



**Country Club Gardens
Neighborhood
Planning District 5
Rebuilding Plan**



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Introduction

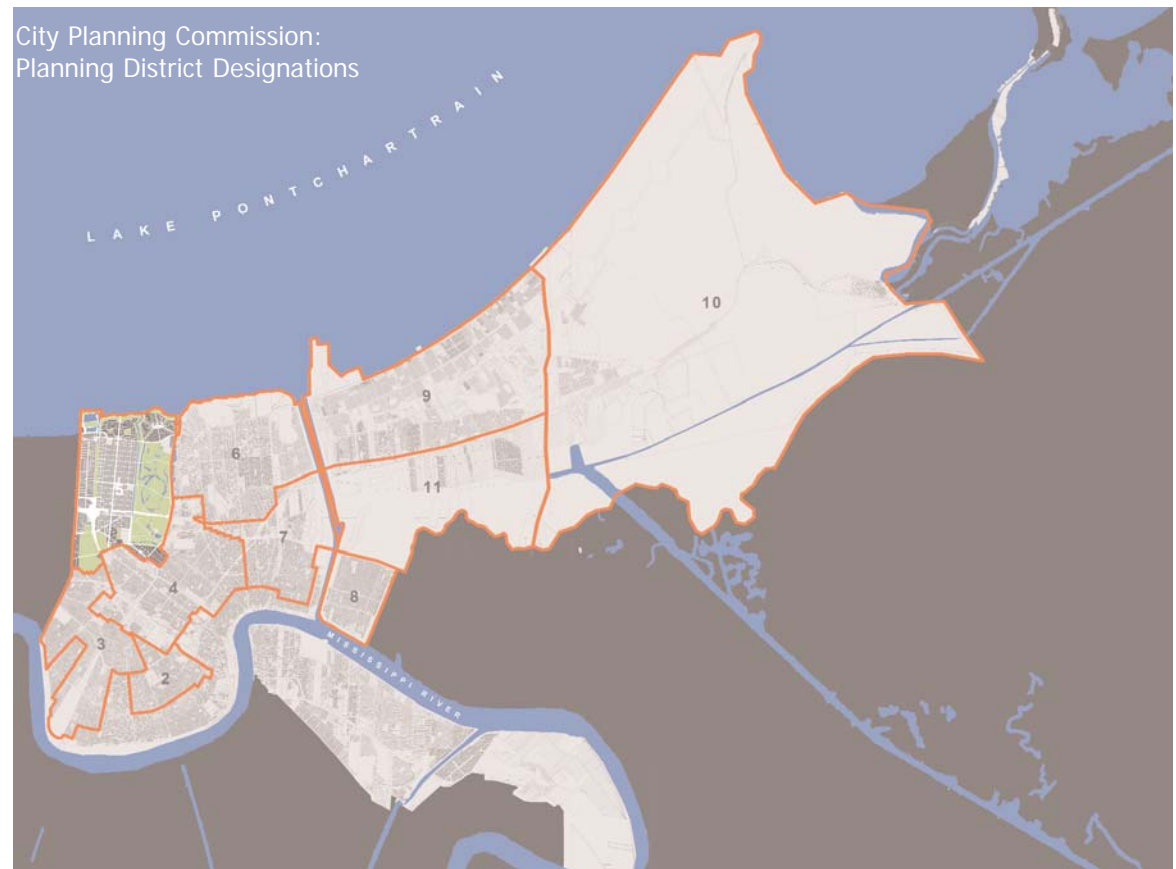
The Recovery Plan for the City of New Orleans was instituted by the City Council in response to specific needs in the 49 flooded neighborhoods Post-Katrina. These neighborhoods were organized into the 13 Planning Districts as identified by previous work undertaken by the City Planning Commission of the City of New Orleans. Overarching Goals and Objectives were established by the City Planning Council: "Work with neighborhoods to assist them in developing revitalization plans that are thoughtful, can be implemented, and formed into a citywide recovery and improvement plan for submission to the State of Louisiana and the federal government."

Planning District 5, the subject of the following report, includes 7 geographically specific neighborhoods: City Park Neighborhood Association (CPNA), Country Club Gardens Association (CCGA), Lakeshore Property Owners Association (LPOA), Lake Vista Property Owners Association (LVPOA), Lakeview Civic Improvements Association (LCIA),

Lakewood Property Owners Association (LWPA), Parkview Neighborhood Association (PNA).

Basic assumptions also formed the basis for the Planning District 5 Recovery Plan: 1) That a flood protection system will be designed to withstand future catastrophic loss from a 1 in 100 year storm and that this is a commitment by the Federal Government; 2) That stringent building codes will be implemented to further limit wind damage; 3) That the basic urban structure of the city is sound and that rebuilding will respect this structure; 4) That there is an organized, coherent and operable Hurricane Evacuation Program.

Large land parcels within Planning District 5 which were not included in the Neighborhood Organizational structure include the cemeteries, the New Orleans Country Club and the New Orleans City Park.



Acknowledgements

With grateful appreciation the planning team would like to thank all the residents of District 5 who participated in this planning process and without whose participation this plan would not be possible.

Special thanks to the District 5 Recovery Steering Committee:
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- City Park Neighborhood Association (CPNA)
- Country Club Gardens Association (CCGA)
- Lakeshore Property Owners Association (LPOA)
- Lake Vista Property Owners (LVPO)
- Lakeview Civic Improvements Association (LCIA)
- Lakewood Property Owners Association (LPOA)
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A. Country Club Gardens Neighborhood

General Location and History

The Country Club Gardens Neighborhood is located in the southwestern portion of Planning District 5. It is an established neighborhood nestled between the Metairie Cemetery / New Orleans Country Club, Longue Vue House and Gardens, the “back belt” freight rail ROW, and the 17th Street Canal. Represented by the Country Club Gardens Association, major portions of this area are also owned by private entities (Stewart Enterprises / New Orleans Country Club).

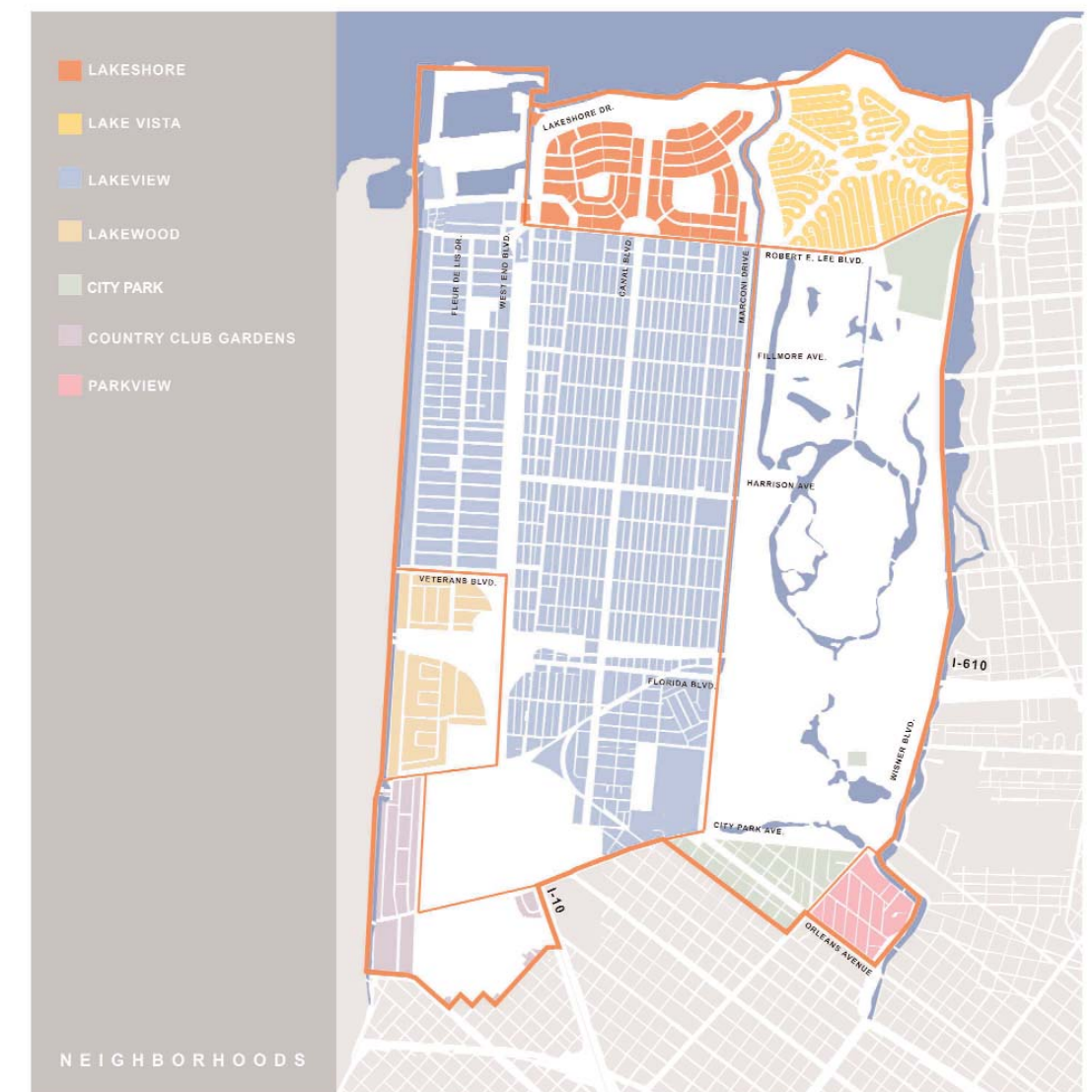
Much of this neighborhood was once part of a large tract known as the Hazeur Plantation. By the late 1800s, portions of the plantation were sold to individual owners. Joseph C. Thompson, was able to acquire all the parcels after tracking down the owners and in 1887 leased the property to Paul E. Voorhies. Soon after, Thompson sold the land to Andrew Friedrichs. The Friedrichs owned the land until they sold it to Country Club Gardens in 1924. By 1930, a neighborhood had been planned and lots within this subdivision were for sale. Developers of Country Club Gardens took advantage of the naturally occurring higher, firmer soil along Bayou Metairie and Metairie Road.

Fairway Drive was the first of three streets to be developed. The lots were sold and the first houses were built in 1926. The depression of 1929 which ended in the early 1930s slowed down initial development but

activity resumed around 1934. Encouraged by the success of development along Fairway Drive, the real estate firm of Burroughs-Johnson began to make improvements to Bellaire Drive and eventually began selling lots along Bellaire beginning in 1935. Streets, or lanes, were then constructed connecting Fairway to Bellaire. These streets were named after the developer’s sisters, Natalie, Ethel and Hedwige and his wife Margarite. Home sales proved very lucrative within this new subdivision and developers began to plot out parcels along Maryland Drive and Hedwige Lane around 1939.

The Country Club Gardens Neighborhood features a number of residential streets that include: Fairway Drive, Bellaire Drive, Maryland Drive, Garden Lane, and Bamboo Road. The neighborhood has approximately 265 residential homes with high property values as compared to other areas of the City of New Orleans. Metairie Road divides the neighborhood into two sides; a north side and a south side that abuts the New Orleans Country Club.

The New Orleans Country Club (NOCC) is another important site located adjacent to the neighborhood. Incorporated in 1913, the NOCC is bound by Metairie Road, Palmetto, Hamilton, and the Pontchartrain Expressway. Joseph Bartholomew, a prominent African American landscape designer, laid out the golf course in 1914. Other credits to Bartholomew’s legacy include the original design of the New Orleans City Park.





Above: Aerial Map of the Country Club Gardens Neighborhood

The neighborhood contains two National Register of Historic Places landmarks: the Metairie Cemetery and the Longue Vue House and Gardens. The latter was the home of local philanthropists Edgar and Edith Stern, who constructed the complex between 1939 and 1942. One of the nation's last "great houses" it is now an acclaimed public asset: The main house, a Classic Revival three-story structure, includes a very atypical New Orleans feature: a basement (severely flooded during Katrina). Both the house and gardens offer a glimpse for today's public of a by-gone era and lifestyle.

Recovery Vision and Goals

Vision

The vision for the recovery of Country Club Gardens is one of a neighborhood composed of single family homes, verdant vegetation, with supporting infrastructure reflective of its pre-Katrina status and stability.

Neighborhood Recovery Goals

There are a variety of neighborhood recovery goals:

Rebuild and improve the neighborhood to pre-Hurricane Katrina levels:

- Preserve the character and charm of Country Club Gardens
- Through the recovery process enhance

the quality of life of Country Club Gardens residents

- Improve and enhance the existing streets, sidewalks and infrastructure system serving Country Club Gardens

Provide attractive residential opportunities:

- Maintain and enhance the single-family character of Country Club Gardens

Design beautiful open spaces and parks:

- Create beautiful open spaces that respond to the demands of their location
- Enhance Maryland Drive Park
- Protect/ preserve the historic "Fairway Oak"

Planning Process and Neighborhood Participation

The CCGA was formed over 20 years ago with its primary mission to preserve and enhance the quality of life within Country Club Gardens. The CCGA is committed to the preservation and protection of the community, and has established a Hurricane Action Plan to ensure that proper precautions are in place for any future hurricanes. The CCGA operates a security patrol within Country Club Gardens. The CCGA has participated in the Recovery Planning process carried out by the District 5 Committee and has provided key



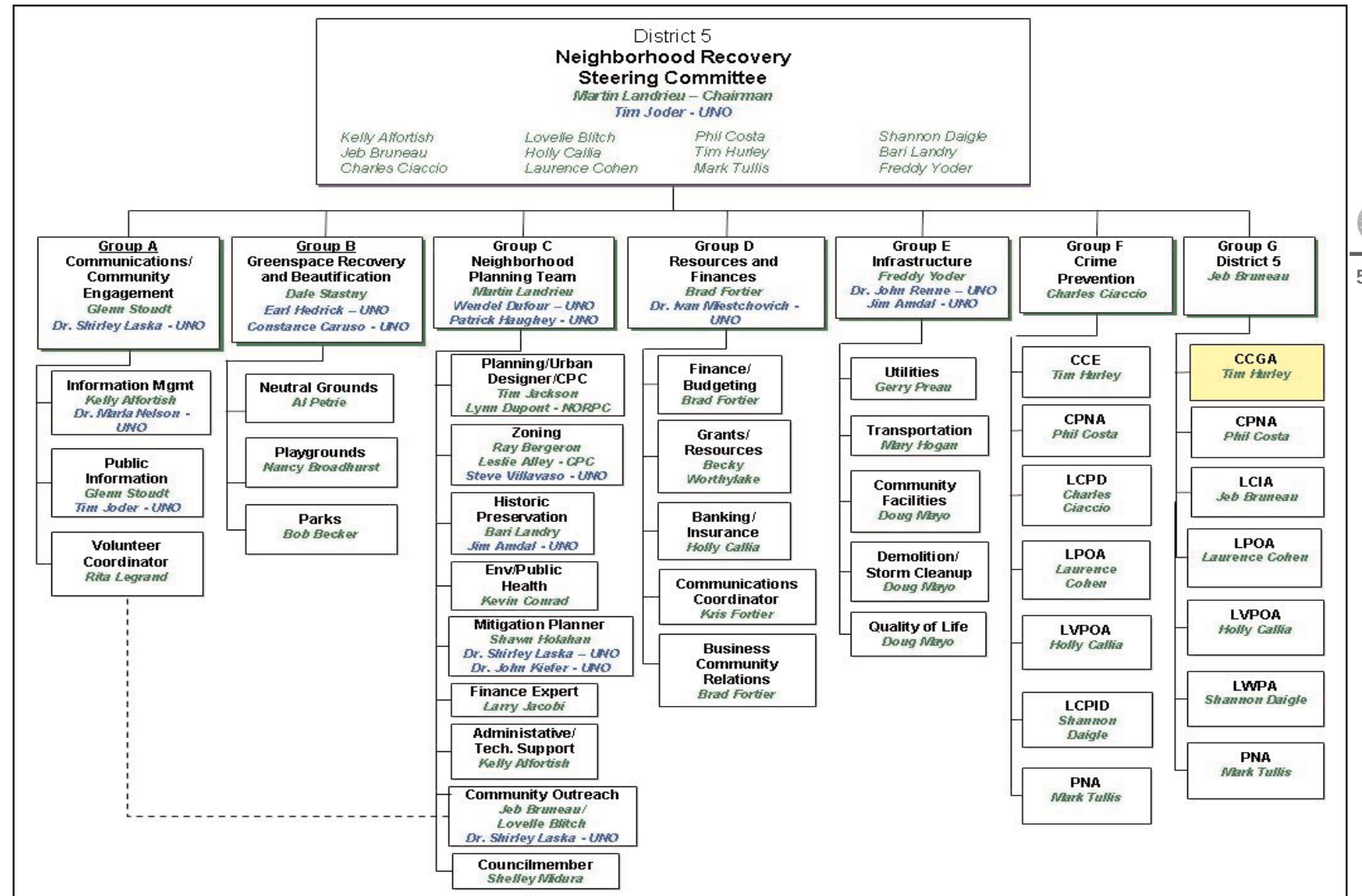


information used in the preparation of this neighborhood plan.

Immediately after Hurricane Katrina's landfall the CCGA instituted its "Operation HOPE" initiative to restore the lives and properties of Country Club Gardens residents. CCGA continues to work to improve Country Club Gardens and has contributed their streets evaluation assessment included as part of this neighborhood plan as well as written material of the history of the neighborhood.

The Country Club Gardens Association (CCGA) participated on the District 5 Recovery Group effort from its inception. This multi-neighborhood initiative was formed post-Katrina in response to District Five's need for a comprehensive neighborhood recovery plan. The District 5 Neighborhood Recovery Steering Committee organized recovery efforts under seven working committees or 'groups': Communications and Community Engagement, Green Space Recovery and Beautification, Neighborhood Planning, Resources and Finances, Infrastructure, Crime Prevention and Neighborhood Projects. Each committee stemmed from and reported back to the District 5 Recovery Steering Committee.

The Steering Committee is made up of current and/or past presidents of Lakeview Civic Improvement Association and the



Images from left to right:

A-D: General District-wide community meetings





Presidents or their representatives from the Lake Vista, Lakeshore, Lakewood, Country Club Gardens, Parkview and City Park Neighborhood Associations. The committee established action-oriented committees and sub-committees to further District 5 recovery efforts. The input and work of many volunteers is central to achieving the overall goal of District 5: the rebuilding of the community. The committee acts as a unifying voice for the District 5 neighborhood recovery, and is responsible for much of the information contained within this report.

The University of New Orleans as well as professional planners under contract with the New Orleans City Council, (Bermello, Ajamil and Partners, Inc, Miami, Florida) provided technical support to this planning process.

The neighborhood outreach program carried out by the consultant group consisted of the following District wide and neighborhood meetings:

- *Scoping Meeting, District 5 Land Use and Infrastructure Committees* – The consultant team carried out an initial scoping meeting and presentation to the members of the District 5 Recovery Land Use and the separate Infrastructure Committee to introduce the team members, communicate the process anticipated for the neighborhood plan, the products to be generated as part of the process and the

schedule of neighborhood meetings.

- *June 17, 2006* District 5 General Meeting #1– An initial meeting with all the neighborhoods that comprise Planning District 5 gave the consultants team an opportunity to present to the attendees their understanding of the issues and opportunities for recovery within the District.

- *July 12, 2006* Country Club Gardens Neighborhood Meeting – To present and review the list of projects identified for Country Club Gardens and gather neighborhood comments, input and acceptance of the proposed projects.

- *September 6, 2006* Final District 5 Neighborhoods Meeting – To present the list of projects and proposed funding matrix for each of the neighborhoods that are part of the City of New Orleans Planning District 5.

- *September 23, 2006* City-Wide Neighborhoods Meeting – A City-Wide all “Flooded Neighborhoods” presentation of all the projects that compose the City of New Orleans Neighborhoods Rebuilding Plan. At this meeting the final list of projects for each of the neighborhoods of Planning District 5 were presented.

Prior to and after each of the meetings numerous other one-on-one and committee meetings were held and attended. These

additional meetings addressed issues regarding individual neighborhoods, overall projects of interest to the totality of District 5 and informational consultation on the process and the timelines. The consultant from the University of New Orleans actively participated in the Executive Committee of the District 5 Recovery Committee.

The organizational chart for these District 5 Steering Committee groups can be found on the previous page. These charts show a detailed breakdown of the extensive volunteer and citizen participation system that has been the hallmark of the success of this neighborhood planning process. They further demonstrate a level of involvement and a constant updating of the system to include new returnees and even newly elected officials over the extensive time period of this effort.

The overall District 5 Recovery Steering Committee was organized to address key issues affecting recovery. As needed, specific subcommittees were formed. The following is a brief summary of this multi-dimensional and on-going effort:

Group A: Communications and Community Engagement

Given the general displacement of residents and business interests Post-Katrina, the first priority of Group A was to establish a communications vehicle to determine the viability of District 5 as a returning

neighborhood, to use this vehicle to educate and inform all affected citizens within District 5, and provide a key point-of-contact for both local and national media. Community outreach has taken many forms and continues to be expanded in scope: survey instruments, newsletters, a community volunteer office, newly installed City of New Orleans information kiosk, and general and neighborhood specific community meetings are all being used to provide needed information and a two-way communication stream.

Group B: Green Space Recovery and Beautification

Landscape elements consisting of neutral grounds, open spaces, large and small public parks and recreational facilities have served as valuable assets to District 5 for generations. Group B provided multiple services to further their reconstruction and/or rehabilitation: baseline inventory of existing conditions; assessment of current City of New Orleans departmental activity (Recreation, Parks and Parkways); coordination and leadership in volunteer activities (debris removal / general maintenance).

Group C: Neighborhood Planning Team

The primary focus of Group C was to establish and follow a process to plan for District 5 recovery and redevelopment. It stressed a multi-dimensional approach that

incorporated strong community input and neighborhood unity, while recognizing and directing associated areas of concentration: historic preservation; zoning; environmental/public health; infrastructure; commercial revitalization.

Group D: Resources and Finances

The primary focus of Group D was to identify funding and financial resources (public and private) for all sectors of District 5 while providing an information base concerning on-going activities, actions and decisions of governmental entities. In several instances, additional sources of assistance (grant opportunities, process procedures, and technical aspects of overall recovery finance options) were identified.

Group E: Infrastructure

From its inception, Group E recognized the unique importance of the infrastructure network serving District 5 and the multiple issues affecting their existing condition and future status. Consequently, this group was very specifically organized into discrete areas of responsibility and focus: i.e. utilities; communications; public transit; community facilities; demolition/clean-up; quality of life issues. Activities undertaken by its members included: baseline assessments of current conditions (on-going) of all public and private utility providers; an existing condition reporting / monitoring system of the physical

environment post-storm; communications linkage to key service providers and governmental liaison (SWB, NOACOE, OLD). Future activities of this group will continue to monitor, manage and work with agencies and key entities to insure implementation of specific elements of the District 5 Recovery Plan.

Group F: Crime Prevention

The primary focus of Group F concerns the coordination of existing crime prevention district-wide and to maintain direct communication with public sector security entities (NOPD, OLD, et al.).

Group G: District 5 Neighborhoods

Recognizing the importance of each individual neighborhood within the overall District 5 Recovery Plan and process, Group G represents a collaborative association of all the respective neighborhoods located within the planning district. The intent of this effort is to customize the recovery efforts to the individual needs of each neighborhood while recognizing and supporting overall District 5 projects and programs. Maintaining and reinforcing the collective / consistent "voice" of each is of paramount importance as the Recovery Plan and subsequent process continues.

Zoning Subcommittee

The Zoning Sub-committee, under the auspices of the Neighborhood Planning Team, was responsible for composing a proposal for new District 5 zoning regulations. This process was embedded into the "hands on" approach of each committee and sub-committee.

The extensive level of citizen involvement and empowerment is reflected in the serious deliberations at all levels through this process and is demonstrated in the resultant draft regulations that reflect the vision of the community, the current level of development and the anticipated growth and re-development that this plan projects. This proposal was intended to reflect the needs and interests of the District 5 residents. This subcommittee held an intense series of interactive meetings with key stakeholders to identify the recovery and zoning needs of District 5.

This process resulted in a draft set of revised and updated zoning/land use regulations. Relative to Country Club Gardens, the proposed zoning regulations do not alter existing restrictions but rather suggest a new organizational construct for the neighborhood.

Planning Efforts Pre-Katrina

Planning efforts pre-Hurricane Katrina addressed both district-wide and neighborhood specific issues. Planning efforts included the 1999 Land Use Plan, the New Century New Orleans Parks Master Plan of 2002 and the Transportation Master Plan of 2004.

The Parks Master Plan of 2002 identified the need for improving maintenance of existing parks and park equipment as a top priority for the City of New Orleans, as well as within Planning District 5 where a deficiency of children's play areas exist.

The Transportation Master Plan of 2004 identified that bike paths within the neighborhoods of District 5 and connections to other parts of the city were needed through the removal of auto lanes and addition of bike lanes. It identified improvements to specific intersections where pedestrian/bicycle safety is an issue.

These plans provided a wide spectrum of public involvement for residents while addressing district-wide issues and opportunities and neighborhood concerns. As part of this planning process these previous planning efforts were evaluated with the intention of providing a neighborhood plan that reflects the continuous city planning process that preceded the devastation of Hurricane Katrina and this neighborhood recovery effort.





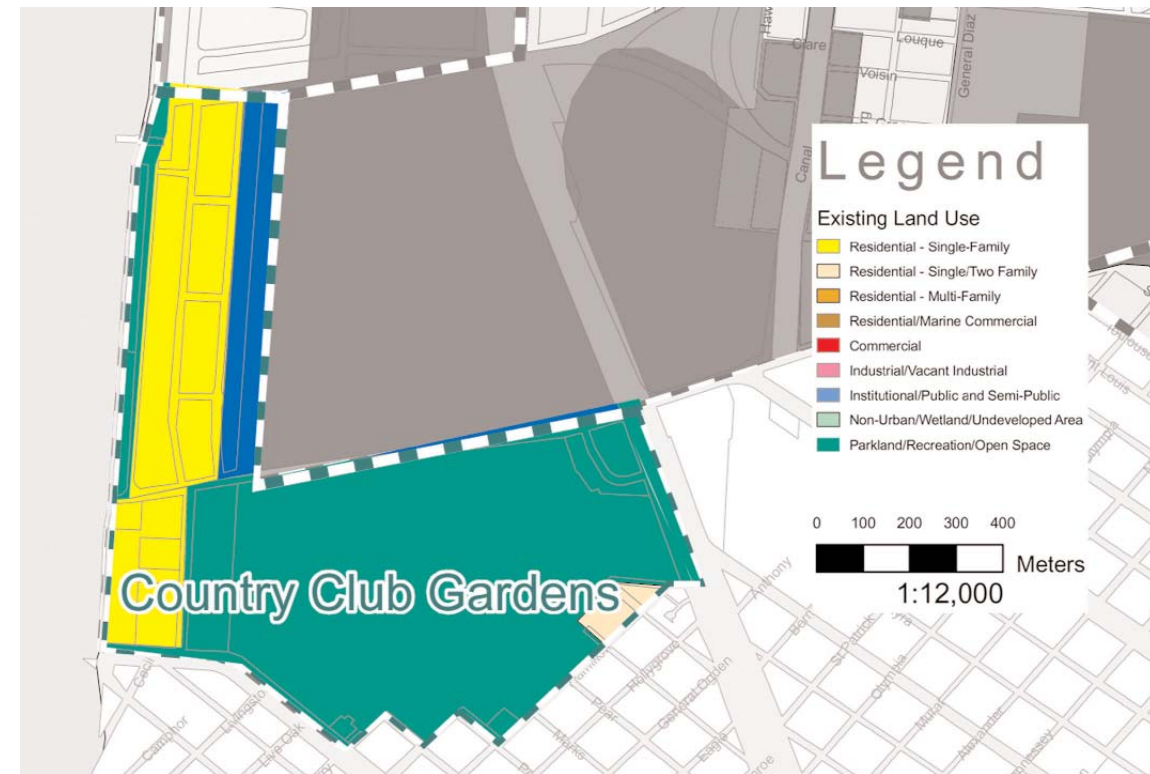
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B. Pre-Hurricane Katrina Neighborhood Existing Conditions

Land Use and Zoning

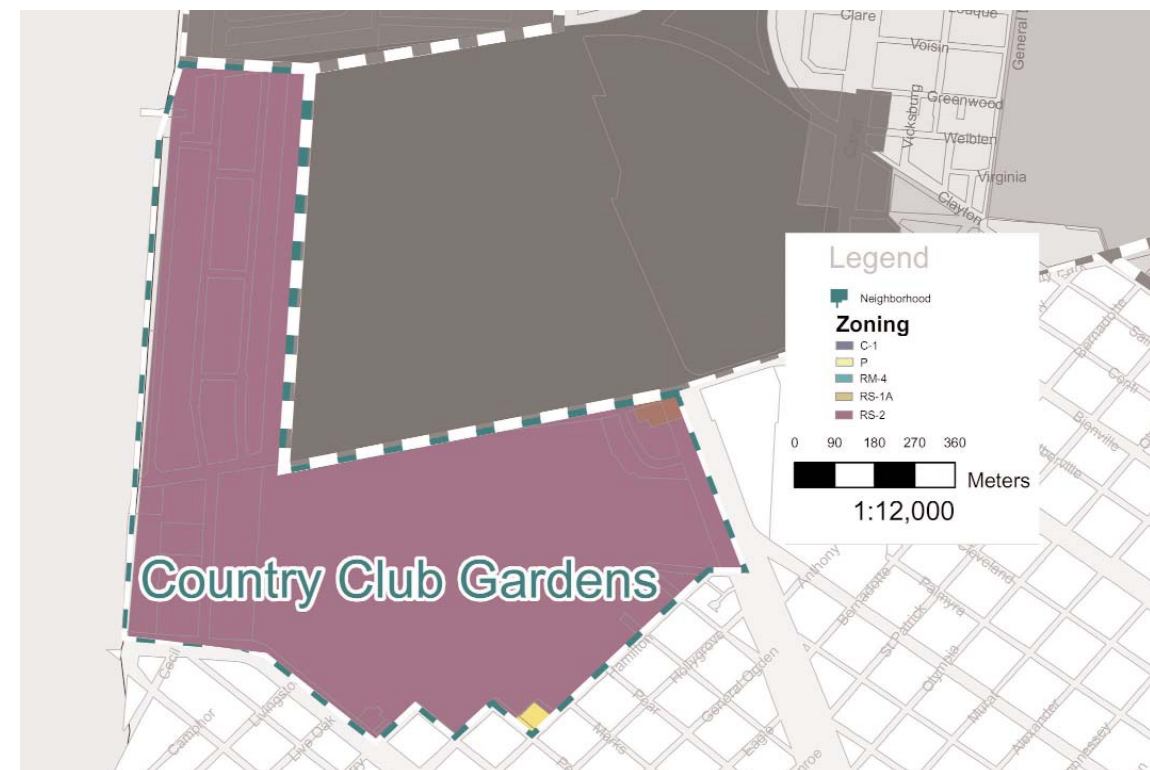
The predominant land use within Country Club Gardens is single-family residential. Non-residential uses also exist: the New Orleans Country Club abuts the neighborhood, as does the Metairie Cemetery.

The Country Club Gardens neighborhood contains only one zoning classification, RS-2. The RS-2 zoning permits single-family detached dwellings. The purpose of RS-2 district is to provide for low-density residential development of a relatively spacious character together with such churches, recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. The district also is intended to protect existing development of this character.



Country Club Gardens Present Land-Use Map (Above)

Country Club Gardens Present Zoning Map (Below)



Pre-Katrina Demographic Profile

The demographic data presented here was taken from the U.S. 2000 Census and represents the designated Lakewood neighborhood (today the Lakewood and Country Club Gardens Neighborhoods) which existed at that time. Given the compactness and stability of the area, we feel that the information presented herein is accurate.

Population

The U.S. 2000 Census estimated the Lakewood and Country Club Gardens Neighborhood population at 1,962, with an overall Orleans Parish population of 484,674. The total number of housing units was estimated at 795.

Age

Another notable characteristic is the age distribution. The percentage of residents over the age of 65 is a high 22.1% when compared with the rest of the city, which reports only 11.7% over the age of 65. Certain challenges exist when dealing with older displaced residents. It may be more difficult for the elderly to return and rebuild. Opportunities exist here to create new types of housing to accommodate the elderly population.

Income

According to the U.S. 2000 Census, the Lakewood and Country Club Gardens Neighborhoods are two of the wealthiest neighborhoods within the City of New Orleans,

Age	Lakewood/ Country Club Gardens	Orleans Parish
5 years and under	8.3%	8.4%
6 to 17 years	16.0%	16.3%
18 to 34 years	10.7%	25.9%
35 to 49 years	23.5%	21.9%
50 to 64 years	19.4%	13.8%
65 and older	22.1%	11.7%

Average Household Income (2000)	Lakewood/ Country Club Gardens	Orleans Parish
Average household income	\$ 153,990	\$ 43,176
Average household income reporting less than \$200,000	\$ 89,957	\$ 35,693
Average household income reporting more than \$200,000	\$ 352,429	\$ 381,840

Mobility and Transportation	Lakewood/ Country Club Gardens	Orleans Parish
Total workers	752	188,251
Public Bus	1.1%	12.4%
Car, Truck, Van	91.2%	76.3%
Bicycle	0.0%	1.2%
Walking	0.5%	5.2%
Other modes	1.8%	2.2%

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

reporting an average household income more than three and a half times that of the city as a whole. (\$153,990 vs. \$43,176)

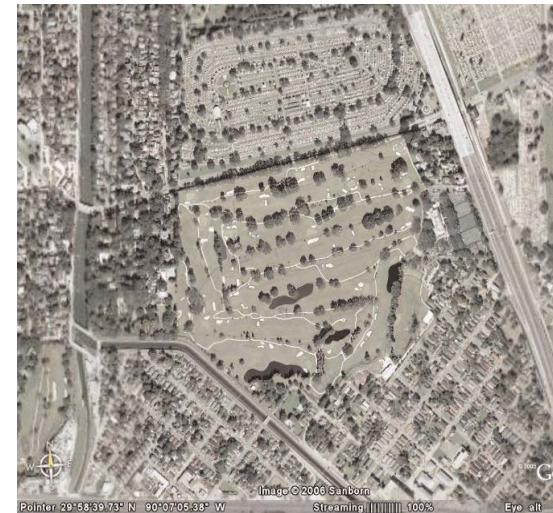
The year 2000 estimated median household income for District 5 as a whole was approximately \$51,684, while the median family income was estimated at \$67,095 and the estimated per capita income was \$36,292.

Mobility and Transportation

According to the U.S. 2000 Census figures, the majority of Lakewood and Country Club Gardens Neighborhood homes have two vehicles at their disposal: 96.3% have at least one vehicle versus 3.7% who have no access to a vehicle.

Of the total number of workers age 16 and older (886), 91.2% rely on a car, truck or van to get to work, while 1.1% use the public transportation system. For those who have private transportation, 88.0% live less than 30 minutes from work, while 100% of those using public transportation must travel 60 minutes or more.





Recreation and Open Space

There is only one neighborhood Park within Country Club Gardens: Maryland Drive Park. The “Fairway Oak” (located within the Fairway Drive ROW), neither a park nor open space, is a natural landmark. Both the New Orleans Country Club and the Metairie Cemetery provide additional neighborhood attributes.

Maryland Drive Park

Maryland Drive Park is located at the northern end of Maryland Drive where it abuts the City of New Orleans Sewer and Water Board Pump Station No. 6 property. This small pocket park provides the only public space within the Country Club Gardens neighborhood. The park has a grass surface and a number of recently planted trees. Post-Katrina, private donations (\$5,000) were used for initial restoration activities (re-landscaping / new plantings).

The New Orleans Country Club

The New Orleans Country Club is another important site adjacent to the Country Club Gardens neighborhood. While access to the Country Club is restricted to members and guests, it offers a variety of amenities including an 18-hole golf course, tennis courts and swimming pool as well as an extensive clubhouse currently undergoing renovations as a result of Hurricane Katrina impacts. The open space visuals enhance abutting properties.



Metairie Cemetery

This 150+ acre nationally recognized historic landmark was constructed in the early 1870s on the site of the original Metairie Race Course, a horse racing track built in 1838. Portions of the original oval track comprise elements of the existing roadway system within the cemetery property. Its grounds and above-grade tombs serve as visual landmarks, community assets, and historic linkages for families and citizens throughout the greater New Orleans area. It contains the largest collection of funerary tombs and statuary within the region. Prominent citizens residing in this unique “home” include P.G.T. Beauregard, William C.C. Claiborne, Storyville madam Josie Arlington, Jim Garrison, Al Hirt, Louis Prima, and many other local luminaries.

Roadway Hierarchy and Jurisdiction

The Street Network Diagram indicates the different roadway hierarchies within and adjacent to the Country Club Gardens neighborhood and District 5 including Federal, State and local jurisdictions.

All streets within Country Club Gardens north of Metairie Road are local streets that terminate or loop at the Norfolk Southern Railway line embankment or are internal to the neighborhood. Those streets south of Metairie Road also serve

Images from left to right:

- A: Maryland Drive Park
- B: Aerial of the New Orleans Country Club and its environs
- C: Historic Metairie Cemetery
- D: Fairway Drive





local functions. As such, streets within Country Club Gardens do not cross connect to other areas of District 5 and thus help to create a sense of neighborhood separated from the general bustle of the city.

Access to the neighborhood is off Metairie Road, a major collector that is part of the state highway system. All internal streets are under the jurisdiction of the City of New Orleans Department of Public Works.

Housing, Architecture and Historic Preservation

Housing

The Country Club Gardens Neighborhood has a very high rate of owner-occupied homes. This will positively contribute to the neighborhood's ability to recover more quickly than when compared to poorer areas of the city. Of the 795 total number of housing units (within both CCG

and Lakewood N/S), 729 or 91.7% are estimated as Owner-occupied units with 66 or 8.3% Renter-occupied and 15 or 1.9% vacant. This compares to the 53.5% Renter-occupied and 6.6% vacant units for Orleans Parish as a whole.

Architecture

Although house types and sizes reflect great variety, the common element throughout the neighborhood is its overall middle/upper middle class family environment. Individual houses range from the "cottage" to the "manse," with others between these extremes. There is no predominant architectural style. Neighborhood lot sizes are standard for this development era. Individual lot areas and residential structures are significantly larger south of Metairie Road.

Renters & Owners	Lakewood/ Country Club Gardens	Orleans Parish
Total occupied housing	780	188,251
Owner Occupied	91.7%	46.50%
Renter Occupied	8.3%	53.50%

Images from left to right:

- A: Metairie Road
- B: Garden Lane
- C: Historic Longue Vue House
Entrance Driveway
- D: Loggia at Longue Vue House





Historic Preservation

Longue Vue, #7 Bamboo Road

Longue Vue House and Gardens, a National Historic Landmark, was originally the home of Edgar and Edith Stern, who constructed their Classical Revival mansion, outbuildings and extensively landscaped gardens starting in 1939. Its interior collections include an extensive display of European and American decorative and fine arts. Opened to the public in 1980, the house and grounds are used for educational, civic, and cultural purposes. The property includes 8 acres of English and Italian inspired gardens. It is one of the last “American Castles”. Damage caused by Katrina to the structures, grounds, and equipment have been estimated in excess of \$3M.

Metairie Cemetery

This expansive (150+ acres) privately-owned and operated “City of the Dead” is also a National Historic Landmark. Containing over 7,000 graves and tombs, this site is known to both locals and visitors as a unique example of funerary art and architecture. Individual structures and attending ornaments include a pseudo-Egyptian pyramid, a 60 foot tall obelisk, bronze statuary, angelic figures, and Civil War soldiers. Numerous other noteworthy marble, brick, earthen and granite

monuments adorn its landscaped grounds. Two tumulus (earthen burial mounds), one each for the Army of Tennessee and the Army of North Virginia, are prominent sites. The Washington Artillery cenotaph also serves as a monument to honor fallen Confederate soldiers. Metairie Cemetery remains the most prestigious site for this unique New Orleans genre and is a functioning historical treasure.

Fairway Oak

Located within the ROW of Fairway Drive, this ancient live oak tree has served as a symbol of Country Club Gardens, and the former Country Club Estates neighborhood since their development in the mid 1930s. Although the tree suffered some wind damage, it remains a living /breathing monument that is listed on the Live Oak Society Register. The preservation/conservation of the Fairway Oak remains a high priority for residents of Country Club Gardens.



Images from left to right:

A: Longue Vue House and Gardens (rear elevation)

B: ‘Fairway Oak’

Other images are typical homes in the Country Club Gardens Neighborhood





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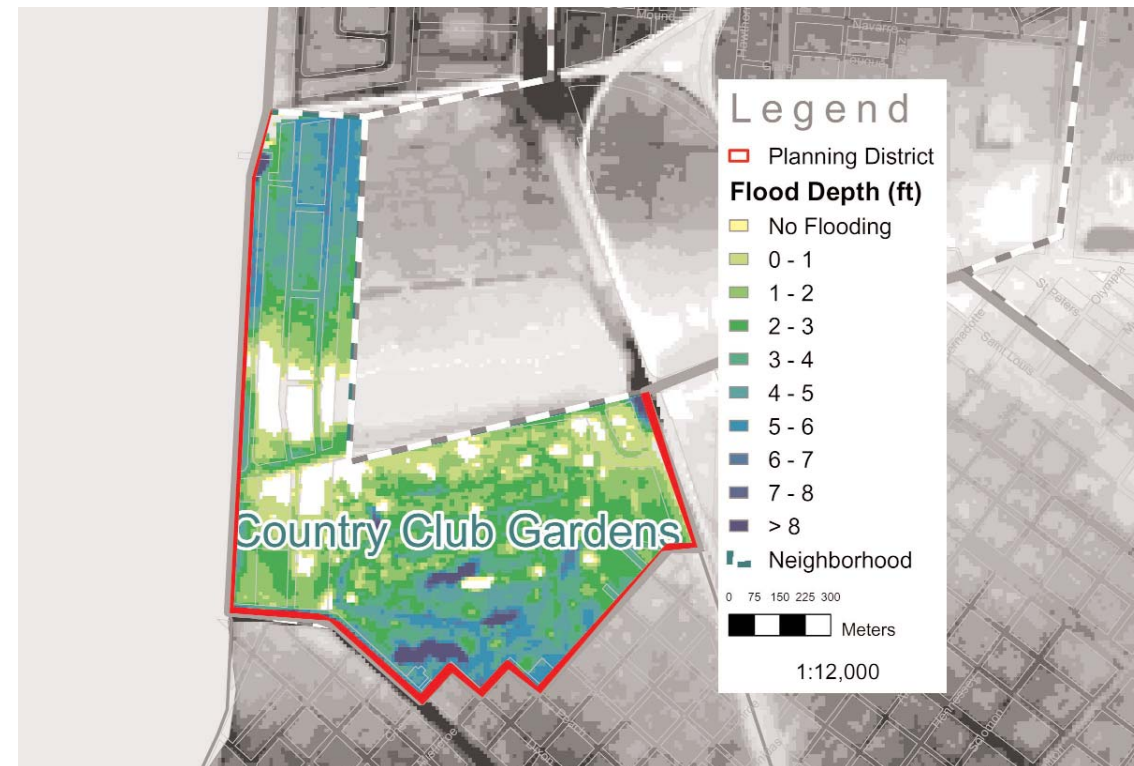
C. Hurricane Katrina Neighborhood Impacts

Extent of Flooding

Over 75% of Country Club Gardens (north of Metairie Road) flooded during Hurricane Katrina. Metairie Road is a high natural ridge and suffered minimal damage with flood waters ranging from 0 to 8 feet in some instances. Adjoining lands slope down towards the railroad embankment to the north and south to the Palmetto Canal. The areas closer to the railroad embankment suffered the most flooding. Hurricane Katrina's winds damaged a substantial number of structures, in particular residential roofs, and also uprooted a substantial numbers of trees along the streets rights-of-way (including abutting neutral grounds) resulting in the damage to streets, curbs and sidewalks. The removal of trees and stumps and the heavy vehicles needed to remove these have caused additional damage: tearing up curbs, cracking sidewalks and causing street settlement.

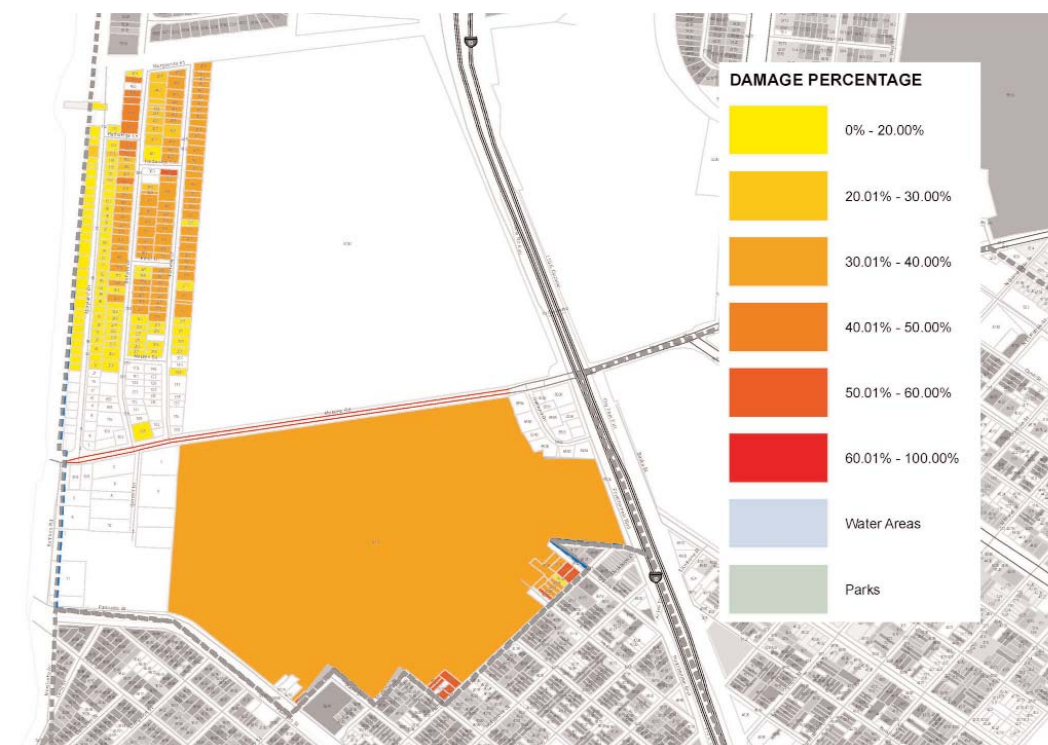
Residential Properties Damage Assessment

According to the Damage Assessment Data received from the City of New Orleans, properties within the Country Club Gardens neighborhoods fared well in comparison to properties within other areas of Planning District 5. The majority of properties located within Country Club Gardens appear to have received between 10 and



Country Club Gardens Flood Damage Map showing inundated areas of the neighborhood (above). Source: City of New Orleans - April 2006

Country Club Gardens Assessment Map showing the extent of the damage to neighborhood structures (below). Source: City of New Orleans - April 2006



30 percent damage due to Hurricane Katrina. There were approximately 9 residences within the neighborhood that received a damage assessment between 30 and 40 percent.

Commercial Properties Damage Assessment

There are no commercial properties within the Country Club Gardens neighborhood.

Infrastructure Damage Assessment

The infrastructure damage assessment carried out was limited to drive-by evaluations of street conditions conducted by the Neighborhood Planning Consultant augmented by information conducted by the Country Club Gardens resident volunteers.

This information included point specific conditions: missing street signs, damaged street lights, broken manholes, etc. The resultant data / information was recorded with reference points established by address and GIS-based maps were developed to further assess damage.

Street Conditions

Repairs to streets within Country Club Gardens were also identified during the

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A: Damage to curb and sidewalk post-Katrina





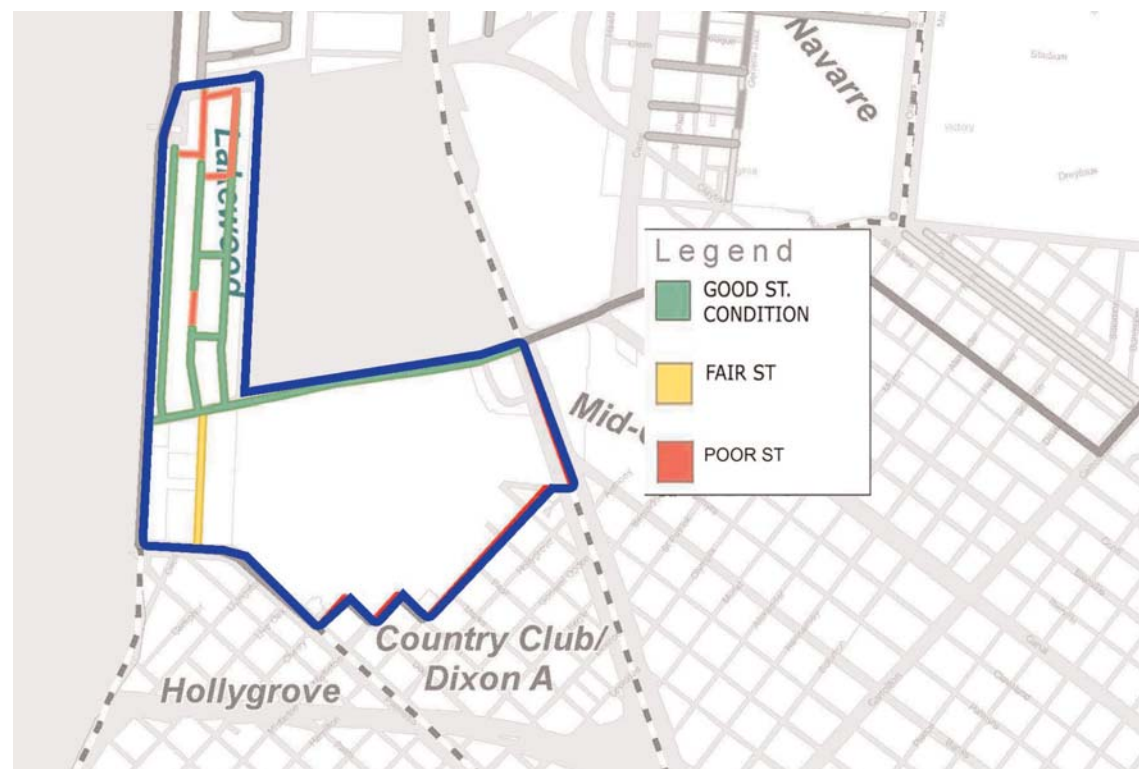
site survey carried out by the Country Club Gardens Association (CCGA) and the consultant team. Repairs address specific street areas where localized deficiencies were identified. In general the roadways are in acceptable condition and require spot reconstruction to address broken pavement areas, broken curbs or sidewalks. Localized damage occurred on Bellaire (from Hedwige to Marguerite), Marguerite and Hedwige. Approximately 2,100 linear feet of streets need reconstruction / repair within the Country Club Gardens neighborhood. Tree stumps left on the swales once Hurricane Katrina cleanup was carried out will have to be removed as well as additional sections of curbs / sidewalks, as identified by the CCGA survey, will have to be reconstructed.

Drainage Structures and Manholes

A new catch basin in the 300 block of Bellaire Drive is required, as well as repairs to a catch basin on the 400 block of Fairway Drive, will address drainage deficiencies in these street sections. Routine cleaning by homeowners is needed to augment limited city services currently provided.

Signage and Way- Finding

Although Country Club Gardens is a relatively small area, a number of street signs were destroyed by Hurricane Katrina.



Street Assessment of the Country Club Gardens Neighborhood (above)

These need to be replaced. A suggestion made in the District 5 Infrastructure Committee offers one potential solution: if the City of New Orleans Department of Public Works supplied the street signs, volunteers could physically mount the signs on available support poles saving both time and money. The liability issues of this proposal need to be evaluated.

Street Lights

Individual installations sustained damage from wind, flooding, etc. Repairs have been made incrementally.

Sidewalks/Pedestrian Circulation Damage Assessment

Localized areas of sidewalks / pedestrian areas within Country Club Gardens are in need of reconstruction. These sidewalks were either broken by overturned trees or the weight of debris removal equipment.

Images from left to right:

- A: Damage to catch basin
- B: Broken curb
- C: Raised man-hole cover
- D: Damaged sidewalk





Parks and Open Space Damage Assessment

Hurricane Katrina totally flooded the only park (Maryland Drive Park) in the neighborhood. The park has been partly reconstructed through neighborhood efforts, however, it could be further improved through the inclusion of children's play equipment and additional landscape material.

Maryland Drive Park

After Hurricane Katrina, CCGA and its members contributed to the partial reconstruction of Maryland Drive Park to assure its ongoing role as a community asset. A wooden fence (approximately 8 feet in height) separates Maryland Drive Park from the S.W.B Pump Station No. 6 and the 17th Street Canal. This fence suffered damage during Hurricane Katrina's wind and flooding, and while it has been painted and repaired, there is a community identified need to provide a better barrier/buffer between the park and the abutting pump station and canal.

The New Century New Orleans Recreation and Open Space Master Plan identified Country Club Gardens as an area within District 5 that lacked sufficient neighborhood level recreation space, in particular children's tot lots. Maryland Drive Park lacks any type of children's play equipment. This deficiency, although not a high priority, needs to be addressed in the future.



Community Facilities

Community facilities and services for the Country Club Gardens neighborhood have been traditionally provided within the larger immediate urban area that encompasses the Lakeview neighborhood. There are no community facilities located in the immediate neighborhood nor are any required.

Images from left to right:

- A: Fairway Oak post-Katrina
- B: Gardens at Longue Vue post-Katrina
- C: Water marks on the mausoleums - Metairie Cemetery
- D: Longue Vue House showing efforts at dehumidification





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D. Neighborhood Rebuilding Scenarios

The proposed recovery plan will conform to the existing neighborhood urban structure with special emphasis on restoring and enhancing the residential quality of the Country Club Gardens neighborhood.

A substantial percentage of the structures in the neighborhood have been reoccupied. A limited number of house demolitions have occurred. Reconstruction activity has been concentrated in the upper half of that part of Country Club Gardens north of Metairie Road. Homes have been reconstructed or are in the process of being rebuilt. No change to land-use, zoning or the street grid system are proposed or desired by the residents of the neighborhood.

The recovery plan is based on the fact that the basic urban structure of the area is sound and that residents enjoy the urban pattern and layout of their neighborhood and community, particularly its relative isolation. Site specific improvements and strategies are the key to the reconstruction of the neighborhood. To accomplish this goal it is important to provide:

- Selective reconstruction of the street infrastructure damaged by the flooding and the subsequent repairs of both water and sewer lines. Damage caused by heavy vehicles removing debris from the neighborhood needs to be addressed. Sidewalks have also been heavily damaged by the overturned trees that succumbed to



the winds of Hurricane Katrina.

- Restoration and improvement of the neighborhood park and open spaces to address not only the damage caused by Hurricane Katrina, but to also enhance their recreational function. Selective enhancements to both landscape elements and physical / visual barriers is recommended.

Neighborhood Re-Population

Several factors indicate that the Country Club Gardens neighborhood will repopulate at an increasingly faster rate as time progresses:

- *Community faith and commitment:* as manifested in the organization of the community to reconstruct post- Hurricane Katrina and augmented by the efforts of the Country Club Gardens Association, the District 5 Committee, and the continuous commitment of its residents to participate in the recovery efforts; and,

- *Neighborhood geographical characteristics:* CCG is a point of destination within the City of New Orleans with clearly defined boundaries. It is highly accessible: CCG is linked to the City's traditional urban grid and the major expressway access routes serving the region. This gives Country Club Gardens a unique geographical advantage to access the Central Business District and other major regional attractions.

Related Challenges

Challenges to repopulation that are being addressed in the plan include:

- The larger percentage of elderly persons residing in the neighborhood as compared to the City of New Orleans overall. This older age group (over 62 years of age) may choose not to return to the neighborhood or may require new residential living options. Country Club Gardens and District 5 in general are addressing this issue through the proposal and evaluation of land use changes to accommodate multi-story elderly housing developments including assisted living facilities.

- The rapid implementation of Early Action / High Impact projects to further aid in repopulation through the provision of basic services, retail opportunities, clean and rebuilt parks and recreation areas, and improved infrastructure, signage, streets and sidewalks throughout District 5.

Images from left to right:

A-C: Examples of ongoing rebuilding efforts



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E. Neighborhood Recovery Plan

The Country Club Gardens Neighborhood Recovery Plan proposes a series of strategic initiatives to address reconstruction of the damaged community assets:

Strategic Initiative No. 1: Manage and Improve the Overall Safety and Appearance of Neighborhood

The neighborhood will continue the active enforcement of City ordinances to gut and secure damaged homes as well as to require the demolition of unsafe structures

Strategic Initiative No. 2: Maintain Communication, Dialogue and Monitoring with City and State Agencies for Continued Improvements to Utilities, Streets and Clean Up

Throughout the recovery process, the District 5 Infrastructure Group and the Country Club Gardens Association has kept in constant communication with City officials to identify locations of leaking water supply pipes, leaking fire hydrants, missing street lights and other community deficiencies that need to be addressed for reconstruction. It is imperative that this community initiative continue in order to monitor progress and pressure for action and improvements.



Strategic Initiative No. 3: Continue Participation in District Wide Recovery Efforts

Neighborhood improvements cannot be limited to the boundaries of the specific neighborhood. The recovery of adjacent neighborhoods will have a direct and positive impact on the Country Club Gardens Neighborhood and will translate into a faster recovery and increased property values for all District 5 residents.

Strategic Initiative No. 4: Implement Housing Recovery Initiatives

It is important to implement housing recovery initiatives to encourage the local neighborhood to actively participate in the reconstruction process of the properties on the street where they live, on their blocks and in their immediate area. Private citizen activity will be the most important driving force in the recovery of each of the neighborhoods of District 5. In order to provide the required assistance and incentives to these private citizens, the City of New Orleans should implement the following housing reconstruction programs:

Housing Assistance Centers

Actively support and assist in the inception of a "one-stop" housing assistance center for the benefit of all District 5 residents. The Housing Assistance Center will provide expedited services for permits, fees,



inspections and general management assistance.

Lot Next Door Program

The principal thrust of redevelopment programs and policies that encourage the speedy redevelopment of neighborhoods must match various government powers and financing tools to the local housing and real estate market conditions.

A key issue will be to most effectively encourage the redevelopment of homes and residential lots that fall into public ownership. This is a major concern in District 5.

The "Lot Next Door" program is one of a series of proposed housing policies which have been developed as part of the Neighborhoods Rebuilding Plan and takes direct aim at some particular market hurdles that slow the redevelopment of many of these properties.

In its simplest form, the Lot Next Door program will offer homeowners who are committed to redeveloping their home, the ability to purchase publicly owned adjoining properties prior to these properties being offered to any other buyers.

This option would be provided should the property end up in public ownership either through the adjudication process or through the sale of the property to a



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

Elderly Housing Road Home Link

What has become quite apparent through the neighborhood planning process is that senior households have some of the strongest ties to the community and have expressed some of the strongest voices for rebuilding and returning to the City. However, they also face some of the most significant challenges in redeveloping or rebuilding their homes.

There were many areas of the City which had a high concentration of elderly homeowners including District 5 which sustained substantial damage and which will require the demolition and reconstruction of many homes. Historically, the challenges of dealing with contractors, permit inspectors, lenders, etc. has proven particularly challenging for many elderly households after they have experienced such trauma (physical and psychological) in other communities after similar disasters.

Additionally, there are a substantial number of areas of the City, including Lakeview, where rebuilding homes with damage in excess of 50 percent will require the total reconstruction at three feet above grade or the Base Flood Elevations, whichever is greater. Many of these homes will have to be raised (several feet up to one story) making them

Images from left to right:

A: Rebuilt home

B + C: Examples of the Lot-next-door program



a difficult housing product-type for people with physical frailties.

Elderly homeowners are clearly a special case with specific needs, and currently there are no programs targeted to this subgroup of homeowners.

A targeted elderly homeowner program is needed which will allow elderly households to tie their Road Home grant to senior specific elevator multi-story condominium or assist them in moving to market-rate rental projects to be developed throughout the City. There has been wide support for a dedicated multi-family senior housing product in many parts of the City, but particularly in areas where younger homeowners have aging parents living nearby. In some cases, there may be a need to increase the grant amount or provide a low interest loan to the household if there is a gap between the value of the buyout (and insurance proceeds) and the market value price of the condominium.

Strategic Initiative No. 5: Identify and Promote Early Action Projects

These projects serve to generate community confidence through the commitment of the public sector to create targeted investments in the community. For District 5 overall, two Early Action projects are the reconstruction of the West End Boulevard Neutral Grounds and the

recovery and reconstruction of Harrison Avenue. Both of these projects are described in detail in other reports. In CCG, the most important Early Action projects include enhancements to Maryland Drive Park and preservation of Historic "Fairway Oak".

Strategic Initiative No. 6: Promote and Monitor the Implementation of Key Recovery/Redevelopment Parcels and Projects

Following are detailed the Key Projects identified through the consultants evaluation and the neighborhood's concerns and input in the planning process. These projects were presented at the neighborhood meeting to have the neighborhood's acceptance of the identified needs and proposed improvements.

A. Support Longue Vue House and Gardens Post-Katrina Restoration

The restoration and preservation of the Longue Vue House and Gardens is a neighborhood concern. It is the intention of the neighborhood that the recovery process recognize the importance of the Longue Vue House and that it be properly restored.

B. Mitigate Cemetery run-off

Presently storm water run-off from Metairie Cemetery flows into the Country Club Gardens neighborhood. There is a need to retain and dispose of this run-off within the Cemetery grounds to alleviate a hazardous condition for the affected residences that abut Metairie Cemetery.

C. Enhance Maryland Drive Park

As previously mentioned there is a need to improve the only public open space park within the Country Club Gardens neighborhood. This park should be provided with children's play equipment, additional landscape and the construction of a suitable fence between the SWB Pump Station 6 and the 17th Street Canal.

D. Protect "Fairway Oak"

A prominent feature of the neighborhood is the historic "Fairway Oak" located in the right-of-way of Fairway Drive. There is a need to protect this tree through the adequate inclusion of protective bollards, changes in pavements and lighting to highlight this natural landmark.

E. Metairie Road Neutral Grounds Enhancements

Metairie Road bisects Country Club Gardens. As such, it is the main identifier of the neighborhood. Its overall condition (roadway and neutral ground), although not

presently identified as a high priority, needs to be maintained.

F. Street/Sidewalks/ Utility Rehab

Street repairs address specific street areas where localized deficiencies have been identified. In general the roadways are in acceptable conditions and require spot reconstruction to address broken pavement areas, broken curbs or sidewalks. Tree stumps left on the swales once Hurricane Katrina cleanup was carried out will have to be removed. Street reconstruction includes 2,100 lineal feet identified in the street assessment survey.

G. Improve Rainwater Drainage

There is the need to install a new catch basin in the 300 block of Bellaire Drive and to undertake repairs to the catch basin on the 400 block of Fairway Drive in order to address drainage conditions in these street sections.

H. Buffer Norfolk/ Southern Railroad Right-of-Way

The NSRR embankment forms the northern boundary of Country Club Gardens. The community has expressed a desire to buffer the rail line embankment through the use of landscape elements or related improvements.

Images from left to right:

- A: Pigeon House Longue Vue Estate**
- B: Metairie Cemetery**
- C: Maryland Drive Park**
- D: Metairie Road**





Images from top to bottom:

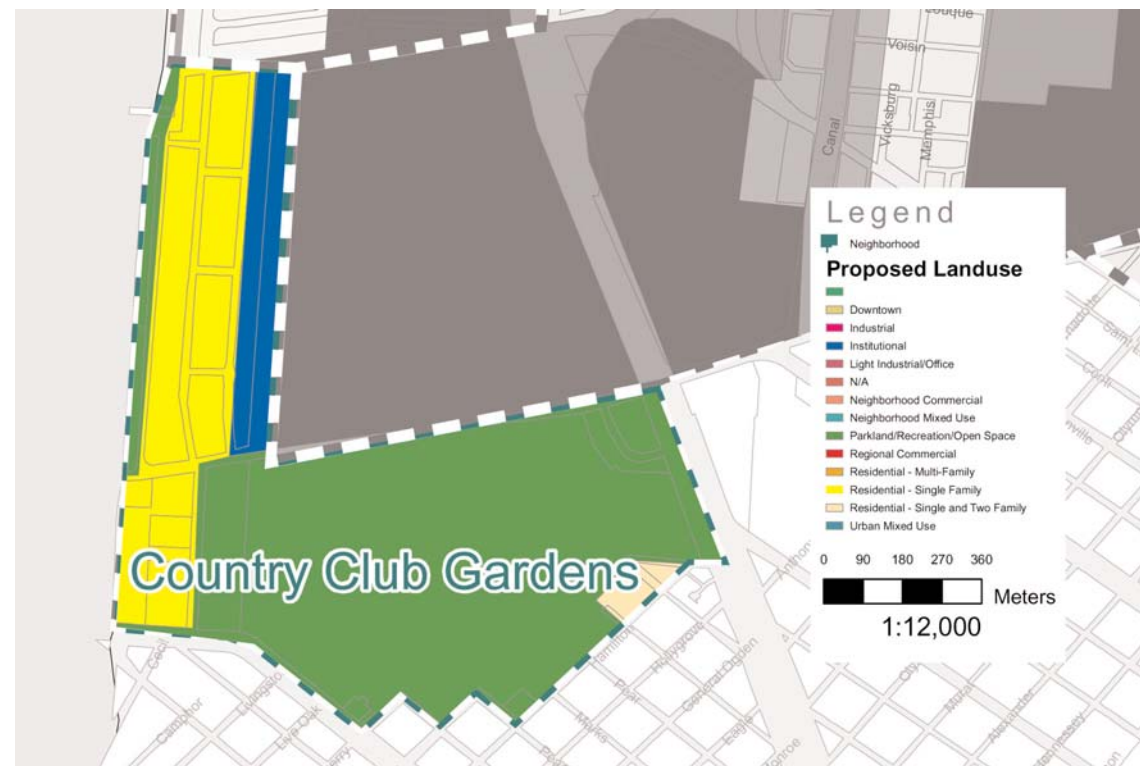
- A: Uplifted sidewalk
- B: Norfolk/Southern Railroad Right-of-Way
- C: Tree stump slated for removal



LAND USE AND ZONING ELEMENT

Land-Use and Zoning Elements

Country Club Gardens is a stable single family residential neighborhood. No changes to land-use or zoning are proposed.

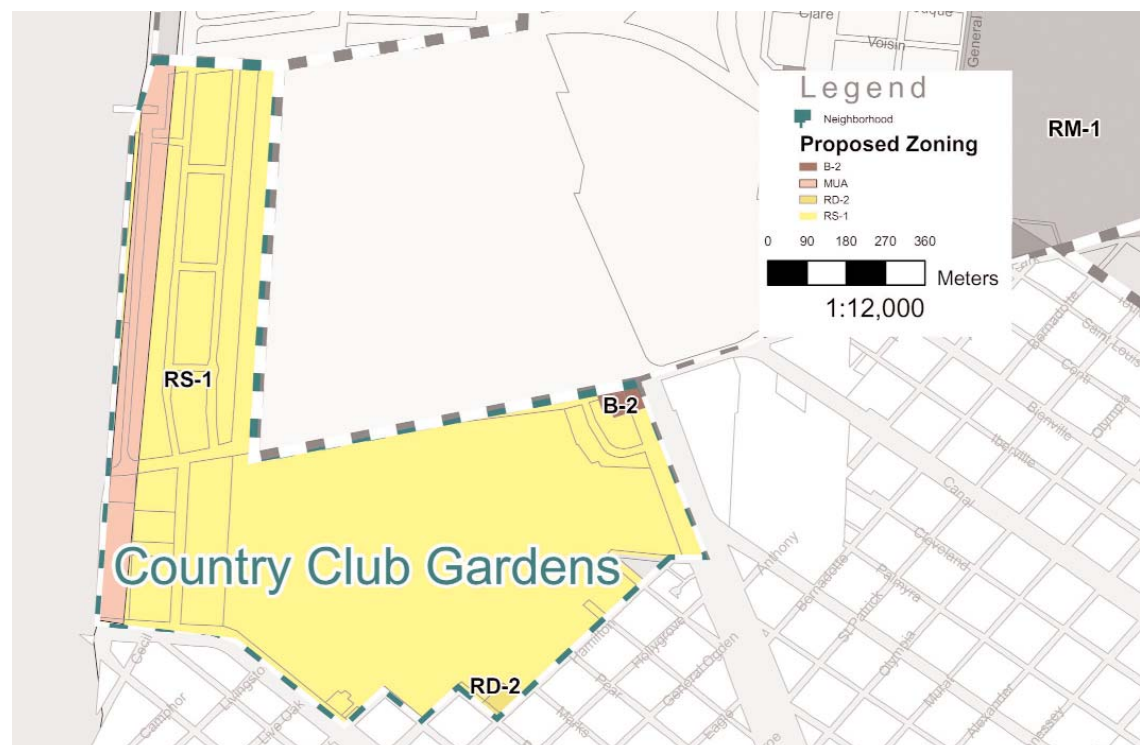


ABOVE: Country Club Gardens Proposed Land-Use Map

Source: City of New Orleans - 1999 Land Use Plan

BELOW: Country Club Gardens Proposed Zoning Map

Source: City of New Orleans - 1999 Land Use Plan



HOUSING, ARCHITECTURE AND HISTORIC PRESERVATION

The Country Club Gardens neighborhood is composed of residential homes in the upper price ranges of residential neighborhoods of the City of New Orleans. As such the residential stock of Country Club Gardens is in a rapid recovery process. Of the housing programs outlined in the Neighborhoods Rebuilding Plan only the Lot Next Door has applicability for Country Club Gardens.



TRANSPORTATION AND PUBLIC TRANSIT

No transportation enhancements are proposed to the internal streets of Country Club Gardens other than street improvement to address present street conditions.

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

PARKS, OPEN SPACE AND LANDSCAPE ARCHITECTURE

Proposed parks improvements include Maryland Drive Park improvements with additional play equipment, landscape and wall already outlined in the previous section of this report. Proposed landscape improvements include the buffering of the NSRR embankment, and the replanting of street trees to replace those overturned by Hurricane Katrina.

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

F. Implementation and Funding Strategies

NEIGHBORHOODS REBUILDING PLAN COUNTRY CLUB GARDENS IMPLEMENTATION PRIORITY MATRIX																				
PROJECTS & PHASE	POTENTIAL FUNDING SOURCE(S)																			
	CRITICAL (1) NEEDED (2) DESIRED (3)	FEMA	CDBG/LRA	OTHER HUD	USACE	CITY CIP	SWB	LHFA	HANO	HOME	EDA	TIF/EO BONDS/NMTC	BID	SPECIAL TAXING DISTRICT	FRWA/FTA	LDOT	PRIVATE FOUNDATIONS	ORLEANS LEVEE BOARD	OTHER GOVERNMENT & NGOs	CAPITAL FUNDING NEED/GAP
Early Action Plan																				
Capital Projects																				
Improve Storm Drainage System in 300 Block of Bellaire and 400 Block of Fairway	1	•	•	•	•															\$60,000
Enhance Maryland Drive Park	1	•		•																\$100,000
Preserve Historic "Fairway Oak"	1			•																\$10,000
Mitigate Metairie Cemetery Run-off	1		•	•																\$300,000
Subtotal: Capital Projects																				\$470,000
Housing Initiatives and Other Policies																				
Support/ Enhance Beacon of Hope Initiatives	1																			
Support Longue Vue House and Garden Post-Katrina Restoration	1																			
Mid Term Plan																				
Capital Projects																				
Norfolk/Southern RR ROW Enhancement	2			•																\$40,000
Street/Utility Reconstruction/Rehabilitation	2	•	•																	\$480,000
Subtotal: Capital Projects																				\$520,000
Long Term Plan																				
Capital Projects																				
Subtotal: Capital Projects																				
CAPITAL PROJECTS TOTAL																				\$990,000

Funding Matrix

What ties the Neighborhoods Rebuilding Plan to funding are the identification of specific projects and an estimate of initial cost (by project) for each neighborhood. The cost analyses are provided on an order-of-magnitude basis reflecting the scope and

magnitude of the project proposed and the investment required. As such, variations as to the limited scope could result in cost modifications to the final 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 both locally and nationally.

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. 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, 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 for sources of potential funding. A substantial financial commitment by federal and state entities are a vital ingredient in the recovery effort. They 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.

