

CHAPTER 7: Implementation Strategy



Overview

District Implementation through Citywide Plan

The UNOP planning process results in the publication of two different products: District Reports and the “Citywide Recovery and Rebuilding Plan” (Citywide Plan). The Citywide Plan will be submitted to the City Planning Commission, the City Council and the Mayor for formal approval. Following this, it will be available for the Louisiana Recovery Authority (LRA) to incorporate into the State’s recovery planning. The Citywide Plan will be action-oriented,

primarily focused on infrastructure projects designed to hasten the recovery of the City and guide public and private investment decisions. Every recovery project that is identified in the District Reports will also be incorporated into the Citywide Plan and will, therefore, be submitted to the LRA as a potential recovery project.

The recommended projects resulting from the UNOP process may require changes to various City plans and policies. These may include the City’s Master Plan, Comprehensive Zoning Ordinance (CZO), building codes, and capital improvements program. Other implementation issues and recommendations will be articulated in the Citywide Recovery and Rebuilding Plan.

Implementation Strategy for Sustainable Resilience

The initial funding source for implementation of recovery projects will come from Congressional funding that is funneled through the Louisiana Recovery Authority. Additionally, some residents have or will receive individual funds through insurance settlements, SBA loans, and

Road Home compensation grants to rebuild their homes and businesses. However, none of these sources of funding are expected to be anywhere near adequate to enable the District to fully recover, in the short term, nor achieve their vision in the long term. Further planning, organization, and fundraising efforts are clearly needed. These efforts will be ongoing at the Federal and State levels, as well as at the city level in the form of the recently appointed Recovery Director for the City of New Orleans. Finally, the residents of the Lower Ninth Ward recognize that they need to become advocates for their own community.

Overall, the implementation strategy suggests an achievable, balanced, and holistic approach to the District’s recovery. Many challenges face the Lower Ninth Ward today. Cities around the country and here in Louisiana are facing budget shortfalls and are cutting down on the outlay and upkeep of their infrastructure and facilities. Private funding is being stretched and is harder to come by to make up the match with public funds. Compared with years past, the steps to move towards implementation will be many and creativity will be needed. For instance, the

facilities in the District alone in pre-Katrina era were in dire need to be updated to match the funds, and proper community planning, the demand for multi-use, multi-purpose facilities in the region is shown through the construction and addition of community venues. Today, with the help of this document, the dedication of residents and volunteers and with the support of the City, the momentum will build and multiply to make the Lower Ninth Ward vibrant and viable once again.



Organizational Strategies

Implementation Advisory Committee

First and foremost, crucial to the recovery of the Lower Ninth Ward is to have an entity that will continue to advocate on behalf of its residents. There are many possible approaches for implementing the recovery of the Lower Ninth Ward. For the purposes of estimating the associated costs at a late date by others, a conservative implementation scenario of immediate to beyond 5 years was assumed for recovery projects. The actual implementation schedule and approach will depend upon funding. The strategy also outlines a series of immediate and short-term actions to ensure the immediate needs are addressed, while suggesting the establishment of an Implementation Advisory Committee to continue the community input in the recovery and renewal of the District. During the recovery planning process, the need for and desire of interested individuals and groups to be involved in the ongoing implementation of this recovery framework was clear.

To ensure this ongoing participation, the Implementation Strategy calls for the establishment of an Implementation Advisory Committee. The Committee is to monitor and review projects, programs, and initiatives to determine compliance with the community approved Recovery Framework. The Committee can revise the document, while submitting the newly community-approved recommendations for revisions to the City or coordinating entity. Membership on this committee is voluntary at this juncture and will continue to include representation of the various residents, stakeholders, interest groups, social groups, civic and business leaders. During the UNOP planning process, community leaders and other dedicated residents formed a stakeholders group to focus in more detail on the recovery report. These residents desire to continue to meet to determine the best way to advocate for funding and implementation to reach their goals.

The Implementation Advisory Committee shall meet at least once a quarter, and more often as it or the community deems necessary, to review, discuss, and approve proposed projects that are

consistent with the goals and principles of the of the community has been met.

Projects and programs to be reviewed include all major initiatives that are both privately financed and publicly financed.

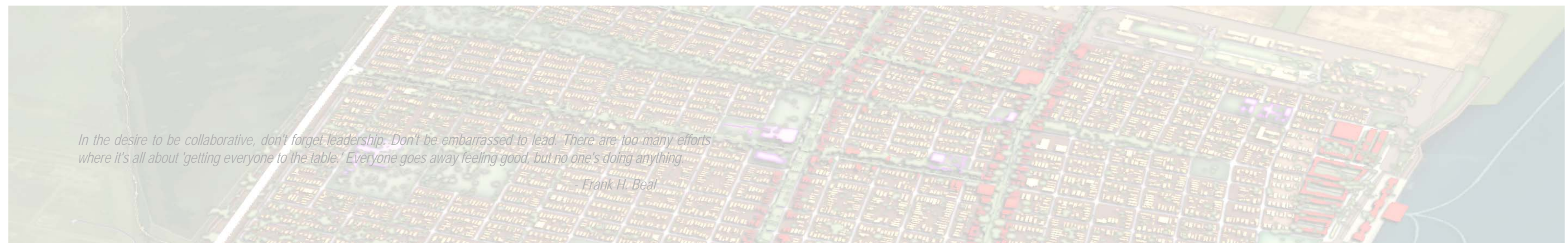
Authority & Additional Responsibilities Of The Implementation Advisory Committee

- Monitor implementation of and compliance with the recovery framework and the vision and provide ongoing community input about recovery
- Review significant modifications to the Recovery Framework .
- Constitute a part of the public review process for major projects.
- Keep the public informed and advised of matters relating to the Master Plan
- The Implementation Committee is authorized and shall have power to amend or change the Recovery Framework , and may recommend changes for consideration to community; and with its support, then the City and State

- The Implementation Advisory Committee shall meet at least once each calendar quarter and as determined necessary by the committee. The community should be given the results of each meeting.

Membership Of The Implementation Advisory Committee

The Lower Ninth Ward Stakeholders Advisory Committee voluntarily established during the UNOP District 8 Recovery Planning Process has agreed and will continue throughout the implementation as a unified group from both neighborhoods. Representatives of residents (current, displaced, and returning), businesses, churches, schools, civic leaders, community organizations, students and representatives from all ages, from youth to the community's senior residents. These are the voting members. All other participants (technical advisors, elected officials, city/planning staff, etc) shall be ex-officio members and shall be advisory only. Term limits, if appropriate, shall be determined at a later date by the committee, community, or both.



Coordinated Leadership Entity & Advocacy Partnerships

This scenario encourages this leadership and advocacy through an existing neighborhood organization, a new entity or a new public/private partnership. All members of the Implementation Advisory Committee will be part of the Coordinated Leadership Entity, if they are in fact different. Particular means of accomplishing this goal include:

- Continue the unified District-wide Implementation Committee to continue to evolve and coordinate community stakeholder group and neighborhood groups to ensure full neighborhood representation, including public housing and the business community
- Continue community driven planning process with the community recommended recovery framework
- Build partnerships with local universities, funding agencies, foundations, etc.
- Coordinate and monitor recovery program and project implementation

- Keep the community and Diaspora apprised of the ongoing implementation
- Establish aggressive, yet realistic timeline with measurable outcomes
- Consider the formation of one district-wide community development corporation /cooperative that can receive and disburse recovery funds and grants for implementation of select initiatives within the recovery framework, providing the essential role on-going for the community in the recovery. It is essential that this district-wide Community Development Corporation supports and assists in capacity building of existing Community Development Corporations (CDC's)
- Expand the role of existing and new stakeholders
- Coordinate work of Community Development Corporation's (CDC's) with NORA
- Utilize the existing city and state incentive programs for residential and business

- Work together as a District to secure funds from multiple sources including federal, state, city and private.
- Explore all grant opportunities and utilize all grants to leverage the private market
- Advocate need for changes in all current and on-going policies and programs;
- Maximize the use of Community Benefits Agreements (See related project in the project matrix for the District)
- Monitor Army Corps of Engineers and all other regional flood protection planning
- Independent study for the closure of MRGO
- Monitor the current study of the regional wetlands restoration along Louisiana coast
- Review and modify the "Road Home Program" to ensure that the program supports the proposed District Recovery Framework
- Advocate need for changes in all current and on-going policies and programs
- Organize volunteer clean-up of debris,

- neighborhood, and mowing vacant lot programs
- Organize volunteer tree, landscape/rain garden and wildflower soil mitigation plantings
- Community policing programs
- Evacuation plan block captains and neighborhood plans
- Promote cultural heritage and new and on-going special events



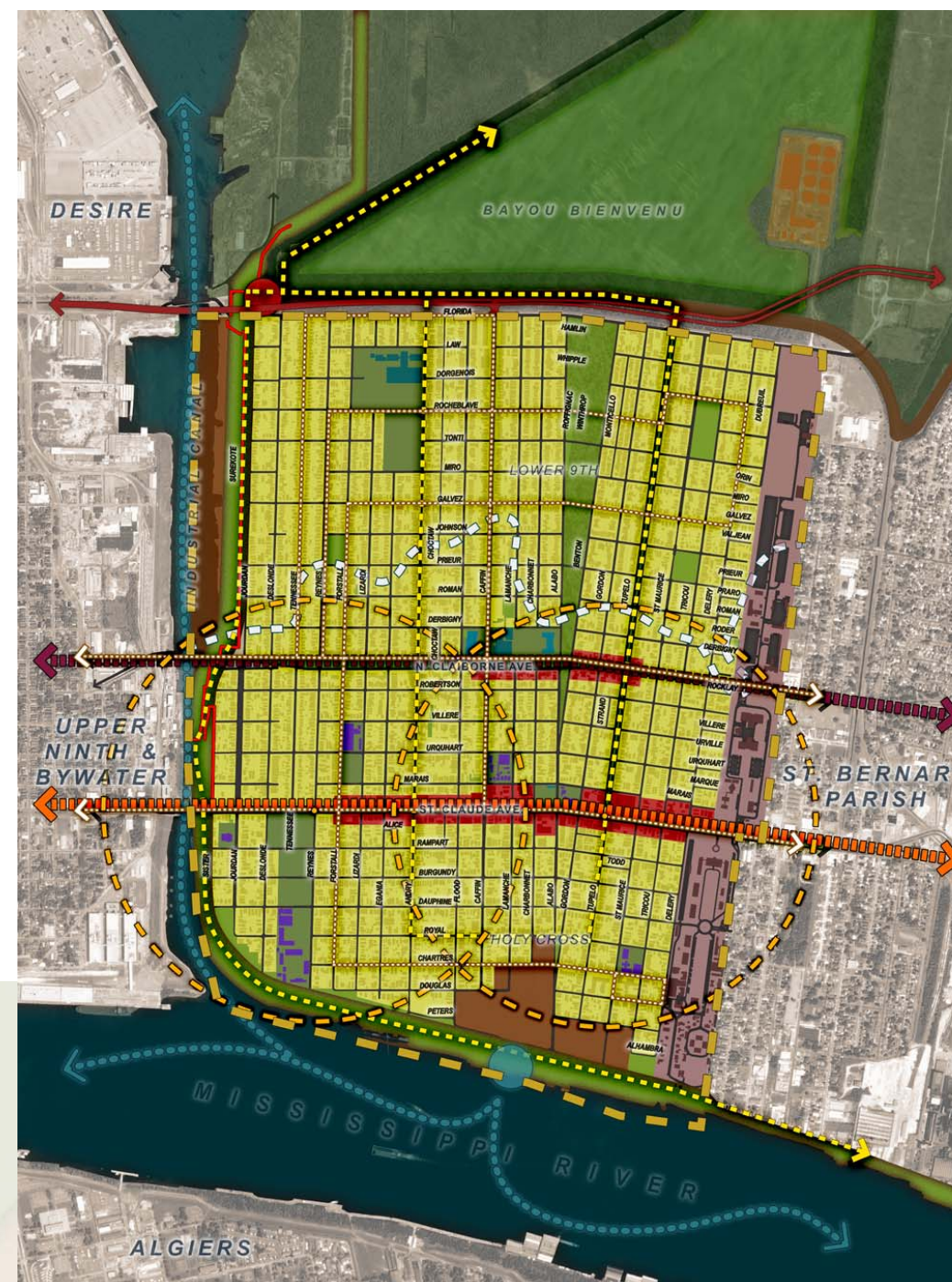
Additional Funding For Implementation

After local, state and federal government critical funding and resource allocation decisions have been made by and determined, other resources will be necessary to meet the vision of the Lower Ninth Ward. Additional funding for the District Recovery Framework should be raised through private funding sources, donations, and grants leveraged by public federal, state, and local resources. It is recommended that the District develop a funding strategy that is coordinated with the neighborhood organizations to raise the necessary private funds. It is further recommended that the Community either modifies a current allowable position or appointment, or together with the proposed CDC creates a position as Executive Director, Manager or Specialist in Funding, Marketing, and Special Events to work with the community, Chamber of Commerce and other groups. Also acting as a budgetary unit, the Implementation Committee shall review and recommend to the City or its recovery representative a continued detailed list of capital projects, along privately funded projects and programs will also be

brought to the Implementation Advisory Committee once a donor has been identified and an initial project prospectus developed. The Committee will review the proposed project at this preliminary stage and provide written comments. The Committee will have a final opportunity to review and provide written comments on the proposed project prior to final implementation and approval of the community has been met.

Immediate Needs & Community Initiatives

Concurrent in the minds of the Lower Ninth Ward residents with the funding and implementation of large scale recovery projects are immediate items that will help residents decide and implement their individual and community future. With a long term vision comes the understanding of day to day, immediate, large and small scale projects that need to take place right away.



The city is "certain to arise quickly from its ashes, greater and more beautiful than ever".

George Harvey, editor of Harper's Describing the San Francisco Earthquake of 1906

Consider a district-wide Community Development Corporation (CDC) or a coordination entity for existing CDC's (long-term) or a Community Land Trust (CLT)

The purpose of this group is to facilitate the recovery efforts and build local capacity. The CDC will be administered by full time staff, from within the community, and reports to both district wide Planning and Advocacy Partnership, and neighborhood groups. The Stakeholder Advisory Committee, eventually the implementation committee would advise and monitor the newly formed CDC. Funding for full-time staff will come from neighborhood groups and businesses.

Develop district-wide Return and Recovery Office

(Immediate to short-term up to 5 years)

The purpose of this initiative is to facilitate the return of residents, monitor the recovery process within the district, advocate city-wide for district recovery reports, projects and policy changes, integrate with and support adjacent district recovery efforts and to monitor on-going studies. The office will be administered by full time staff and reports to both the district wide Planning and Advocacy Partnership, and neighborhood groups. Funding for full-time staff should be provided by federal, state, local entities as well as from all neighborhood groups and new additional grant funds.

- record and assist the return of residents to district neighborhoods by acting as a one-stop information hub and providing technical assistance to all residents
- build partnerships with local and national universities for recovery purposes

- monitor studies such as the city-wide recovery plan; adjacent district recovery; the "road home program" to ensure that the program supports the proposed district recovery framework; the current study of the regional wetlands restoration;

- organize volunteer clean-up / tree planting / policing programs / special events

Continued Diaspora Outreach (Immediate to short term – up to five years)

The Lower Ninth Ward has the lowest level of population return in the city. Residents are scattered all of the state and the nation. A focused project to involve residents in planning and rebuilding decisions combined with methods of distributing information and facilitating communication between returned residents and those in the Diaspora is crucial to the revitalization of the District. Components of the project include:

- Obtaining up to date contact information of residents of the District, through coordination with the Road home Program, neighborhood association, and UNOP citywide databases;

- Packaging vital information to share with Diaspora;

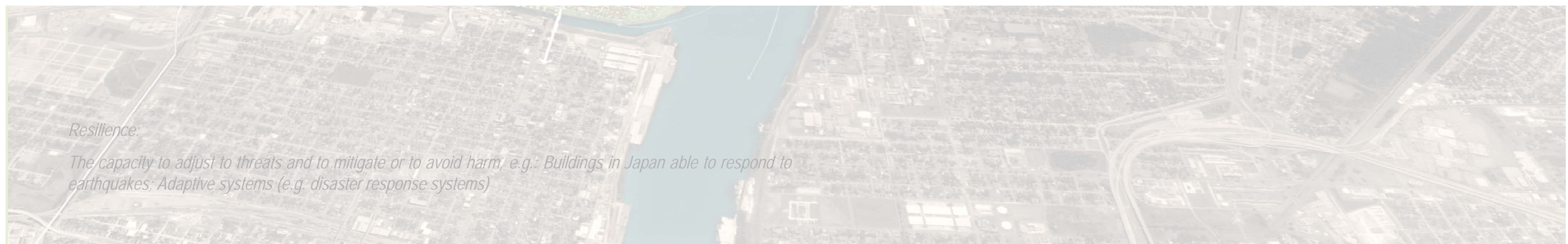
- Keep the community and Diaspora apprised of the ongoing implementation and future planning efforts;

- Involve Diaspora in proposed Urban Design Framework by sending information back and forth throughout the process via mail and email;

- Coordinate with Road Home Program to obtain data on intent to return; and

- Update intent to return surveys for residents of the District;

- Continue nation-wide Diaspora outreach. Utilize all list serves from federal, state and local resources



Resilience:

The capacity to adjust to threats and to mitigate or to avoid harm, e.g.: Buildings in Japan able to respond to earthquakes; Adaptive systems (e.g. disaster response systems)

Community Benefits Agreements

(Immediate to short term – up to permanent policy)

Concurrent with the establishment of a single advocacy organization, the report recommends the development of Community Benefits Agreements (CBA's), negotiated between neighborhood associations or Community Development Corporations (CDC's) and developers. In addition, community partnerships should be developed with existing larger scale industrial uses embedded within neighborhoods such as Walgreen's, a grocer, etc. to support existing/new neighborhood retail. These community partnerships should extend to new larger-scale retail which may occur on St. Claude and/or Claiborne Ave., such as a supermarket. Residents have requested a decrease in the amount of Alcoholic Beverage Outlets (ABO's) and storefront churches in their neighborhood. Considerations for these agreements include:

- Continue the evolution of the unified District Stakeholders into the district wide implementation committee.

- Continue to incubate and grow the existing human capital to ensure longevity in the recovery process.

- Coordinate efforts of District implementation committee with District Coordinating Council.

- Coordinate and maintain quarterly meetings with all neighborhood and civic leaders, stakeholders' committee and residents.

- Coordinate public / private partnerships and community development organization's).

- Build project related partnerships with local and national universities.

- Build partnerships with adjacent Health Care Institutions.

- Build partnerships with faith based Dioceses.

- Consider leveraging partnerships with private foundations and other not-for-profit organizations Include the potential reuse of the Holy Cross School site as a development under this project.

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Institute Neighborhood Commercial Incentive Program (Immediate to short term)

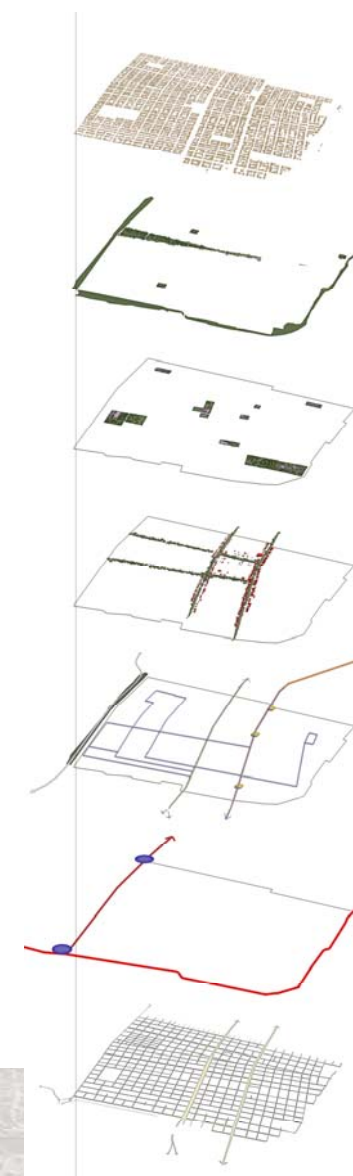
Key to the recovery of the City and District is the ability to get businesses up and running as quickly as possible. To assist in economic revival, implement a "Neighborhood Commercial Incentive Program" which focuses on:

- Incentives for businesses throughout the District, but with higher incentives for the areas along St. Claude and Claiborne Avenues; Encourage entrepreneurial incubators

- Develop incentives for a "Second Floor Occupation Program" for two story commercial buildings along major corridors;

- Recommend zoning changes that encourage live/work residential;

- Recommend zoning changes that allows for neighborhood friendly commercial uses and limits storefront churches and nuisance businesses



"Stories can domesticate disasters." - Kevin Rosario in the Resilient City

- Promote and encourage local entrepreneurs to consider businesses that provide affordable historic elements that are acceptable to preservationists.

Flood Protection and Emergency Preparedness (Immediate to short term – up to permanent policy)

Among other tasks that are needed are effective monitoring and oversight of the U.S. Army Corps of Engineers and all other regional flood protection planning. This should be done by qualified third party experts, with coordination and oversight by community representatives. Included in this is the need for an independent study for closure of MGRO and monitoring of the current study of the regional wetlands restoration along the Louisiana Coast.

- Monitor US Corp of Engineers and other regional flood protection planning.
- Monitor third party study on the levee and flood protection system
- Monitor the study for the controlled closure of the Mississippi River Gulf Outlet (MR-GO) by installing a lock and flood control

structure at Bayou a L'outré in St. Bernard Parish, thereby allowing for continued commerce while controlling salinity and preventing against storm surge.

- Monitor and support the current study of the regional wetlands restoration along the southeast Louisiana coast.
- Continue to educate the community as to the true risks of flooding

Policy and Program Oversight (Immediate to short term – up to permanent policy)

The residents, through an advocacy organization, needs to participate in a citywide review and modification of the Road Home Program to ensure that the program's goals and result support the proposed District Recovery Framework. Advocate for any needed changes

For instance, the Planning Team and residents have shared one key concern about the District's recovery process. It is the concern that more than 60% of District landowners may not have clear title to their property. Many parcels of land

have been in a family for more than one generation, and the title claims may be shared by 8 or more relatives. Locating the paperwork related to property ownership may require much research to resolve the issue of title. Moreover, there is a legitimate concern that these multiple ownership issues may delay the process of receipt of the Road Home Grant awards which so many homeowners are waiting on in order to rebuild their homes. Immediate assistance with issues like this must have community as well as residents' participation.

Complete neighborhood-based urban design/land-use scenarios & studies (Immediate to short term – up to five years)

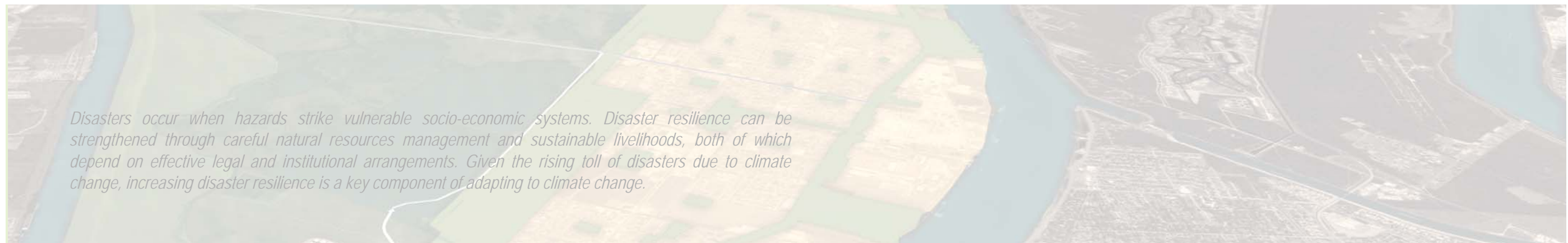
- use district recovery as framework scenario
- continue to integrate all other studies and reports
- continue with community driven planning
- include district wide-representation on neighborhood planning committee

- scenarios to be based on each neighborhood's unique history and sense of place
- urban design/land-use report to have the force of law
- framework to include policy, zoning, design guidelines & implementation strategy
- recommendations to be coordinated with funding and marketing strategy

Immediate, Local Implementation

Other immediate action items that can be a result of residents or organizations include:

- Organize volunteer clean-up / tree planting;
- Community policing programs;
- Evacuation plan block captains and neighborhood strategies;
- Promote cultural heritage and special events



Action Framework & Recommendations

The most imperative concept to arise from this process is that the community, and the city, should be both proactive and responsive in moving the implementation forward. The following action framework and phasing should be followed, but poised to modify strategies based on projects that might be proposed in the near or distant future by the private sector or larger capital improvement projects posed by the local, state, or federal government which benefit the district. The Community should also coordinate its planned actions with the work with the City, the Recovery Offices at local, state, and federal levels, and refine its schedule to be responsive to the positive activities of others. In essence, implementation should proceed in the categories offered, yet the schedule should remain flexible to accommodate changing conditions, especially where the opportunities to share or leverage construction costs and administration arise. In general, the community should set a high priority on recovery immediate needs and improvements supporting individuals and/or private reinvestment that is consistent

with the recovery development goals of the Lower Ninth Ward. This provides the first step to encourage private recovery and improvements and thus anchor private and public reinvestment.

The recovery process and District Recovery Framework is never complete – it is ongoing. Recovery needs to sought and completed in a proactive manner. Anticipating housing business needs and trends; looking for opportunities, monitoring recovery programs and their implementation; evaluating projects for need and value; adjusting the vision and the framework are all part of taking ownership of the process and the sustainability of the community into the future. Continuous advocacy requires a position of ownership and pride, not just the celebration of success. It does not begin or end with the development of a framework but depends on a vision and a commitment to achieve the unified vision of the Lower Ninth Ward.

The ultimate implementation of the framework will need to occur immediately from today through a number of means including: marketing, public relations and community

outreach for the framework; raising funds from public (federal, state, and local) and private sources (residents, business owners, Community Benefit Agreements, foundations, donors, partnerships, philanthropists); proactive focused direction in implementing the framework or doing so through other entities; and managing the District.

Implementation Strategy Phasing

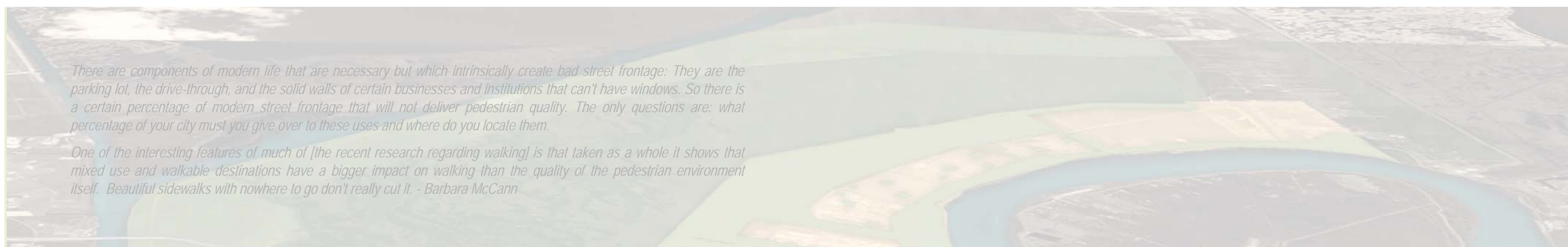
As previously stated, this recovery framework is addressing both the immediate and intermediate needs of the community. Moreover, there is a long-term vision. However, projects can be prioritized according to users/community desire, accountability, ease, and available funding or cost sharing.

Additionally, rather than strictly place projects on timelines, they should be determined by leveraging of resources, financial and otherwise. Projects may move forward or be delayed according to funding opportunities or leadership. As such, the following projects are preliminary phasing. Their order and priority are subject to change

Immediate to Short term Implementation Strategy

Recommendations to be initiated and/or completed within two years

- Prepare and adopt recommended urban design framework
- Prepare and adopt recommended design guidelines for residential, mixed use and commercial initiatives
- Determine the most expedient organizational structure to fundraise for and monitor the implementation of the recovery framework
- Request a contract employee or a re-assigned an existing city employee with significant development/redevelopment experience to implement the recovery framework.
- Negotiate with State Highway Department to implement Florida Avenue changes for improvements per the community



There are components of modern life that are necessary but which intrinsically create bad street frontage: They are the parking lot, the drive-through, and the solid walls of certain businesses and institutions that can't have windows. So there is a certain percentage of modern street frontage that will not deliver pedestrian quality. The only questions are: what percentage of your city must you give over to these uses and where do you locate them.

One of the interesting features of much of [the recent research regarding walking] is that taken as a whole it shows that mixed use and walkable destinations have a bigger impact on walking than the quality of the pedestrian environment itself. Beautiful sidewalks with nowhere to go don't really cut it. - Barbara McCann

- Repair and improve St. Claude and Claiborne Avenue as mixed use corridors and traditional avenues (2 lanes in each direction with parallel parking, sidewalks, pedestrian crossings and amenities, tree lawns, street trees, neutral ground landscaping and tree canopy, rain gardens, historic pedestrian scaled street lights, street furniture, and upgrade and place all utilities in hardened underground service corridors. Complete the necessary planning for the entire area to be a future WiFi District). Eventually, allow for optional no parking at peak times of day and signalized intersections. Provide zero lot line mixed-use zoning along both avenues. Additional public parking to be located behind buildings facing avenues

- Facilitate and allow for incremental transformation of existing buildings along St. Claude and Claiborne Avenues providing the development is in accordance with design guidelines and the community's approval

- Incorporate Recovery Framework's recommendations as to improvements for upgraded parks, playspots, playgrounds,

trails, rain gardens (of all scales) and drainage systems into the city-wide park master report updates

- Review existing building code requirements for rehabilitation of existing homes and relocation of historic homes. Meet the National Building Code for rehabilitation of existing buildings

- Retain design/planning control in order to beautify and control adjacent undesirable building types and uses.

- Begin bi-annual one-day community maintenance & beautification events

- Retain a third party independent consultant to complete a detailed study of the neighborhood flood and drainage issues and incorporate recommendations into the schematic design for public improvements for the ultimate build-out of the Lower Ninth Ward

- Retain a consultant to develop the necessary drainage and other infrastructure improvement construction documentation for the area.

- Retain a consultant to develop schematic design for the public improvements and to build upon the historic district theme, identity and character for the entire district.

- Design all key neighborhood streets to traditional neighborhood streets standards with one lane in each direction, one side of parallel parking, tree lawn, rain gardens, street lights and street trees; upgrade and place all utilities in hardened underground service corridors. Consider placing infrastructure for eventual Wi-Fi connectivity.

- Acquire necessary options on property for the wedge park and expand the adjacent public property around the Alabo and Benton to the north and Alabo and Gordon to the south for future greenway connections

- Develop a funding program to implement infrastructure improvements as detailed above. Improvement strategies released for bid and construction dependent upon availability of programmed funds

- Develop the financial incentive program to support incremental renovation and mitigation of existing housing for ownership

- Develop the financial incentive program for infill affordable and market rate housing including single family, double shotguns, and attached townhouses for ownership by returning residents (primary) and new residents.

- Develop a business loan program to support existing compatible neighborhood friendly businesses that repair/rehabilitate their property per the approved codes and guidelines

- Support the continued renovation and expansion of the Sanchez Community Center.

Acquire necessary options on blighted and adjudicated property for the voluntary relocation of displaced residents

Renovate, expand and operate Holy Cross as a community college and educational center. Consider expanding programming to serve the larger and immediate community, the arts



- and possibly a community theater.
- Consider closing streets separating schools and parks/playgrounds for one block to share and developing a campus environment
- Consider a property tax limit for retired residents
- Consider closing Rampart and Tennessee for one block and developing a multipurpose campus environment with off-street parking and new building along St. Claude
- Retain a consultant to develop schematic design for the public improvements and a historic district theme, identity and character for the cultural/arts/education district
- Continue to develop existing parks with additional trees, paths, age diverse/appropriate playground and other amenities
- Develop four key city-wide annual events to be located along the avenues, riverfront, and eventually the proposed wedge park along Alabo and Benton
- Farmers/Community Market

- Create a public/private Community Development Corporation that develops, manages, and maintains the proposed improvements, civic areas and tenant mix along the mixed use corridors within the District
- Attract clean, green industry to the wet-side of the flood wall along the Industrial Canal. Consider only community approved businesses with carbon neutral missions and those that are willing to enter into Community Benefit Agreements with the District's CDC, community's schools, churches, etc.
- Acquire necessary options on property or redevelopment rights or create development partnerships to facilitate the community-approved development along the avenues, Mississippi River, the Industrial Canal
- Overlay a financial mechanism for the mixed use developments community approved by the along the avenues, and potentially the Mississippi Riverfront and the and along Broadway to provide the necessary funds for

- infrastructure development and support this project with a portion of the sales tax
- Consider an overlay tax districts on new businesses to provide direct income to benefit the community
- Solicit and/or publish a request fr development proposals that maintain the intent and objectives of the recovery framework

Intermediate Implementation Strategy

Recommendations to be initiated and/or completed between two to five years

- Complete all streetscapes
- All streetscape improvements along St. Claude, Claiborne, Florida, Caffin, and Tupelo
- Complete the upgrade and placement of all hardened utilities and infrastructure in underground service corridors
- Facilitate mixed use commercial and residential development and along St Claude and N. Claiborne
- Continue the special events programming

- Design and begin the repair process and improving all neighborhood streets as modified by the approved recovery framework to incorporate sidewalks, street trees, four-way stops, pedestrian crossings, rain gardens, and parallel parking where appropriate
- Complete improvements to rectify drainage problems and improvements to the infrastructure
- Continue to implement the improvements to the neighborhood streets and alleys
- Design and develop linear park with trails, landscape and rain gardens adjacent to the levee/flood wall of the Industrial Canal to connect the northern residents to the riverfront
- Consider developing Florida Avenue back levee into major greenways with walkways and trails, nature areas, recreation amenities, parking, etc. Partner with the Bayou Art Trail Project and Sewerage and Water Board initiatives
- Relocate police headquarters to town center area
- Locate key resident and visitor amenities and information in this area.



Resilience is about taking a proactive step to protect oneself while living with risk

Smart Growth defined: Making the car an option, not a necessity. – Dom Nozzi

- Continue to facilitate the incremental transformation of existing buildings along St. Claude and Claiborne Avenues

- Complete all improvements to Alabo, Benton, Gordon, Caffin, and Tupelo and key neighborhood streets

- Complete all improvements to existing alley system throughout the district

- Continue to Expand Holy Cross to have a St. Claude address with a well-landscaped front entrance to the multi-use recreation fields. Expand the role of the school in the community with cross programming in relationship to the community college and other local facilities

Implementation Strategy

Recommendations to be initiated and/or completed beyond five years

- Complete all streetscape improvements

- Complete improvements to all the parks and riverfront. In addition, capital improvement frameworks should be structured to ensure that adequate maintenance is provided.

- Continue to facilitate mixed use commercial and residential development along St. Claude and Claiborne Avenues

- Continue to facilitate residential development throughout the district

- Complete the process of improving all schools and community facilities as stipulated in the recovery framework and is approved by the community

- Continue the special event programming

- Develop a community appropriate mixed use residential commercial area along the riverfront

- Negotiate with the railroad company to remove the spur from St. Claude, Alabo, and the riverfront.

- Reopen all neighborhood schools and community facilities as deemed necessary by the returning population

- In place of industrial use, relocate riverfront park and playground from Alahambra to the parcel bounded by Royal, Alabo, Chartres, and Charbonette. Utilize the rails-to-trails program to expand to Gordon for open space development

- Continue to facilitate the renovation/rebuilding of existing residential units as well as infill housing

- Complete new development of park with adjacent houses and residential developments

- Complete expansion of Mississippi Riverfront access as a major multi use district park and recreation area

- Complete the nature center in conjunction with a new regional high school adjacent to Bayou Bienvenue

- Complete the Bayou Art Trail

- Complete all mass transit projects

- Establish a benchmark workforce training program for the region

