish	Louisiana
Total Population 0-17 for whom poverty status is determined	560	127,566	1,200,361
Children 0-17 living in poverty	39.5%	40.5%	26.6%
Children 0-17 living at or above poverty	60.5%	59.5%	73.4%
Total Population 18-64 for whom poverty status is determined	1,580	286,783	2,644,159
Adults 18-64 living in poverty	36.1%	24.0%	17.0%
Adults 18-64 living at or above poverty	63.9%	76.0%	83.0%
Total Population 65 & older for whom poverty status is determined	329	54,104	489,574
Adults 65 & older living in poverty	10.3%	19.3%	16.7%
Adults 65 & older living at or above poverty	89.7%	80.7%	83.3%

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

Poverty Status by Age (2000)	Dixon	Orleans Parish	Louisiana
Total Population 0-17 for whom poverty status is determined	481	127,566	1,200,361
Children 0-17 living in poverty	45.3%	40.5%	26.6%
Children 0-17 living at or above poverty	54.7%	59.5%	73.4%
Total Population 18-64 for whom poverty status is determined	1,035	286,783	2,644,159
Adults 18-64 living in poverty	28.3%	24.0%	17.0%
Adults 18-64 living at or above poverty	71.7%	76.0%	83.0%
Total Population 65 & older for whom poverty status is determined	234	54,104	489,574
Adults 65 & older living in poverty	14.5%	19.3%	16.7%
Adults 65 & older living at or above poverty	85.5%	80.7%	83.3%

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

More than 48% of housing units are occupied by renters in Hollygrove/Dixon. While this is not unusual in Orleans Parish, it is high for the State and the country. (Source: U. S. Census Bureau. Census 2000 Full-count Characteristics (SF1). From a compilation by the GNO Community Data Center.) Hollygrove/Dixon residents want to see increased home ownership and more accountability from landlords of rental properties.

Renters and owners (2000)	Hollygrove	Orleans Parish	Louisiana
Total occupied housing units	2,655	188,251	1,656,063
Owner occupied	54.20%	46.50%	67.90%
Renter occupied	45.80%	53.50%	32.10%

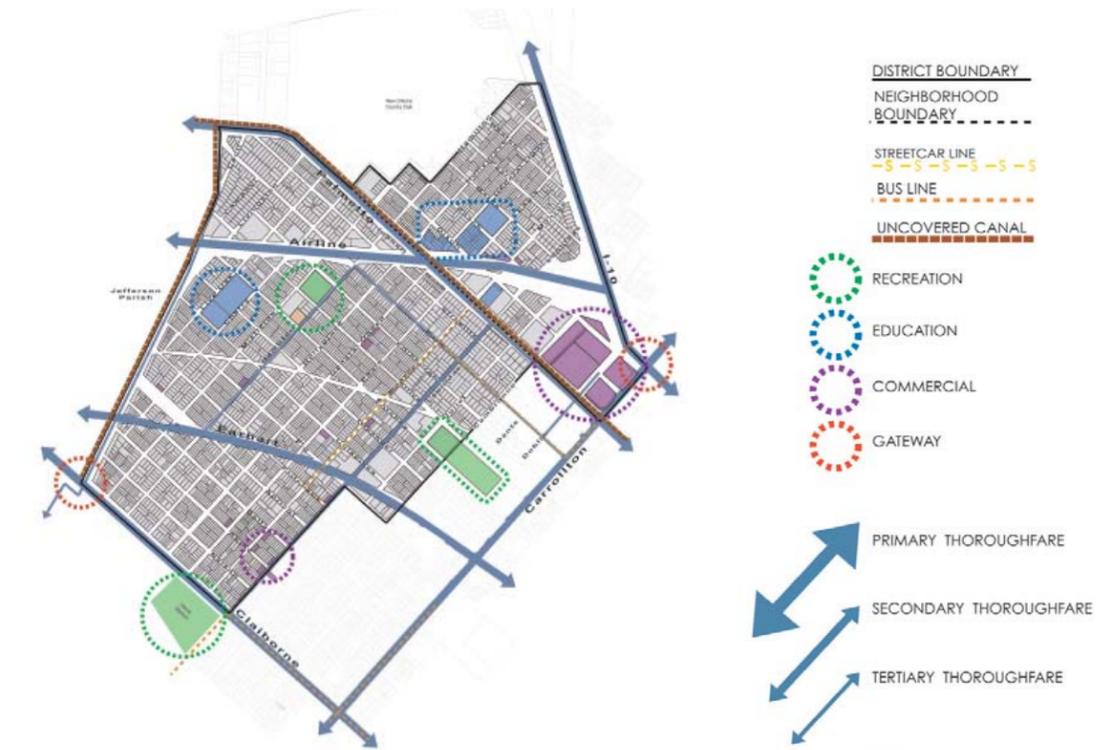
Source Citation: U.S. Census Bureau. Census 2000 Full-count Characteristics (SF1). From a compilation by the GNO Community Data Center. <<http://www.gnocdc.org>>

Renters and owners (2000)	Dixon	Orleans Parish	Louisiana
Total occupied housing units	668	188,251	1,656,063
Owner occupied	42.10%	46.50%	67.90%
Renter occupied	57.90%	53.50%	32.10%

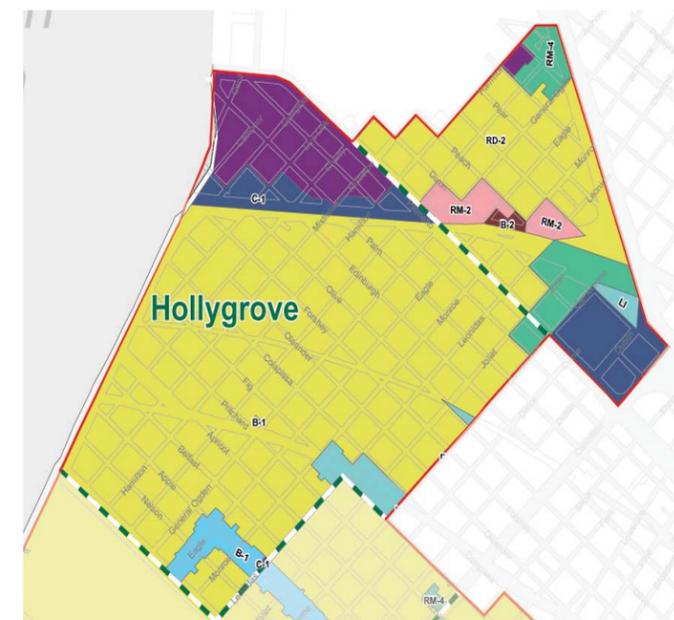
Source Citation: U.S. Census Bureau. Census 2000 Full-count Characteristics (SF1). From a compilation by the GNO Community Data Center. <<http://www.gnocdc.org>>

## Land Use and Zoning

Land use in Hollygrove/Dixon is predominantly residential, with the largest commercial development being the Carrollton Shopping Center at the intersection of Carrollton Avenue and I-10. Most of the neighborhood is zoned RD-2, which provides for single-family and two-family residences at a relatively low density. Higher density housing borders the Carrollton Shopping Center along the Palmetto Canal in Hollygrove, and in neighboring Gert Town.



Existing Neighborhood Structure



Source: City of New Orleans, December 2005  
Existing Zoning Map

## Legend

- Planning District
- Neighborhood
- Zoning
  - 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
  - 1
  - B-1
  - B-1A
  - B-2
  - BIP
  - C-1
  - C-1A
  - C-2
  - HI
  - HMR-2
  - HMR-3
  - LI
  - MS
  - MUA
  - NU



### Recreation and Open Space

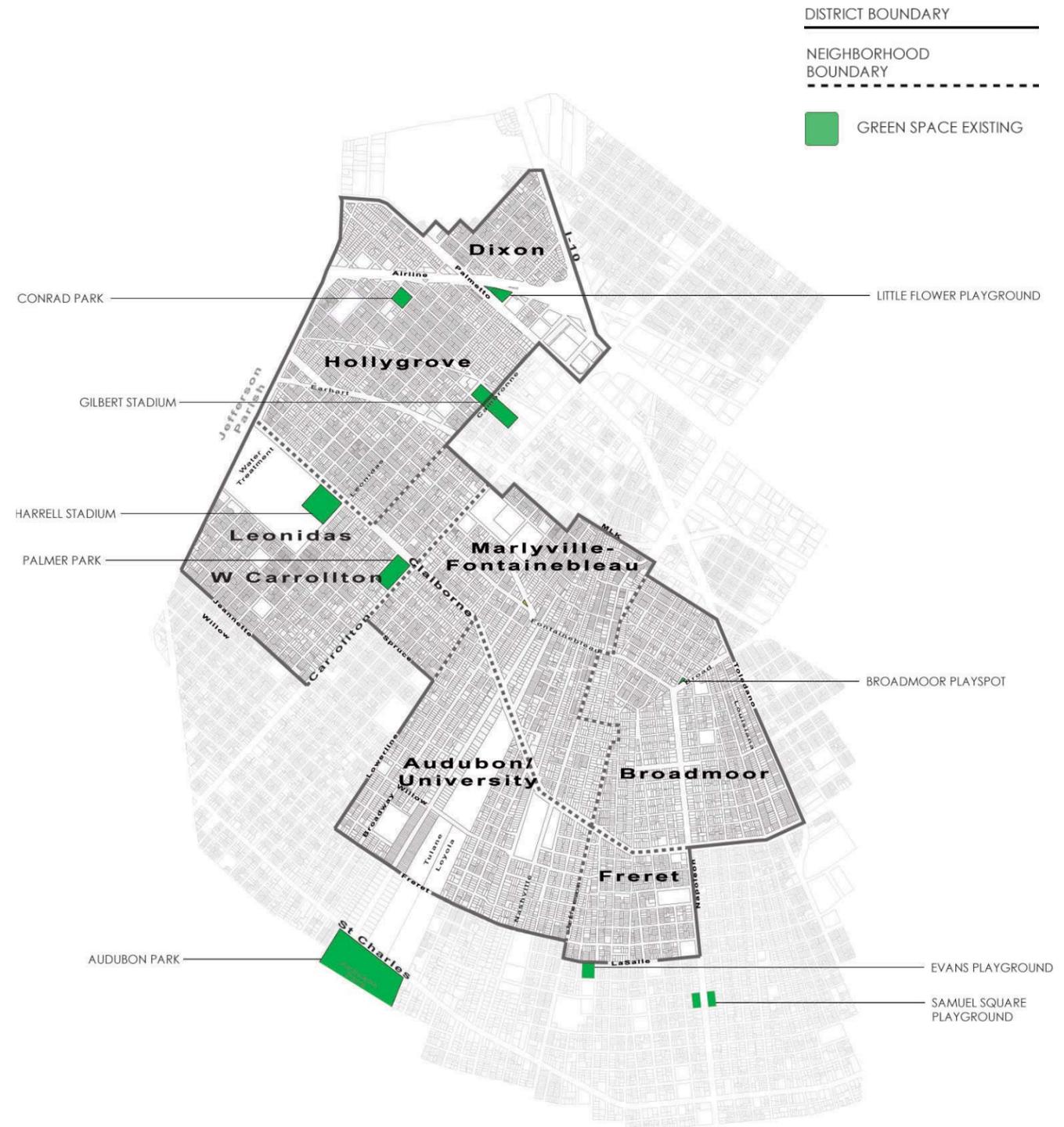
Hollygrove contains Conrad Park, shares Larry Gilbert Stadium with Gert Town, and is near Harrell Stadium and Palmer Park, which are located in the Leonidas/W. Carrollton neighborhood. Additionally, the community has requested that Bethune Elementary School, closed since Hurricane Katrina, be converted to a community center and public playground. Residents have noted that safety is a concern for all of the parks.

**Conrad Park** is in need of repairs and upgrades. The community has suggested that improvements should be designed to draw more parents and families. Suggestions for upgrades have included the addition of a walking path, lighting, seating, shade trees and landscaping.

**Harrell Stadium** is a baseball field with stadium and bleacher seating. Currently, it is being used as a FEMA trailer park. Maintenance is required, and it should be returned as a park for the neighborhood.

**Gilbert Stadium** is used primarily for league teams from Jefferson and Orleans Parishes, and the "Carrollton Boosters" from Jefferson Parish. Local children don't have adequate opportunity to use it. Additionally, parking is a problem for residents during league games. Residents requested that NORD be adequately funded to operate the park system better, and that Harrell Stadium be returned to the local neighborhood children.

**Palmer Park** is a large, passive-use park. It is currently in need of upkeep and repair and is underutilized. Suggestions for the park have included moving play equipment for small children away from Claiborne Avenue to a safer area, landscaping, refurbishing the signature entry arch, and providing safe passage across Claiborne Avenue. Other considerations have been to include a farmers market, provide infrastructure for temporary events (bandstands, etc.), children's play fountain, and development of a small kiosk for serving coffee or ice cream. It is hoped that this small commercial venture could generate revenue for the upkeep of the park, and provide a destination for streetcar and bus riders. It is noted that this concept may conflict with existing covenants of the park, and would have to be resolved.



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 Hollygrove/Dixon. New housing and other developments should respect the existing character.

**Residential Architecture**

Almost half of the houses in Hollygrove were built prior to 1950, and most of the remaining houses were constructed in the 1960's. Most of the housing types are raised, although there are some slab-on-grade houses.

The architectural styles in the neighborhood are mixed, and include: bracketed shotgun single, Arts and Crafts shotgun double, side-gabled bungalow, modern brick ranch, and others.

**Commercial Architecture**

Notable in Hollygrove/Dixon are the numerous churches, many with brick exteriors. Examples of these include Mt. Rock Baptist Church, Friendship Baptist Church, St. Theresa the Little Flower, and First Hollygrove Baptist Church. Schools located in the neighborhood include Dunbar Elementary and Bethune School. The Carrollton-Hollygrove Multi Purpose Center, which is used primarily as a senior center, is a prominent civic building. The more recently constructed New Orleans Job Corps Center is located in Dixon.

**Historic Districts**

Hollygrove/Dixon is not registered as an historic neighborhood; however, the national historic district that covers Carrollton creeps into a small area of Hollygrove near its border at Claiborne Avenue and Leonidas.

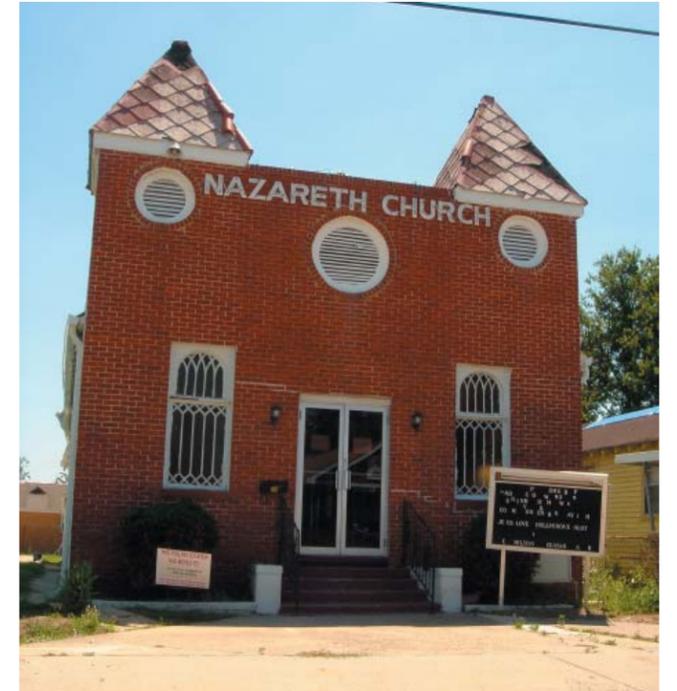
Victorian Shotgun (Late 19th Century)



Corner Pak Grocery



Nazareth Baptist Church



Craftsman Double (1920's - 1930's)



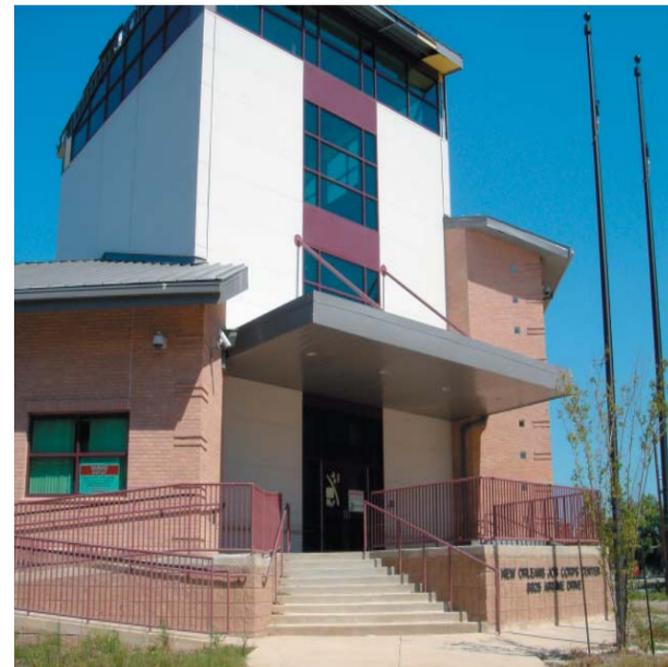
Silvercomb Barber Shop



First Hollygrove Baptist Church



New Orleans Job Corps Center



Brick Ranch (1960's)



Friendship Baptist Church



### C. Hurricane Katrina Neighborhood Impacts

#### Extent of Flooding

Hollygrove/Dixon is a low-lying area and it suffered extensive flooding as a result of Hurricane Katrina. Flood depths were greatest in District 3 in Hollygrove/Dixon and Broadmoor. The worst flooding in the area occurred along Airline Highway, and especially Airline Highway at the parish line where water exceeded depths of 8 feet. Parts of Dixon reached similar depths of 7-8 feet.

#### Property Damage Assessment

While damage occurred due to winds and trees, primary damage in Hollygrove/Dixon was the result of flooding. Therefore, the property damage assessment data (source: City of New Orleans) indicates damage roughly correlating to the flooding. Hollygrove/Dixon has the majority of properties classified with 50% or greater damage.

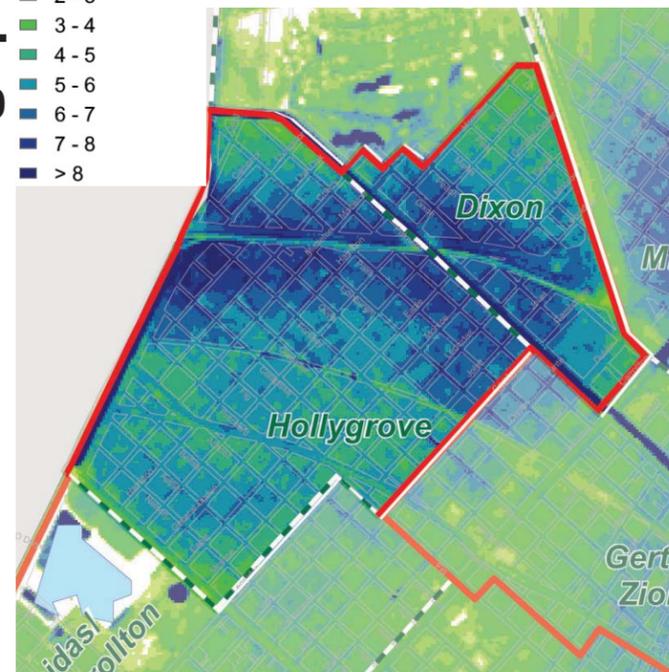
#### Infrastructure Damage

While the major thoroughfares (I-10, Palmetto, Airline Highway, Earhart Blvd., and Claiborne Avenue) are in relatively good condition, most of the neighborhood streets are not. 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. Neighborhood streets fall primarily in the categories of "moderate" to "poor", in need of repair and reconstruction. Street improvements needed include paving, curbs, sidewalks, lighting and street signage. Additionally, catch basins need cleaning throughout the neighborhood. A grating system to prevent future clogging of catch basins has been recommended by citizens.

At this time service providers report that utilities are available in Hollygrove/Dixon, including water, sewer, electricity and gas. The exception is telephone service. Currently fiber optic cable is being laid in much of the area. Restoration of Hollygrove telephone service is projected for mid-September of 2006. It is unclear when Dixon and Palm-Air service will be restored. The Carrollton Shopping Center also does not have telephone service currently, but service will be restored once the center is scheduled for occupancy.

#### 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



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



OLD RR TRACKS



- DISTRICT BOUNDARY
- NEIGHBORHOOD BOUNDARY

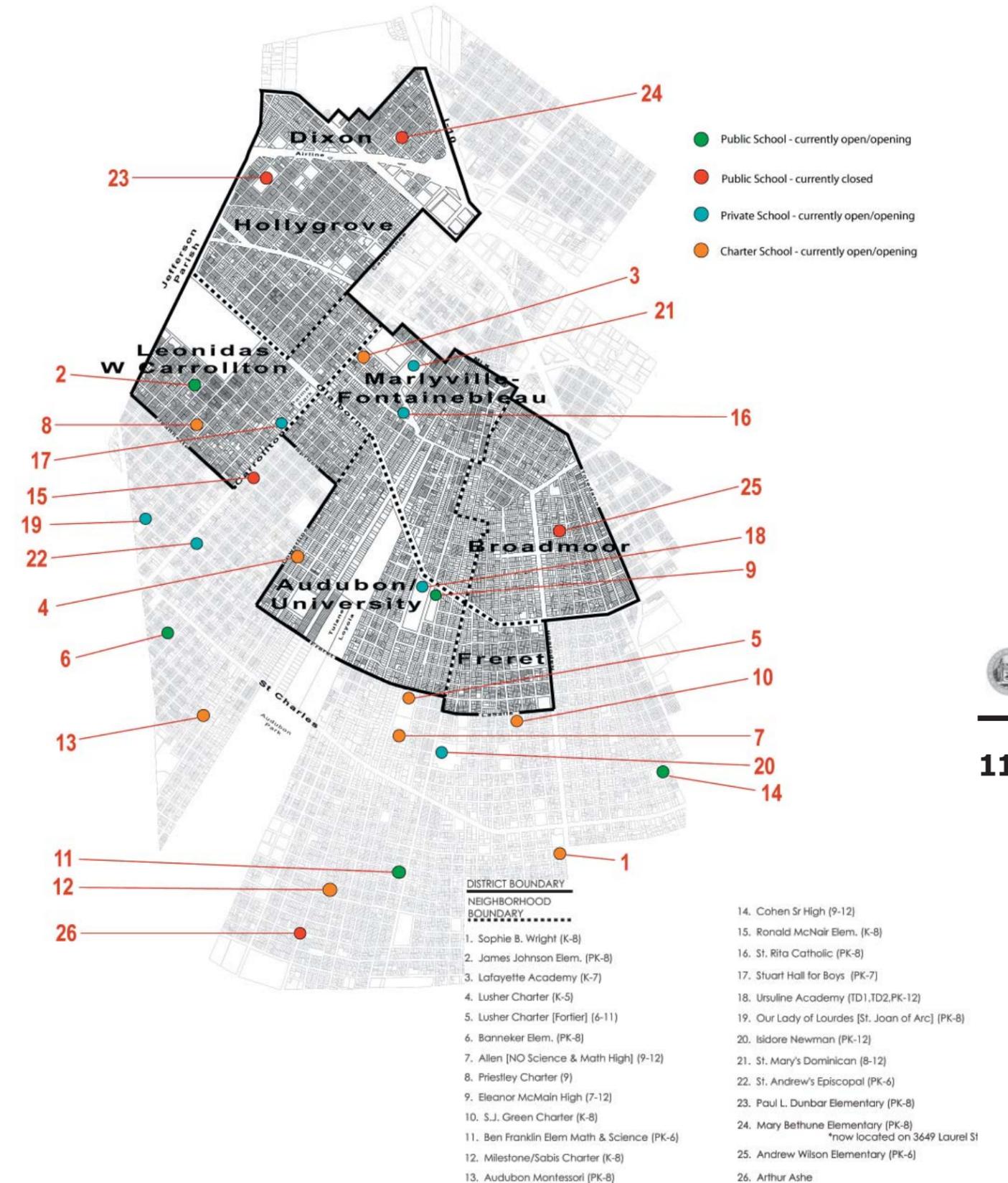


### Community Facilities

Immediate needs in the Hollygrove/Dixon neighborhood are a senior center and medical facilities. It is unclear whether the existing senior center (Carrollton-Hollygrove Multi Purpose Center) and the adult and children’s clinics will reopen.

Future plans of existing schools are also uncertain. Mary Bethune Elementary, a public K-8<sup>th</sup> grade school, has reopened in another district. The disposition of the existing property is unknown at this time. Paul L. Dunbar Elementary (Pre-K through 8th grades), owned by the Orleans School Board, is closed; its future is uncertain. If neither of these schools return to the neighborhood, residents will need to choose other schools in the City managed by the Orleans Parish School Board (city managed), the Recovery School District (state managed), or any of the independently managed charter school systems. The schools nearest in proximity are Banneker and Lafayette (public elementary schools K-8), and Priestley (reconfigured into a charter high school focused on architecture and construction).

Dunbar Elementary School



Hollygrove Senior Center



Bethune Elementary School



## D. Neighborhood Rebuilding Scenarios

Many of Hollygrove/Dixon residents are currently back in the City, with more planning to return. The character and families of the community draw its citizens home. To achieve a satisfactory 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;
- Adequate health care and shopping must be provided within the neighborhood;
- Affordable schools must be available to children - public, charter or private.

## E. Neighborhood Recovery Plan Strategic Initiatives

To achieve the needs and goals of the Hollygrove/Dixon neighborhood, residents in coordination with planners identified the following projects. Note that this plan respects the existing street patterns and existing zoning. Minor zoning changes are proposed, necessitated by projects requested by residents. In addition to these neighborhood projects, it is important to consider other neighboring areas, specifically Gert Town (in District 4) and W. Carrollton/Leonidas. Gert Town includes Xavier University, a major influence in the Hollygrove/Dixon area. W. Carrollton/Leonidas is home to Palmer Park and Harrell Stadium, potential recreational venues for this neighborhood as well.

### HOLLYGROVE/DIXON PROJECT LIST

**Flood mitigation (pumping stations and flood protection along Monticello)** – Flood control is of course a critically important issue in every neighborhood. In Hollygrove, residents listed “Get pumping stations working,” and “Flood protection along canal at Monticello” as their two top priorities. Flood control includes levee/floodwall protection and pumping station capacity. A premise of all of the neighborhood rebuilding plans is that adequate flood protection will be provided.

**Repave streets** – Street resurfacing is proposed for streets in moderate to poor condition, nearing 95,000 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 repairs to the drainage system, and replacement of curbs and street signage where necessary. Storm drains should be fully cleaned as a first step; however, this may not solve drainage problems entirely. A comprehensive analysis of the drainage system is recommended to determine the full extent of existing problems and recommend solutions.

**Reopen Carrollton Shopping Center** – Hollygrove/Dixon residents, as well as residents of Leonidas/W. Carrollton and other nearby neighborhoods, rely upon the Carrollton Shopping Center. The shopping center has been closed since Hurricane Katrina; reopening it is one of the highest ranked projects for residents. Proposed plans for the shopping center include space for retail, small commercial, medical clinic, grocery store, community space, housing and parking.

**Revitalize Carrollton Senior Center** – The aged population of Hollygrove/Dixon also relies on the senior center. Closed after the storm, residents need it to reopen.

**Sidewalk improvements** – Sidewalks provide the access network for pedestrians, joggers and cyclists. Visual surveys indicate that approximately 180,000 lineal feet of sidewalks in Hollygrove/Dixon 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.

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

**New police substation** – Residents requested a new police substation. The plan calls for a new police substation located in the adjacent Marlyville/Fontainebleau neighborhood.

**Renovate schools: Dunbar and Head Start** – Hollygrove/Dixon needs its schools, and none in the neighborhood are open since Hurricane Katrina. Dunbar has no plans to reopen, and Head Start plans to reopen in 2007. Renovation costs for both of these facilities is included in the funding matrix.

**Affordable housing** – As a solution to affordable housing, Hollygrove/Dixon residents would like to encourage owner-occupied, singles or doubles. Residents do not want an affordable housing “complex”, and feel that most of the housing in the neighborhood is affordable. More homeownership is also desired.

**Fire station repair** – Residents requested a new fire station. However, when contacted, fire station representatives believe that the existing station is adequate, and only needs repairs. The existing station is in Leonidas/W. Carrollton, and this project is included in that neighborhood report.

**Culvert and cover Palmetto Canal** – Residents would like to culvert and cover the canal, and create green space over the covered canal. Landscaping and a bike path are proposed in this green space. Additionally, a pedestrian bridge over S. Carrollton Avenue is included in the proposed plans.

**Replace clinic for adults** – The existing adult clinic located in the Carrollton Shopping Center has been closed since Hurricane Katrina. It is important to residents, and it is important that it remains close, within the neighborhood. This plan proposes that it reopen in the Carrollton Shopping Center; however, an alternate location would be the abandoned Walgreen’s at the corner of Earhart Boulevard and S. Carrollton Avenue (located in Gert Town).

**Street landscaping** – Street trees were damaged as a result of Hurricane Katrina. Trees should be replaced/planted along Palmetto, Airline Highway, Earhart, S. Claiborne Avenue and Leonidas Street.

**Open Dunbar Library to the community** – If Dunbar is not reopened as a school, and there are no known plans that administrators plan to reopen it, then the community would like to renovate the library for use by the community. This plan calls for the renovation of the school facility (could be used as a community center), including the library to be used by the community.

**Senior living community** – Residents requested a new living community for seniors. The neighborhood has an aged population to support it. A new senior living community is proposed at Monroe and Olive Streets. Commercial support facilities could be located on the ground floor of the facility, and/or nearby along Leonidas Street. This location would also be located on the bus line, so residents would have access to the Carrollton Shopping Center and other support facilities.

**Kinko’s type business** – Many residents requested a copy business for personal and business use. It is proposed in the Carrollton Shopping Center to additionally support Xavier students.

**Transform Bethune School into a community center** – Bethune school is currently closed. If reopened, it could share its facilities with the community. If it does not reopen, residents would like to renovate it and use it as a community center, public playground and library.

**Organize power lines overhead or underground** – While no funding is projected at this time to reorganize power lines, residents would like to see this considered as part of a comprehensive plan. When work is ongoing that affects power lines, they could be organized at that time according to the comprehensive plan.

**Upgrade Conrad Park** – Conrad Park is important to the neighborhood. Upgrades suggested include a new walking path, lighting, seating, shade trees and landscaping.

**Encourage light commercial along Leonidas** – Residents would like to revitalize Leonidas Street with neighborhood-friendly commercial facilities. Zoning changes to a B-1 zone in this area are recommended.

**Re-route entrance to neighborhood** – The primary entrance to Hollygrove/Dixon is from Interstate-10, down S. Carrollton Avenue. The exit ramp from the Interstate currently snakes through the Carrollton Shopping Center, bisecting it. This is ungainly for the shopping center, and creates an awkward and unsightly entrance to the neighborhood city. This plan proposes a traffic analysis and plan to recommend an alternate route for the ramp.

**New children’s clinic** – Similar to the adult clinic, the children’s clinic has been closed since Hurricane Katrina. This plan proposes that it be located along with the adult clinic in either the Carrollton Shopping Center, or the abandoned Walgreen’s at the corner of Earhart Boulevard and S. Carrollton Avenue.



**Extend streetcar service** - 62% of respondents were in favor of extending the St. Charles Streetcar Line down S. Carrollton to the Carrollton Shopping Center. The shopping center is vital to residents, and the streetcar could improve access. 60% of respondents favor extending the St. Charles Line all the way to Canal Street to connect to the Canal Streetcar Line.

**Grocery store** – Residents clearly voiced a need for a grocery store. One is proposed for one of two alternate locations: the Carrollton Shopping Center, or at the S. Claiborne/S. Carrollton intersection.

#### **PALM-AIR PROJECT LIST**

**Investigate and abate hazardous materials at Syncore site** – Residents believe that the Syncore building, located at Airline Highway and Monticello in Palm-Air, houses concentrated radiation. This plan includes a funding request for a Phase 1 Environmental Analysis of the building and site.

**Restrict business uses to neighborhood-friendly businesses along Airline Highway** – The impact of Airline Highway on Palm-Air is great, since Palm-Air is a small neighborhood bounded by Airline Highway and Palmetto. Currently, Airline Highway looks unplanned, and does not present a pleasing face to Palm-Air. Palm-Air residents want to control the development of Airline Highway by restricting zoning uses to neighborhood-friendly uses. This plan proposes a zoning change from C-1 to B-1 along Airline Highway in the area of Palm-Air.

**Street landscaping along Palmetto and Airline Highway** – In addition to zoning changes, Airline Highway would benefit from a street landscaping project. Along with Palmetto, improving the aesthetics of these two streets would greatly enhance the Palm-Air neighborhood.

**Return bus lines along Airline Highway** – Residents requested that the Regional Transit Authority (RTA) return its bus lines to Airline Highway.

**Remove LP&P pipe in the middle of Airline Highway** – This is another unsightly item facing the Palm-Air neighborhood. The pipe is located in the neutral ground of Airline Highway near the Orleans/Jefferson Parish line. Residents call for its removal.

**Cover Palmetto Canal** – Similar to Hollygrove residents, Palm-Air residents would like to culvert and cover the canal, and create green space over the covered canal. Landscaping and a bike path are proposed in this green space. Additionally, a pedestrian bridge over S. Carrollton Avenue is included in the proposed plans.

**Provide more vehicular traffic connections into Palm-Air from Palmetto** – This is an issue of access into and from the Palm-Air neighborhood. This plan proposes access across the Palmetto Canal into Palm-Air.

**Walking/Biking path along Palmetto** – This plan proposes a walk/bike path on the green space created by culverting and covering the Palmetto Canal.



The projects that follow were ranked in importance by residents:

**RESULTS FROM AUGUST 2, 2006 SURVEY  
SORTED BY PRIORITY**

**NOTE - These projects are in addition to those listed on the Hollygrove survey.  
PALM-AIR**

Project	No. Respondants	Critical	Needed	Wanted	Total Wanted	Do Not Want	% Wanted
<b>CRITICAL</b>							
Investigate and abate hazardous materials at Syncore site	33	33			33		100%
<b>NEEDED</b>							
Restrict business uses to neighborhood friendly businesses along Airline Highway	33	10	21	2	33		100%
Street landscaping along Palmetto and Airline Hwy.	33	5	19	9	33		100%
Return bus lines along Airline Highway	33	4	25	4	33		100%
Remove LP&L pipe in the middle of Airline Hwy. at the parish line.	33	4	14	15	33		100%
Cover Palmetto Canal	33	9	11	13	33		100%
Provide more vehicular traffic connections into Palm-Air from Palmetto	33	9	10	13	32	1	97%
<b>WANTED</b>							
Walking/biking path along Palmetto	33	4	11	18	33		100%
<b>Total Respondents</b>	<b>33</b>						

**RESULTS FROM JUNE 29, 2006 SURVEY  
SORTED BY PRIORITY  
HOLLYGROVE / DIXON**

Project	No. Respondants	Critical	Needed	Wanted	Total Wanted	Do Not Want	% Wanted
<b>CRITICAL</b>							
Get pumping stations working	36	30	5	1	36	0	100%
Flood protection along canal at Monticello	35	30	4	1	35	0	100%
Repave streets and related drainage	35	25	7	3	35	0	100%
Reopen Carrollton Shopping Center	36	24	11		35	1	97%
Revitalize Carrollton Senior Center	33	22	9	1	32	1	97%
Sidewalks	36	21	11	4	36	0	100%
Street lighting	36	20	13	3	36	0	100%
New police station (total all locations)	35	17	10	7	34	1	97%
Renovate schools: Dunbar, Head Start	32	17	8	7	32	0	100%
Affordable housing (may include owner occupied doubles)	33	16	13	2	31	2	94%
<b>NEEDED</b>							
New firehouse	33	16	12	5	33	0	100%
Culvert and cover Palmetto canal.	31	15	9	4	28	3	90%
Replace existing clinic for adults at Carrollton Shopping Center or open new	32	14	12	5	31	1	97%
Street landscaping	34	13	13	8	34	0	100%
Dunbar Library - open to community	32	12	10	10	32	0	100%
Senior Living Community	26	7	16	3	26	0	100%
Kinko's type business	33	8	12	10	30	3	91%
Transform Bethune School into Community Center and public playground/library	31	10	6	9	25	6	81%
Underground Wiring <sup>1</sup>	19	8	7	2	17	2	89%
Upgrade Conrad Park <sup>1</sup>	16	8	6	2	16	0	100%
Encourage light commercial/retail along Leonidas	29	6	6	7	19	10	66%
Re-route entrance to neighborhood currently through shopping center	28	5	13	5	23	5	82%
New Children's clinic	20	3	14	3	20	0	100%
Extend streetcar service to Carrollton Shopping Center	29	5	7	6	18	11	62%
Extend streetcar service to connect Carrollton Line and St. Charles Line	30	5	5	8	18	12	60%
<b>WANTED</b>							
Grocery Store <sup>2</sup>	2	0	2	0	2	0	100%
Improve NORD facilities; rec center <sup>1</sup>	1	0	1	0	1	0	100%
<b>Total Respondents</b>	<b>36</b>						

<sup>1</sup> Project not on original form, but added by hand

<sup>2</sup> Project added after survey conducted

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



### Key Development Parcels

The proposed development map illustrates the projects identified for this neighborhood by residents and the planning team. Additionally, conceptual plans for the Carrollton Shopping Center, considered critical for Hollygrove/Dixon as well as surrounding neighborhoods, are also included. This concept includes the redevelopment of the Carrollton exit from I-10. It should be noted that the primary purpose of this development plan is to identify needed projects and funding sources. These conceptual plans are initial concepts and should be developed further.

An important issue for residents is the identification and remediation of hazardous materials in the neighborhood. Residents believe that the Syncore building and site contain hazardous materials, and the Dreyfous Playground may have underground tanks that have contaminated the soil. These sites should be targeted for environmental impact studies.

- DISTRICT BOUNDARY
- NEIGHBORHOOD BOUNDARY
- STREETCAR LINE
- BIKE PATH
- BUS LINE
- INTERNEIGHBORHOOD SHUTTLE
- LIGHT RAIL ROUTE & STOP
- LANDSCAPING
- SCHOOL / COMMUNITY FACILITY
- NEIGHBORHOOD BUSINESS
- HIGHER DENSITY HOUSING
- GREEN SPACE
- LIGHT INDUSTRIAL/ INFRASTRUCTURE
- GATEWAY
- PEDESTRIAN BRIDGE
- PRIMARY THOROUGHFARE
- SECONDARY THOROUGHFARE
- TERTIARY THOROUGHFARE



1. New Police Substation
  2. Upgrade Conrad Park
  3. Bethune School Renovation
  4. Repair and Reopen Dunbar Elementary as Public or Charter School
  5. Investigate and Abate Hazardous Materials at SimCorps Facility
  6. Remove or Visually Screen LP&L Pipe at Airline Highway and Parish Line
  7. Culvert and Cover Palmetto Canal
  8. Upgrade Dreyfous Playsopt to Public Playground With Small Community Facility
  9. Restrict Business Uses to Neighborhood Friendly Businesses Along Airline Highway (Palm-Air)
  10. Street Landscaping on Major Thoroughfares
  11. Connect St. Charles Streetcar Line with Canal Line
  12. Return Bus Route to Airline Highway
  13. Children's Clinic (Optional Sites: Carrollton Shopping Center & Gert Town)
  14. Adult Clinic (Optional Sites: Carrollton Shopping Center & Gert Town)
  15. Kinko's Type Business
  16. Redevelop Carrollton Shopping Center
  17. Firehouse Repairs
  18. Senior Living Center w/ Supportive Commercial Facilities at Center's Ground Level or Along Leonidas
  19. Dunbar Library - Reopen, Restock, and Open to the Community (Public Library)
  20. I-10 Exit Ramp - Study to Re-Route Directly onto Carrollton Ave.
  21. Revitalize Hollygrove Carrollton Senior Center
  22. Walking / Biking Path Along Palmetto
  23. Encourage Neighborhood Business Along Leonidas
  24. Grocery Store (Optional Sites: See W Carrollton and Gert Town)
  25. St. John Vianney School Renovation into Gymnasium (NORD) / Community Center with Future Expansion to St Theresa/Little Flower
- \* Optional Sites



Key Development Parcel - Carrollton Shopping Center



16

Re-routing I-10/Carrollton Ave. Interchange

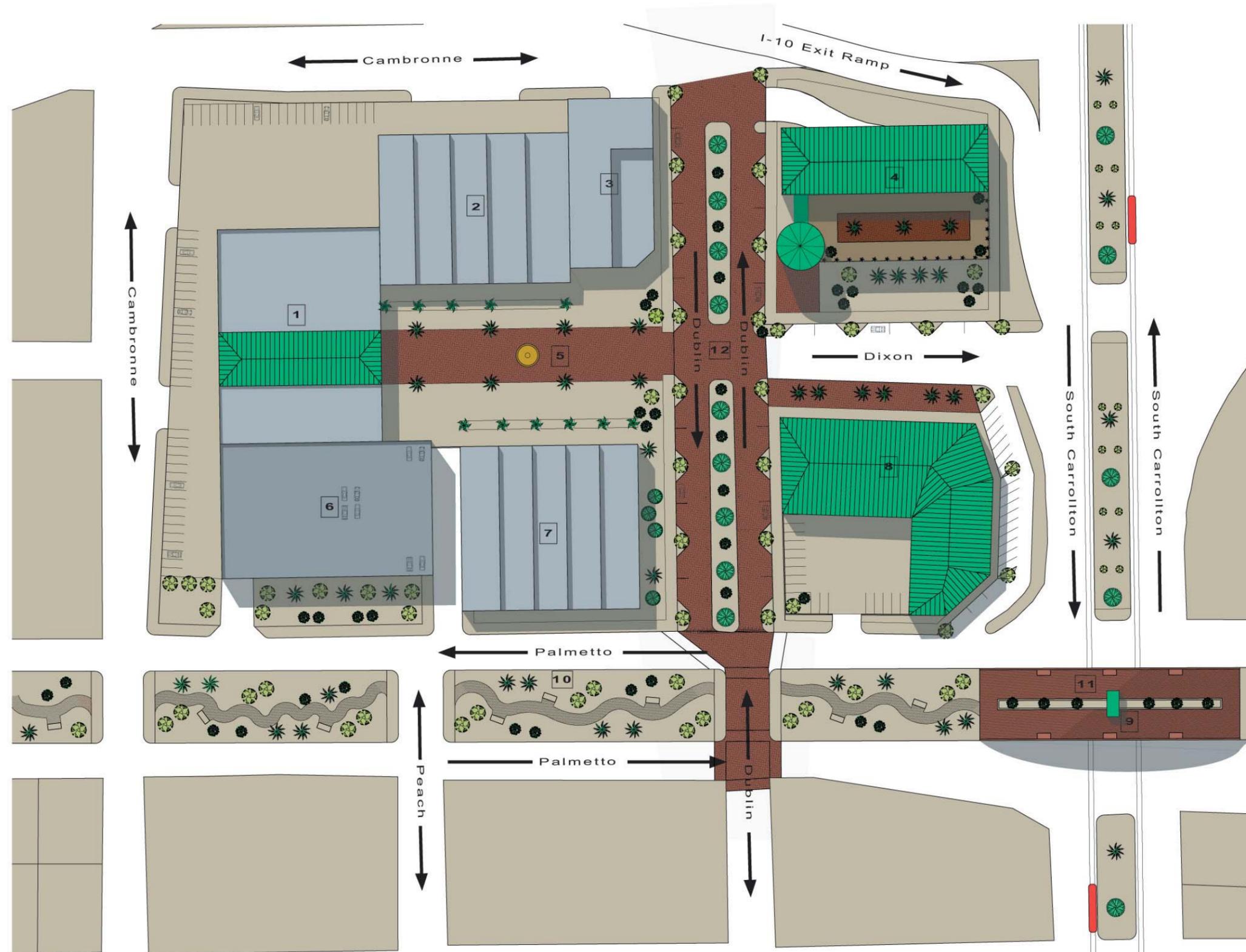


Proposed Shopping Center Rendering



Existing Conditions at Shopping Center

Key Development Parcel - Carrollton Shopping Center



Mixed Use Redevelopment

1. Large Retail/Anchor Store (i.e. Target) - Three Floors Total 90,000 s.f.
2. First Floor Medical Clinic, Second Floor Community Recreational Center - Total 30,000 s.f.
3. Small Grocery Market (i.e. Trader Joe's) - 15,000 s.f.
4. Housing/Condominiums - 3 Storys Approx. 100 Units / Parking - 3 Storys Approx. 225 Spaces
5. Public Plaza
6. Public Parking for Shopping Center - 3 Storys Approx. 350 Spaces
7. Mixed Use (Residential Above, Retail Below) - Retail 5 @ 6,000 s.f. / Residential
8. One Story Commercial/Copy Center (i.e. Kinko's) - 28,500 s.f.
9. Streetcar Stop Pavillion (For Extended Streetcar Line) - Elevator/Stairs to Carrollton Pedestrian Bridge
10. Linear Park Over Culverted Palmetto Canal
11. Carrollton Pedestrian Bridge Overpass (Across Carrollton Ave.)
12. Dublin Street - Repaved and Downsized for Pedestrian and Bicycle Usability (I-10 Ramp Redirected to Discharge on Carrollton Ave.)

Proposed Shopping Center Site Plan

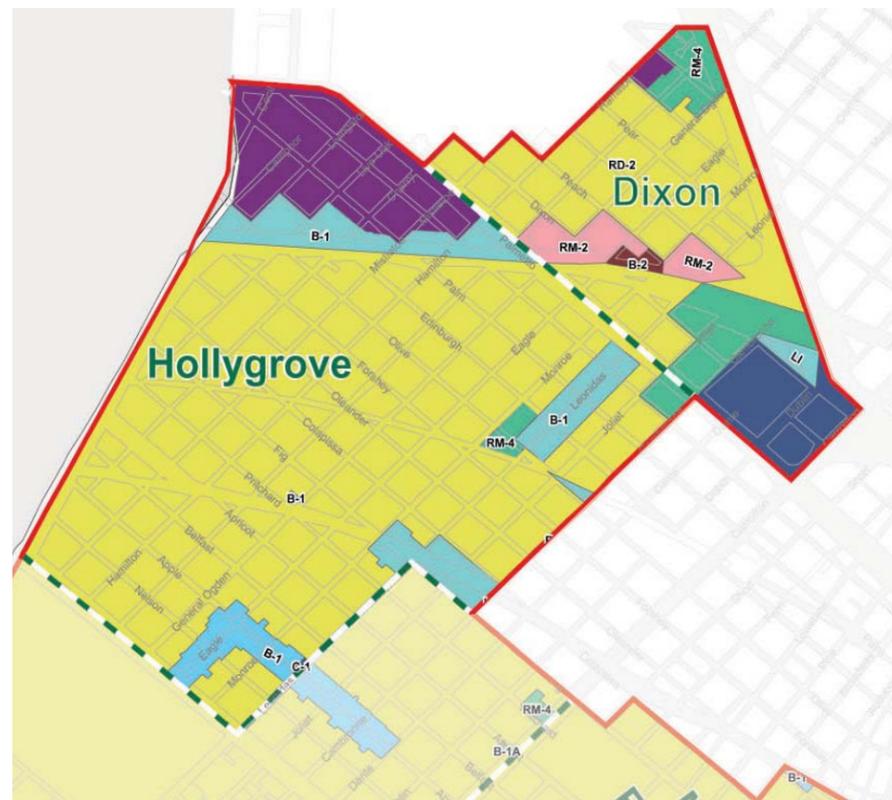


### Land Use and Zoning

The existing zoning generally supports the needs of the neighborhood. Changes are proposed along Airline Highway at Palm-Air, and also along Leonidas, to encourage more neighborhood-friendly commercial uses. Additionally a zoning change to allow a multi-family use is recommended in a small area where the senior center is proposed to be located. While no actual zoning change is recommended, residents would like no new corner grocery stores and bars, as these draw unwanted activities.

### Parks and Open Space

As noted, Hollygrove/Dixon is deficient in parks and open space. A new green space is proposed along the abandoned railroad bed that runs from the parish line through the neighborhood. A new green space would also be created by culverting and covering the Palmetto Canal. Claiborne Avenue is targeted in the plan for tree planting and landscaping. In addition, the existing parks require maintenance and upgrading.



### 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

Source: City of New Orleans, December 2005

Proposed Zoning Plan (Revised to Accomodate Specific Neighborhood Projects)



- DISTRICT BOUNDARY
- NEIGHBORHOOD BOUNDARY
- GREEN SPACE EXISTING
- GREEN SPACE PROPOSED

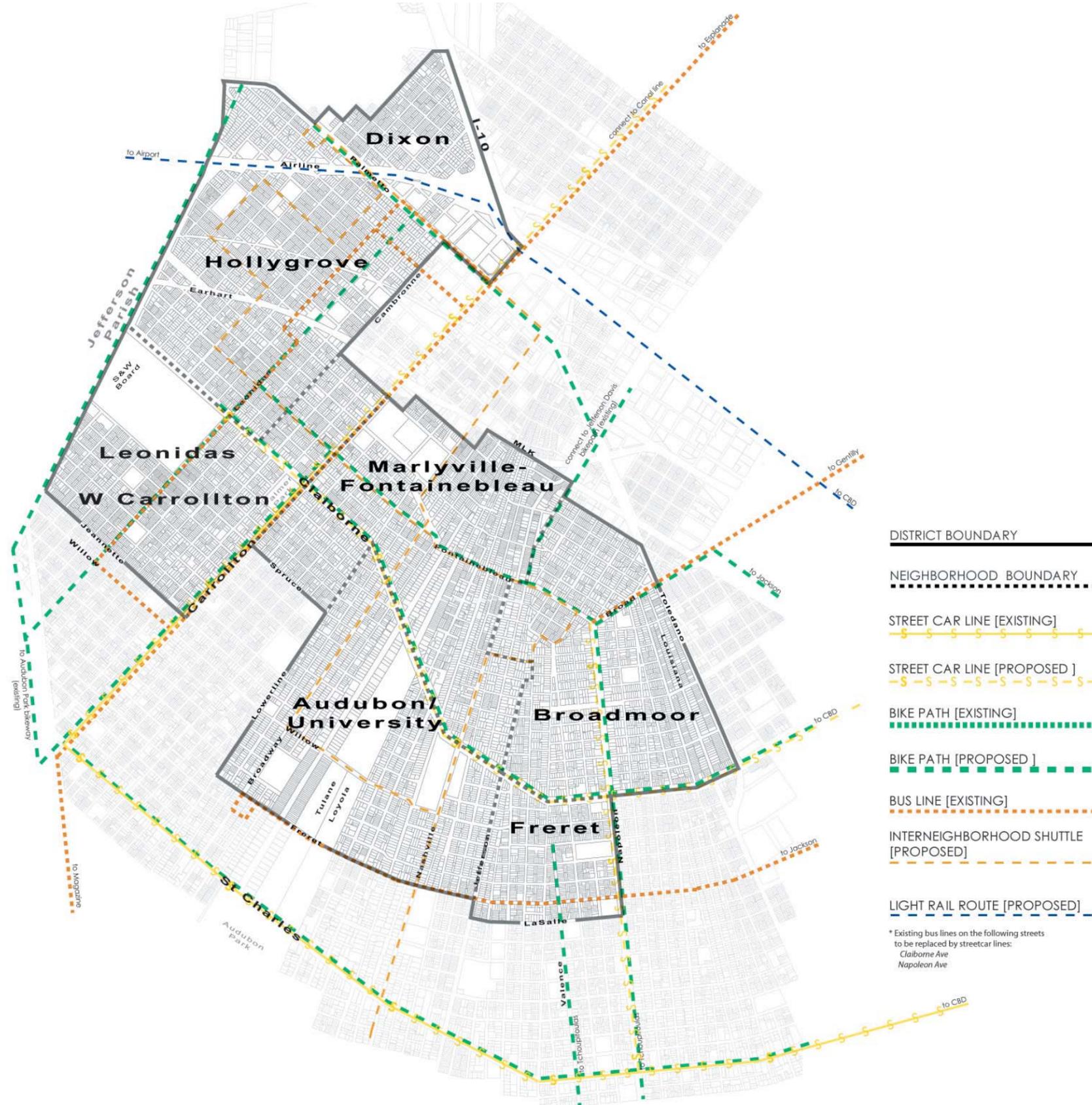
### Transportation and Public Transit

Transportation and transit projects proposed include: the extension of the St. Charles/Carrollton streetcar line to meet the Canal line, the addition of a secondary bus line within the neighborhood (neighborhood shuttle) that would utilize small buses, and the creation of bike paths down Leonidas, Palmetto, and along the newly created linear park at the abandoned railroad bed. 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. Bus transportation remains very important in Hollygrove, and sufficient stops must be maintained.

If the streetcar line is extended down S. Carrollton Avenue, it is recommended that the tracks run in the street so that the existing neutral ground remains.

The exit ramp from I-10 to S. Carrollton Avenue has been debated in neighborhood public meetings. It is important to create a safe exit that does not bisect the Carrollton Avenue Shopping Center. However, a detailed study must be prepared that would consider traffic patterns of residents and visitors, with solutions that can accommodate easy access to Palmetto and Carrollton, safety, and the development of the shopping center.

Of first importance is repairing the existing streets, including paving, curbs, sidewalks, drainage, street lighting, and signage. Residents have specifically requested the repair and maintenance of the Palmetto overpass.



### Architecture and Historic Preservation

Although most of Hollygrove/Dixon is not in an historic district, the existing housing stock should be maintained to protect the character of the neighborhood.

### Utilities and Municipal Services

Most utilities and services are available. However, drainage continues to dominate neighborhood discussions. While the Sewerage & Water Board reports that all the pumping stations are working, the number one priority in the Hollygrove/Dixon projects list is to get pumping stations working. The neighborhood perception is that this is still a problem. Fears regarding flooding are worsened by current activities along the extension of the 17th Street Canal at the parish line where Jefferson Parish is constructing a floodwall, whereas there is none on the Orleans side, and providing infrastructure to pump water into the canal. Clear information on the existing conditions of drainage and flood protections systems, and how they would operate in future flood conditions is greatly needed.

Other city services provided by city agencies are in need of strengthening. Specifically, funding for city agencies providing zoning and building permit regulations should be sought so that they may be adequately staffed to assure compliance of existing regulations. Hollygrove/Dixon residents specifically cite problems with the maintenance and upkeep of properties including vacant lots, abandoned properties, and landlord-owned residences. These problems create blight, and stronger enforcement of existing regulations is needed.

20

While a new firehouse was initially requested, upon research it has become clear that the existing firehouse on S. Carrollton Avenue is in a position to adequately cover the area. Renovations or repairs to that existing facility are proposed.

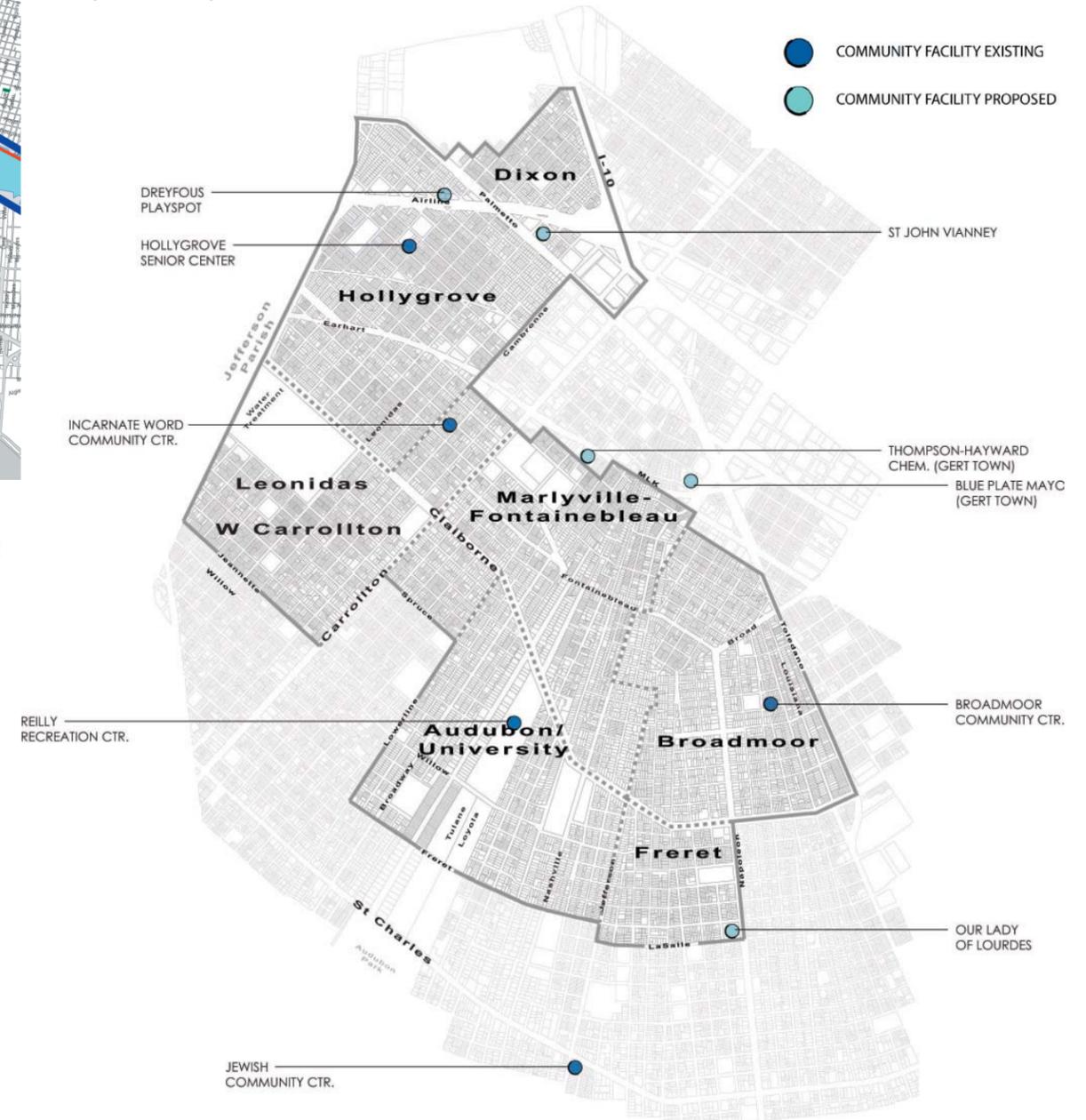
A new police substation was highly ranked among priority projects. A substation is proposed just outside of the Hollygrove boundaries in Marlyville/Fontainebleau at the intersection of S. Carrollton Avenue and Claiborne Avenue. This substation would be centrally located to the entire District.



### Human Services and Community Facilities

Revitalization of the existing senior center (Carrollton-Hollygrove Multi-Purpose Center) is listed in the project priorities as a critically needed project to serve the aging population. A senior living community is also proposed. Reopening or replacing the existing adult and children’s clinics is ranked high in the priorities. Additionally, a grocery store is recommended - either in the Carrollton Shopping Center, or in Leonidas/W. Carrollton at the corner of S. Carrollton and S. Claiborne.

Renovation of the existing schools is needed; however, the disposition of these schools is uncertain. The community has proposed to transform Bethune into a community center and to open the Dunbar library to the public. If neither of these schools return to the neighborhood, residents will be forced to choose other schools in the City as previously discussed. The planning team recommends transforming Dunbar into a charter school along with opening the library to the public if it is not reopened as a public school.



## 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  
 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 HOLLYGROVE/DIXON/PALM AIR IMPLEMENTATION PRIORITY MATRIX**

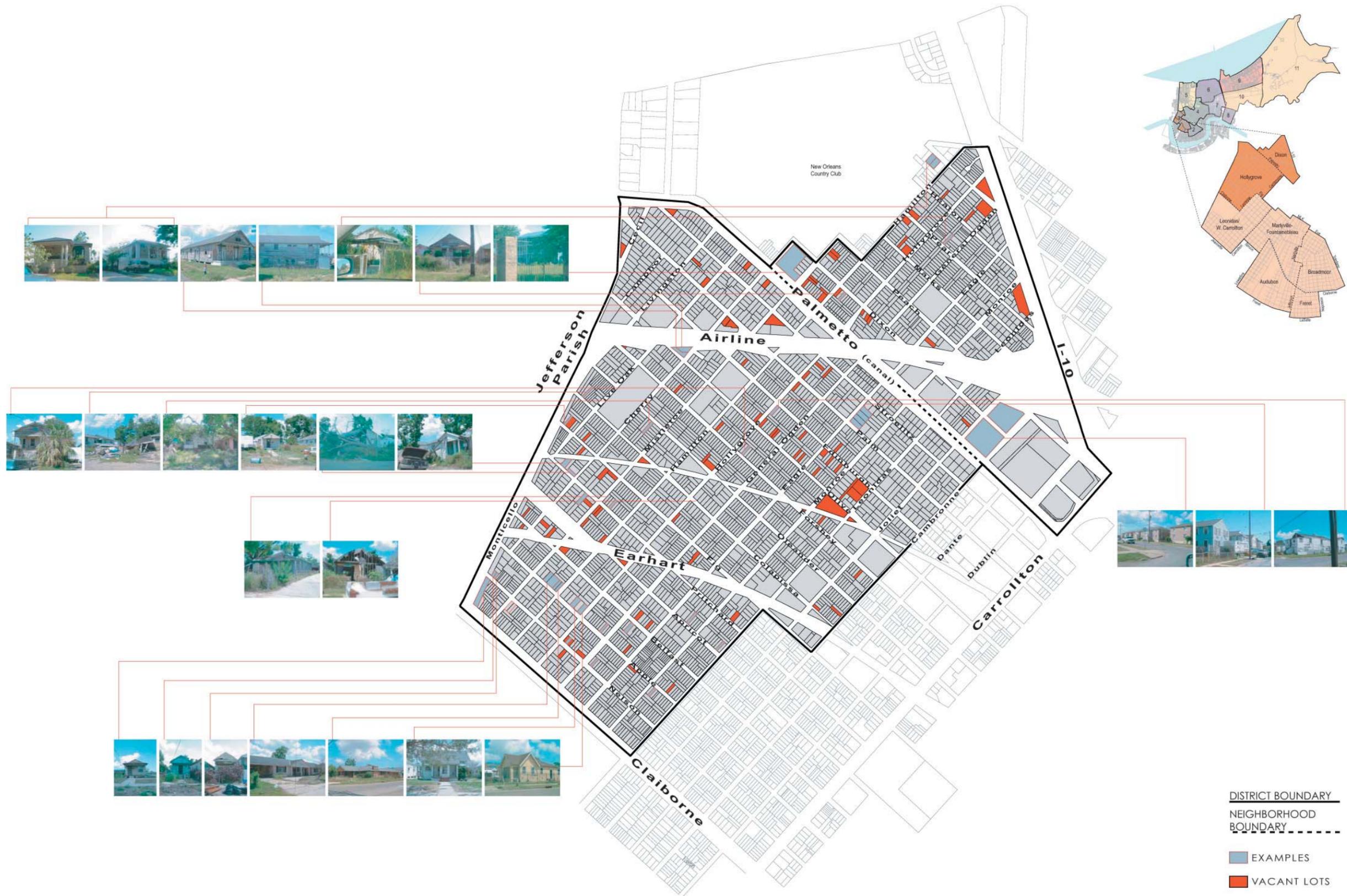
PROJECTS & PHASE	POTENTIAL FUNDING SOURCE(S)																	CAPITAL FUNDING NEED/GAP	
	CRITICAL (1) NEEDED (2) DESIRED (3)	FEMA	CDBG/LRA	OTHER HUD	USACE	CITY CIP	SWB	LHFA	HANO	HOME	EDA	TIF/GO BOND/BNMTC	BID	SPECIAL TAXING DISTRICT	FHWA/FTA	LDOT	PRIVATE FOUNDATIONS		ORLEANS LEVEE BOARD
<b>Early Action Plan</b>																			
<b>Capital Projects</b>																			
Enhance and Upgrade Pump Stations	1	•		•															TBD
Provide Enhanced Flood Protection along canal at Monticello	1	•		•															TBD
Rehabilitate and Repave Streets	1	•	•		•														\$40,000,000
Study gap funding requirements, Encourage and Assist as Necessary Mixed use Carrollton Shopping Center including ramp study (study cost only)	1		•			•	•	•		•	•		•	•					\$750,000
Revitalize Carrollton Senior Center	1	•	•														•	•	\$1,716,000
Repair and Replace Sidewalks	1	•	•		•	•													\$5,800,000
Repair and Enhance Street Lighting	1	•	•		•														\$575,000
Develop New Police Substation	1																		see Marlyville/Fontainebleau
Renovate schools: Dunbar, Head Start, Charter Middle School	1	•	•														•	•	\$12,000,000
Study to investigate and abate hazardous materials at SimCorps	1		•	•		•													\$45,000
<b>Subtotal: Capital Projects</b>																			<b>\$60,886,000</b>
<b>Recurring Operations</b>																			
Police Substation Staffing	1																		
<b>Housing Initiatives and Other Policies</b>																			
Encourage development of owner occupied affordable doubles	1																		
<b>Mid Term Plan</b>																			
<b>Capital Projects</b>																			
Repair Existing Firehouse	2	•	•																see Leonidas/W. Carrollton
Culvert and cover Palmetto canal (study)	2	•	•		•	•	•												\$200,000
Replace existing clinic for adults at Carrollton Shopping Center or open new Clinic	2	•	•														•	•	inc. in school rehab cost
Enhance Street landscaping	2		•																\$4,375,000
Open Dunbar Library to community	2	•	•																inc. in school rehab cost
Encourage development of "Kinko's" type business	2										•								inc. in shopping center study
Transform Bethune School into Community Center and public playground/library	2	•	•														•		\$8,500,000
Place Wiring Underground	2		•																TBD
Upgrade Conrad Park	2		•															•	\$25,000
Develop new children's clinic	2		•															•	\$350,000
Add street landscaping along Palmetto and Airline Hwy.	2		•																\$1,000,000
Remove LP&L pipe in the middle of Airline Hwy. at Parish line.	2		•															•	TBD
Provide additional vehicular traffic connections into Palm-Air from Palmetto	2		•																\$200,000
<b>Subtotal: Capital Projects</b>																			<b>\$14,650,000</b>
<b>Housing Initiatives and Other Policies</b>																			
Encourage Light Commercial/Retail along Leonidas	2																		
Develop Senior Living Community	2																		
Restrict business uses to neighborhood friendly businesses along Airline Highway	2																		
<b>Recurring Operations</b>																			
Return bus lines along Airline Highway	2																		
<b>Long Term Plan</b>																			
<b>Capital Projects</b>																			
Extend streetcar service to Carrollton Shopping Center	3													•	•				TBD
Extend streetcar service to connect Carrollton Line and St. Charles Line	3													•	•				TBD
New Grocery Store study	3		•								•								see Leonidas
Develop Walking/Bike Path along Palmetto	3		•			•												•	\$250,000
<b>Subtotal: Capital Projects</b>																			<b>\$250,000</b>
<b>CAPITAL PROJECTS TOTAL</b>																			<b>\$75,786,000</b>



**Appendix**  
Existing Conditions Maps



Housing Styles Map



Land Use Map

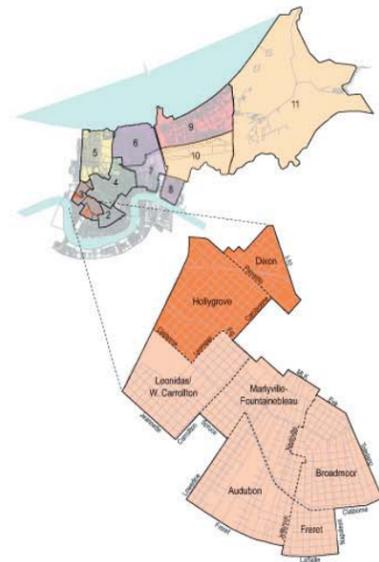


**Public Gathering/Support Facilities Map**

- 01 Oak Grove Baptist Church
- 02 Church @ 3200 Mistletoe
- 03 Friendship Baptist Church
- 04 Nazareth Baptist Church
- 05 Head Start Center
- 06 Paul Dunbar Elementary School
- 07 Carrollton-Hollygrove Multi Purpose Center (Senior Center)
- 08 Conrad Playground Park
- 09 Mt. Rock Baptist Church
- 10 Church (name unknown)
- 11 Larry Gilbert Stadium
- 12 Overcomer Church
- 13 First Hollygrove Baptist Church
- 14 Church (name unknown)
- 15 Bethune (Judah Benjamin Public School)
- 16 New Orleans Jobs Corps Center
- 17 Trinity Christian Community
- 18 St. Theresa the Little Flower of the Child Jesus Catholic Church
- 19 St. John Vianney Prep School



Street Conditions Map



DISTRICT BOUNDARY

NEIGHBORHOOD BOUNDARY

STREETS



POOR



MODERATE

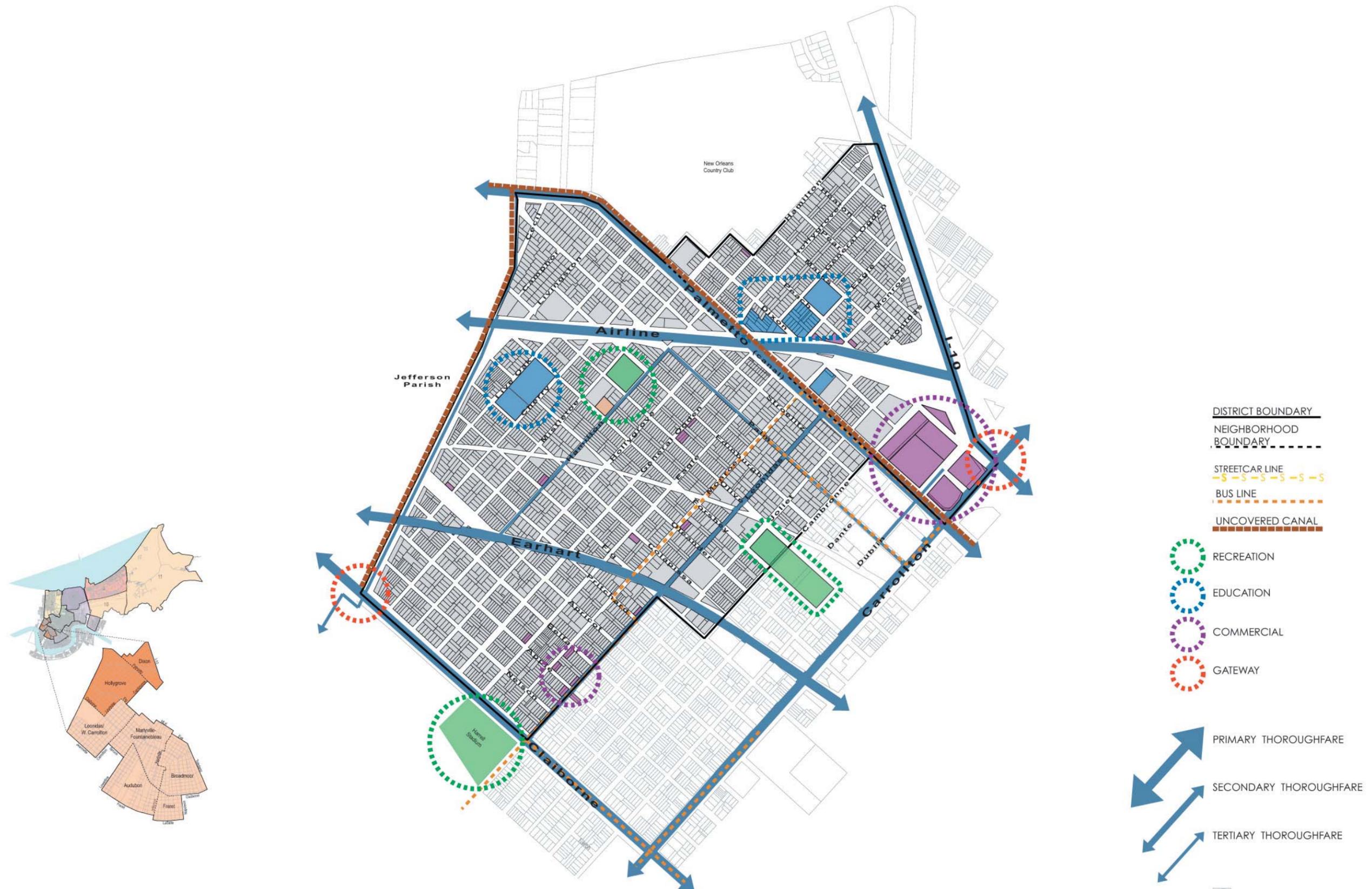


GOOD

SIDEWALKS

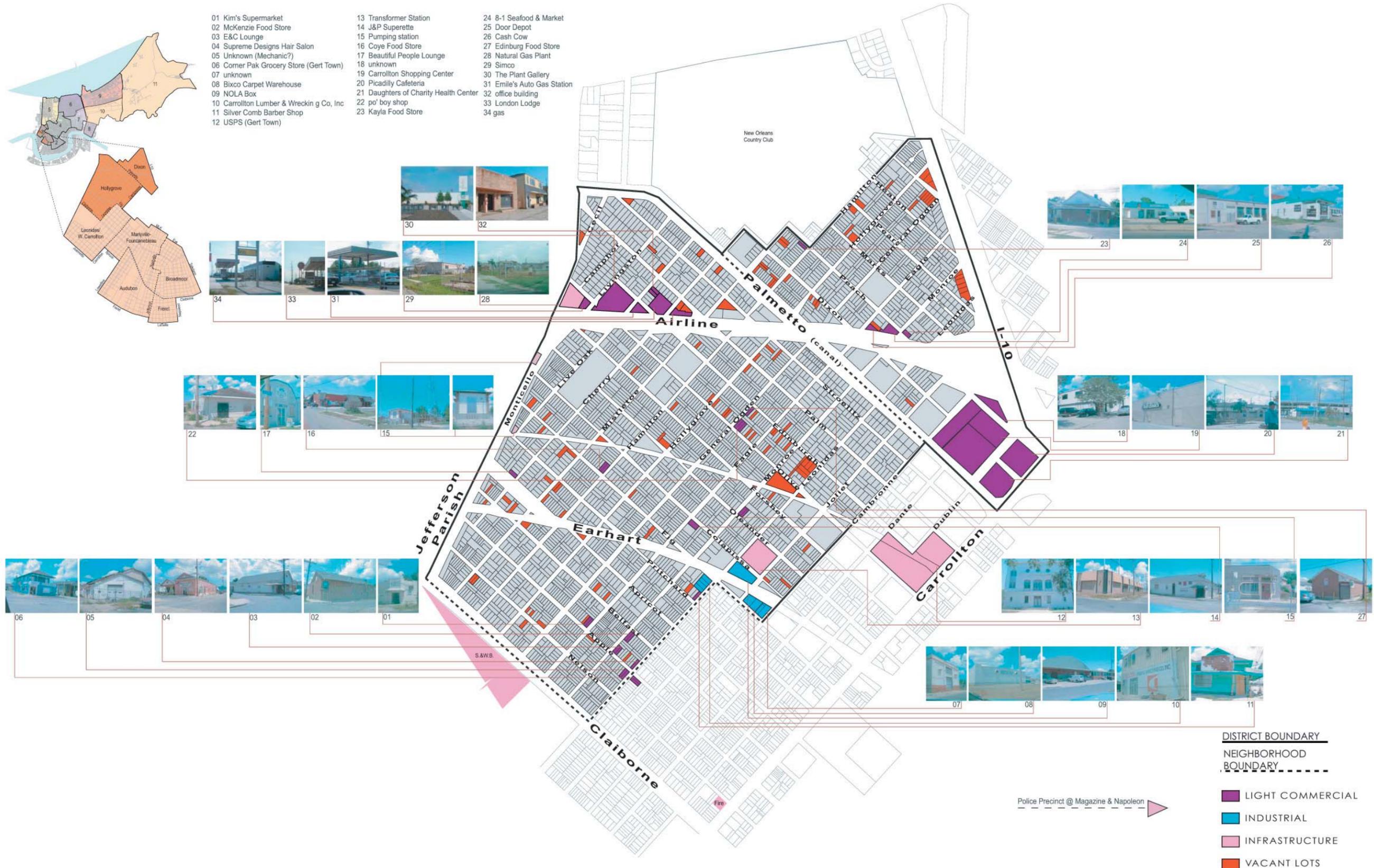
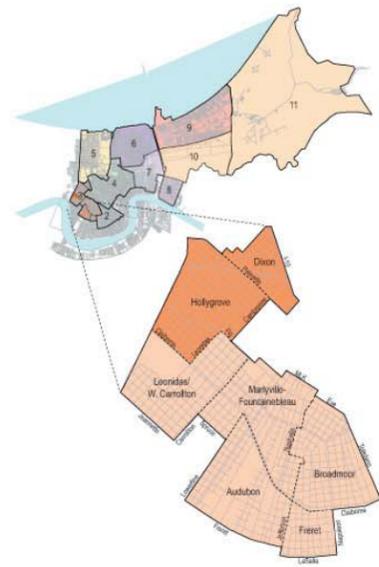


Existing Neighborhood Structure Map



Support Facilities Map

- |   |                                       |                             |
|---|---------------------------------------|-----------------------------|
| 01 Kim's Supermarket                    | 13 Transformer Station                | 24 8-1 Seafood & Market     |
| 02 McKenzie Food Store                  | 14 J&P Superette                      | 25 Door Depot               |
| 03 E&C Lounge                           | 15 Pumping station                    | 26 Cash Cow                 |
| 04 Supreme Designs Hair Salon           | 16 Coye Food Store                    | 27 Edinburg Food Store      |
| 05 Unknown (Mechanic?)                  | 17 Beautiful People Lounge            | 28 Natural Gas Plant        |
| 06 Corner Pak Grocery Store (Gert Town) | 18 unknown                            | 29 Simco                    |
| 07 unknown                              | 19 Carrollton Shopping Center         | 30 The Plant Gallery        |
| 08 Bixco Carpet Warehouse               | 20 Picadilly Cafeteria                | 31 Emile's Auto Gas Station |
| 09 NOLA Box                             | 21 Daughters of Charity Health Center | 32 office building          |
| 10 Carrollton Lumber & Wrecking Co, Inc | 22 po' boy shop                       | 33 London Lodge             |
| 11 Silver Comb Barber Shop              | 23 Kayla Food Store                   | 34 gas                      |
| 12 USPS (Gert Town)                     |                                       |                             |



DISTRICT BOUNDARY  
NEIGHBORHOOD BOUNDARY

- LIGHT COMMERCIAL
- INDUSTRIAL
- INFRASTRUCTURE
- VACANT LOTS

Police Precinct @ Magazine & Napoleon



Walkability Map

