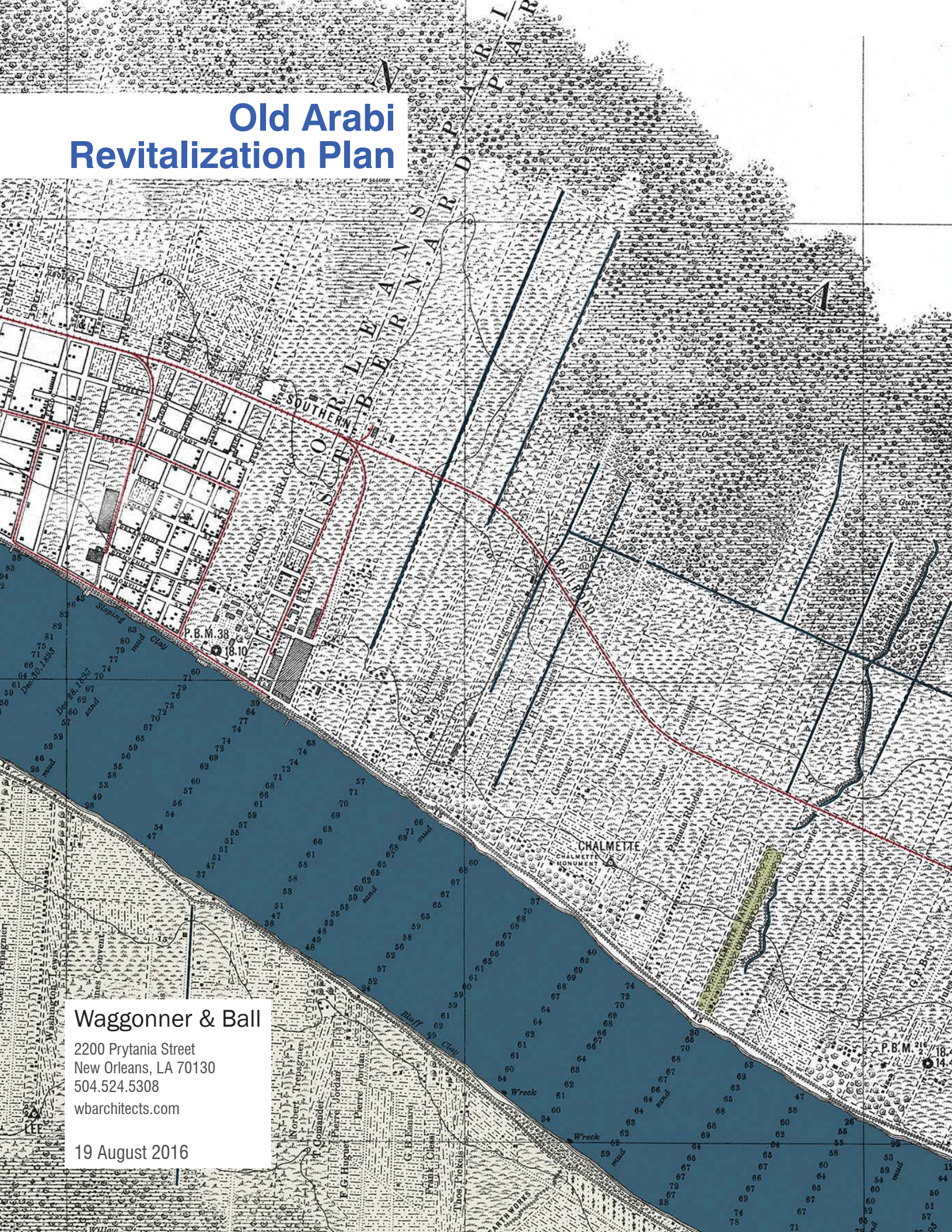


Old Arabi Revitalization Plan



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19 August 2016



View of the Mississippi River from Old Arabi, looking towards New Orleans

Studies and Information Consulted

CZB, LLC, *St. Bernard Parish Comprehensive Plan*

Waggonner & Ball Architects with Tulane Regional Urban Design Center, *St. Bernard Parish Planning, Planning Framework for St. Bernard Parish*, 2006

Waggonner & Ball Architects, *Greater New Orleans Urban Water Plan*, 2013

Waggonner & Ball Architects, *St. Bernard Parish Louisiana Land Trust Vacant Lot Study*, 2012

Waggonner & Ball Architects, *St. Bernard Parish Integrated Water Resources Management Plan*, in progress
Regional Planning Commission study with Perez

Aycock Arabi Art Park

Meraux Foundation project plans

Acknowledgements

Client: St. Bernard Parish Government

Consulting Team: Waggonner & Ball, CZB, LLC



Levee and floodwall along the Mississippi River limit visual access to the water. Improving access to Old Arabi's riverfront is vital to the neighborhood's revitalization.

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Levee and floodwall along the Mississippi River inhibits access to the riverfront, which is one of Old Arabi's greatest opportunities



1

Project and Project Area Overview

The purpose of the Old Arabi Revitalization Plan is to provide a clear path forward for the continued recovery and redevelopment of a beautiful, historic neighborhood advantageously located at the St. Bernard and Orleans Parish boundary, just 4.5 miles from the heart of the French Quarter. The neighborhood, situated on high ground, survived the levee failures of 2005 with most of its priceless architectural heritage intact. In recent years, it has become a place of opportunity for businesses, artists, and homebuyers, driven downriver by quickly rising property values in the Ninth Ward of New Orleans, just upstream, and drawn to Arabi for its singular charm, location, and affordability.

The plan is meant to be a resource for planners, designers, policy-makers and community advocates working in St. Bernard. At the same time, it is meant to serve as a coherent and actionable vision for a thriving Old Arabi that is built on the needs and priorities of those who live there today.

Maps, diagrams, and historic photos in Chapters 1 and 2 capture key qualities of the neighborhood as it exists today, and also the ways in which the neighborhood's rich history continue to inform the potential of the neighborhood today and in coming decades. In Chapter 3, the document details goals and objectives that have come out of the past three years of research, drawing, and input from community members. These, in turn, serve as the planning and design principles for the proposed projects that are outlined in Chapter 4. Selected streetscape improvements from this chapter will be implemented with grant funding provided by the federal Department of Housing and Urban Development. Chapter 5 describes relationships between proposed projects, priorities, and potential pathways for implementation that are possible within a 5-15 year time frame. Chapter 6 contains design guidelines, which will guide new development and further reinforce the character of the neighborhood, if properly incorporated into permitting and certification processes.

The plan seeks to enhance what exists in Old Arabi today, and to help the neighborhood become a great place to live, work, and invest. In particular, it focuses on:

- The quality and scale of neighborhood, including its streets, trees, and buildings
- Proximity to the Mississippi River, as well as local wetlands, and the Chalmette Battlefield
- Proximity to Chalmette, burgeoning New Orleans neighborhoods and also downtown
- The historic character of the neighborhood and the many sites of historic significance within and immediately adjacent
- The burgeoning arts-based, cultural, and education institutions that now call Arabi home
- The affordability of real estate, including single family homes, vacant lots, and large vacant buildings
- The possibility of establishing a lively mix of residential areas, local businesses, mixed use development, light industry, and tourism

By drawing out these qualities, Old Arabi can become one of the great neighborhoods in the region, a place where one can raise a family a pleasant stroll from a regional science center and fantastic neighborhood parks, a place where one can spend an evening visiting art studios after visiting the Chalmette Battlefield and a riverfront brewery, and a place where one can start a home-based office as well as a vegetable garden, a short drive from the Central Business District and from St. Bernard's bayous.



**OLD
ARABI**

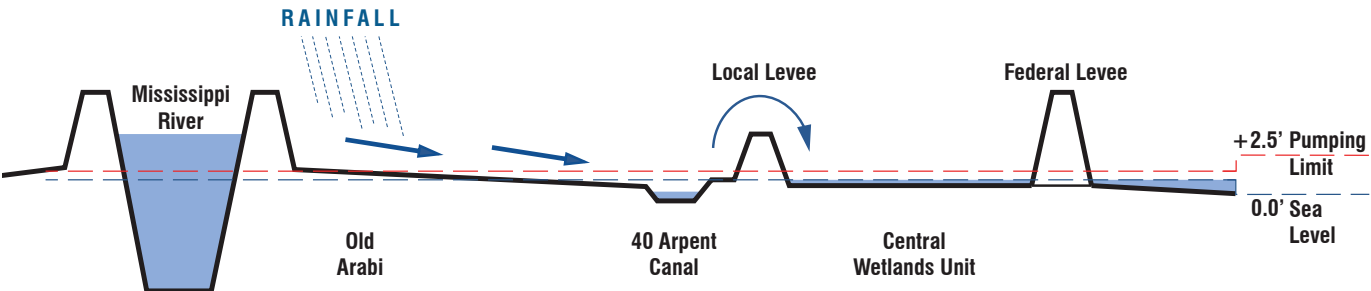
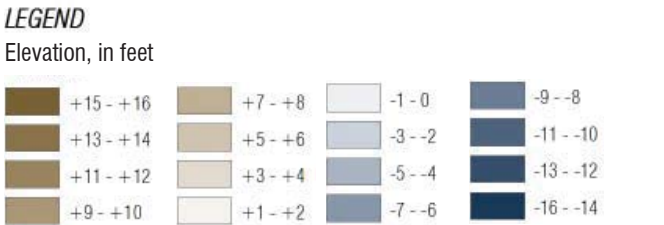


Aerial view of Old Arabi (in color) looking upriver towards New Orleans

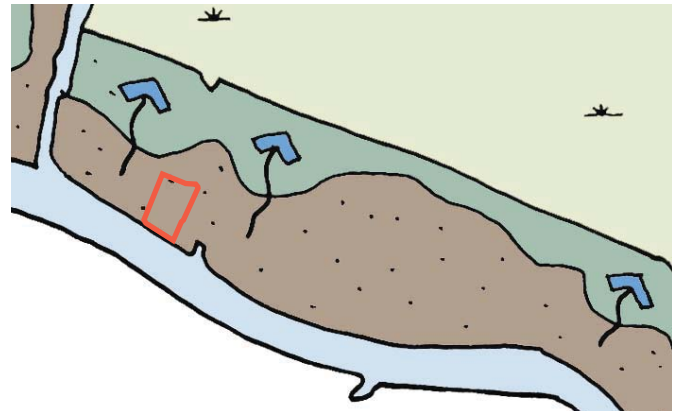
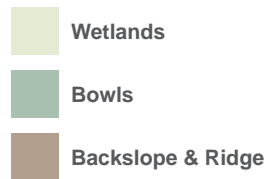
Old Arabi is located on the banks of the Mississippi River where The Big Muddy winds its way through the City of New Orleans, and down towards the Gulf of Mexico. Next to the river and on the backslope of the river levee, Old Arabi has elevations of +1' to +14'. This high ground slopes away from the river towards the Central Wetlands Unit and Bayou Bienvenue to the north. Old Arabi's past as an industrial center, and its future as an attractive place to build a home or start a business, are in large part due to its geographic advantages.

Old Arabi sits on layers of artificial fill, sand, and sand/clay mix. These surface soils are more stable than most of the clays and mucks that are found throughout the region. This means that the neighborhood is less prone to subsidence. That is, because there is little organic material in Old Arabi's soils, and because these soils have been compacted over time due to human settlement, Old Arabi is less likely to sink over time, unlike many areas in St. Bernard and the rest of the Mississippi River Delta that are sinking due to low groundwater levels and soil oxidation.

Being situated on the backslope means, too, that stormwater flows more readily out of the neighborhood via surface canals, and that there is easy access to the river. Property values are consistently higher along the riverfront as well, according to real estate listings accessed in 2016 and metro area property sale trends reported by the New Orleans Times-Picayune. While floodwaters damaged the neighborhood as it did every part of St. Bernard in the aftermath of Hurricane Katrina and levee failures in 2005, flood depths were lowest here where the ground is highest. The neighborhood experienced less damage and has been able to recover more quickly than those situated on lower ground.



Rainfall hits the ground and follows the backslope away from the river levee via surface flow, pipes, and canals down towards the 40 Arpent Canal, where it is pumped over the local levee and into the Central Wetlands Unit



Ridge

Geologic remnants of old river courses and distributaries, ridges are strips of relatively stable clay and silty clay soils. Like the backslope, ridges also served as sites for early settlements on highest ground.

Backslope

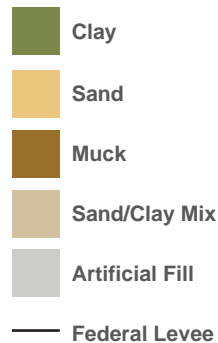
High ground that slopes away from riverbanks towards the wetlands, this stretch of more stable, drier ground was the first area to be settled by Europeans in the 18th century. The backslope is largely above sea level, and has stabler clay and silt soils.

Bowls

These areas of low ground are between the backslope and ridges. Once swampland, before forced drainage and later urbanization, these areas have highly organic soils that are prone to subsidence.

Wetlands

Bowls used to be wetlands. These rich ecosystems surround the parish, and are also impounded behind levees and floodwalls. They serve as natural buffers to storm surge, critical habitats, and recreational amenities.



Muck

Formed through the artificial drainage of swampland, muck may contain larger decomposing organic elements ranging from cypress stumps to shells. Mucks provides poor drainage and poor retention capacity, and are especially prone to subsidence.



Clay

A variety of clay soil types make up the areas closest to the banks of the Mississippi and its associated tributaries and distributaries. Clay soils are fine grained, with small air pores, and are typically poorly drained. They may contain varying amounts of organic material.

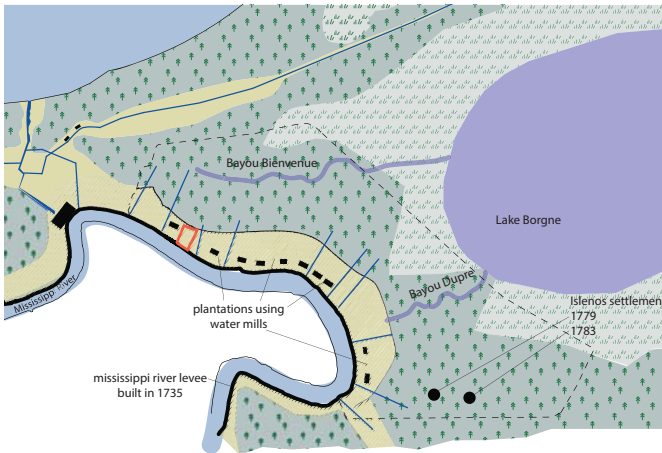


Sand

Sandy soils consist of larger-grained particles, which give sand layers the best drainage characteristics that are available in St. Bernard Parish.

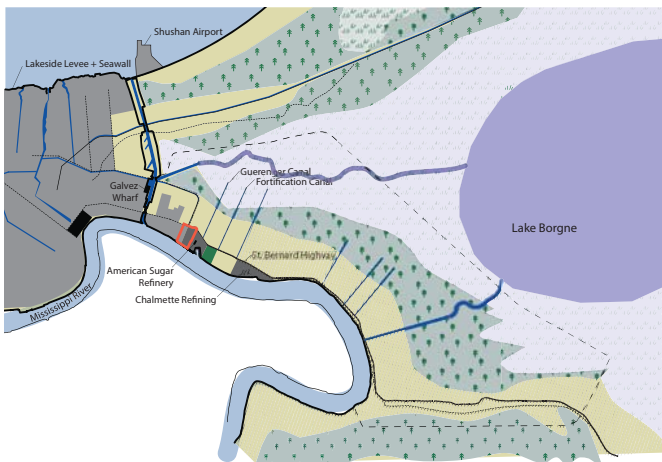
Project Overview

Historical Development



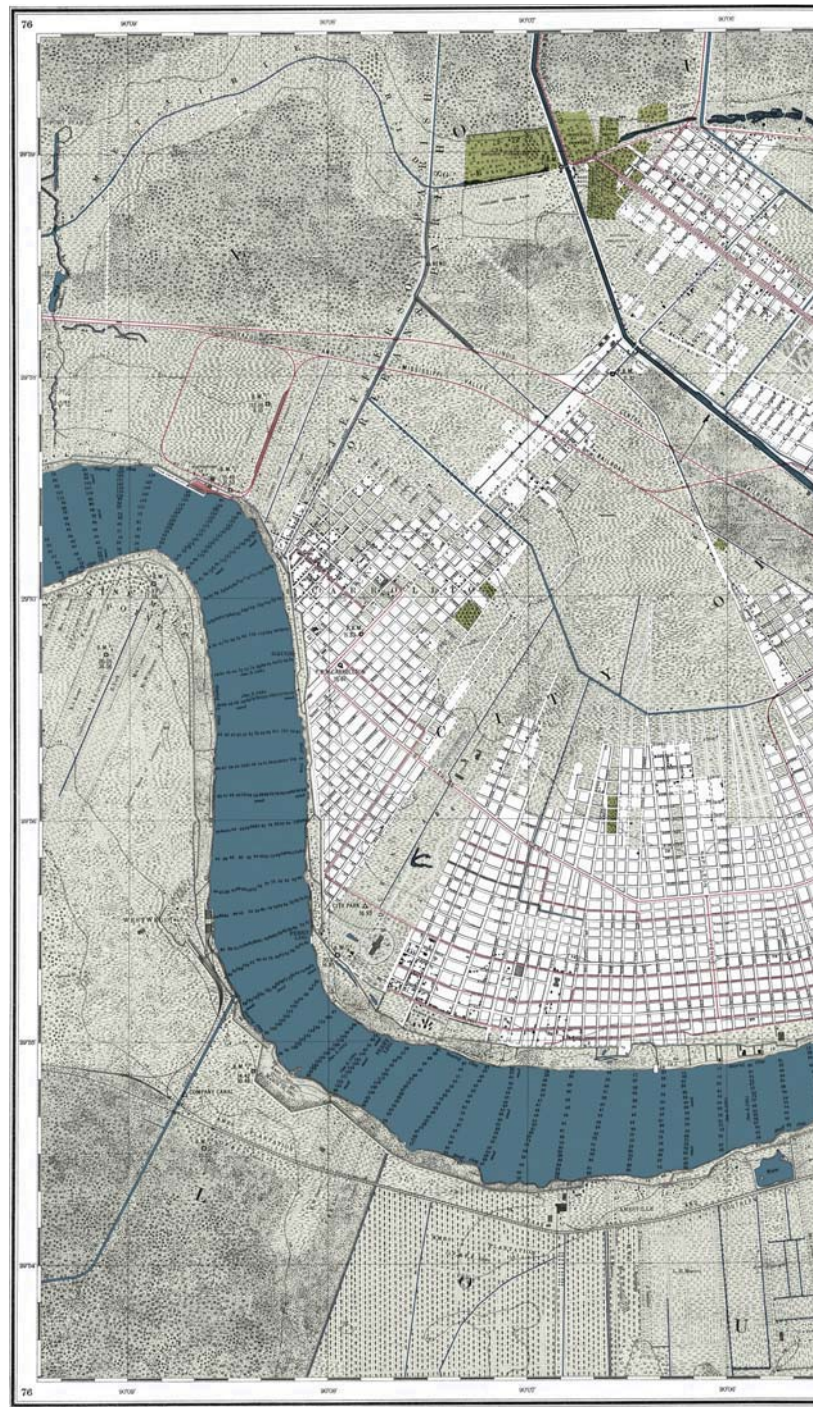
1718–1803

Europeans recognized the potential of riverfront access and higher ground in what would become Old Arabi, and expanded plantations down the river from New Orleans into St. Bernard Parish. Millraces were cut into riverbanks to harness the power of the river to drive engines and commerce. This led to deforestation, which allowed agricultural development and demand for wood as a natural resource. The lines of Old Arabi out into the wetlands also reflect the arpent system of land division that provided both river access and wetland access to each property owner.



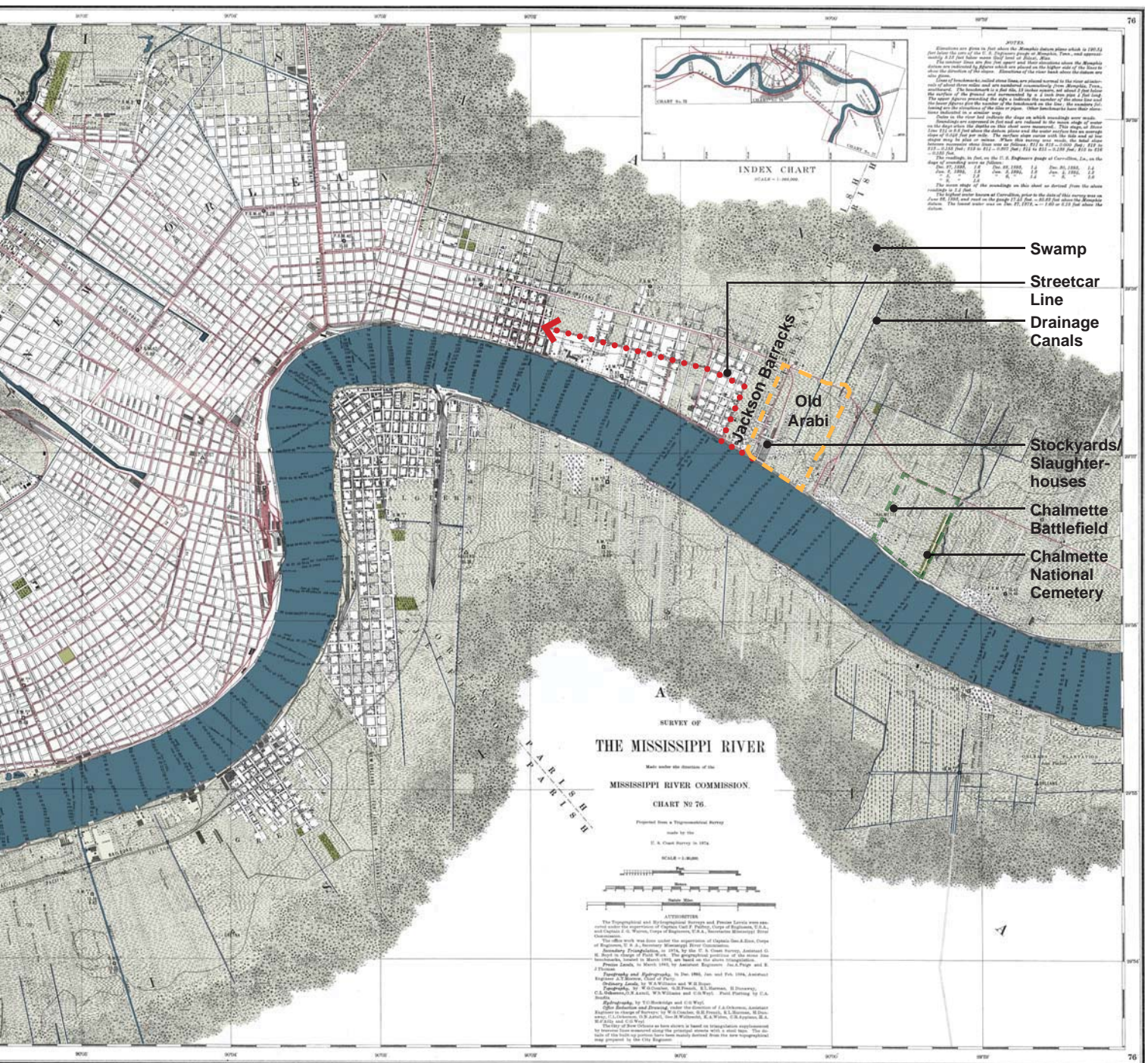
1910–1930s

Industrial facilities for oil refining and the parish port emerged along the riverfront just downriver of Arabi. This cut off river access, while construction of the Industrial Canal divided the Lower Ninth Ward of New Orleans and St. Bernard Parish from the rest of metro area.



1895

Originally the eastern end of New Orleans, Old Arabi became the entrance into St. Bernard Parish. Established in the nineteenth century as a suburb of the city, the area was connected by streetcar routes, as shown in red on the map above. ¹ Arabi was transferred to St. Bernard Parish in order to maintain existing stockyards and slaughterhouses, when those were banned within New Orleans city limits.



The Battle of New Orleans

In 1815, the United States Army defeated the British in the largest and final effort of the War of 1812. The Army repelled the British in the Battle of New Orleans, just downriver from Old Arabi at the Chalmette Battlefield. The battle is shown here in a detail of a painting by Jean Hyacinth Laclotte.² Today, the battlefield attracts visitors as part of the Jean Lafitte National Park and Preserve.

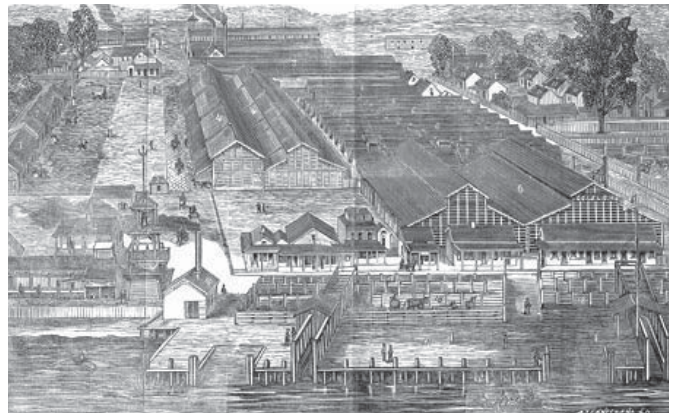
Historical Development

Old Arabi once defined the lower edge of New Orleans, connected to the rest of the city by streetcar lines and common street grid. First called Jacksonburgh, the area became known as Stockyard Landing after the Civil War, when large, bustling stockyards and slaughterhouses were established from the river to St. Claude Avenue.

In 1869, Louisiana passed a law granting a monopoly to a newly created, centralized livestock and slaughterhouse company to operate in New Orleans, banning other similar facilities within city limits. Local butchers appealed the case, which went to the U.S. Supreme Court. The court ruled that the state law was constitutional. Rather than close the facilities, St. Bernard Parish annexed them into what is present-day Old Arabi.

Arabi is commonly understood to be named after a mistranslation of 'Urabi Pasha, an Egyptian official who set fires while fighting against British occupation in 1882. Local residents allegedly burned down the courthouse in the 1890s and named the area after the Pasha. ³

Just outside city limits, Old Arabi was always a site for nuisance and industrial activities, from early stockyards and slaughterhouses to later production facilities: a Domino Sugar refinery in 1909, still in operation, and a Ford Motors plant in 1922 that is now vacant. Illegal gambling and jai alai clubs also flourished into the mid 20th century, repeatedly raided by state authorities.



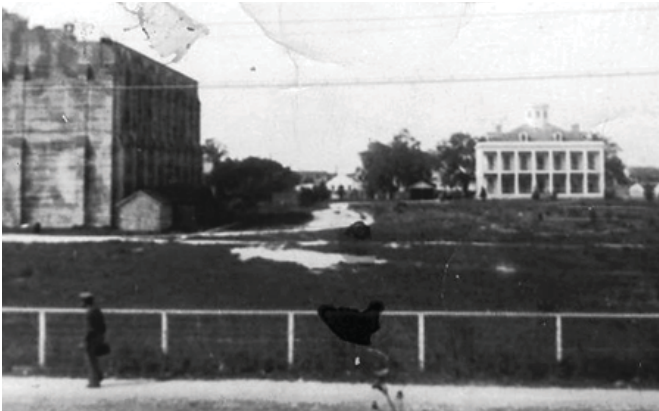
Stockyards and slaughterhouses in the late nineteenth century ⁴



Ford Motors factory under construction, 1922 ⁵



Domino Sugar Refinery along the Mississippi River, 1913 ⁶



Jai alai court next to Lebeau House, then a hotel, c. 1920s ⁷



New Orleans Stock Yards, 1950s ⁹



State Police destroying seized slot machines in Old Arabi, 1950s ⁸



Jai Alai Club on Friscoville Avenue, 1950s ¹⁰



Local Context

Map showing local features, assets, open space, and barriers to circulation and access.

LEGEND

- barrier
- asset
- open space
- undeveloped
- neighborhood boundary



Bayou Bienvenue overlook



Industrial Canal



Bywater



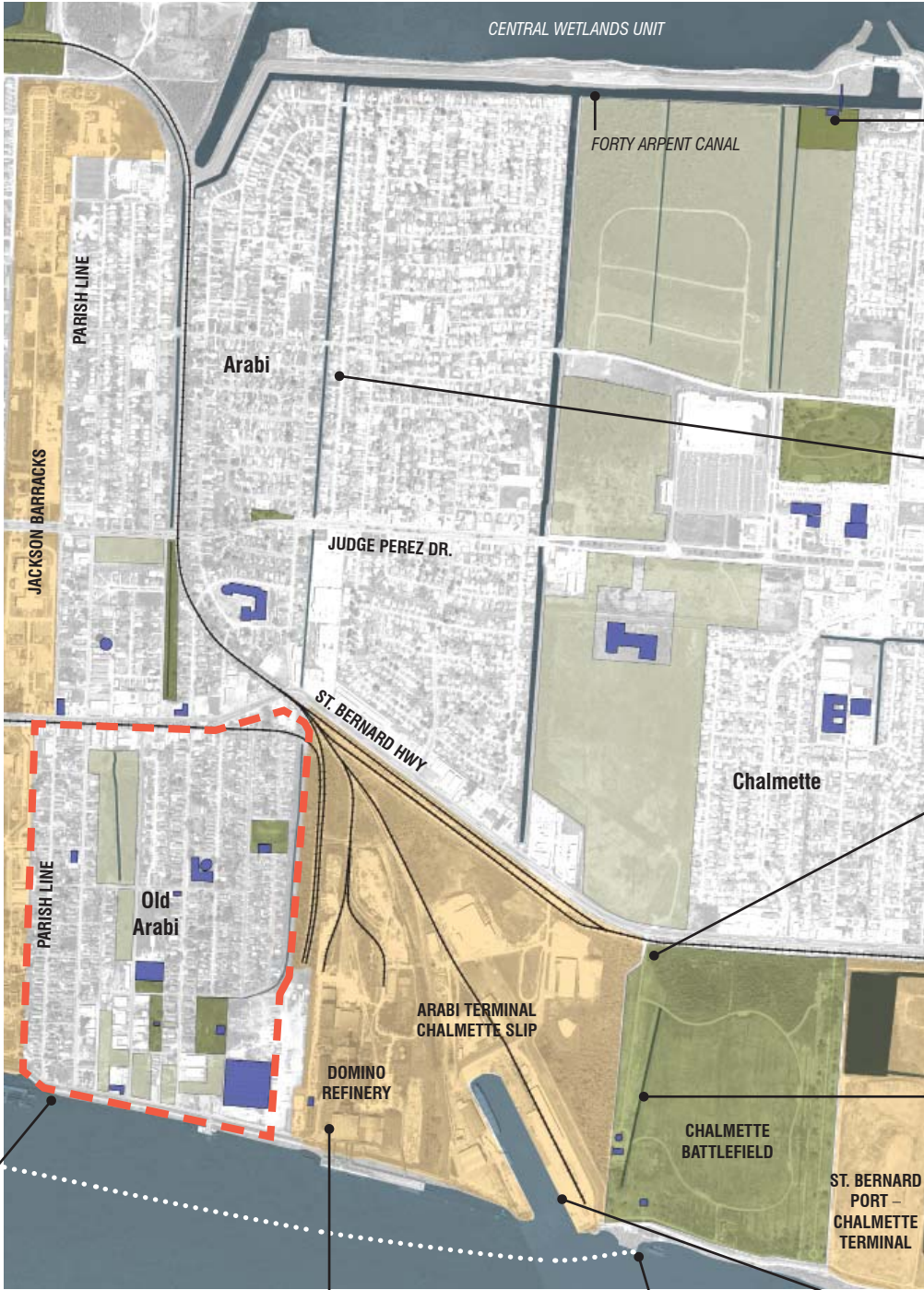
Steamboat Houses



Jackson Barracks



Mississippi River levee and floodwall



40 Arpent Canal boat launch, lagoon



Suburban Arabi



Railroad to St. Bernard Port



Chalmette Battlefield



Domino Refinery



Steamboat Natchez dock



Chalmette Slip



Historic architecture and urban design patterns create a strong sense of place and identity for Old Arabi, a unique environment in St. Bernard Parish



2

Existing
Conditions

Assets

Beyond its advantageous location, one of Old Arabi's greatest assets is its urban fabric – that is, the relationship between its streets, and buildings, between private spaces and public areas, and between neighborhood and nearby assets. Residential areas are generally quiet and leafy, and characterized by one and two story single-family homes built in a variety of styles.

Within the neighborhood, a mix of institutions and land uses provide variety and great potential. The Arabi Food Store is a reminder of the many small businesses that dotted the neighborhood well into the 20th century, and the presence of businesses along St. Claude Avenue and the opening of the 40 Arpent Brewery at the riverfront suggest the commercial potential in both areas. The Aycock Barn, Maumus Science Center, and Sugar Museum are important institutions that are all within walking distance of Old Arabi residents.

Just outside of Old Arabi are many employers whose employees commute in from all over St. Bernard and the region. These include Domino Sugar, the Port of St. Bernard, Jackson Barracks, St. Bernard Parish Hospital, and many businesses, refineries, and governmental agencies in Chalmette. Many of these businesses also draw customers from New Orleans, especially Lower Ninth Ward and New Orleans East residents.

Old Arabi's rich history is visible to this day, in buildings such as the former Ford Factory, as well as the open land of the former stockyards. Less fortunately, the site of the former Lebeau Plantation, which was burned down due to arson in 2013, is a reminder of how quickly these landmarks can be lost.

Equally vital to the health of the neighborhood and its future are the people who live and work in Old Arabi, including those who have lived there for generations, and those who have begun building homes and businesses in more recent years. The Old Arabi Neighborhood Association is an active participant in maintaining the quality of the neighborhood. Strong energy and participation at planning meetings for this project reflect how deeply invested residents and business owners are in the future of their neighborhood.

Challenges and Opportunities

In addition to recognizing the many assets and advantages that pertain to Old Arabi, this revitalization plan also takes into account the challenges that have limited neighborhood development thus far, but that might be addressed through targeted investments and streetscape improvements.

One challenge is that of perception and access. Where commuters and visitors make their way across the parish line and towards Chalmette, there is little along St. Claude Avenue to suggest that there is a beautiful, historic neighborhood and riverfront to be discovered, immediately behind the undistinguished and unattractive street front. St. Claude Avenue encourages traffic to pass through at high speed, rather than calling attention to Old Arabi as a stopping point and a unique part of the parish.

The presence of Jackson Barracks and Domino Sugar on either side of Old Arabi has had the positive effect of creating a secluded feel for the neighborhood, as if it were a hidden jewel for those lucky enough to have found it. For security reasons, pedestrian access along the river levee beyond the neighborhood boundaries is prohibited, which limits the utility of the levee as a recreational amenity and connection.

Once inside the neighborhood, there is neither a clear hierarchy of streets nor appropriate signage, and the presence of a heavily used truck route along Aycock disrupts the look and feel of neighborhood, especially where houses along Terry Drive turn their backs to the street. There are also streets without sidewalks and curbs, that are poorly lit, and many that flood during rainstorms. Though the scale of streets and buildings is pedestrian friendly, the streetscapes themselves do not encourage walking.

Another challenge is the threat of losing the cultural heritage of the neighborhood to neglect or demolition. Through the restoration of landmarks such as the Maumus Center, and through thoughtful and historically sensitive redevelopment and new construction, Old Arabi can be an exemplar of how fostering growth and celebrating heritage can serve each other within a coherent revitalization strategy.

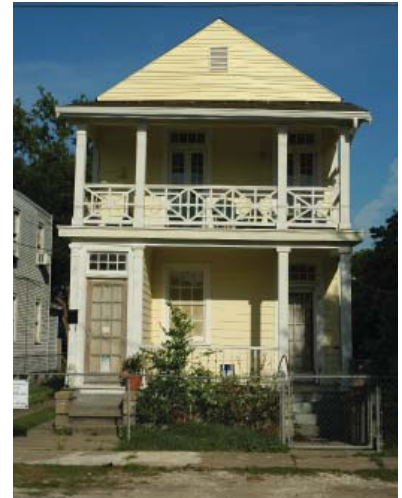


Map showing existing assets in Old Arabi

Existing Conditions

Assets: Housing Stock

Residential areas in Old Arabi contain a variety of housing types, scales, and ages, with a large number of historic homes from the late 1800s in the blocks west of the former stockyards, known as the “Victorian Painted Ladies.” Here, the architecture and scale of streets match the adjacent Holy Cross area of New Orleans, since this part of the neighborhood used to be in the city proper. Farther north and east, residences primarily date from the mid-twentieth century.

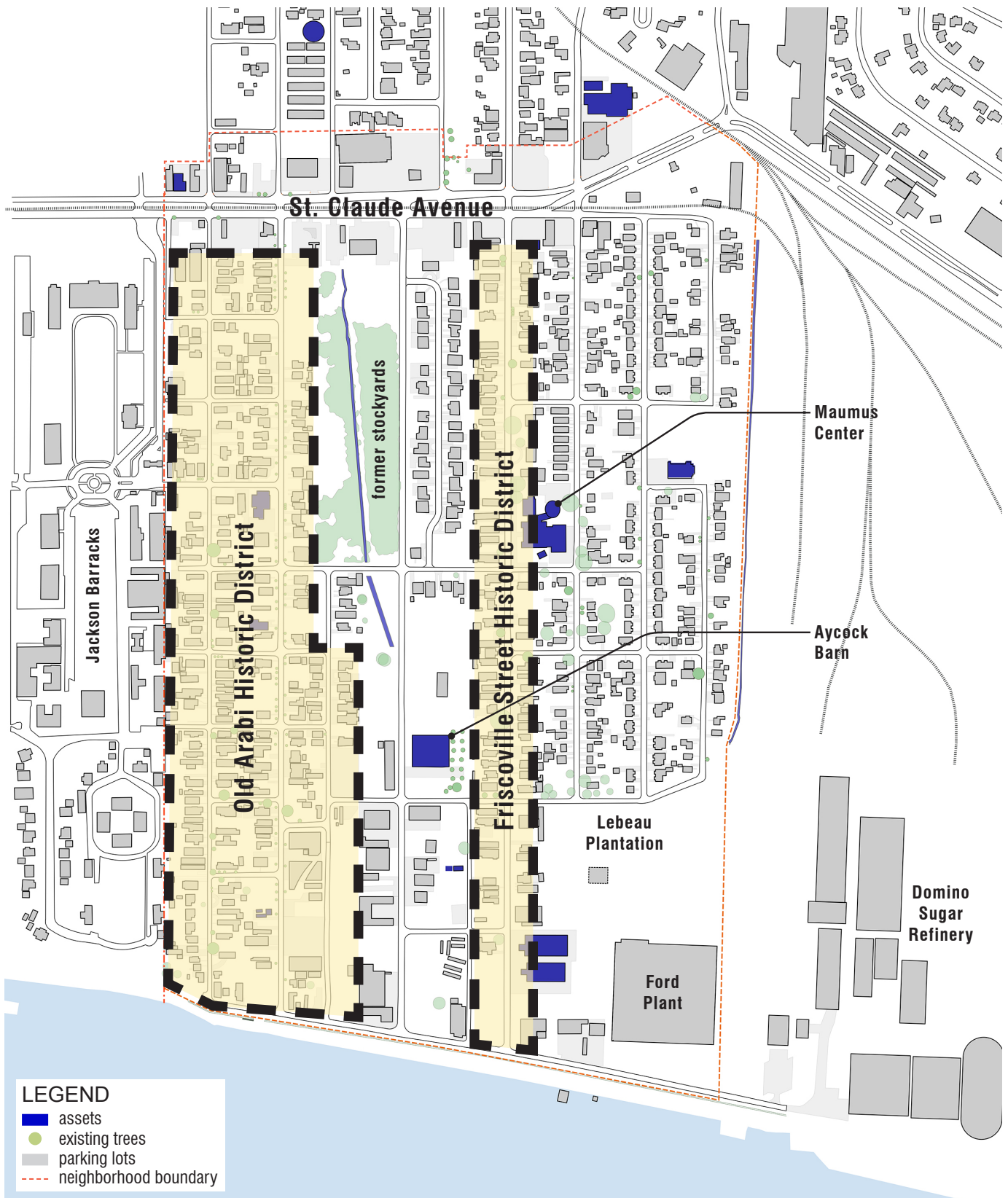


Design Guidelines

Adopting design guidelines, explicated in Chapter 5, can help improve consistency in urban pattern and architectural form throughout Old Arabi as new development and construction transform empty lots and blighted properties. Buildings that contribute to the character of the neighborhood are valuable assets to the community as a record of culture, and also support greater stability, increased property values, and positive development. Guidelines that promote compatible design – architectural styles, proportions, and features that fit in with the surrounding neighborhood and reinforce existing qualities and character – will be a boon to redevelopment efforts rather than an inhibitor of growth.



Adjacent to industrial land use, this group of mobile homes lacks sidewalks, lighting, street trees, and other basic amenities



Map of historic districts, neighborhood landmarks, and existing assets within Old Arabi

Assets and Investments

Old Arabi has a rich mix of historic assets and recent investments more often associated with urban centers than a largely suburban/rural parish such as St. Bernard. In addition to the riverfront, there are regional attractions such as the \$20 million Maumus Science Center and Planetarium, which is a state-of-the-art complex that has already hosted visitors from as far away as Minnesota. The restored First Ward Courthouse and Jail – now Sugar Museum – and the Aycock Barn are smaller attractions rebuilt after Hurricane Katrina. The latter is a spacious outdoor gathering space that hosts St. Bernard's Seafood and Farmers Market, and is suitable for a wide range of other public uses.

Along the riverfront, where the steamboat that connects the French Quarter to Chalmette passes by every day, a revamped Old Arabi Bar and the recently established 40 Arpent Brewery hark back to the Arabi of yesteryear, when groceries, stores, and restaurants served both residents and workers coming to and from waterfront facilities. These establishments draw visitors from the neighborhood and beyond.

Along St. Claude, a range of recent investments by the parish, private entities, and the Meraux Foundation are transforming the avenue into a true gateway to the parish and to the neighborhood. These include the first phase of streetscape projects – improvements to the neutral ground that include trees, lighting, and plantings – as well as Studio Inferno and Studio Arabi and a shared parking lot behind Studio Arabi. Together, these developments are integrating the area into a regional arts scene, with artists starting to see Old Arabi as a viable place to set up studios and to share their work.

Additionally, the recently constructed Sheriff's office and Metropolitan Human Service's District's Behavioral Health Center, join a range of food options (from Gerald's Donuts to Waffle House to the Kitchen Table Café to Mitá's Café Cubano) to live entertainment at the Valiant Theatre and Lounge, making St. Claude a real gathering spot for parish residents.

The challenge and opportunity is to find ways to connect these amenities so that they form a cohesive whole, and for that to spur additional investment and development.

St. Claude Avenue



Arabi Plaza, with several new tenants



Studio Arabi, in a former industrial building



Current streetscape improvement project under construction

Neighborhood



The new Maumus Science Center and Planetarium



Aycock Barn and surrounding green space



Sugar Museum at the Historic First Ward Justice Courthouse and Jail

Riverfront



Top of levee along Mississippi River with steamboat Natchez



40 Arpent Brewery on N. Peters St.



N. Peters St. and levee, with new residential development at left

Existing Conditions

Entrance to St. Bernard Parish and Old Arabi

Coming from downtown New Orleans, St. Claude Avenue is one of two main entries into the parish. As a state highway, the avenue has been designed for the automobile. It is neither suited for non-vehicular modes of transportation, nor is it attractive as a place to slow down, shop, or do anything besides continue on through to Chalmette or to New Orleans. As a result, high speed traffic divides Old Arabi from the rest of Arabi. The signage that exists is hard to read from the automobile, and provides little indication of the neighborhoods on either side of the corridor.

Along St. Claude, buildings are set back behind parking and vacant lots, so that the street front is fragmented and unattractive. Businesses and institutions situated along the avenue are accessed through individual parking lots – they do not cohere and create a sense of place, much less a desirable place that speaks to the best qualities of the parish or of Old Arabi.

Surfaces and lighting are rough, with unattractive street lamps strapped to power poles, scant trees, broken asphalt, and a patchy neutral ground, surrounded by hard concrete and other paved surfaces. The first phase of streetscape improvements will address many of these issues, and further investments in this vital corridor will benefit not only Old Arabi, but the parish as a whole.



St. Claude Ave. looking towards Angela St.



St. Claude Ave. before Aycock St.



St. Claude Ave. at Friscoville Ave.



Open floodgate on top of levee is the only river access in Old Arabi



N. Peters St. lacks public amenities and good riverfront access

At public meetings, Arabi residents have consistently called out the riverfront as a top priority. The Mississippi is 0.6 miles from St. Claude Avenue, and less than 0.5 miles from the Maumus Center and most of the houses in the neighborhood. At the end of Mehle, an open floodgate provides access to a dirt path on the batture side of the river levee. Despite the lack of a more welcoming access point, the levee path is well worn by neighborhood residents, who use it as a place for relaxing strolls, with views of downtown New Orleans and passing river traffic.

The levee path is cut off by Jackson Barracks upstream and Domino Sugar downstream. Domino Sugar, still functioning, and the vacant Ford factory building are pieces of a once bustling industrial fabric, where access to the river was critical to the functioning of local industries and workers came by streetcar down to the riverfront each day for work.

Today, there is a resurgence of interest across the the country in waterfront redevelopment. Old Arabi has the potential to access more fully the potential of its riverfront. With some businesses returning (e.g., 40 Arpent Brewery) and the example of riverfront redevelopment in New Orleans (see callout below), enhancing access to the riverfront area and streetscape improvements with new mixed-use development along N. Peters will help revitalize the entire neighborhood.



Crescent Park provides direct access to the Mississippi

Changing Riverfront

Upriver from Old Arabi, New Orleans's Crescent Park is a nationally recognized example of how a formerly industrial and inaccessible waterfront can be transformed into a dynamic public space for recreation and public use. From the French Quarter to the Industrial Canal, multi-use paths for pedestrians and cyclists connect different landscaped zones, all with panoramic views of the working river and the downtown skyline. Pedestrian bridges provide access and elevated views of passing ships and old pier structures. Even before the park opened, new businesses have opened on adjoining streets, serving both new visitors and nearby residents.

Existing Conditions

Streetscapes



Aside from St. Claude Avenue, Aycock, and N. Peters – the latter two being truck routes – Old Arabi’s streets are fairly consistent in form. Typically 22’ to 26’ in width, they accommodate two lanes of traffic, with overhead utilities and on-street parking often straddling the asphalt roadway and the verges between roadway and sidewalk. What distinguishes one street from another are differences in:

- Setbacks and vacant land
- Drainage infrastructure
- Adjoining land use
- Buildings and architectural styles
- Presence of trees (live oaks and crape myrtles are common)

These factors determine whether a street feels hospitable and attractive, or barren and unappealing. Friscoville, for example, represents a healthy low-density neighborhood



Images on this page show positive existing streetscape conditions



Images on this page show opportunities to improve existing streetscapes

with attractive homes and tree canopy enlivened by institutions and businesses where it passes by the Maumus Science Center. That sense of a coherent urban fabric dissolves, however, into a mix of undefined edges, vacant land, and shed buildings devoid of a clear identity as the street approaches the riverfront.

In many places, there are no curbs or sidewalks. Some streets are drained by open ditches, and minimal street lighting is in need of replacement. Especially where there is no shade provided by street trees, the roadways absorb and radiate heat, contributing to the urban heat island effect. They are also one of the primary sources of runoff, which causes nuisance flooding with persistent or heavy rains.

In short, Old Arabi has attractive if poorly functioning streetscapes that are particularly rough as one approaches the edges of the neighborhood.

Streetscapes: Drainage and Flooding

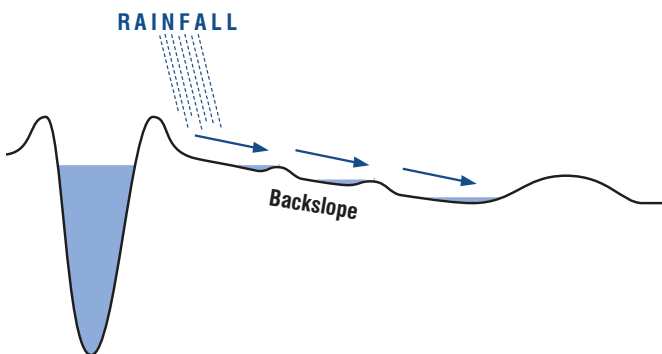
When rain falls, Old Arabi is served by a network of ditches and pipes which feed into surface canals that convey water down to pumping stations located along the 40 Arpent Canal, on the other side of Judge Perez. Even though the neighborhood is situated on high ground, residents still experience localized flooding, particularly along Royal and Bienvenue.

There are two primary causes of flooding. The first is when drainage pipes and ditches do not have the capacity to accommodate rainfall volumes, leading to localized overflows and ponding. The second is when overflow from one street spills over onto the next street at road intersections, which leads to even larger, combined areas of ponding, especially when the system is already backed up by runoff in neighborhoods downstream.

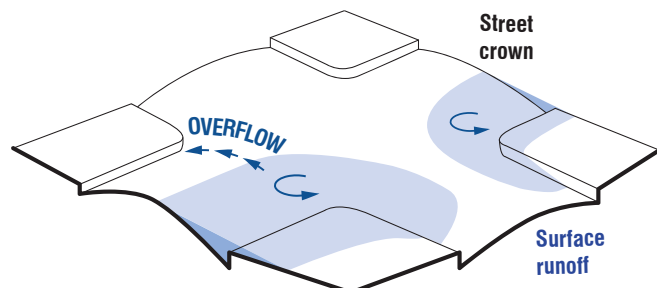
Additionally, the current drainage system is unsightly, aging, and inadequate to meet the challenges of heavy rain events. It also does little to infiltrate or filter stormwater, which negatively impacts water quality.



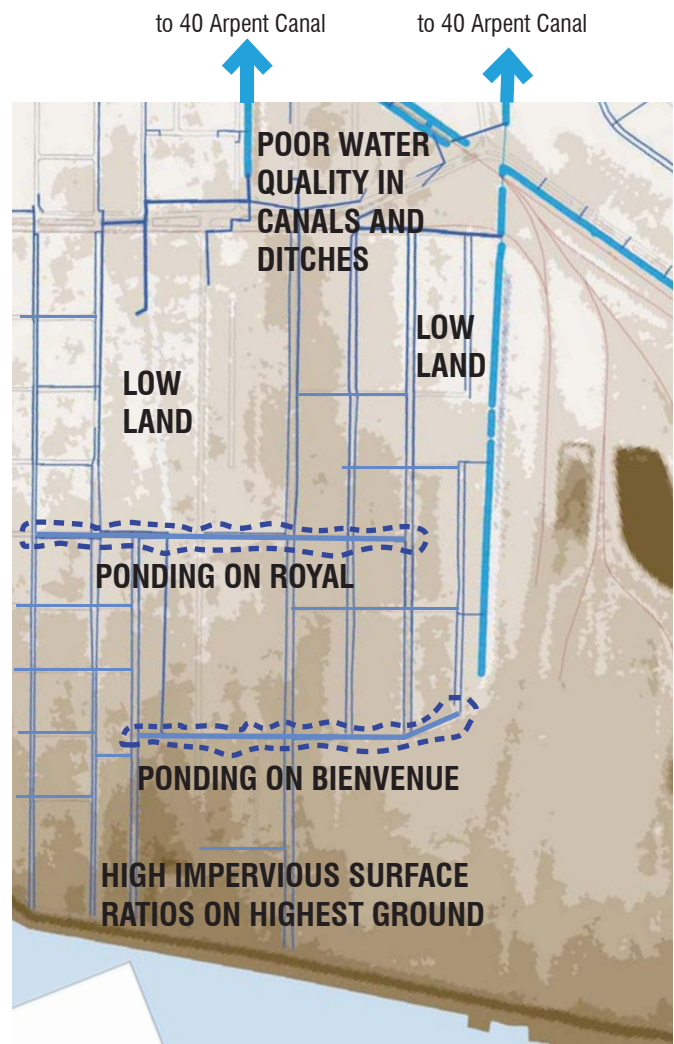
Street runoff backed up along roadway after rainstorm



Stormwater flows down but can back up against ridges like roadways



Street flooding can occur at intersections where runoff backs up



Arabi residents highlighted Royal and Bienvenue as two particularly flood-prone streets

Streetscapes: Biking and Walking



Lack of sidewalks, bike lane, and defined off street parking create potentially unsafe conditions for pedestrians, cyclists, and drivers on St. Claude Avenue



New sidewalks in front of Aycock Barn, at left, do not continue, while large curb cuts for off street parking, at right, impede pedestrian and bicycle access



Walkers on the Mississippi River levee in front of Jackson Barracks have limited access points that connect Old Arabi to the water, and no dedicated riverfront trails exist

Old Arabi's streetscapes are built to accommodate vehicular traffic, even in primarily residential areas. Options, such as walking or bicycling, are infeasible where there are no sidewalks or dedicated bike lanes. St. Claude Avenue is a state highway that serves high speed motor vehicles and heavy truck traffic. Wide curb cuts lead to parking areas in front of each building, pulling into traffic is challenging, and areas suitable for off street parking are not well marked. The bike lane on St. Claude that exists in the Lower Ninth Ward of New Orleans cuts off at the parish line.

Along both St. Claude and in much of Old Arabi, many blocks do not have sidewalks, and sidewalks that exist do not connect. Internally, no bike lanes exist, though most local streets are low traffic and could generally be safe for cyclists with proper markings. Aycock, as a truck route, brings noise and freight through the middle of the neighborhood and renders walking and biking more dangerous. At intersections, the absence of accessible ramps and crosswalks makes crossing intersections more challenging.

Along the river and N. Peters, there are also no sidewalks or bike lanes, and access to the riverfront pathway is too steep for those in wheelchairs or those unable to navigate such inclines. The riverfront pathway is itself an informal dirt path, which limits broader usage of the riverfront as a public amenity.

Development Potential

Old Arabi is in a prime location along the river, offering high ground and good connections to the urban core as well as St. Bernard amenities. Within a small area, it provides a wide range of development opportunities for new residents and businesses owners. New development ought to occur in a way that maintains Old Arabi's best qualities, the quietness and beauty of the neighborhood, but transforms the both St. Claude Avenue and the riverfront so that they support new and higher levels of activity that benefit both the neighborhood and parish.

St. Claude Avenue

Recently designated an arts, culture, and entertainment district, the main thoroughfare and entrance into Old Arabi is now a prime development zone. St. Claude Avenue's high volume of vehicular traffic provides businesses and institutions access to a regional population of commuters.

As vacant lots are already being filled and existing buildings undergo renovation, shared parking lots would maximize efficiency and adaptability of land use, so that remaining vacant lots and properties are suitable for the development of small to medium-sized businesses that serve residents, as well as commuters and visitors to St. Bernard on their way to Chalmette, St. Bernard State Park, or points further out.

Currently absent are businesses that provide basic services such as groceries or pharmaceuticals. Attracting such businesses, and improving overall urban design consistency along St. Claude, would stimulate foot traffic and additional business activity. Improving the streetscape – lighting, signage, plantings, paving, and curbs – will improve the aesthetics of the avenue, and incrementally closing in deep setbacks will result in a more active and walkable street front. This would, in turn, reduce vehicle speeds, and enhance the overall character and identity of the corridor, such that St. Claude becomes a place where people want to stop and spend time.



The Valiant Theatre and Lounge on St. Claude, an existing commercial property that was renovated in 2016



Large vacant lot on Aycock St. near St. Claude Avenue



The historic Ford plant, a major riverfront redevelopment opportunity



Large vacant parcels still exist along the riverfront on N. Peters St.



The old stockyard site is now a large vacant parcel in the middle of the neighborhood

Riverfront

Old Arabi can be distinguished by an active waterfront zone that mixes passive recreational uses with active industries like Domino Sugar, light industrial activity, local businesses, and new housing. There is a proven market for riverfront units, and existing zoning overlays will guide this type of development. This mix of uses, if complemented by improved access to the riverfront, would allow this part of the neighborhood to become a highly desirable place to live, work, and visit. Streetscape improvements and incentives for developers can help accelerate this growing momentum.

As with St. Claude, the riverfront has potential to draw businesses, and people, on a regional basis. Businesses that focus on local production and local job creation and that contribute to local culture, like the 40 Arpent Brewery, could draw people from across the region like the Abita Brewery on the Northshore. Redevelopment of historic properties such as the old Ford plant and new development must be paired with public investments in public space – a pathway along the levee, for example. New housing and businesses will become mutually supporting, and existing residents will benefit from the addition of new amenities and services.

Neighborhood

The residential heart of Old Arabi already has a clear identity that must to be maintained. New development in the core of the neighborhood should fill gaps in the existing fabric, strengthen areas of activity within the neighborhood, and improve connections to support travel between St. Claude and the riverfront. New home offices and smaller businesses can help restore a low-density mixed use quality that was once common to Arabi. Building up density towards St. Claude and towards the riverfront will increase the overall population of the neighborhood and the parish, which will increase the capacity of Old Arabi to support more local businesses and better amenities, along with increased tax revenue for the Parish.

Planning and Regulatory Context

In 2014 and 2015, respectively, St. Bernard Parish completed a comprehensive master plan and enacted a new comprehensive zoning ordinance. This followed years of updating and modernizing the land use and planning framework to meet new needs and changing demographics as part of parish-wide recovery efforts following Hurricane Katrina. Pertinent to Old Arabi is the newly established Design Development District, which creates two flexible zoning overlays within the neighborhood: the St. Claude Arts, Culture, and Entertainment District, and the Old Arabi Mixed Use and Riverfront District.¹¹ The purpose of the Design Development District is to:

- Encourage the development of fully integrated, mixed use, pedestrian-oriented neighborhoods in specific locations
- Provide high density mixed-use developments that follow design standards of traditional neighborhood design
- Be a flexible zoning designation to accommodate growth
- Consider innovative and creative developments

Proposed buildings must be compatible in height, size, and scale with the general area, even if they are taller than the surrounding properties. The overlay districts allow for building heights ranging from three (3) stories and fifty-five (55) feet up to six (6) stories and ninety (90) feet, depending on each district. The general bulk and area requirements of the existing underlying zone shall apply, but may be modified to accommodate traditional neighborhood designs.

Low density, suburban type development is discouraged. Drive-thru facilities are prohibited for food establishments and only permitted for pharmacies and banks when located in the rear of the building and minimally obtrusive. For existing buildings, off street parking shall be grandfathered to the maximum amount permitted for the district. New buildings shall have a fifty-percent parking reduction. The overlay also encourages best management practices for stormwater management onsite.

The additional uses and restricted uses in the current zoning maps are available via ArcGIS viewer available

Old Arabi Neighborhood Commission

The Old Arabi Neighborhood Commission addresses preservation and redevelopment by reviewing issues of aesthetic concerns pertaining to the exterior and elements visible from any street frontage. No permit shall be issued by St. Bernard Parish for any structure, within the district boundaries, without a certificate of appropriateness issued from the Old Arabi Neighborhood Commission.¹²

Old Arabi Neighborhood Association (OANA)

The OANA is a voluntary membership group, open to individuals, corporations and businesses residing, owning property, or operating in Old Arabi, primarily seeking to:

- Improve the living conditions and serve the needs of the residents
- Preserve the architectural and cultural heritage
- Serve as a clearinghouse for information
- Actively represent the neighborhood with the purpose of improving our community¹³



Grape myrtle trees on St. Claude that OANA installed

on the St. Bernard Parish government website:
<https://sbpg.net/community-development/>



Boundaries of Old Arabi with multiple zoning districts and overlays

St. Claude Arts, Culture and Entertainment District

The purpose of the St. Claude Arts, Culture, and Entertainment District is to encourage the development of a fully integrated, mixed use, pedestrian-oriented historic commercial corridor which promotes specific arts, culture, and entertainment uses.

This district includes all commercial and industrial zoned lots fronting on to or within two hundred (200) feet of St. Claude Avenue (LA 46) from the St. Bernard Parish line to Center Street, except the Sheriff's Substation. To promote density, buildings in the district may be constructed not to exceed six (6) stories and ninety (90) feet.

Old Arabi Mixed Use and Riverfront District

The purpose of the Old Arabi Mixed Use and Riverfront District is to encourage development that promotes views of the Mississippi River, and includes a height limit increase. For most lots within two hundred (200) feet of North Peters Street, buildings may be constructed not to exceed six (6) stories and ninety (90) feet. Buildings in the remainder of the district are limited to three (3) stories and fifty-five (55) feet.



Open lot in residential area with adjacent historic houses

Existing Conditions

Overlay District Studies

The studies below show how potential new development along the riverfront might look per the recent zoning overlay districts. These massing diagrams are intended to convey a general sense of scale, size, and volume in

relation to the historic neighborhood fabric and the larger scale industrial complexes and open riverfront. The middle and bottom diagrams are modeled to the maximum height in each district overlay.

Study of low rise development along riverfront



2–3 stories, 35' tall

massing study



Example: Tujague's Restaurant, New Orleans

St. Claude Arts, Culture, and Entertainment District Overlay



maximum height: 3–5 stories, 55' tall

massing study



Example: Pontalba Buildings, New Orleans

Old Arabi Mixed Use and Riverfront District Overlay



maximum height: 6 stories, 90' tall

massing study



Example: Jax Brewery, New Orleans

St. Bernard Parish Integrated Water Resources Management Plan

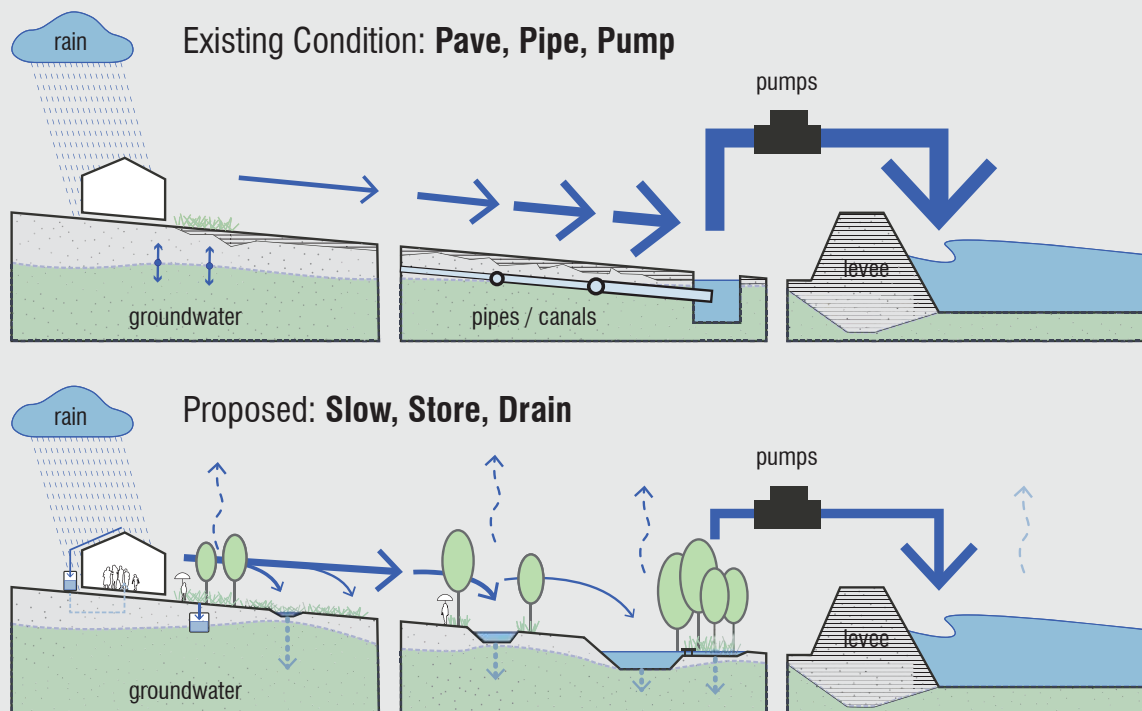
Completed concurrently as the Old Arabi Revitalization Plan, the St. Bernard Integrated Water Resources Management (IWRM) Plan outlines a set of strategies and project possibilities that have the potential to transform the relationship between St. Bernard parish residents and local waterways, waterfronts, and water infrastructure. The plan builds on “living with water” principles first developed in the 2013 Greater New Orleans Urban Water Plan, and includes proposals for street and canal retrofits for backslope neighborhoods like Old Arabi that are situated on higher ground.

These retrofits would reduce runoff and alleviate localized flooding in Arabi, while reducing the risk of flooding in lower-lying neighborhoods that are drained by the same systems of pipes, canals, and pumps. The streetscape and Eickes Canal proposals in this revitalization plan exemplify the principles of the IWRM plan. If implemented, Old Arabi has

the potential to become a model neighborhood for sustainable and resilient water management, a place where investments in infrastructure and water resources directly support urban revitalization efforts and improve quality of life for neighborhood residents.

In addition, the IWRM Plan contains a proposal for large scale topographical model of the parish that would be featured at the Maumus Science Center in Old Arabi. This interactive display would enliven community engagement efforts around water management, land use, and environmental issues. And in conjunction with the Maumus planetarium, campus rain gardens, and educational displays, this model would help position the Maumus Center and Old Arabi as a regional destination for learning about the Mississippi River Delta, ecology, natural resources management, and sustainable urban water management.

To learn more about “living with water” principles, please see Appendix C and visit livingwithwater.com.



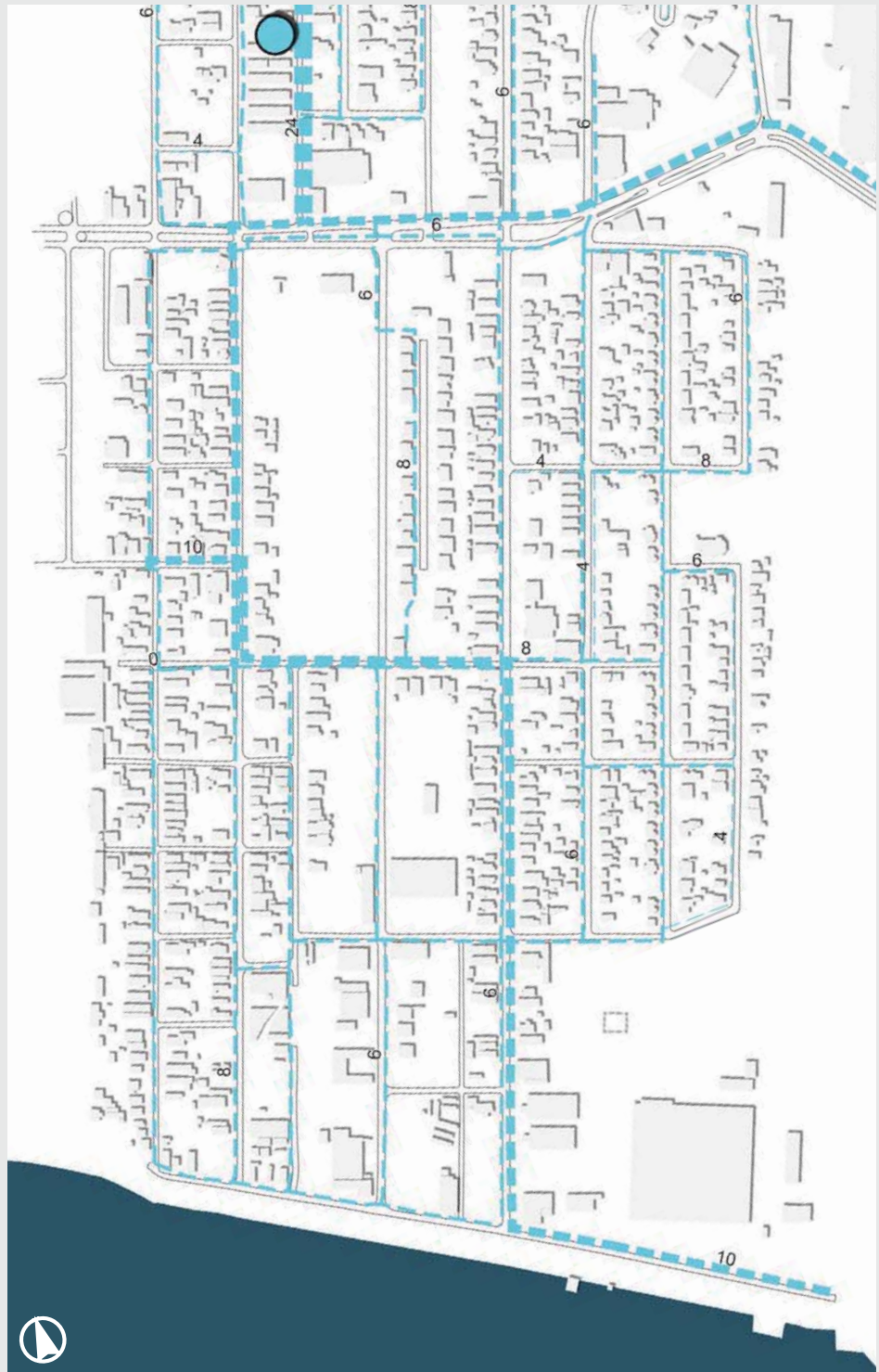
Existing Conditions

Water Systems: Drinking

The parish's drinking water source is the Mississippi. St. Bernard's Water Treatment Plant is located downriver from Arabi, and pumps potable water to the neighborhood. Due to the age of the parish's cast iron pipes (laid in the 1920s) and the distance from the treatment plant to Old Arabi, the parish has been unable to maintain necessary chlorine levels in the water supply once it reaches the neighborhood. To address this issue, the parish obtained a \$15 million state loan to replace all water lines in Old Arabi with new C900 plastic pipes, while leaving existing cast iron pipes in the ground. This process is ongoing, with completion scheduled for early fall, 2016. This effort will improve water quality and consistency of supply for Arabi residents.



Iconic water tower, located just north of St. Claude, maintains water pressure.



LEGEND

- water tower
- water mains

Existing Conditions

Water Systems: Sanitary



LEGEND

- lift station
- force main
- gravity main

Gravity mains convey sewerage from Old Arabi north to two lift stations along St. Claude Avenue. From there, force mains send wastewater to the Munster Wastewater Treatment Plant, downriver by the 40 Arpent Canal, which then pumps treated wastewater back into the Mississippi. A proposed wetlands assimilation project will divert treated wastewater into the Central Wetlands Unit to help regrow cypress swamps that once existed there.



Underground lift station located on the St. Claude Avenue neutral ground



Munster Wastewater Treatment Plant






Existing Conditions

Water Systems: Drainage

A network of subsurface pipes conveys stormwater northward along the edges of the streets. Segments of Aycock, Royal, and Bienvenue Streets maintain the historic ditches that have been filled and piped in the rest of the neighborhood. The historic ditch on the stockyard property – visible as the long green diagonal in the map to the right -- sends water to the north. Swales along either side of Aycock provide significant conveyance capacity. The western side of the neighborhood discharges into the Aycock Canal north of St. Claude. The eastern side discharges into the Eickes Canal.

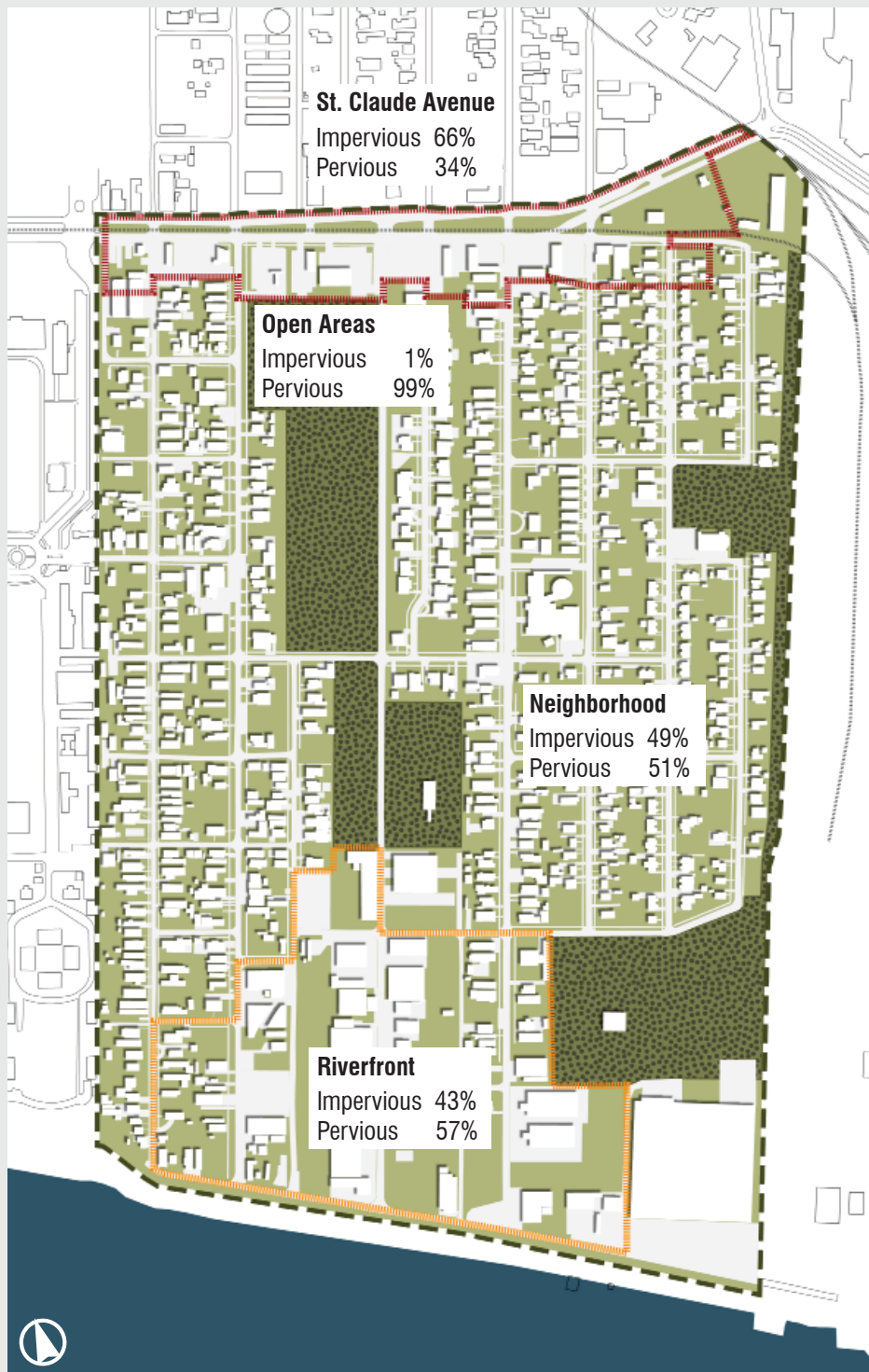
Stormwater from Old Arabi passes through culverts beneath St. Claude Avenue, and flows downhill towards the 40 Arpent Canal. There the Lake Borgne Basin Levee District operates pump stations that lift stormwater over the local levee and into the Central Wetlands Unit.

LEGEND

-  open canal
-  ditch
-  subsurface drainage
-  outfall
-  inlet



Surface Cover and Runoff



The residential core of Old Arabi, with its trees, gardens, and lawns, is a relatively green and pervious area, and large undeveloped parcels such as the former stockyards are able to absorb large quantities of rainfall. However, large areas of asphalt and concrete and rooftops, especially along St. Claude Avenue, contribute significantly greater runoff volumes, which often cause localized flooding and stress parish drainage systems.

As areas along the riverfront and St. Claude are redeveloped, turning open space and pervious land cover into additional rooftops and parking lots may further increase runoff volumes, unless green infrastructure that retains and infiltrates stormwater is implemented site by site, and along public rights-of-way.

threshold	inches	Runoff, cubic ft	Runoff, acre-ft
New Orleans CZO	1.25	202,431	4.65
2 year storm	5.40	2,787,079	63.98
5 year storm	7.00	3,946,083	90.59
10 year storm	8.50	5,055,635	116.06
100 year storm	13.00	8,448,119	193.94

At left, stormwater runoff volumes for the entire land area of Old Arabi are shown for a range of scenarios, from a 2 year storm event up to a 100 year storm. The 2015 New Orleans Comprehensive Zoning Ordinance (CZO) requires developments above a certain size to store the first 1.25 inches of rainfall on site, shown at top for reference.








Existing Conditions

Property Inventory

The property inventory information exhibited in the map to the right was provided by St. Bernard Parish's Office of Community Development. Site conditions were assessed based on aerial photographs from 2014 and site visits conducted on June 17, 2016. For sale and sold data covers properties for sale and sold from January to June, 2016.

The map shows a significant number and variety of vacant properties, with nearly 40% of land area qualifying as vacant or undeveloped land. This level of vacancy is not a result of neglect or diminishing population, but because of changing land uses over time that have opened up new opportunities. Many of these open parcels are suitable for development for infill housing, recreational purposes, and stormwater retention. Several large parcels offer unique mixed-use redevelopment opportunities, especially in the riverfront area along N. Peters.

LEGEND

-  Adjudicated
-  Vacant lot
-  For sale
-  Sold
-  Unmaintained lot
-  Unmaintained lot & structure
-  Unmaintained structure



Tree Cover



LEGEND

- street trees
- non street trees

While Old Arabi generally feels leafy and green, this is in large part due to gardens and trees on private properties and a crape myrtle-planting program along Mehle, rather than the existence of an extensive canopy of street trees.

With the hot and humid climate of southeast Louisiana, a tree canopy is indispensable to quality of life. Ambient air temperatures are unbearably high during summer months without the presence of trees to shade surfaces and lower temperatures through evapotranspiration. At the same time, trees help to reduce the impact of heavy rainstorms because they slow the flow of water, and continue to absorb water long after a storm.

Trees are also critical to the character of neighborhoods, districts, and corridors. Just as the live oaks along St. Charles Avenue in New Orleans define that corridor, the Princeton elms that are scheduled for planting along the St. Claude Avenue neutral ground in fall 2016 will redefine that entry into the parish. Similarly, a comprehensive tree-planting program throughout the rest of Old Arabi would enhance neighborhood aesthetics, property values, and quality of life. In particular, the riverfront is devoid of trees, and would benefit the most from street trees and site designs that include ample plantings.



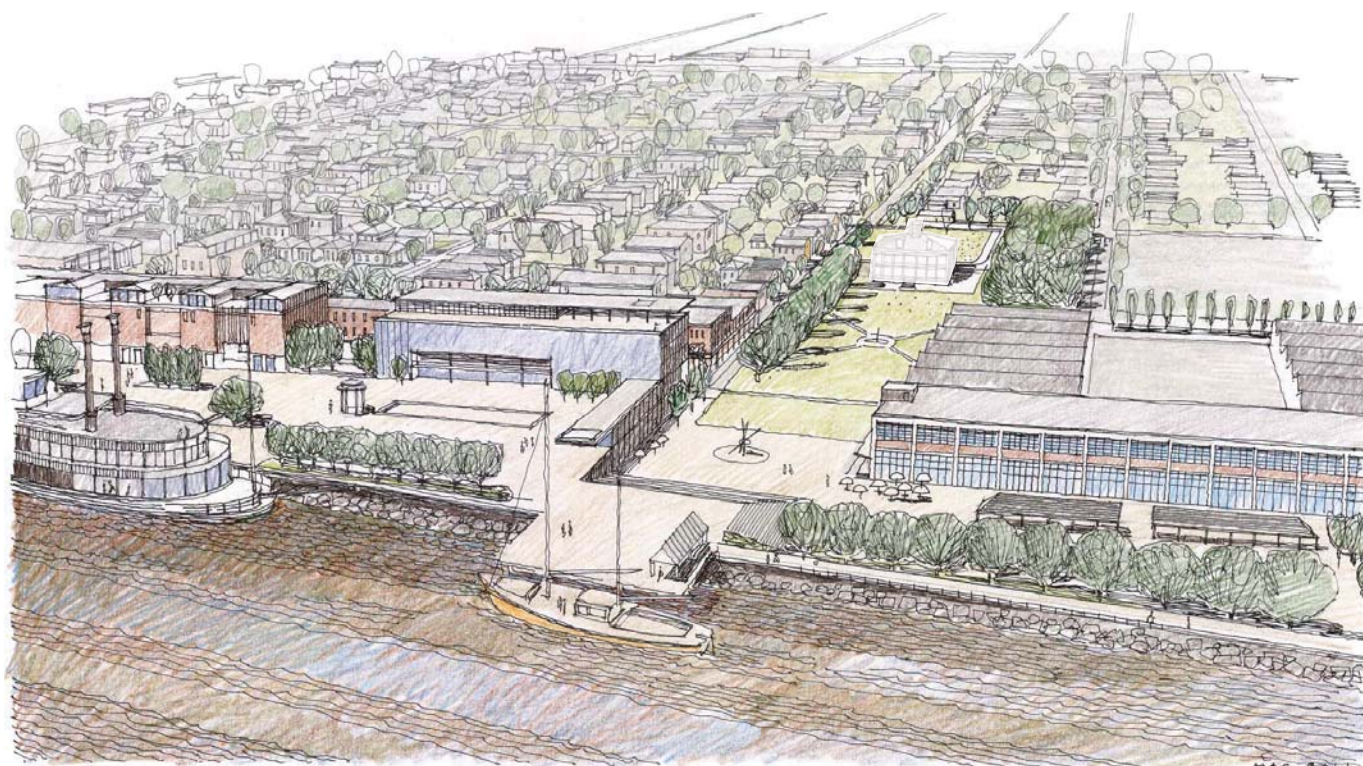
The Maumus Center and Planetarium includes new water management landscapes and is a community resource in the heart of the neighborhood



3

Revitalization Goals and Objectives

Revitalization Goals and Objectives



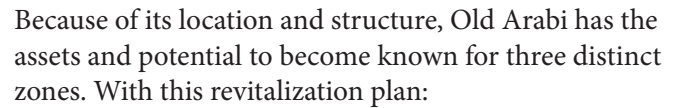
Rendering from 2006 of potential riverfront growth, with former Ford Motors plant as a catalytic mixed-use redevelopment site. The Lebeau Plantation, visible in the mid-ground, has since been lost to arson.

The “revitalization” of Old Arabi is less about dramatic transformations and more about aligning much needed investments in streetscapes, enhancements of public spaces, improving access to and through the neighborhood, and supporting the development of homes and businesses throughout the neighborhood. This is because Old Arabi possesses so many advantages – in particular, its location, neighborhood fabric, and existing institutions. Through modest and much-needed investments, the parish can realize a model neighborhood, a best foot forward that shows the rest of the region the many possibilities that are unique to Arabi and to St. Bernard.

Through planning and design, and incremental improvements, it is possible to differentiate and strengthen the identity of the neighborhood so that it is distinct within the parish, and to help strengthen the identity of St. Bernard as a place to live, work, and

visit. Through targeted investments along the St. Claude corridor, Old Arabi can become a beautiful gateway to the parish and also to the riverfront. Within the neighborhood, new development that complements existing businesses and institutions will allow residents to have access to a wide variety of environments and amenities. And through enhancements to St. Claude Avenue, internal streets, and pedestrian pathways such as those along the riverfront, it will become easier for people to access the neighborhood’s many amenities and businesses.

Critical to the planning and design strategies proposed as part of this revitalization plan is that careful attention is paid to the cultural heritage of the neighborhood and parish, the living industrial usage of the riverfront and the river itself, and also to the environmental quality and health of the local landscape, tree cover, and waterways.



- ## Planning Principles for Old Arabi:

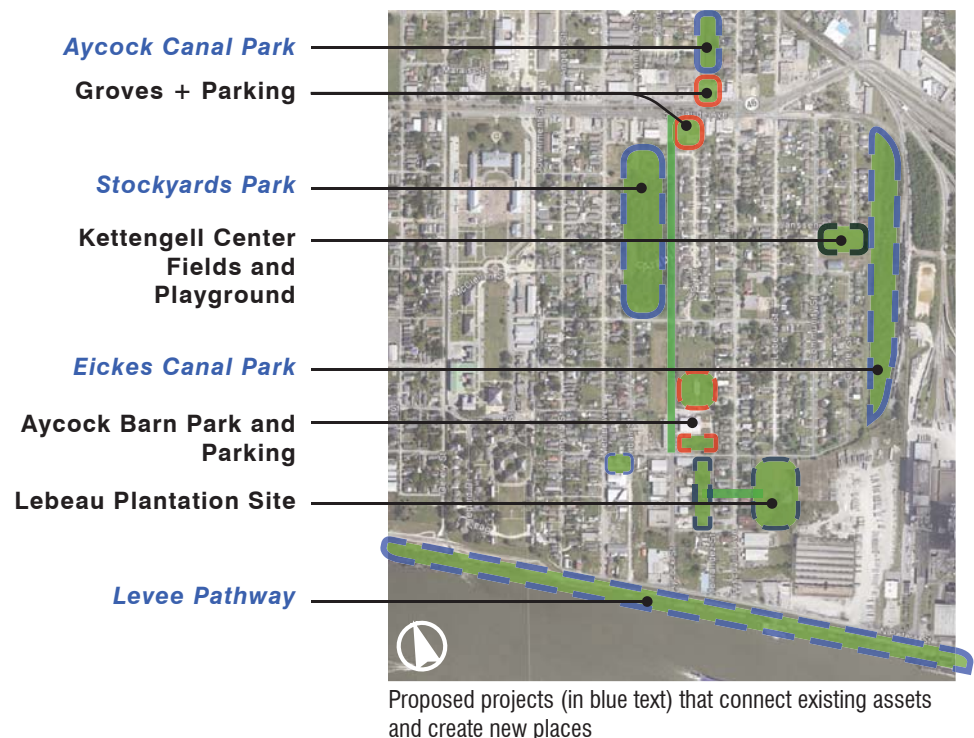
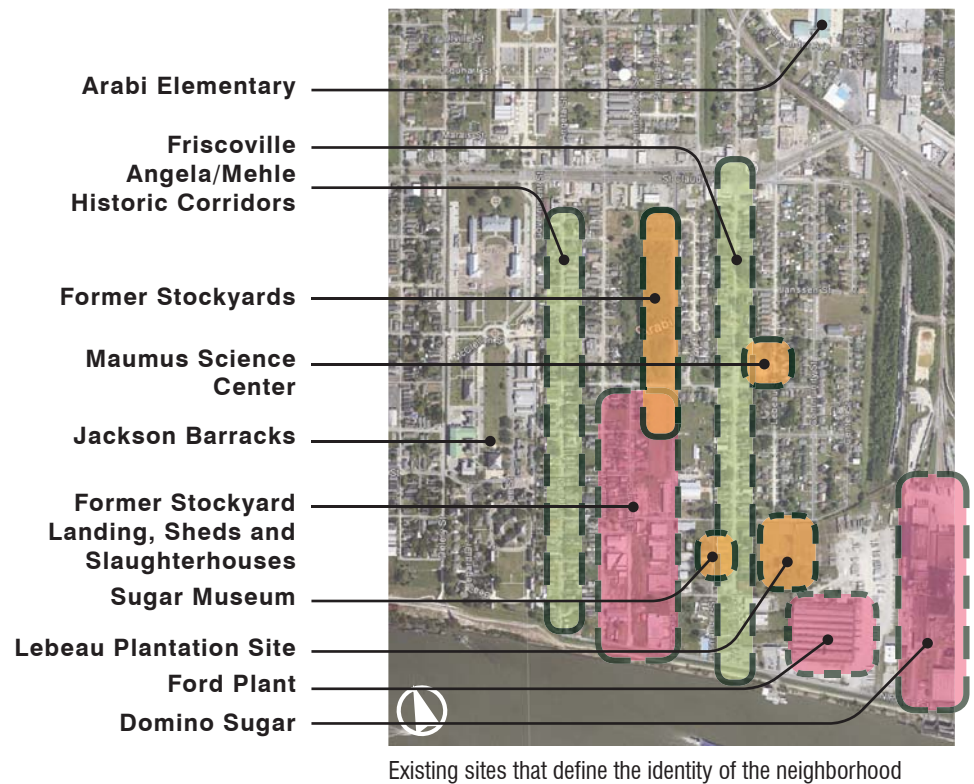
Old Arabi Revitalization Plan 43

Differentiate and Strengthen Identity of Neighborhood – Create Places

In an area of less than 215 acres, there is a tremendous diversity of sites of interest and development potential. The diagram at right shows sites of historic significance, such as the former Ford Motors plant, the former stockyards, and the recently restored Maumus Science Center and its distinctive planetarium. Residential corridors such as Friscoville, Angela, and Mehle, each have an array of historic homes and beautiful gardens that give the neighborhood its identity and character.

The diagram at bottom right shows open spaces that are just as important to neighborhood identity, and that also provide redevelopment opportunities. These include the stretch of land along the river floodwall that residents use every day, as well as the open space along the Eickes Canal. Some of these areas would be ideal for developing shared parking, neighborhood parks, water retention areas, and low-maintenance open spaces for passive recreation.

The goal is, out of these assets, to create places: landscapes that visitors hold in their minds, with coherent land uses, urban fabric, memorable features, and quality of environment so that they form a greater, more memorable whole. Like Pakenham Oaks or even Magazine Street in New Orleans, Old Arabi's St. Claude Avenue, residential core, and the riverfront each become a distinct place in the public consciousness.





Concentration of retail on St. Claude Avenue on a prominent corner



Arabi Food Store is a popular establishment that draws customers to the neighborhood



40 Arpent Brewery transforms a parking lot into an active social space



Aycock Canal right of way is an opportunity to connect St. Claude to neighborhoods north of Old Arabi with a bike trail and stormwater park

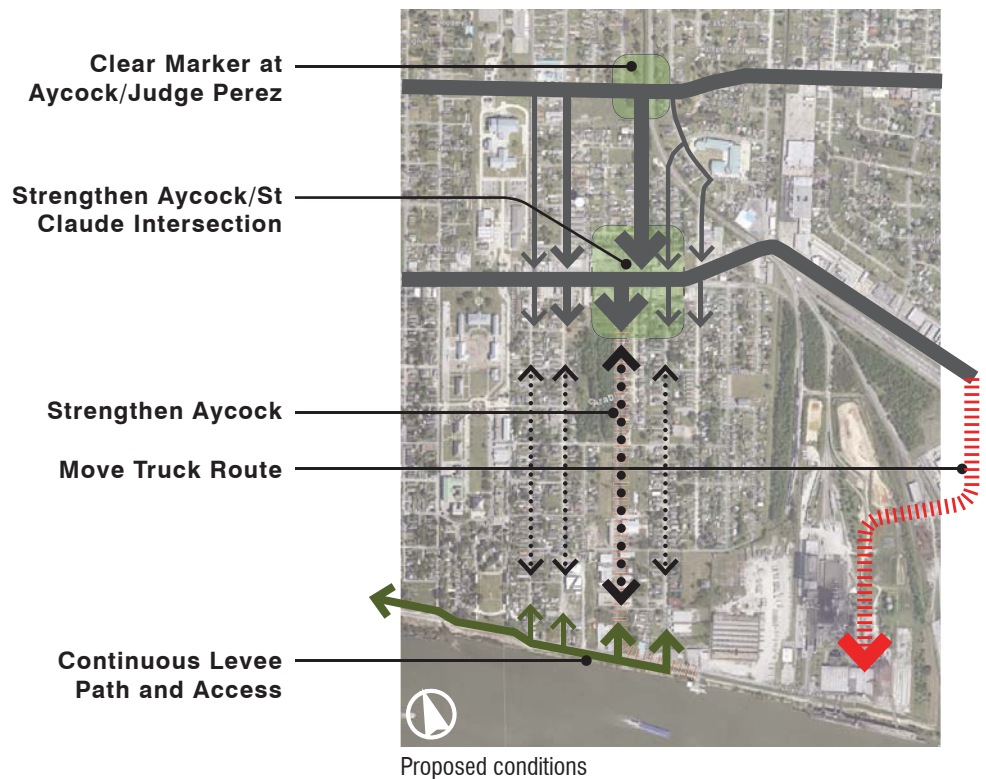
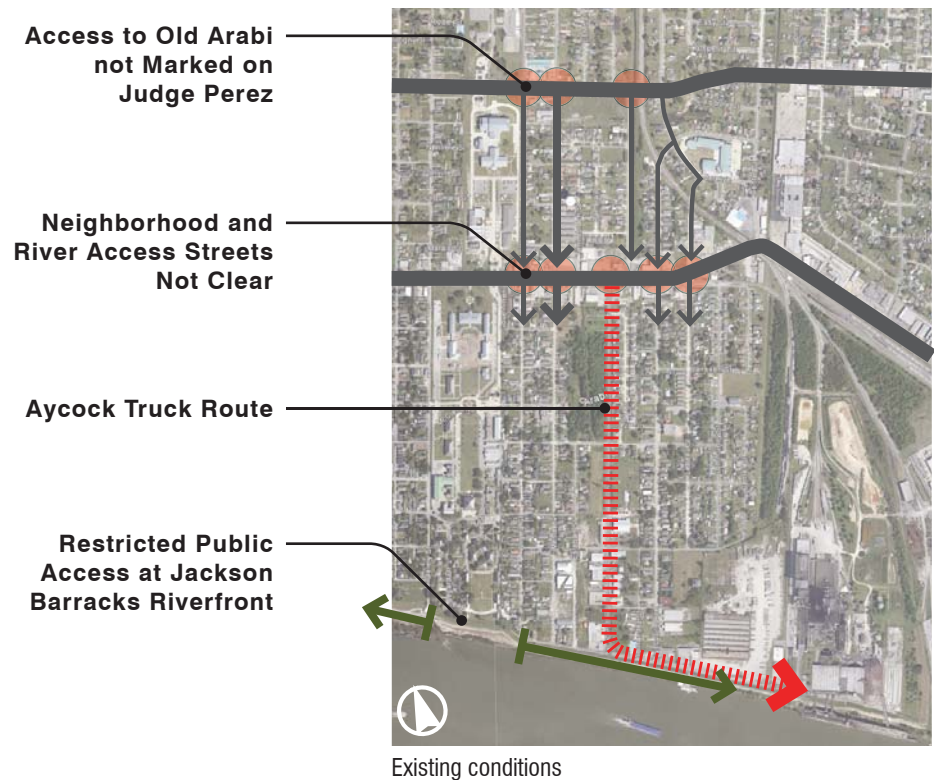


The steamboat *Natchez* passes the Old Arabi riverfront on the way to dock at the Chalmette Battlefield

Improve Connections

Enhancing the entries into Old Arabi and improving flow through the neighborhood will have a positive impact on both commerce and daily quality of life.

- Clear markers and signage at Judge Perez Drive can direct drivers towards Old Arabi. Currently, the available paths for getting to Old Arabi from Judge Perez, the other main thoroughfare and entry into the parish, are not readily recognizable.
- Aycock Street can be improved as a main route for residents and visitors to and through Old Arabi. A phased plan is in place to re-route trucks off of Aycock Street. Underway is an environmental assessment and survey to improve the Weinberger Road intersection in order to accommodate the turning radius for trucks. The second phase will extend a road to provide access to the back of the Port of St. Bernard from St. Claude Avenue. This move should reduce truck traffic on Aycock Street by about 90%, which will make it safer for other forms of traffic.
- At the riverfront, restoring pedestrian access along the levee so one can pass by Jackson Barracks to access the Lower Ninth Ward would provide another critical connection into the parish.





High speed street, subtle signage and lack of traffic signals make it easy to miss turn for Old Arabi



Truck turns onto Aycock St., briefly blocking St. Claude Avenue



Riverfront access is restricted, but possible, on both sides of Jackson Barracks

Strengthen Street Grid and Improve Streetscapes

The street grid is fairly consistent, though large vacant parcels and poorly defined transitions between different land uses mean that the parts of the neighborhood can feel isolated.

- Complete street grid in places where stockyards or other industrial uses resulted in long blocks. These can be improved by splitting the blocks with new cross streets.
- Add sidewalks along streets, along with street trees, other plantings, lighting, and signage will help make the entire neighborhood more accessible and connected, so that somebody can safely walk from their home to the Maumus Center or up to St. Claude Avenue.
- Utilize investments in public rights-of-way to strengthen identities and relationship to history of the neighborhood and the parish. This can take the form of light fixtures and signage, for example that are inspired by or directly reference historic features and conditions.
- At the same time, these streetscape improvements also enhance neighborhood aesthetics and property values.



Existing grid and streetscape condition



Potential grid and streetscape improvements



Mature trees shade some streets



Shade tree planting program could improve neighborhood character and property values



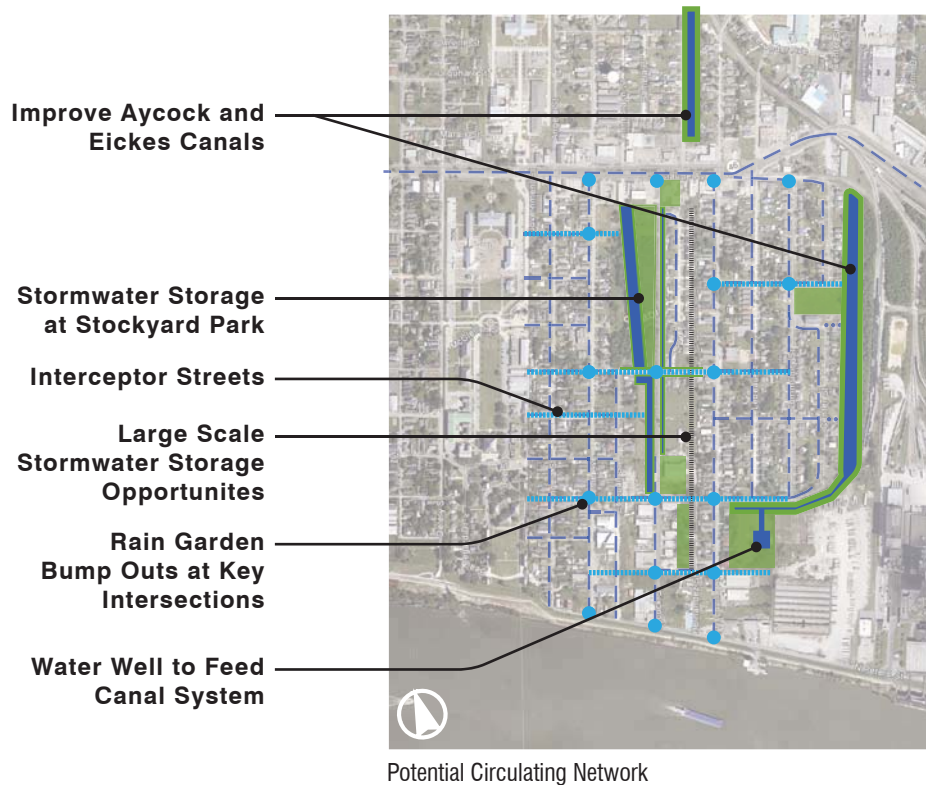
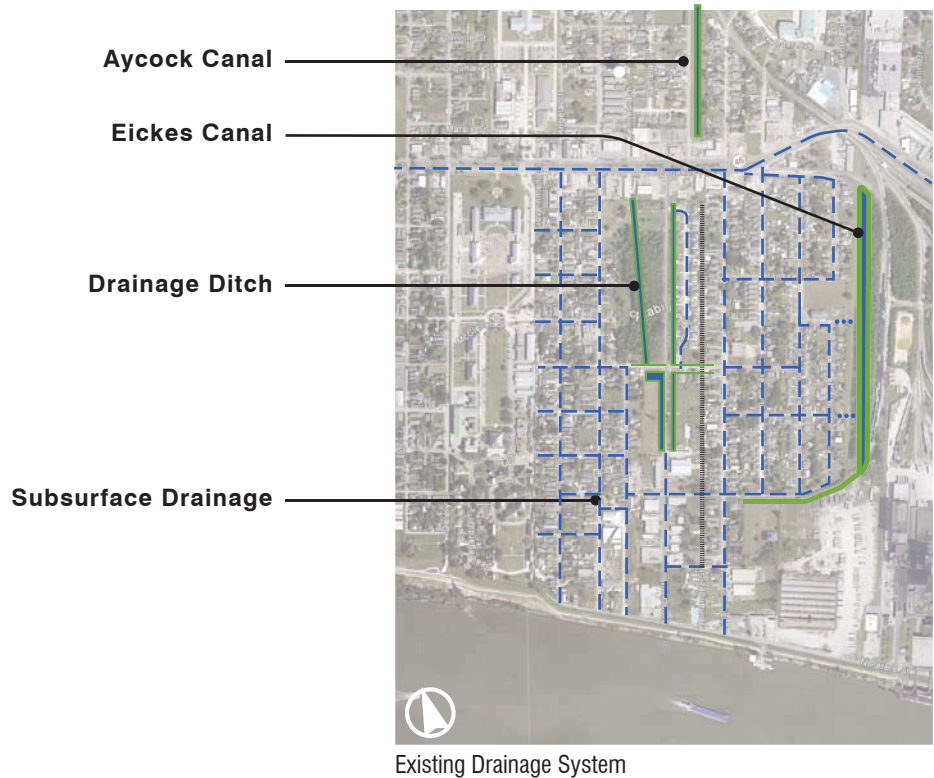
Lot across from Historic Jail/Sugar Museum could be pedestrian park linking streets

Project Goals and Objectives

Improve Flow of Water

Strengthen the ability of the neighborhood to manage the impacts of the heavy rainfall that too often causes street flooding when runoff overwhelms aging and inadequate drainage systems. See Appendix C for a stormwater management design glossary.

- Reduce runoff by encouraging pervious surfaces on both public and private properties and with an extensive tree canopy
- Increase rates of stormwater retention, infiltration, and filtration with bioswales alongside roadways and rain gardens at intersections, particularly along “interceptor streets”
- Create large-scale stormwater management parks at larger sites like the former stockyards, adjacent to the Sugar Museum, next to the Aycock Barn, and at the Kettengell Center fields
- Regrade the Eickes Canal to increase storage capacity and introduce wetland plants to filter water, in order to reduce the impact of Old Arabi runoff on downstream neighborhoods.





Rain garden at public library in New Orleans as a visible design feature



Bioswales and rain gardens clean parking lot runoff at City Park in New Orleans



Bioswale with curb cuts to collect runoff, El Cerrito, CA



Bioswale at Maumus Center in Old Arabi



Bioswale on neighborhood street, Portland, OR

Project Goals and Objectives

Neighborhood Goals





The diagram at left shows how key opportunity sites and principles relate to each other and to the geography of the neighborhood as a whole. Investments in strengthening identities, creating places, improving connections, streetscapes, and the flow of water should be mutually supporting.

Investing in a new stormwater park, for example, becomes an opportunity to create a vital new public space that can also spur the development of new housing in adjacent properties. Similarly, the construction of a new cross street to stimulate new development becomes an opportunity to create a new interceptor street that reduces runoff and flood risk.

LEGEND

- Commercial
- Open Space
- Residential
- Water



Proposed urban design projects could improve safety, connect different parts of the neighborhood, and encourage redevelopment and investment



4

Plan and Project Proposals



2030 Vision for Old Arabi

Project Proposals – 2030 Vision for Old Arabi

Outlined and illustrated in this chapter are projects that articulate the vision for Old Arabi expressed in Chapter 3. The projects range in scope, complexity, and cost. They are organized here according to project type as well as location so that it is possible to understand the relationship between different types of projects within each of the three focus areas in Old Arabi: St. Claude Avenue, Neighborhood, and Riverfront. Proposed implementation and phasing for these projects is outlined in Chapter 5.

The “2030 Vision for Old Arabi” illustrates a revitalized neighborhood with new businesses, cultural institutions, and public amenities along both St. Claude Avenue and the riverfront. A lush canopy of street trees shade residents and visitors as they walk from

homes to businesses and to visit the Aycock Barn, the neighborhood park next to the Sugar Museum, and a transformed Eickes Canal. School groups as well as international delegations come to the Maumus Center to learn about the Mississippi River Delta, with additional stops at the riverfront, Jackson Barracks, Domino Sugar, and the transformed stockyards.

Old Arabi’s new residents choose from a diversity of housing options along the St. Claude corridor and the riverfront. These new units supplement the historic single-family residential core of the neighborhood and broaden the housing types available to potential residents. All residents and visitors enjoy the benefits of streets that are more accessible, better lit, well shaded, better drained, and improved by the integration of well-designed plantings, signage, and street furniture into the existing landscape.

Proposed Project Types:

Streetscape

- St. Claude Avenue:
 1. Neutral Ground
 2. Intersections
- 3. Riverfront Streets
- 4. Neighborhood Intersections
- 5. Green and Blue Streets + Eickes Canal Park
- 6. Parking
- 7. Additional Projects

Lighting and Signage

Stormwater Park and Planned Unit Development

- 8. Stormwater Park

Riverfront

- 9. River Access
- 10. Riverfront Plaza
- 11. Domino and Ford Sites
- 12. Lebeau Plantation

St. Claude Avenue	Neighborhood	Riverfront
<ul style="list-style-type: none"> New lighting and plantings at medians (construction ongoing) Shared parking behind Studio Arabi Streetscape improvements including street trees and sidewalks at the north side of the street New crosswalks at Mehle and Friscoville Avenues, with new lighting and rain gardens 	<ul style="list-style-type: none"> Streetscape improvements, including new drainage, lighting, and plantings along Friscoville Ave., Royal St., and Bienvenue St. Additional parking at Aycock Barn Stormwater park on former stockyard green space 	<ul style="list-style-type: none"> Streetscape improvements at N. Peters Property acquisition and development for parks and parking Levee park Levee wall concepts Bridge over levee at Friscoville Ave. Transform former Lebeau Plantation site into park

Water and Landscape Networks

Because water flows from high to low, away from the river and down towards St. Claude (see page 26), creating “interceptor streets” will help alleviate flooding and reduce total volume of runoff leaving Old Arabi, which in turn will reduce flood risk for downstream, low-lying neighborhoods.

Each interceptor street combines pervious paving, subsurface storage, bioswales, and rain gardens to store, filter, and infiltrate large volumes of runoff. Intersections are critical because it is at these junctures that surface runoff flows from one street down to the next lower-lying street. Because of parking restrictions near intersections, there is typically more space for the construction of sustainable water management features.

Canals and open space are opportunities for creating larger retention areas. Land adjacent to canals, for example, can be regraded to provide wetland shelves. It is also critical to provide water flow through canal systems, even during dry times. Urbanistically, canals and retention areas should be considered integral to the open space and park network as connectors and amenities in their own right.

LEGEND

- Existing subsurface drainage
- Rain garden bump out
- - - Interceptor street
- Open water
- Potential large scale water storage



Open Space Network and Tree Canopy

Old Arabi's streets and canals can connect all residents to the existing and proposed parks and open spaces that make the neighborhood an attractive place to live. These open spaces include the riverfront and batture, as well as spaces along drainage canals that are currently ignored. Priority bike and pedestrian connections, including Mehle and Friscoville, would facilitate travel between St. Claude and the riverfront, along with the amenities and assets within the neighborhood.

In addition to new cross streets, the plan also capitalizes on an existing alley running from Royal to Bienvenue as a new pedestrian pathway that connects the residential core and Maumus to the riverfront.

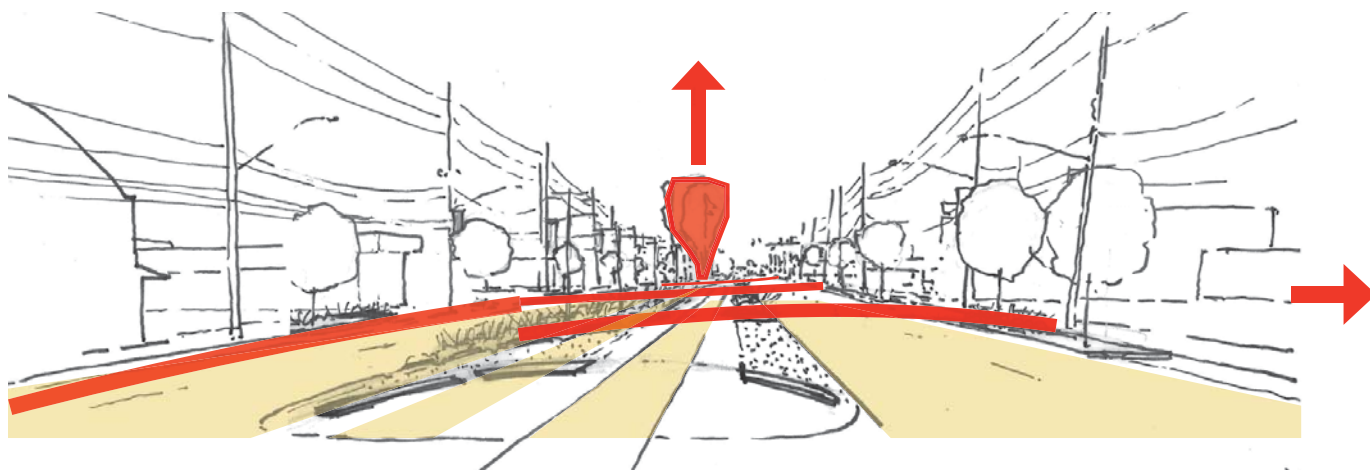
The diagram at left shows that each street in the neighborhood, along St. Claude, and along the riverfront, is an opportunity to plant new trees. Planting street trees as well as in parks and other open spaces broadens the tree canopy, brings cohesiveness to the neighborhood, and provides ecological and environmental benefits such as cleaner air and reduced runoff.



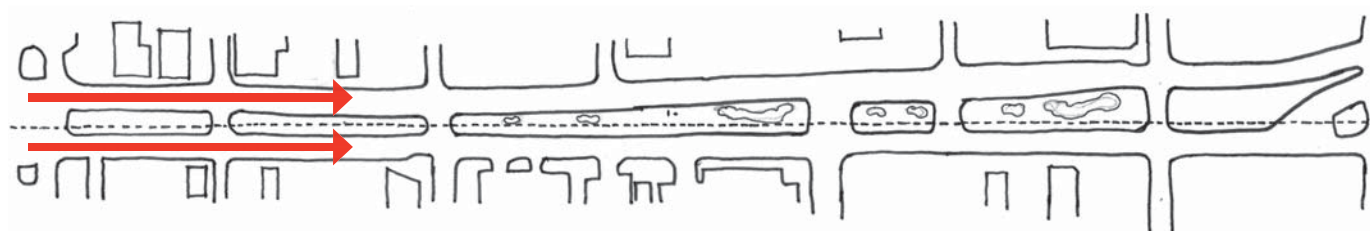
LEGEND

- Existing street trees
- Existing non street trees
- Priority street trees
- Street trees
- Open space network
- Potential connector streets
- Existing bike lane
- Bike lane
- Bike trail

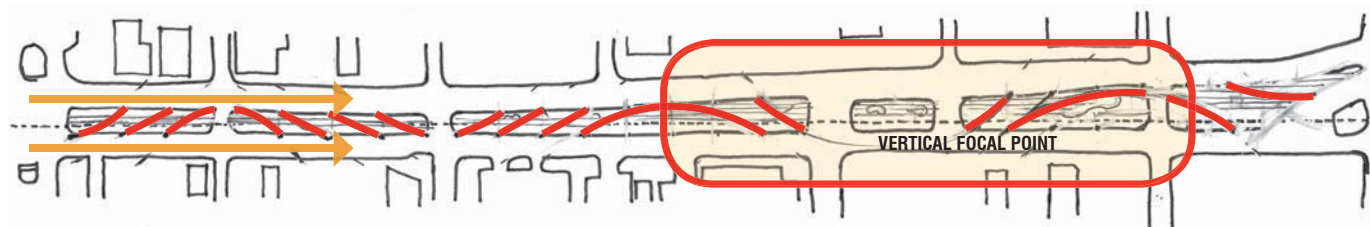
St. Claude Avenue: Neutral Ground



View corridors and axes along St. Claude Avenue



EXISTING CONDITION Long lines hasten views and motorists down corridor



Proposal to create counter grain that calls attention to intersections and signage, and provides rhythm to plantings and lights; use grouping digital sign, flag pole, and tall trees at eastern end to create vertical focal point

The neutral ground of this state highway as one enters the parish is currently a wide and inhospitable strip of compacted earth, grass, broken curbs, and train tracks, enlivened only by a row of crape myrtles planted by St. Bernard residents, a tall sign greeting visitors to the parish, a flagpole and small monuments. Because of the high visibility of this space, residents and parish officials have consistently identified this neutral ground as a top priority for both public and private investment. The enhancement of the neutral ground is a key first step in improving the entire St. Claude Avenue corridor, and construction began in 2016 on the following:

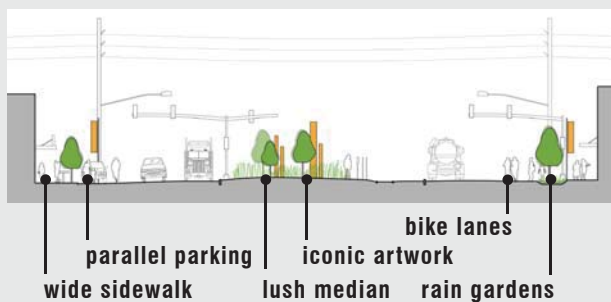
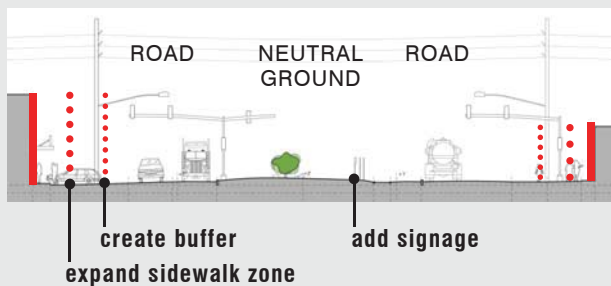
- Leveling of neutral ground to improve drainage and aesthetics
- Reconstruction of curbs
- Improved pedestrian crosswalks at Mehle and Friscoville, with ADA accessible ramps
- Elimination of an unnecessary vehicular crossing at Tenebrach
- Planting of Princeton elms that will provide a vertical focal point and provide shade
- Planting of ground covers like Muhly grasses that add color and texture, and reduce runoff rates
- Tall street lamps that provide sculptural interest during the day and enhance light distribution and visual interest after dark



Existing condition at Lebeau Avenue



Proposed neutral ground at Lebeau Avenue



Streetscape and Intersection Design

The proposed streetscape and intersection designs emphasize the establishment of a street wall, and better definition of travel and parking lanes for different modes of transportation, including pedestrians and bicyclists. Equally important is the integration of trees and plantings that beautify and shade the corridor while reducing runoff.

Visually narrowing the street with rain gardens at intersections and by building new buildings closer to property line will help reduce vehicle speeds, and make walking between businesses and institutions along St. Claude Avenue feasible. More foot traffic will result, with benefits to business owners along the corridor, and to residents who can more readily access a variety of establishments rather than having to drive from one to the next.

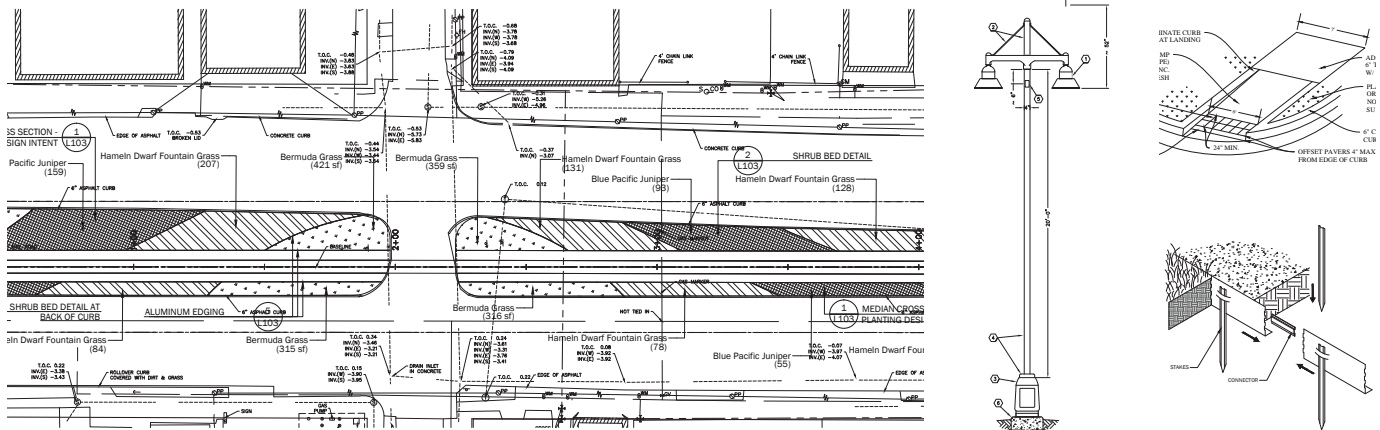
Project Proposals

St. Claude Avenue: Intersections

Given the other priorities along the riverfront and within the neighborhood, the limited construction budget of the streetscape improvement program associated with this revitalization plan will likely only cover the neutral ground improvements that are already underway as of 2016. Building upon these improvements in later phases, however, would significantly enhance the corridor as an environment for living and work and as a place for arts and culture.



Existing streetscape at Angela Street



Proposed landscape plan showing different zones of ground cover, new street lamps, ADA curbs, and landscape edging



Proposed streetscape at Angela Street shown with street lamps at night



Proposed sidewalks and crosswalks at Mehle Ave (top) and Friscoville Ave (above) would be integrated with new landscape features and create safe zones for pedestrians to walk along and cross St. Claude

A high impact investment would be the construction of corner bump outs at key intersections like Mehle and Friscoville. These would:

- Capture stormwater and reduce runoff
- Improve pedestrian safety by reducing the width of roadway for crossing pedestrians
- Improve pedestrian safety by visually narrowing the corridor for those in automobiles
- Create locations for the public display of artwork, as a way to further strengthen the identity of the corridor

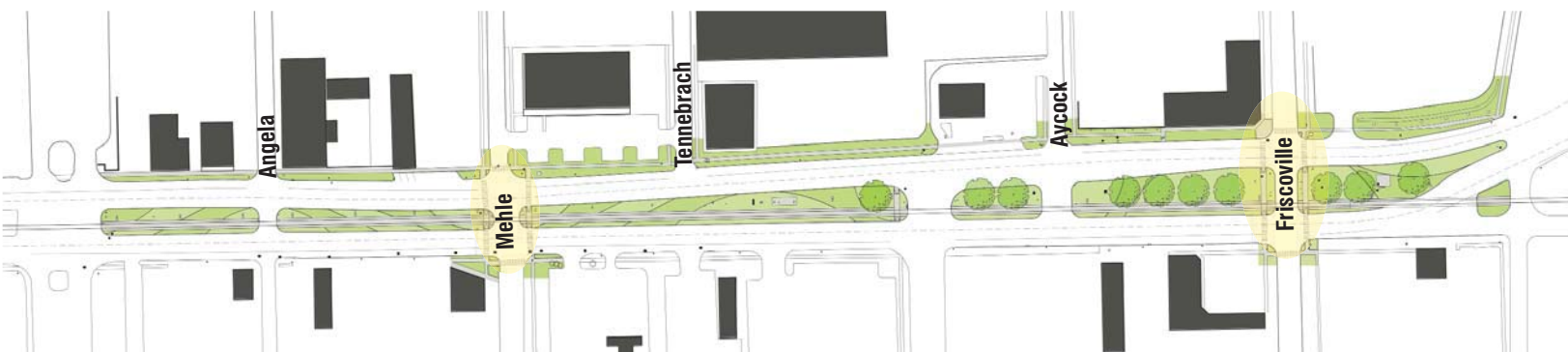
Further investment in bike lanes and sidewalks, shared parking, street trees, and rain gardens on either side of St. Claude Avenue transform the corridor into a true complete street. These investments would:

- Extend the rapidly growing bike lane infrastructure of New Orleans into St. Bernard, making the parish more accessible to more people
- Help the corridor to become a pedestrian-friendly place that encourages travel between different businesses that's not reliant on vehicles

Support private investment in new mixed use buildings, with:

- Ground-floor retail and restaurants and bars
- Offices and residences in upper floors
- A variety of spaces that support the making and display of art

Such improvements and development would build on the recent creation of art studios and galleries along St. Claude, while also providing the amenities and services most desired by neighborhood residents. A transformed corridor would draw visitors from all over St. Bernard and New Orleans.



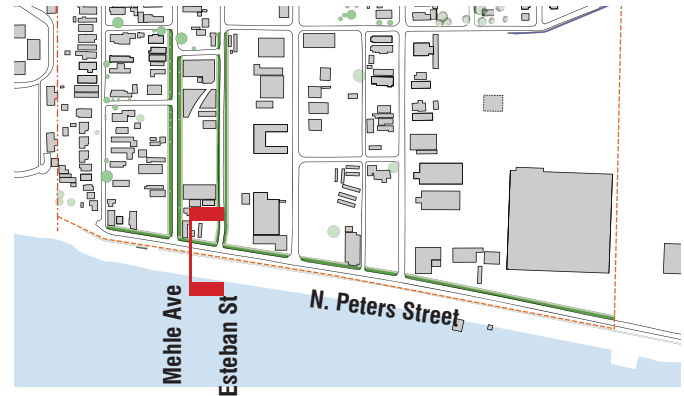
Proposed streetscape along north side of St. Claude Avenue and crosswalks at Mehle and Friscoville

Project Proposals

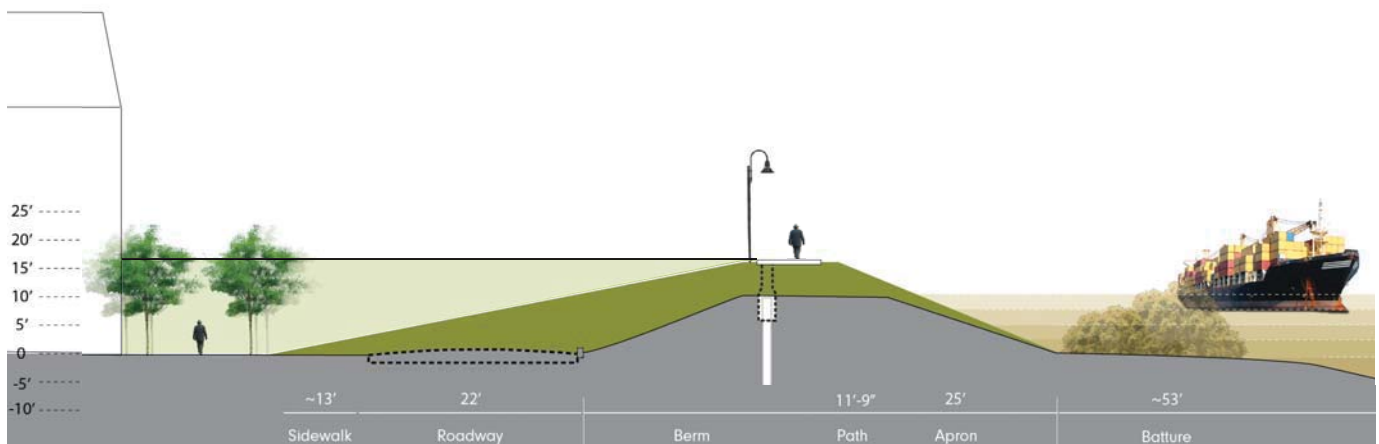
Riverfront Streets

Streetscape improvements in the riverfront zone can help spur growth by providing a more attractive, walkable environment that supports the higher density mixed-use redevelopment along this edge of Old Arabi.

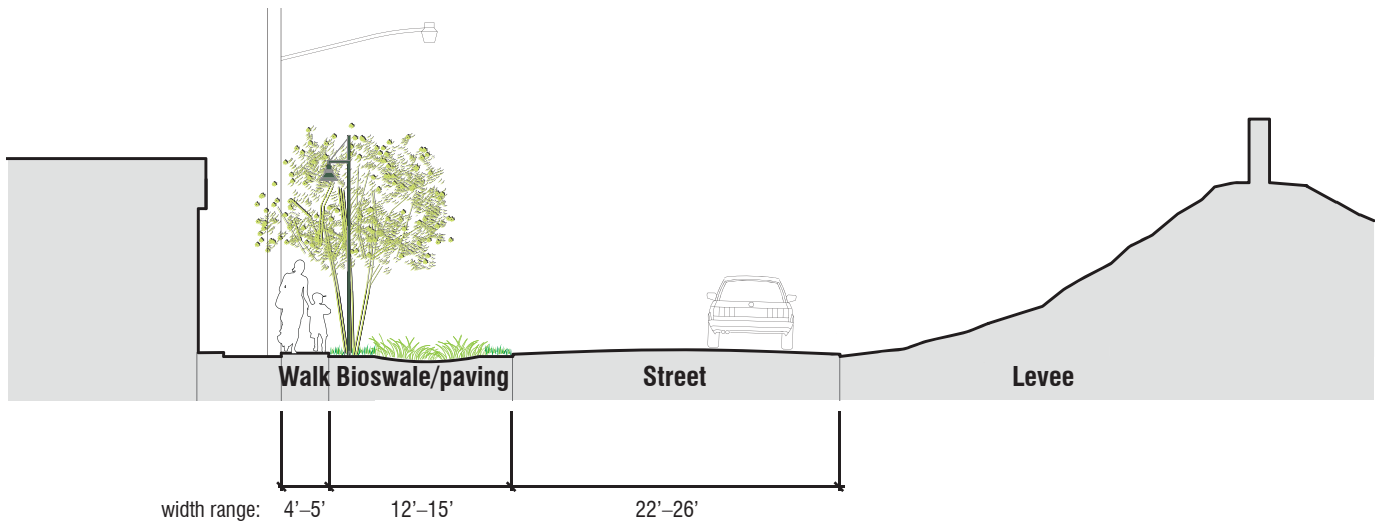
- Reestablish N. Peters as the backbone for the riverfront area, by using lighting, plantings, sidewalks, attractive paving, signage, and street furniture to create a pedestrian-friendly corridor that connects residents and visitors to the river, existing businesses, and redevelopment sites. This proposed project is contingent on removing the current truck route off of Aycock and redirecting trucks to the east so that there is not a constant flow of industrial traffic through Old Arabi and onto N. Peters.
- Improve Mehle, Esteban, Aycock, and Friscoville with new connecting cross streets, sidewalks, bioswales, rain gardens, street trees, and improved crossings in order to support new commercial activity and redevelopment, public outdoor activities like the food and beer events that 40 Arpent Brewery now hosts, and to reduce runoff volumes from this area of high ground in order to reduce flooding in lower areas.
- Long-term Possibility: raise N. Peters and integrate it with an expanded levee where it approaches the old Ford plant, to form an elevated public plaza that seamlessly connects the historic industrial building and river's edge.



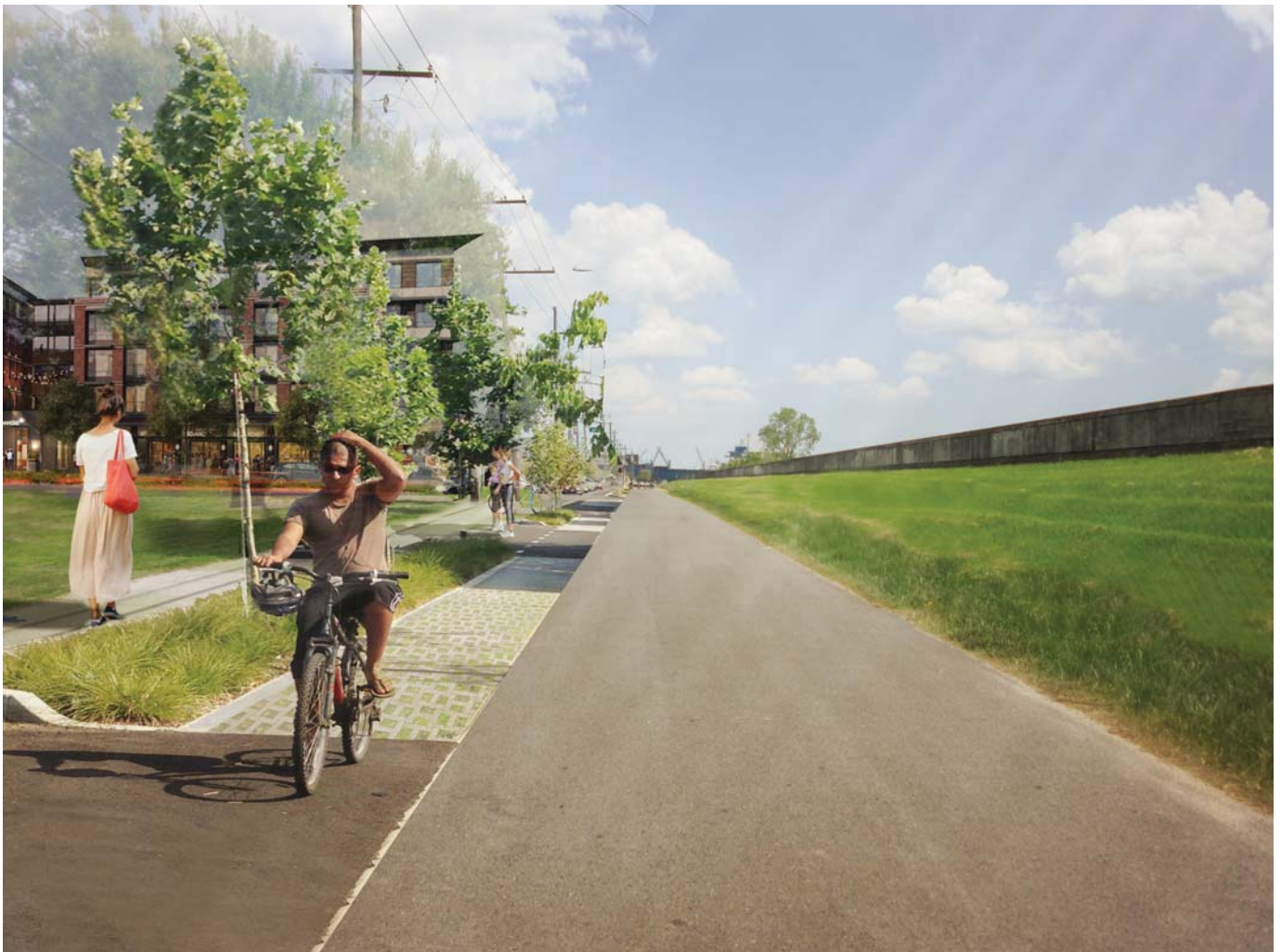
Existing N. Peters Street



Long-term Possibility: Expanded Levee to connect old Ford plant to river's edge



Proposed N. Peters streetscape with pervious sidewalk and parking lane, bioswales, and street trees on north side of street



Proposed N. Peters streetscape, with pervious parking lane and bioswales for stormwater detention and filtration

Neighborhood Streets and Intersections

Paving, sidewalks, street trees, lighting, utilities, and parking can improve the aesthetics and feel of the neighborhood. With targeted investments, the neighborhood street becomes a friendly and welcoming environment for connecting with neighbors. Even if not all streets can be improved at once, the concept of a “green grid,” first proposed as part of the *St. Bernard Parish Louisiana Land Trust Vacant Lot Study* in 2012, can provide substantial benefits. That is, a limited number of corridors are targeted for tree plantings, signage, sidewalk improvements, and other upgrades, so that all residents live within a 2 minute walk of a pleasantly walkable street.

Because urban utilities are fully interwoven with the street grid, implementation of streetscape improvements is for the entire street section so that many issues, from parking to old drinking water pipes, can be more efficiently addressed at the same time rather than as separate projects. Doing so can be prohibitively expensive, however. Improvements that can be implemented incrementally include:

Roadside Bioswales and Corner Bump Outs at Intersections:

- Narrow view corridors for motorists, while easing street crossing for pedestrians.
- Create stormwater retention and filtration areas in public rights of way
- Define key corridors and intersections in order to improve wayfinding and overall urban quality by providing differentiation between streets as well as new spaces for public interaction
- See diagrams on page 68

Sidewalk Construction to ensure connectivity for pedestrians:

- Reduce reliance on automobiles
- Improve accessibility, so that people of all abilities are able to traverse the landscape and make use of shared amenities

Tree Plantings to complement existing crape myrtles and live oaks:

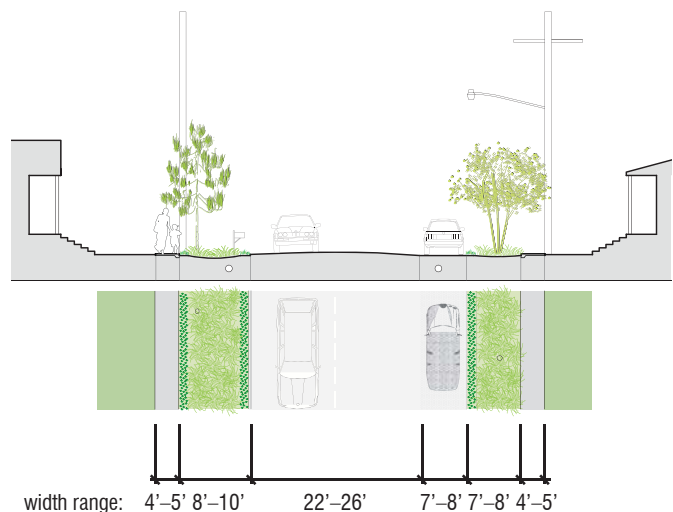
- Establish a lush, full canopy that defines the entire neighborhood
- Improve air quality, reduce runoff, and reduce

ambient air temperatures

- Appropriate species include cypresses, oaks, magnolias, and fringe trees – consult the LSU Ag Center’s publicly available *Native Tree Guide* and other resources for more information
- Equally important is planting trees on private properties – work with neighborhood association, community foundation, and local tree-planting organizations to support tree planting efforts

Lighting and Signage to enhance safety, wayfinding, and neighborhood identity:

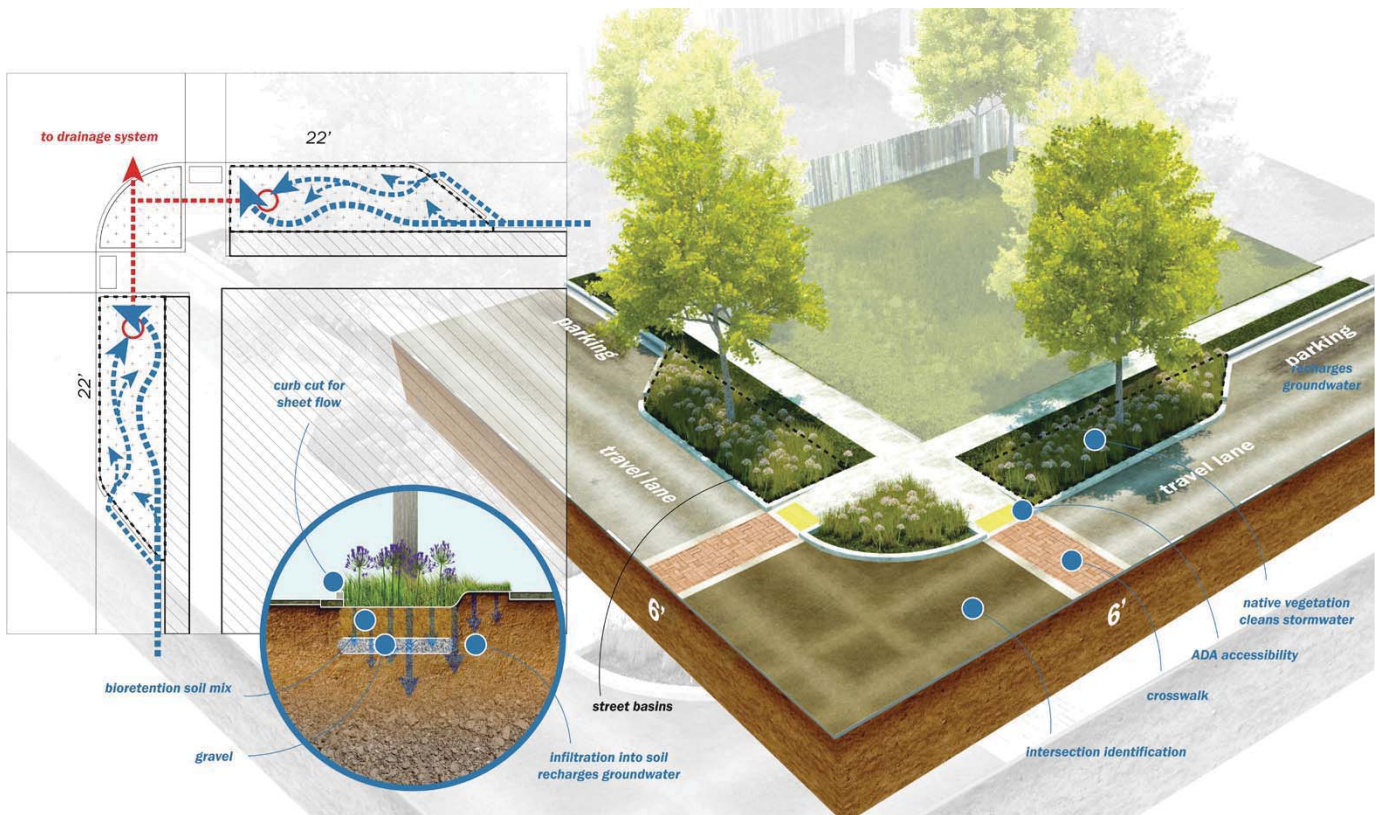
- Enliven neighborhood, both day and night, with streetlamps, lighted bollards, uplights for trees and notable building facades, and lights embedded in the floodwall by the river
- Use painted graphics, signposts, banners, and other visual markers to connect from St. Claude to the riverfront, and between amenities such as the Maumus Center and Aycock Barn so that activity at one can more easily benefit the other
- For more on lighting and signage, and the role of good graphic design in strengthening the identity of a neighborhood, see pages 80-83
- Subtle shifts in scale and design of lighting and signage can help reinforce the desired qualities of the three zones. For example, riverfront fixtures should be taller and more industrial in feel, in keeping with riverfront industry and history, and the desired scale of development.



Proposed pervious walkways, trees, bioswales, pervious parking lane



Proposed Friscoville Avenue, with bump outs for rain gardens that also define pervious paving lanes for parking



Example of a corner rain garden bump out

image courtesy Dana Brown & Associates

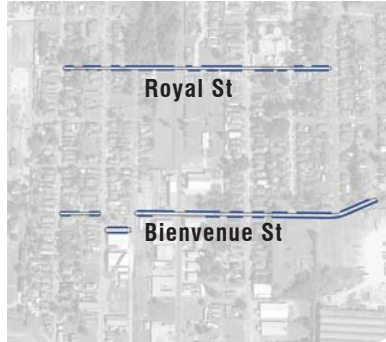
Project Proposals

Green and Blue Streets

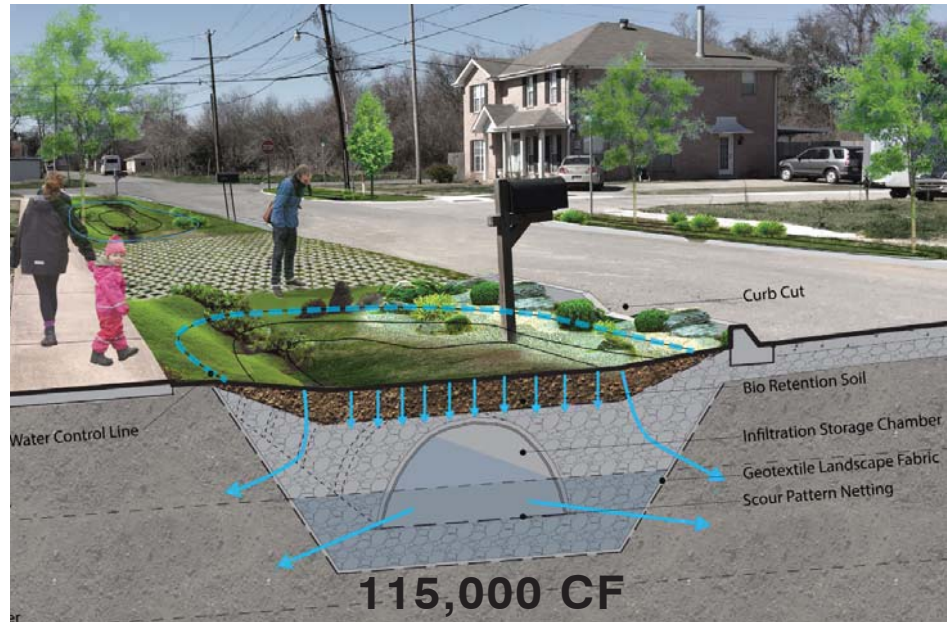
Per linear foot:

Existing storage capacity:
3.5 cubic feet

Proposed storage capacity:
25 cubic feet



Location of Green and Blue Streets



Proposed improved infrastructure at Royal and Bienvenue Streets



Street flooding on Mehle Ave near N. Peters during rain storm



Existing drainage ditch at Royal and Bienvenue Streets

Reshaping the space between the roadway and sidewalk can help alleviate localized flooding and reduce the impact of upslope areas like Old Arabi on downstream neighborhoods. The current drainage system of pipes and ditches collects stormwater shedding off of properties and impermeable asphalt. Conveying stormwater through pipes has the unintended consequence of preventing stormwater from infiltrating into the ground, and typically provides less capacity than ditches.

The green infrastructure proposed here replaces ditches and piped networks with a network of bioswales that have a thick drainage layer and underground

storage chamber. The new section expands the storage capacity of an existing ditch by a factor of 7. This requires excavation, and replacement of existing soils with gravel and bio-retention soil mix in place of the more impermeable clay soils that characterize Arabi's subsurface. Where there are curbs, curb cuts allow runoff from the street and neighboring properties to flow into the bioswales. The result is a lush and colorful streetscape that floods less frequently, and that absorbs and filters large volumes of runoff.

For more information on green infrastructure terms, please see Appendix C.



Eickes Canal right of way potential for stormwater storage

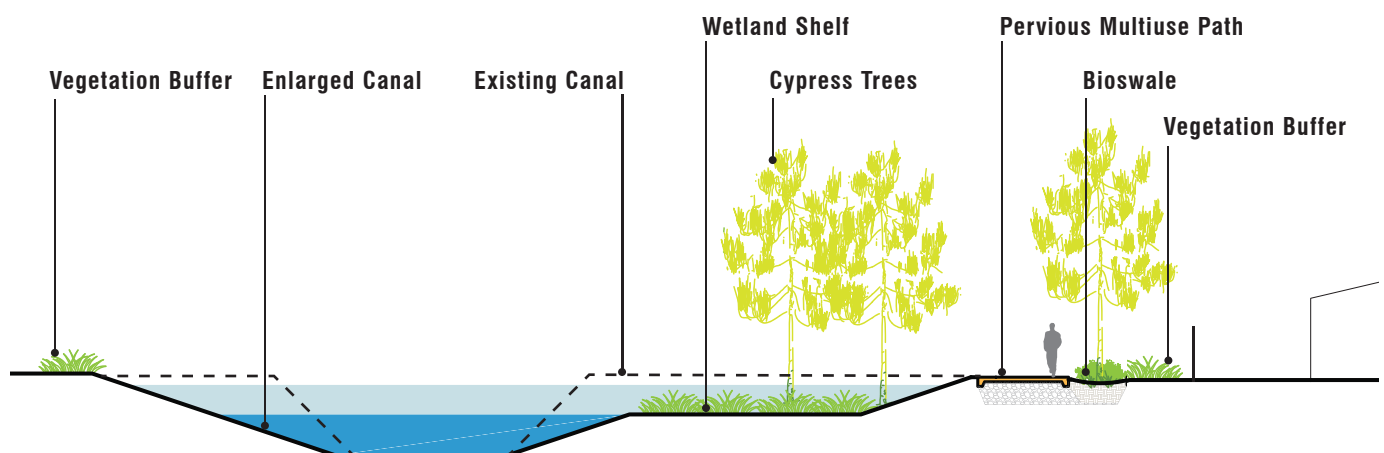


Proposed wetland shelf, widened canal, trees, and pervious path

The Eickes Canal is currently an unremarkable piece of infrastructure that separates the neighborhood from the Domino Sugar factory. The houses situated along Center Street all turn their backs on the canal and the substantial open space that runs alongside the waterway. Building on Living With Water principles, this proposal is for a redefinition of the canal as a low-maintenance multipurpose landscape feature that has more capacity to store stormwater, provides a new pedestrian pathway that enhances neighborhood connectivity, supports a more diverse array of flora and fauna, and supports passive recreational uses.

With the proposal, the existing canal is widened to include a wetland shelf, which can accommodate significant fluctuations in water levels and greater total volumes of stormwater, while allowing the Lake Borgne Basin Levee District (who operates the parish's pump stations and canals) to maintain static water levels higher in order to reduce rates of subsidence. At the same time, this wetland shelf will be home to a variety of species that thrive at the water's edge, including bald cypresses, rushes, and Louisiana irises.

This enhanced environment becomes a place where residents can take an evening stroll, and where visitors to the neighborhood can walk from St. Claude Avenue down to the site of the former Lebeau plantation, the historic Ford plant, and the riverfront.



Section of potential Eickes Canal

Parking

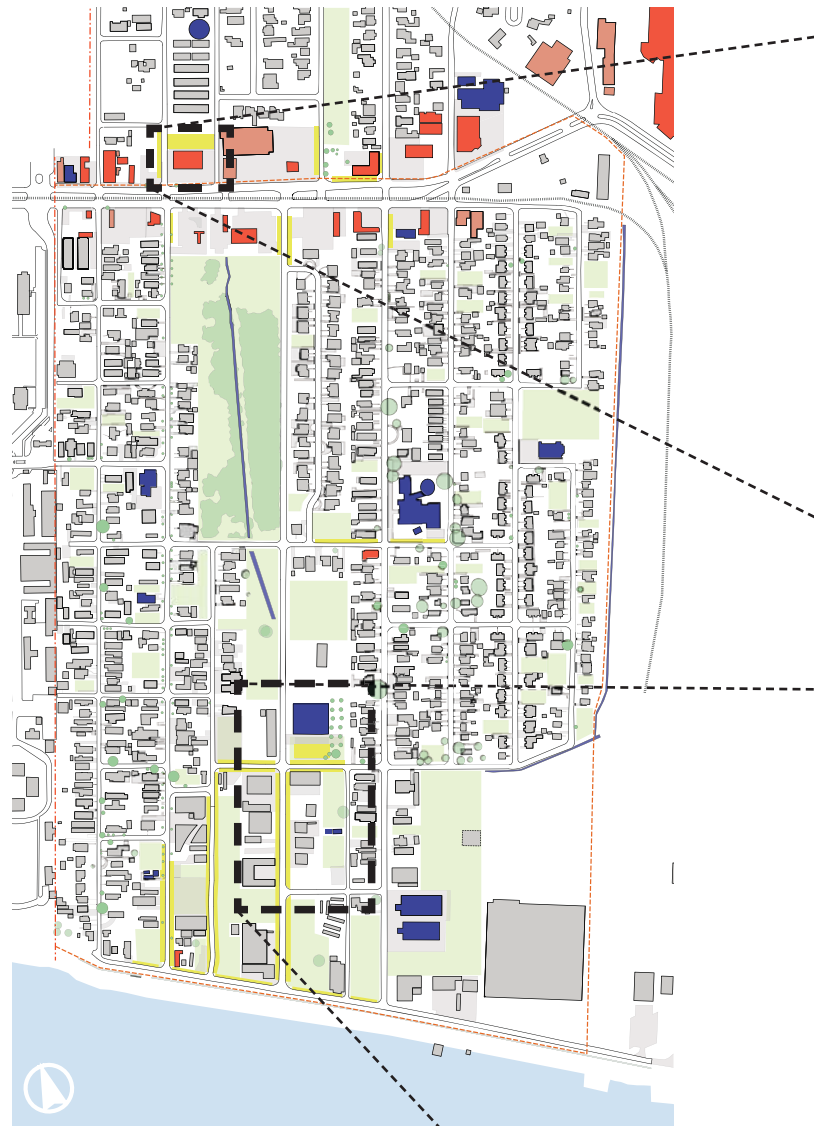
With new institutions like the Maumus Center, new infill housing throughout the neighborhood, and potential higher density redevelopment along both St. Claude Avenue and the riverfront, Old Arabi can expect substantially higher numbers of residents and visitors in the future. Many will own cars or access the neighborhood by car.

If residents and visitors have to circle streets looking for available spots, for example, there is lost productivity as well as more traffic and congestion. Meeting parking needs by requiring each developer to meet basic parking requirements designated by zoning ordinances is a crude measure, however, and typically results in the overbuilding of parking spaces.

Shared parking lots and on-street parking spaces that are located and designed to accommodate the always-changing traffic of business hours, evening activities and nightlife, and weekend uses are ideal for Old Arabi's mixed-used redevelopment and neighborhood institutions.

Shading these spots with trees, and integrating pervious paving, bioswales, rain gardens, and tree plantings into the design of each parking lot will ensure that parking lots are not eyesores that increase ambient air temperatures and produce large volumes of runoff. Furthermore, siting parking lots behind buildings will allow new buildings to claim the street front, with benefits for both businesses and the urban fabric as a whole.

Furthermore, including features such as bike racks, water fountains, and benches in shared parking areas will support other modes of transportation, such as walking and cycling. This will, in turn, reduce the number of cars on the road.



LEGEND

■ New parking	■ Open space
■ Commercial	■ Community assets
■ Existing parking	



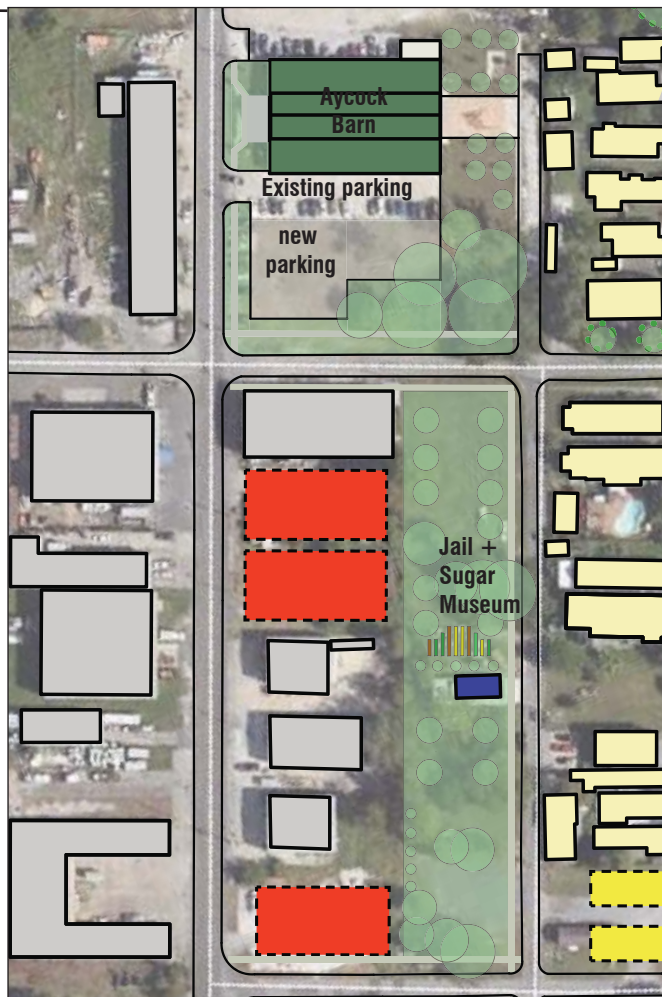
The design for a shared parking lot behind the recently opened Studio Arabi (retrofit of an old Fastenal building) on St. Claude Avenue between Mehle and Tennebrach Streets should use pervious pavement and include tree plantings throughout in order to provide shade and reduce runoff.



Pervious parking lot



Open pavers in Covington, LA¹⁴



New infill opportunities for commercial (red) and residential (yellow) with new public space and parking at Aycock Barn

St. Bernard Parish is identifying property to acquire and develop into additional parking to support activities at the Aycock Barn and the Maumus Science Center and Planetarium. An open parcel adjacent to the Aycock Barn could be added to an existing parking lot to more than double the number of available spaces in the neighborhood.



Rain garden at end of parking bay ¹⁵



Bioswale between aisles ¹⁶



Access through bioswale ¹⁷

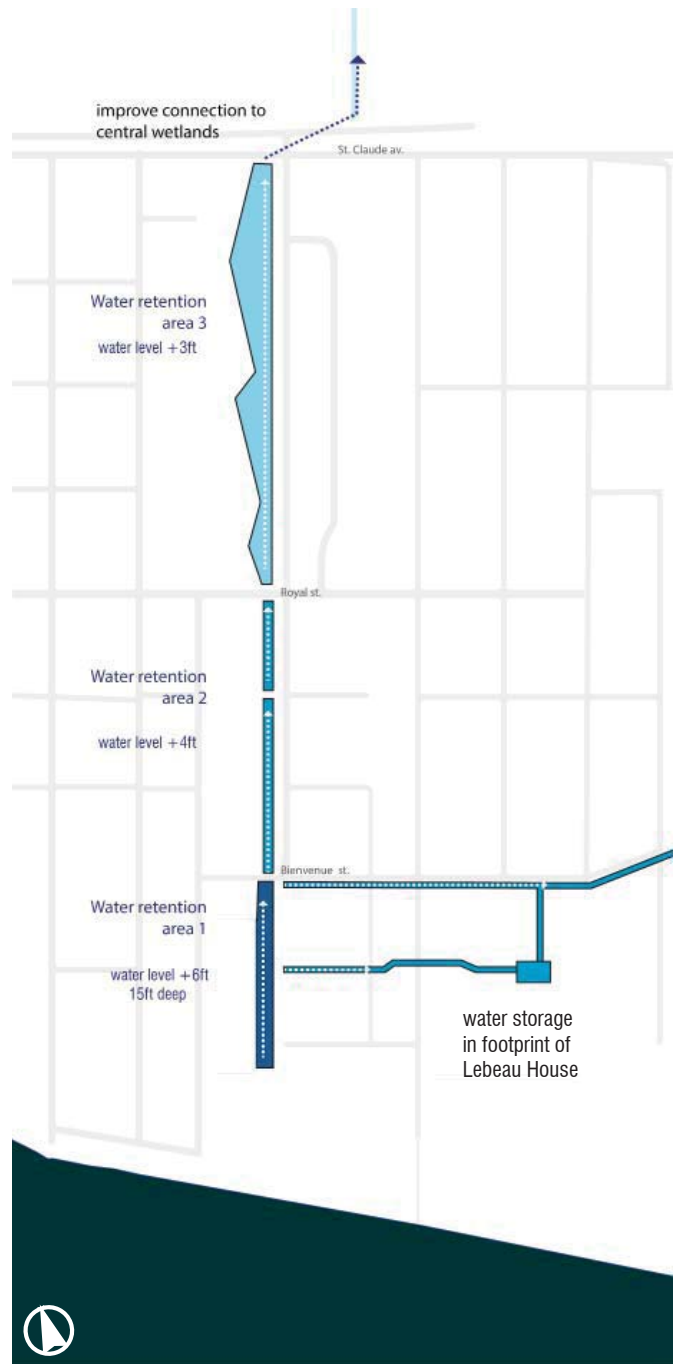
Stormwater Park and Planned Unit Development

The former stockyard site provides an unparalleled opportunity to transform a key corridor through the middle of the neighborhood.

Zoned two-family residential, the stockyard site is the single largest parcel for adding new units to the neighborhood's housing stock. An existing canal can become the basis for a stormwater retention park, and that park can anchor a substantial planned unit development that adds 30-50 new units along the edges of the stockyard site and Aycock.

The design concepts illustrated on the facing page connect the stockyard site to the Aycock Barn as well as the riverfront with a combination of new houses and water infrastructure. Close to the riverfront, a well can lift groundwater into a surface basin at the site of the former Lebeau Plantation. That water could flow, even during periods between rains, from there to a terraced canal running parallel to Aycock. After passing by the Aycock Barn, water would enter the stockyard site via the existing canal, which would be widened to accommodate wetland features and to fill up with stormwater during rain events.

Such a water feature would be ambitious, but would completely redefine the flow of water and new housing opportunities in the middle of Old Arabi. Furthermore, walking paths and trails alongside the water and through colorful wetland and urban meadow zones would become an amenity for residents and destination for St. Bernard residents, Orleans Parish residents, and others outside of Old Arabi.



Design concept for stormwater retention and flow through Old Arabi

potential housing development



Site plan: option 1



Site plan: option 2

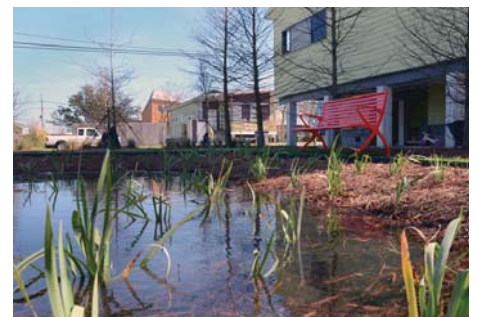
- Community Assets
- Commercial
Occupied or Renovated
- Commercial
Vacant and Blighted
- Residential
- Industrial



Site of former Lebeau House



Wally Pontiff Park, Metairie, LA



Rain garden, Lower Ninth Ward, New Orleans

River Access

At public meetings, Old Arabi residents have consistently called out access to the river as a top priority. By improving access, enhancing the river levee and batture in order to support a broader array of public activities, and by increasing the visibility of the riverfront from inside the neighborhood, the riverfront can become much more of an amenity and an economic engine for the parish than it is today.

- **Improve access:** Near term, construction of an accessible ramp extending from N. Peters up and over the levee and floodwall would dramatically increase the number of people who could visit the water's edge, which is currently limited to those who can climb up the steep dirt path up to the unmarked floodgate. Long term, the raising of N. Peters at the old Ford factory to turn it into a public plaza at the same level as floodwall would directly integrate that access into redevelopment scenarios.
- **Highlight the levee:** Use painted graphics and lighting to transform the drab concrete floodwall and to draw attention to the riverfront. This would visually define the water's edge as a destination.
- **Create a Learning Destination:** Installing a barge (see "Learning Barge" callout) or floating platform would provide an exciting new vantage point from which to view passing ships, and an incomparable environment for learning about riverine habitats and ecology.

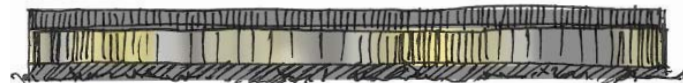
Painted

Graphics relating to local culture, with painted imagery, lettering, or other artistic elements.



LED Illuminated

Vertical strip LEDs attached to levee wall. Possibility to integrate motion sensors so lights react to passing people and / or ships.



LED illuminated levee wall at night



Platform overlooking Bayou Bienvenue in Lower Ninth Ward ¹⁸



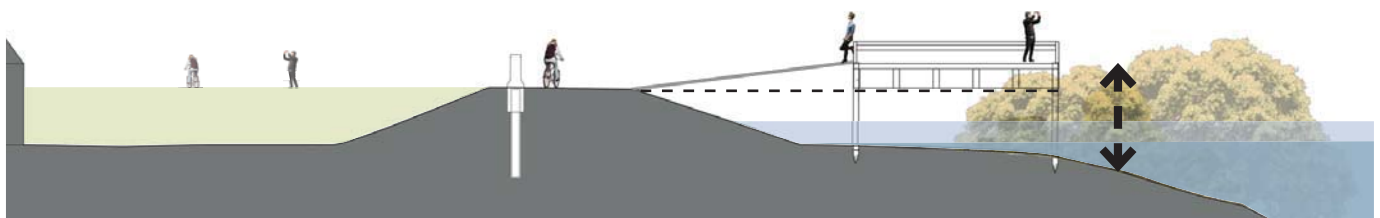


Riverfront trail and platform showing existing levee access

Learning Barge



On the Elizabeth River in Virginia, the Learning Barge is the world's first floating wetland classroom. The goal of the "steward ship," is to teach children how to make the river a healthier environment, with live wetlands on board. Powered by solar and wind energy, the vessel features an enclosed classroom, composting toilets, and a rainwater filtration system. The boat docks at various locations to highlight functions of the working river.¹⁹



Viewing platform on levee that could rise and fall with river water level



Riverfront Plaza, Ford, and Domino Sugar

Inside the levee, there is a prominent opportunity for historic preservation, redevelopment, and the creation of new public space: the old Ford plant. This Albert Kahn-designed building is an irreplaceable piece of Louisiana's cultural heritage. It serves, too, as a transition in scale from the residential neighborhood to the much taller Domino Sugar buildings, and also as a buffer to the massive industrial refineries of Chalmette.

The Ford building's concrete frame and industrial spaces can readily be adapted for a mix of housing and commercial uses. Elevating N. Peters so that it becomes a riverfront plaza bridging between neighborhood, Ford factory, and water's edge would create a new regional destination.

Old Arabi has diverse architecture from many generations that can be a source of inspiration for new additions to the urban fabric. Guidelines for architecture and urban design based on the Ford and Domino complexes, including the Cavaroc House, could result in diverse and unique renovations and additions so that redevelopment highlights and honors the parish's industrial past while establishing a new identity and character for the riverfront.



Riverfront and former Ford plant, with Domino refinery beyond



Current condition of the unoccupied Ford plant



Riverfront plaza with mixed use commercial and residential development, including the former Ford plant at right

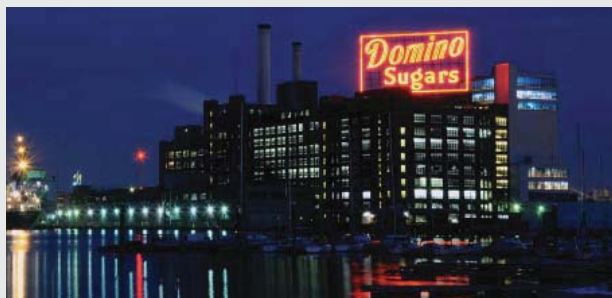
Lebeau Plantation

Built in 1854 by the Lebeau family, the large wood-framed mansion was situated on a working plantation and was one of the few remaining antebellum mansions in the New Orleans area.²⁰ Used as a residence until the early 1900s when it was converted into a hotel and gambling hall, the Lebeau House returned to residential use in the 1940s and remained occupied until the 1980s. For three decades the mansion and former plantation grounds sat vacant, while preservationists urged for its restoration. In 2013 a group of trespassers set fire to the house, burning it to the ground.

The large property has potential to become an important public space. It could serve, for example, as a stormwater park, where a well fills the footprint of the former mansion with water, marking the loss and memory of a significant piece of the parish's history. The ruins of the plantation have been removed, though traces of the architecture could be referenced to honor what once existed.



Stormwater park could reference traces of the house, above



Domino facility in Baltimore, above, could provide inspiration²¹

Domino Sugar

Domino Sugar opened a refinery in 1909 at the edge of Old Arabi. Nationally, it was the largest one of its kind, and instantly became a riverfront landmark as well as a hard boundary for Old Arabi's eastern edge. From the river, the refinery dwarfs the comparatively small warehouses and other buildings in Old Arabi. Visible for miles from the river and the West Bank, the refinery's unintentionally grim presence can be enlivened with large lighted signs, like on the Baltimore refinery (left). By drawing attention to the working waterfront, which includes the Port and oil refineries downstream, such signage and lighting would contribute greatly to the character of the riverfront and to the identity of the parish as whole.



Aycock Truck Re-routing

A phased plan is in place to re-route industrial trucking from the current course on Aycock Street, through the middle of Old Arabi, to farther downriver behind the St. Bernard Port. This move is expected to reduce truck traffic on Aycock St. by about 90%. Re-routing truck traffic would improve efficiency of Port access while dramatically reducing industrial truck traffic in Old Arabi's residential core. Aycock would then become a viable connection for pedestrians and cyclists, and the rerouting would improve safety for all cross streets as well.



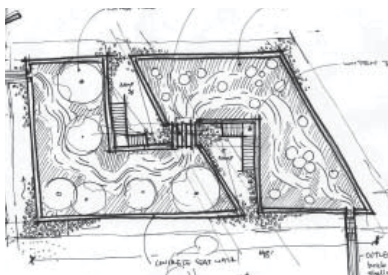
Judge Perez - Aycock Connection

Old Arabi could have a stronger and more visible connection to Judge Perez, St. Bernard's other main thoroughfare. New, improved signage, traffic calming measures, crosswalks, and strategic plantings would draw attention to the Aycock St. intersection at both Judge Perez and St. Claude Avenue. The parish-owned right of way of the canal that runs alongside Aycock could become a multi-use path – with lighting, signage, trees, and even improvements to the canal, similar to the Eickes Canal proposal – so that pedestrians and cyclists have a pleasant and safe route for accessing Old Arabi from Judge Perez High.



Sugar Museum and Park Connection

Already a neighborhood landmark, the Sugar Museum in the historic former jail could be enhanced with the addition of outdoor facilities, plantings, and programming in the open spaces on either side of the building. This neighborhood park could be home to a grove of trees, playground, small basketball court, gardens, and other related facilities. A half block from the Aycock Barn, events at the museum could integrate both sites. Both facilities can make use of the expanded shared parking area next to the Barn, proposed earlier in this chapter. The open lot across the street from the museum has potential to be redeveloped into a pocket park that connects between the Sugar Museum and the site of the former Lebeau plantation.



Water Well

Within the footprint of the former Lebeau Plantation, a wind-driven pump could draw groundwater and lift it into a pond. A weir at the end of the pond would regulate the flow of water from the Lebeau site into the Eickes Canal. This well could be a prototype for integrating freshwater sources into the parish's canal networks so that there can be a constant flow of water through urban waterways. Flowing water is a boon to water quality and prevents the breeding of mosquitoes. In addition, the water well could be outfitted with additional hand- or pedal-powered pumps so that visitors can play a role in shaping the flow of water through the parish. Critical, too, are groundwater, water quality, and weather monitoring stations.



Groundwater Monitoring

Further described in St. Bernard Parish Integrated Water Resources Management Plan, groundwater monitoring wells in Old Arabi would be components within a larger, regional system designed to collect critical data on subsurface conditions and on the relationship between soils and water. Monitoring wells in the neighborhood would collect data on how the Mississippi River and subsurface flows influence groundwater levels, the impact of large scale groundwater extraction at nearby industrial facilities, and the capacity of local soils for absorbing and storing stormwater. This knowledge would, in turn, inform the planning and design of future projects.

Homeowner Adaptation

A program could provide incentives to individual homeowners throughout Old Arabi to install rain gardens, pervious paving, stormwater harvesting, and native plants that require less watering and energy. This would save the parish money as drainage pumps and system equipment would be used less. This would also be an opportunity to explore retrofitting historic houses with new green infrastructure. These visible pilots can further community education, and the homeowners would become ambassadors for green infrastructure. At right, a New Orleans homeowner plants a rain garden.²²



LLT Properties Green Grid

The Green Grid consists of selected streets, each spaced 0.25 to 0.5 miles apart. LLT properties – publicly owned vacant parcels – that are situated along these streets would be dedicated for the development of parks, playgrounds, gardens, and other public spaces. While Old Arabi has few LLT properties, the Green Grid concept would exist with Mehle and Friscoville as priority corridors within the Green Grid. These streets would become the focus of public investments within the neighborhood, and also connect Old Arabi to the rest of Arabi and to the rest of the parish.



Public Art and Placemaking

A program for installing locally-produced public art along St. Claude Avenue, throughout the neighborhood, and along the riverfront would contribute to the burgeoning arts and culture identity of the neighborhood. Adding pieces that connect back to the history, culture, and future of Old Arabi would enhance neighborhood streetscapes, support and attract local artists, and draw attention to Arabi as a place where art is made and displayed. The recent influx of art studios on St. Claude represents a shift that is already underway, in which artists, curators, and others move from New Orleans neighborhoods, like the Marigny, downriver in search of more affordable areas that have their own identities and rich histories. At right, sculpture at New Orleans Main Library.



Green Infrastructure Operation and Workforce Development

Design, construction, and operation of proposed green infrastructure projects could create jobs and revenue to suppliers and manufacturers, with training and placement programs for St. Bernard residents. A new green and blue workforce development includes education and training on maintenance of new projects, creation of parish standards, and procurement of new equipment such as trucks that clean and vacuum pervious concrete. The development and refinement of future projects would continue generating this new economic sector. At right, installation of a rain garden and trees by New Orleans teenagers at an elementary school.²³



Resilience District Designation

In New Orleans, the Gentilly Resilience District intends to provide a replicable model for urban resilience, and received a \$141M award from HUD in 2016. The plan shifts Gentilly towards a water management and road network guided by “living with water” principles, with proposed retrofits intended to improve safety, quality of life, and economic opportunity. The projects proposed in this revitalization plan position Old Arabi to become St. Bernard’s first resilience district. Such a designation could enable St. Bernard and Old Arabi to access new partners, funding sources, and financing mechanisms for public infrastructure and redevelopment.



Project Proposals

Lighting and Signage

Well-designed lighting, signage, and street furniture enhance safety, wayfinding, and neighborhood identity. An urban design program that incorporates these elements, in conjunction with consistent planting and paving strategies, can help unify disparate projects, so that many pieces contribute to a greater whole.

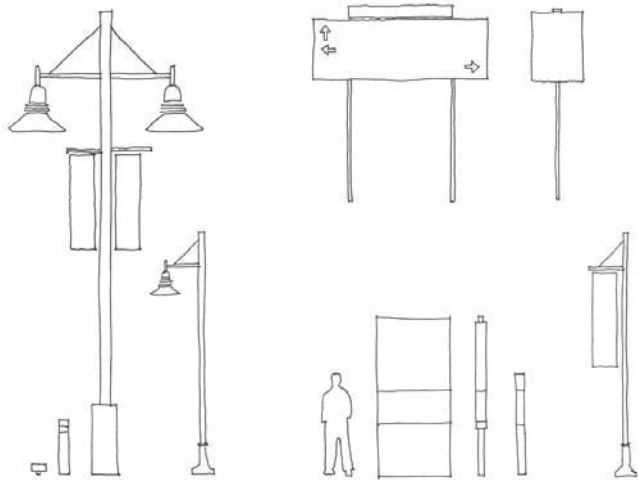
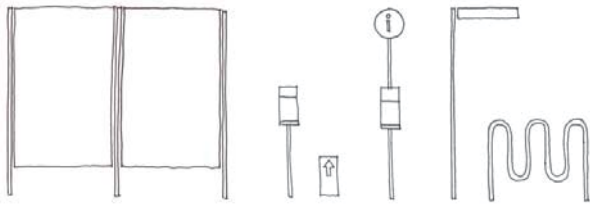
- Signposts, streetlamps, bollards, and other features can serve as visual markers that connect from St. Claude all the way down to the riverfront.
- They can also be used to call out priority “Green Grid” corridors such as Friscoville, and connect within the neighborhood between amenities and institutions such as the Maumus Center and the Aycock Barn.
- Strong graphic design that utilizes typography and colors, for example, can accentuate specific characteristics of a neighborhood that are important to highlight. For example, a color palette (right) that references landmarks can subtly relate street furniture and other urban design elements to important features in the landscape.
- Both lighting and signage systems should be designed for flexibility, anticipating that a neighborhood like Old Arabi is experiencing growth and will be home to new businesses, services, and residents. That is, systems should be designed for what a specific area, like the riverfront, will look like in 10-15 years rather than how it is used today.
- Signage can also serve didactic purposes. For example, historical markers or educational elements can speak to the neighborhood’s past, as well as the ways in which it is adapting to meet the needs of the 21st century. A sign by the Eickes Canal, for example, can both describe the function of canals in conveying stormwater, and the new “living with water” approach in which the canal is also a wetland



Color palette based on existing environment of Old Arabi



Benches provide resting places and can contribute to a district identity and place to pause. Nuttshell, Old Beechy Rail Trail Signage



Range of urban furniture applicable for Old Arabi

- habitat and recreational amenity for residents.
- Subtle shifts in the scale and design of lighting and signage can help reinforce the desired qualities of the three zones: St. Claude, neighborhood, and riverfront. For example, riverfront fixtures should be taller and more industrial in feel, in keeping with riverfront industry and history, as well as the desired scale of development, whereas neighborhood signage and lighting should be more subtle, in keeping with the lower density residential nature of that area.



Examples of typography and colors on a range of fixtures
Above: Sarah Hart English, Tofino Wayfinding



Signage could be compact in the historic and dense parts of the neighborhood. Above: E+F:M, Town of Lunenburg Wayfinding



Wayfinding graphics unify areas with installation between buildings, or along roads and paths. At left: RSM Design, At right: E+F:M

Project Proposals

Lighting and Signage



Proposed smaller scale educational graphics at rain gardens in the residential areas of the neighborhood



Educational signage for proposed water management features throughout Old Arabi.
Left: Dockside Green Wastewater Treatment, Right: Sarah Hart English, Hastings Park



Wayfinding and educational signage for the potential stormwater park and Eickes Canal. Above: Milwaukee River Greenway



Proposed graphics, lighting, and crosswalks for St. Claude district



Proposed wayfinding graphics along riverfront that could include the floodwall

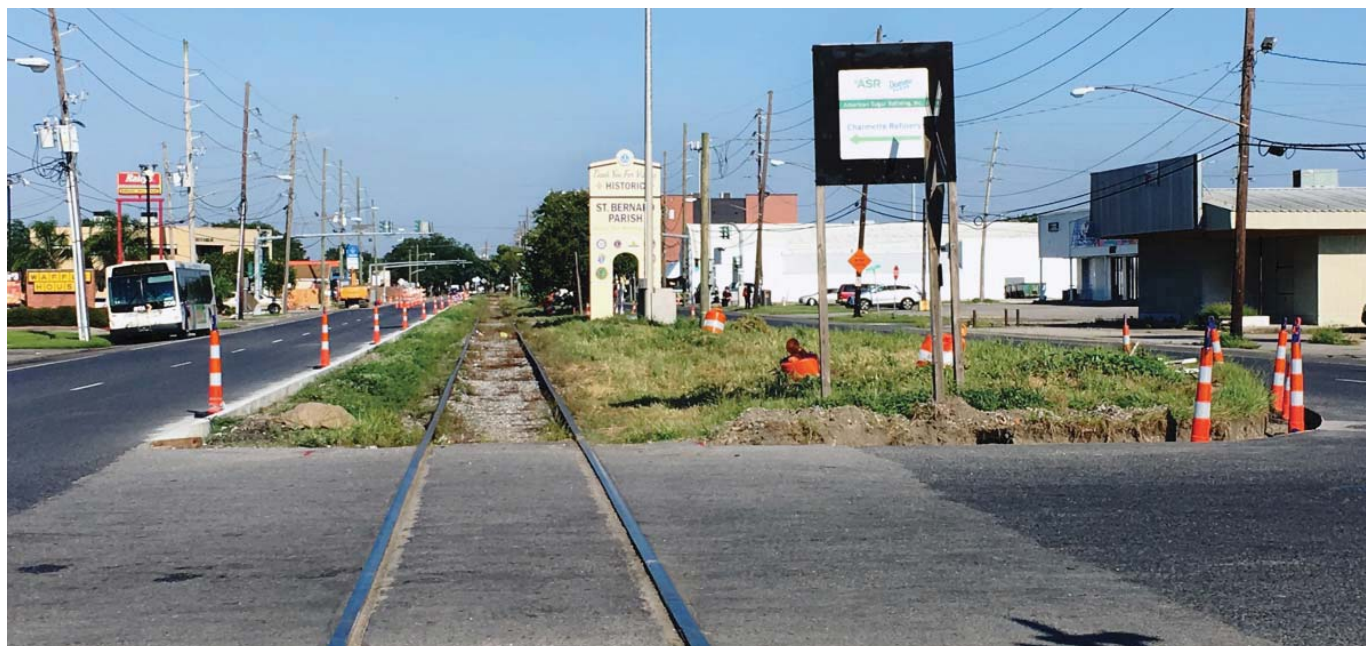


Proposed projects would be implemented in phases, in conjunction with ongoing efforts such as the drinking water pipe replacement in 2016.



5

Phasing and Implementation



Construction work progressing for streetscape improvements on St. Claude Avenue, August 2016

Implementation of the streetscape, placemaking, and water management projects proposed in this revitalization plan will strengthen quality of life and environmental quality for Old Arabi residents. At the same time, it will attract new businesses and new residents drawn to the neighborhood's character, amenities, and location. And this will, in turn, create economic opportunities for the neighborhood, and for the parish as a whole.

The planning effort is the basis for two funded phases of design and construction, with a combined budget of approximately \$2.75 million.

The first phase is already underway, and is slated for completion in fall/winter 2016. The focus of this first phase is the St. Claude Avenue neutral ground, identified early on by neighborhood residents as well as parish officials as a top priority. The second phase of design and construction will focus on streetscape improvements in the riverfront area as well as the residential core of the neighborhood.

With limited funds, the goal is to make targeted investments in the three areas identified in the plan in order to emphasize the distinct characteristics and possibilities of each area. This distributed implementation strategy has the potential reduce impact and the perception of change in each individual area, but can be partially addressed by carefully selecting the projects that will have the greatest impact in each area and partially addressed by coordinating investments with community partners and other projects (infrastructure upgrades, for example) that are taking place at the same time.

If the parish is able to dedicate additional funding sources to revitalization projects in Old Arabi, 10 to 15 years is a realistic timeframe for implementation. (This is why the vision plan on page 56 is called the "2030 Vision for Old Arabi.") While the second phase of design and construction will likely take place by 2018, the other projects will require many more years given the necessity of assembling properties and funding sources, the potential difficulties associated with riverfront projects that touch the river levee and floodwall, and the vagaries of development and redevelopment projects that are themselves contingent on many other factors.



Demolition of curbs on St. Claude Avenue during construction of streetscape improvement project, August 2016



Formwork for new curbs, August 2016



New light fixtures installed, September 2016

Phase 1

St. Claude Avenue Neutral Ground Improvement, including lighting, trees, ground covers, and new curbs

The diagrams in this chapter describe and locate the first two phases of design and construction – including two possible approaches to the second phase. The last two diagrams highlight projects, organized by "Places" and by "Streets" that constitute the remainder of the overall plan.

In some cases, property acquisition, moving truck route, permitting, and partnering with agencies like the Army Corps of Engineers and the Lake Borgne Basin Levee District will be necessary for successful implementation. In every case, neighborhood buy-in and participation will be critical for getting projects off the ground.



- Enhance entry to parish and neighborhood
- Encourage multi-use development along St. Claude Avenue
- Build on recent additions of Studio Inferno, Studio Arabi, Valiant Theatre and Lounge, Sheriff's Office, and St. Bernard Behavioral Health Center



New shared public parking area behind Studio Arabi serves businesses and institutions along St. Claude

Signage at Friscoville and Mehle to guide visitors into neighborhood core and towards riverfront

Sidewalk and crossing enhancements at Friscoville and St. Claude

Friscoville streetscape improvements to enhance connection between St. Claude Avenue and Riverfront

Royal and Bienvenue tree plantings to enhance cross streets through core of neighborhood

Mehle and Friscoville streetscape improvements from Bienvenue to N. Peters, with taller trees, and sidewalks along Friscoville

N. Peters streetscape improvement, with pervious parking lane, sidewalks, lighting, signage, and trees

- Begin riverfront transformation along N. Peters (Mehle to Aycock)
- Enhance key streets with trees and signage, and street edge improvements along Friscoville (St. Claude to N. Peters)
- Enhance Friscoville and St. Claude intersection
- Demonstrate sustainable stormwater management along N. Peters, at Friscoville and St. Claude, and at new public parking site

Phasing and Implementation

Additional Projects: Places

Stockyard Site enhancement and development

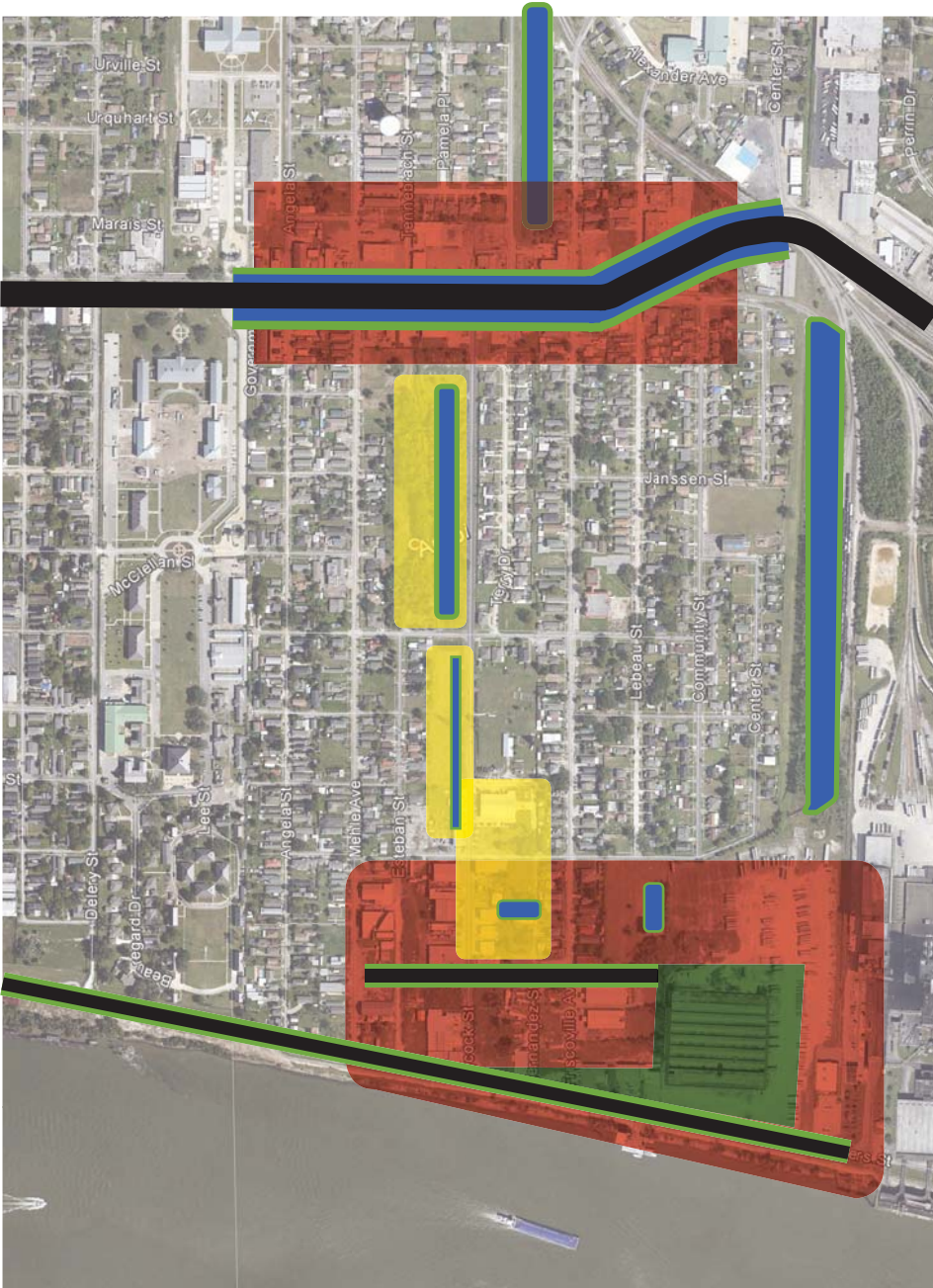
Eickes Canal enhancement

Additional housing development and drainage improvement

Public Park development around Sugar Museum

Redevelopment of Lebeau Plantation site

Development of Riverfront Public Plaza



- Create and enhance park areas / public spaces
- Improve levee condition and access
- Create neighborhood-scale stormwater detention and retention sites
- Enhance drainage canals and green spaces alongside canals



St. Claude Avenue Streetscape improvements

Comprehensive Neighborhood Streetscape Improvements

Develop Pedestrian Alleys and Trails through neighborhood

- Strengthen connection along levee to New Orleans, past Jackson Barracks
- Complete streetscape improvements across neighborhood to provide pervious paving, bioswales, rain gardens, tree plantings, lighting and signage
- Enhance pedestrian and bike network

Key Stakeholders and Implementation Partners

The diversity of proposed projects will require participation, inputs, and commitments from a wide range of stakeholders and implementation partners. Some, such as the Public Works department or the Lake Borgne Basin Levee District, will be directly responsible for construction and operations. Others, such as the Office of Tourism and the St. Bernard Community Foundation play a role in marshaling resources for marketing efforts, branding, and enlisting residents and volunteers to contribute to smaller, but no less vital, efforts.

As the entity that commissioned this plan and that oversees land use regulations and development efforts in the parish, the Office of Community Development will need to play a critical role in initiating, sustaining, and coordinating the efforts of all of these partners.

Listed here are stakeholders and partners organized according to project type:



Stakeholder discussion following project presentation

Transportation	Land & Water Management	Tourism & Economic Development	Historic Preservation	Volunteering & Job Training	Education & Civic Engagement
Regional Planning Commission	Lake Borgne Basin Levee District	St. Bernard Office of Tourism	Preservation Resource Center	Nunez Community College	St. Bernard Parish School Board
Louisiana Department of Transportation	US Army Corps of Engineers	New Orleans Convention & Visitors Bureau	DOCOMOMO Louisiana	St. Bernard Community Foundation	Old Arabi Neighborhood Association
Port of St. Bernard	Greater New Orleans Water Collaborative	St. Bernard Chamber of Commerce	AIA New Orleans	ARC of Greater New Orleans	Greater New Orleans Foundation
Norfolk Southern (railroad tracks on St. Claude)	Trust for Public Land	Greater New Orleans, Inc.	Louisiana Landmarks Society	St. Bernard Project	Meraux Foundation
	St. Bernard Department of Recreation	St. Bernard Economic Development Foundation			



Parish officials break ground for expansion at Val Riess Park ²⁴



Cultural Arts Center adjacent to high school in Chalmette



Planetarium and meeting space at the Maumus Center in Old Arabi

Eleven years after Hurricane Katrina, St. Bernard Parish is continuing to recover, improve, and grow, with several significant construction projects around the parish that have been completed recently. This momentum, and accompanying public and private investments, indicate a commitment to provide higher quality experiences for both parish residents and visitors.

Ranging from critical service and operations facilities such as a new hospital that serves the entire parish and fire stations from Arabi to Ycloskey, to innovative school and educational buildings, to recreational projects that better connect residents to local waterways like the 40 Arpent Canal, or a new riverfront observation center funded by the Meraux Foundation, St. Bernard has a richer experience to offer those who live and work there.

While Old Arabi survived Katrina relatively intact, similar investments could be made to revitalize the neighborhood. The intent is for this plan to build upon a range of completed projects that continue to holistically improve the parish, including:

Critical services

- St. Bernard Parish Hospital
- St. Bernard Parish Fire Stations

School buildings

- Arabi Elementary
- Cultural Arts Center
- Maumus Center

Institutions

- The Arlene Meraux Riverfront Observation Center

Recreational facilities

- Boat launch at 40 Arpent Canal
- Val Riess Park



The consistent architectural and streetscape design elements of Old Arabi should guide new development and reinforce the neighborhood's character



6

Design Guidelines



Historic houses and streetscape on Angela Street show the unique character of Old Arabi's architecture and urban design patterns

When preserved and well-maintained, historic districts such as Old Arabi are valuable assets to the broader community. Historic districts are defined as a collection of structures or sites judged to have historical significance. A grouping of historical buildings constitutes a record of culture. Historic districts are economic engines that encourage neighborhood stability, increased property values, and positive development.

Though not every building may be significant on its own, collectively all buildings within the district contribute to its unique historical character. The protection and proper maintenance of existing properties and the compatibility of new construction with historic properties are essential to assuring the continued integrity of Old Arabi.

The Old Arabi Neighborhood Commission (OANC) was established to address issues of preservation and redevelopment within the Old Arabi Historic District. The OANC reviews aesthetic concerns in regards to exterior portions of buildings that are visible from the street. This review is required for all new construction and for alterations or major repairs to any existing buildings within the district, whether historic or not. Upon successful review, the OANC issues a Certificate of Appropriateness, which is a prerequisite for a building permit and the commencement of work.

These Design Guidelines are intended to provide recommendations and resources for homeowners seeking a Certificate of Appropriateness. Included are descriptions of relevant house types and architectural styles, guidelines for repair and renovation, and design principles for compatible new construction.

Submissions to the OANC must include:

- Application
- Survey of the property defining boundaries, servitudes, and utility tie-ins
- Proposed Site Plan (to scale) defining property lines, setbacks, fencing, driveways, sidewalks, secondary structures, and utilities
- Proposed Front and Side Elevations (to scale) defining height, width, and materials

The OANC recommends that property owners and their professionals follow these steps:

- Identify the building's type and architectural style. Type and style will help determine which features are definitive and should be preserved.
- Protect defining features with a plan for preventative maintenance.
- Repair any damage promptly.
- If repair is not possible, replacement with an exact physical and visual match (replacement in-kind) is advised.
- If replacement in-kind is not possible, it is recommended that new material match the design, finish, and detail of the original as much as possible.
- For major renovations and new additions, it is important that any new elements be compatible with the scale, material, and design of existing elements.

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The U.S. Department of the Interior has developed principles to promote best practices for historic preservation, which have broad applicability for all properties located in historic districts such as Old Arabi. The guidelines in this document are consistent with these standards:

1. A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For further information:
<https://www.nps.gov/tps/standards.htm>

Typical maintenance and repair work resulting in no changes to the exterior visible from the street is not be required to be reviewed by the OANC. New

construction and additions, exterior alterations, demolition of a building or portion of a building, and signage will be reviewed.

New Construction

- All new construction shall be visually compatible with the building and environment with which they are related.
- The general design, scale, gross volume, arrangement of site plan, texture, material, and exterior architectural features of new construction shall be in harmony with its surroundings and shall not impair the tout ensemble of the neighborhood.
- No one architectural style shall be imposed.
- Quality and excellence in design should be major determinants.

Exterior Alterations

- All exterior alterations to a building shall be compatible with the building itself and other buildings with which it is related, as provided for above under New Construction above. In applying these standards, the original design of the buildings may be considered.
- Exterior alterations shall not affect the architectural character or historical quality of the building.

Demolition

- The historic or architectural significance of the building shall be considered.
- The importance of the building to the tout ensemble of the district shall be considered.
- The special character and aesthetic interest that the building adds to the district shall be considered.
- The difficulty or impossibility of reproducing such a building because of its design, texture, material, or detail shall be considered.
- The future utilization of the site shall be considered.

Signs

- The scale and design of any sign should be compatible with the buildings and environment with which it is related.
- The materials, style, and patterns used in any sign should be compatible with the buildings and environment with which it is related.

Resources

McAlester, Virginia Savage. *A Field Guide to American Houses*. Alfred A. Knopf, 2013.

Preservation Design Partnership, LLC. *City of New Orleans Historic District Landmarks Commission Design Guidelines*. <http://www.nola.gov/hdlc/design-guidelines/>

Urban Design Associates. *Louisiana Speaks:*

Pattern Book. <http://lra.louisiana.gov/index.cfm?md=subsite&tmp=home&ssid=1>

Vogt, Lloyd. *New Orleans Houses*. Pelican Publishing Company, 1985.

Weeks, Kay D. and Anne E. Grimmer. *Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. National Park Service, Technical Preservation Services, 1995

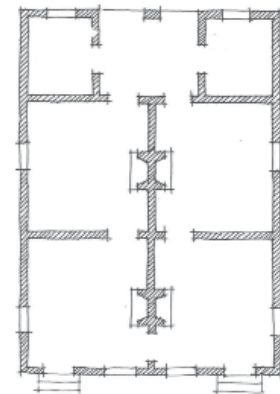
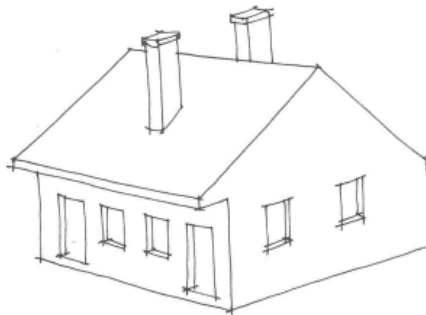
House Types and Architectural Styles

House Types and Architectural Styles

Though sometimes interrelated, type and style are distinct aspects used to define a building. In these guidelines, type describes the overall configuration or shape taken by the building. Proportions, arrangement of rooms, and orientation of roof all contribute to type. Architectural style arises from a building's detailing and ornamentation. Stylistic elements may be integral, such as window shape, or applied, such as decorative trim. The popularity of a particular style can indicate the historical period of construction, and a combination of styles can point to a transition period or later renovation. The shotgun type may be expressed in a number of different styles, including Craftsman, though the bungalow type is almost always Craftsman style.

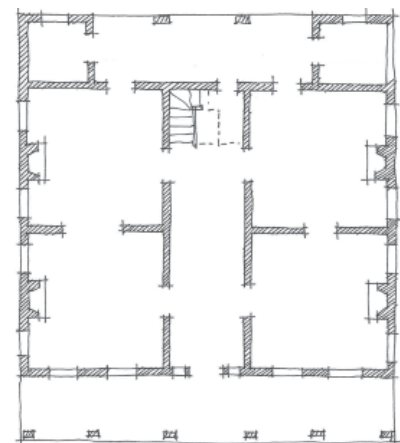
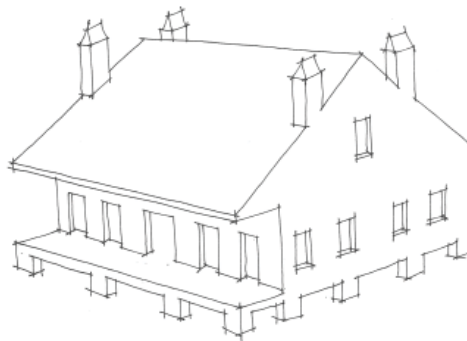
Creole Cottage

A popular, early house configuration for the New Orleans area, the Creole cottage is typically two rooms wide by two rooms deep with additional smaller rooms at the rear. The roof line is parallel with the street, and the façade is typically symmetrical. A front porch and dormers are common.



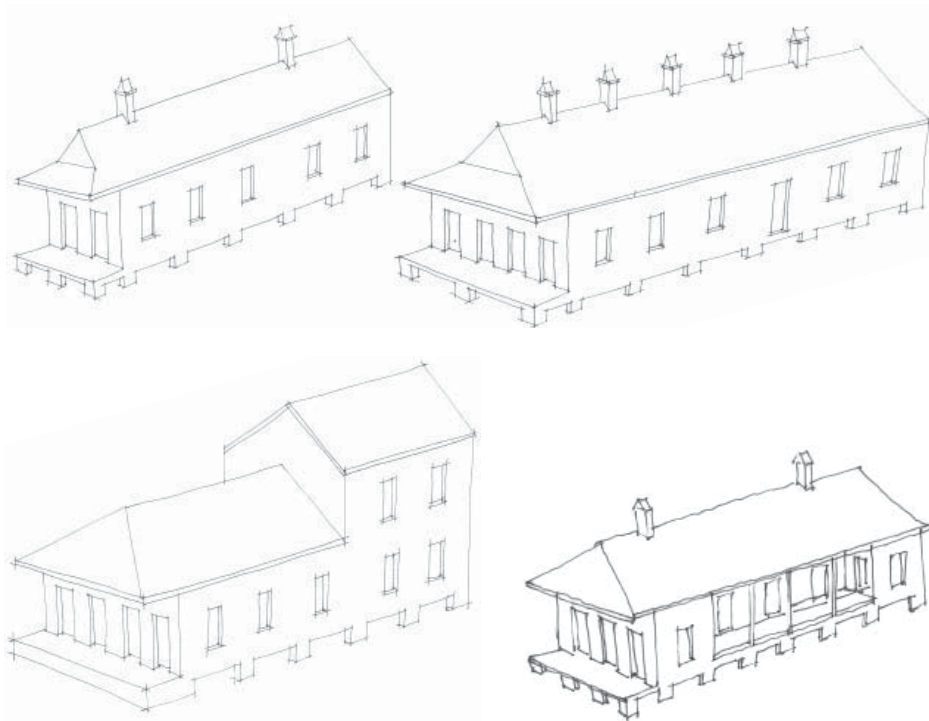
Center Hall Cottage

This type is essentially a Creole cottage widened by the addition of a hall down the center.



Source: *New Orleans Houses* by Lloyd Vogt

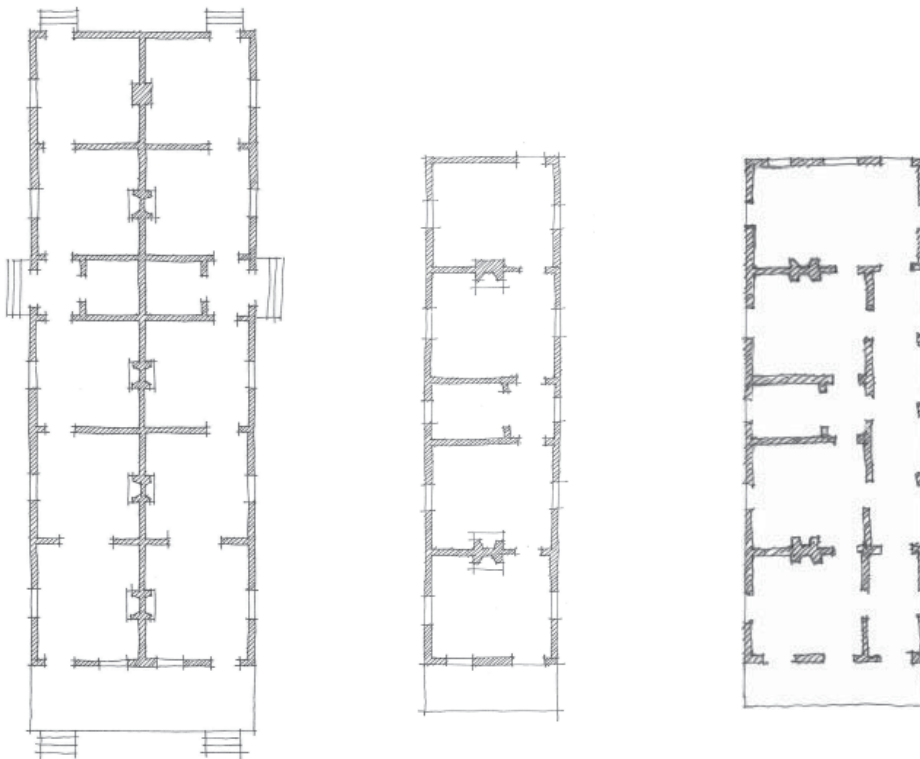
House Types

**Shotgun**

This ubiquitous, elongated house form made optimal use of prevailing narrow lot shapes. The roof line is perpendicular to the street. A typical shotgun single (sometimes called two-bay) is one room wide and three to five rooms deep without a hallway.

Shotgun doubles (four-bay) combine two such room arrangements under one roof, originally as separate residences. Over time some doubles have been converted to single-family homes.

Other variants include the camelback (single or double with a second story “hump”) and the side-hall or side-gallery shotgun (single with a third bay, either indoor or outdoor, dedicated to entry and circulation between rooms).

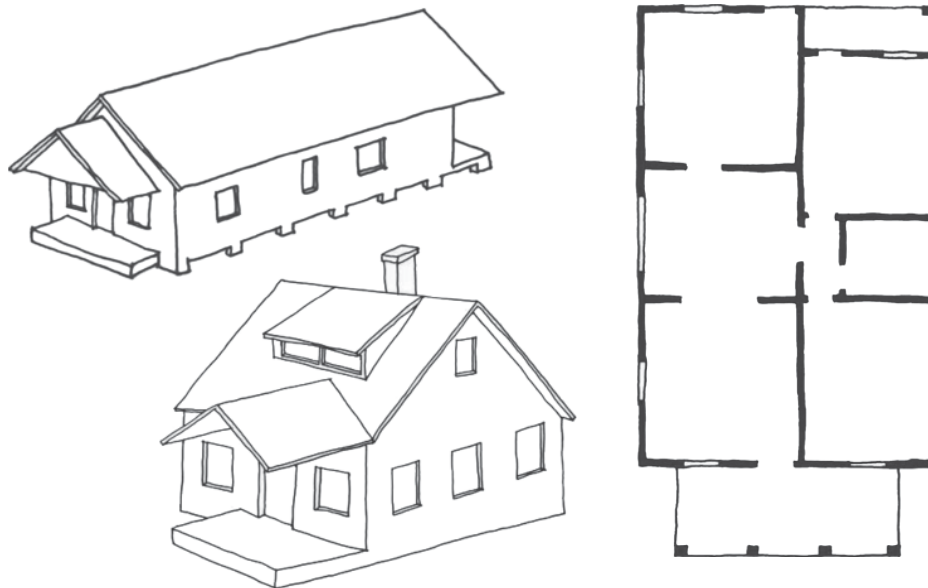


Source: *New Orleans Houses* by Lloyd Vogt and *City of New Orleans Historic District Landmarks Commission Guidelines*

House Types

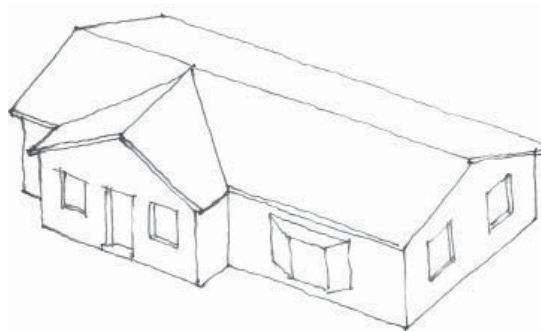
Bungalow

Typically associated with the Craftsman style, this housing type is usually two rooms wide and one or one and a half stories tall and often boasts an asymmetrical façade expressed as a smaller gable off-center to the overall roof.



Ranch

Usually broad with a roof line parallel with the street, ranch types generally occupy wider lots. Though most often slab-on-grade, some examples in Old Arabi are raised with ventilated crawlspaces.



Source: City of New Orleans Historic District Landmarks Commission Guidelines



Cavaroc House, on Domino Refinery, c. 1839
Source: www.usgulfcoaststatesgeotourism.com

Greek Revival (1830s-1860s)

The first popular American style to take hold after the Louisiana Purchase, the Greek Revival and its classical language were embraced by the young nation as symbols of democracy. Common elements include:

- Parapets
- Greek key door surrounds
- Dentils at cornice
- Classical columns
- Rectangular openings
- Multi-light sidelights and transoms



Note:
All photos taken by Waggonner & Ball of buildings
located in Old Arabi unless noted otherwise

Italianate/Bracketed (1860s-1900s)

The Italianate style sought to interpret motifs of the Italian Renaissance and the vernacular of northern Italy. In the New Orleans area it became a dominant style in residences during the 1860s and 1870s and perpetuated through the turn of the century in the characteristic Bracketed style of many shotgun houses. Common elements include:

- Deep porch overhang with wooden brackets
- Decorative parapet with rectangular Doric columns
- Segmental arch openings with cornices
- Drop siding at front façade
- Quoins
- Louvered shutters
- Double-hung windows

House Types

Eastlake (1870s-1900s)

This Late Victorian style drew inspiration from the work of furniture designer Charles Locke Eastlake and is widespread among New Orleans area shotguns. Common elements include:

- Spindlework frieze with piercework
- Turned wood columns
- Gable-on-hip roof with decorative wood shingles at gable end
- Drop siding at front façade
- Quoins
- Louvered shutters
- Double-hung windows



Neoclassical Revival (1890s-1930s)

The classical Greek and Roman orders were again popularized across America after the 1893 Columbian Exposition in Chicago. Simplified forms and a subdued color palette (often white) were favored. Common elements include:

- Modified-diamond-pattern window sash at attic, door transoms, and upper half of double-hung windows
- Gable roof
- Decorative frieze
- Dentils or modillions at eave
- Narrow weatherboard siding
- Fanlights
- Classical columns with masonry pedestals





Craftsman (1910s-1940s)

Predominant in New Orleans in the 1920s and '30s, this style (also called Bungalow or Arts and Crafts) has its U.S. origins in California. Practitioners embraced simplicity and hand-crafted details in contrast with the machine-made ornament of the Victorian era. Common elements include:

- Exposed rafter tails
- Decorative vergeboards
- Knee-brace brackets
- Tapered and/or paired wood columns on masonry pedestals
- Deep porch, often with arched openings
- Multi-light doors with sidelights and transoms
- Tapered window casings



Mission Revival (1900s-1920s)

Born in California in imitation of Spanish Colonial mission buildings, this style was popularized throughout the country by house plan books. Common elements include:

- Curved, mission-shaped parapet
- Smooth stucco walls
- Tile roof
- Semicircular openings



Project Proposals

Architectural Styles

Tudor Revival (1900s-1940s)

One of several fanciful “revival” styles popular in the 20th century, Tudor was loosely based on early building traditions of England. Common elements include:

- Steeply pitched gables, usually dominating the front façade
- Semicircular entrances
- Tall, narrow, multi-pane windows
- Decorative half-timbering



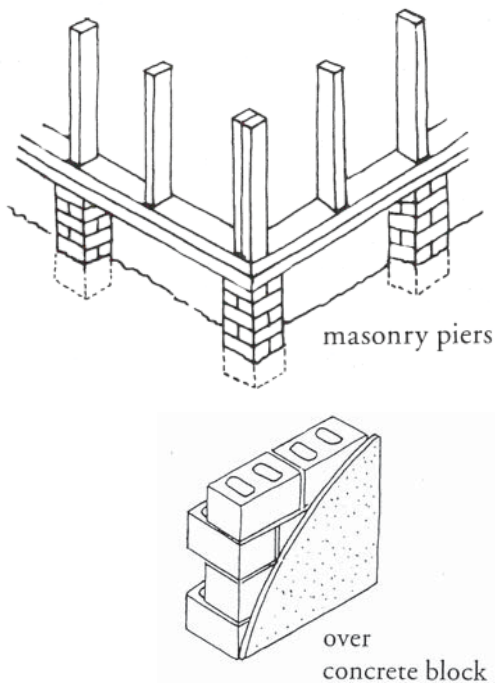
Ranch (1930s-1970s)

Originating in southern California in the 1930s, the Ranch style was embraced nationwide following World War II in conjunction with the rise of the automobile, suburban subdivisions, and more generous lot sizes. Common elements include:

- Low-pitched roof with moderate or wide overhangs
- Single story
- Attached garage
- Large picture window



Guidelines for Repair and Renovation: Building and Site Elements



Foundations

When concrete block (CMU) is used for new chain walls or piers at historic structures, covering the block with traditional 3-coat stucco over lath is preferable to leaving the block exposed.

Raising a house

Many homeowners seek to raise their house further above grade to increase protection against flood damage. The OANC recommends that house raising be considered carefully and in relation to the first floor level at neighboring buildings. Raising the first floor above the base flood elevation (BFE) may be contrary to the historical character of the house and its neighbors and is generally discouraged. When the raising of a building does occur or there are repairs to exposed foundation elements, the OANC recommends that existing materials and design (brick piers, stucco chain walls, cast iron vents, etc.) be retained or replaced in-kind.

Walls

Weatherboards

Most historic properties located in the Old Arabi Historic District have exterior walls of wood frame construction that are clad in wood siding. Weatherboards (also called clapboards or lap siding) are the most common type. The exposure (visible face) can sometimes be an indication of architectural style. For instance weatherboards at Neoclassical Revival houses often have relatively narrow exposure (less than 3"). Drop siding (in which boards have a concave top and notched bottom) can be found at the front façade of many Italianate and Eastlake houses. Some Greek Revival houses have flush boards (laid up flat, edge to edge, instead of lapped), but due to decreased resistance to moisture this siding type is generally limited to façades protected by an overhang. Decorative shingles are another wood siding type usually limited to vertical planes above the roof line, such as gables.

Stucco

Stucco was traditionally deployed to protect walls constructed from brick, though it can also be found in

some later wood frame buildings in conjunction with wood lath.

Repair and replacement

The OANC recommends that original cladding materials be preserved and maintained wherever possible.

When wood siding must be replaced, a decay-resistant material such as smooth-faced cement board (e.g. HardiePlank) may be an acceptable alternative to wood. Imitation wood grain cement board or alternatives that conceal the existing wood siding and can trap moisture, such as aluminum or vinyl siding, are not acceptable.

Do not paint brick that was originally intended to be left exposed.

Contemporary synthetic stucco systems (EIFS) do not match the performance, detailing, or visual characteristics of traditional 3-coat stucco and are prohibited in the district.

Guidelines for Repair and Renovation: Building and Site Elements

Doors and Windows

Doors and windows, along with their shutters and trim, are critical character-defining elements of the house.

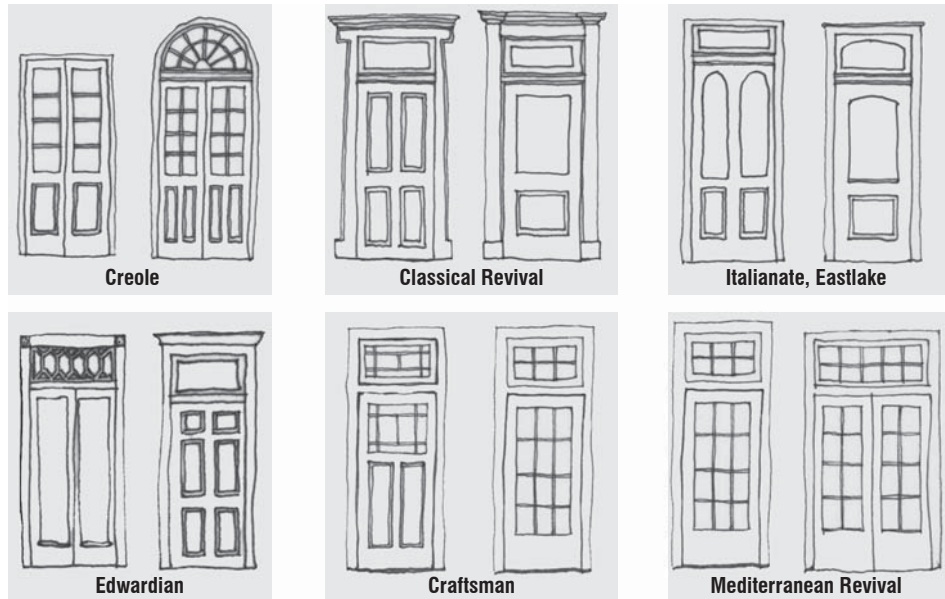
Doors

Historical doors in Old Arabi are typically panel type with wood stiles (verticals) and rails (horizontal) that hold inset wood panels and/or glass.

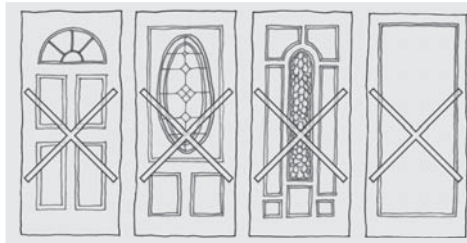
Where present, shutters must be operable and sized to fit the window opening when in the closed position.

Historical door configurations, including transoms if present, should be maintained.

Contemporary doors with oval or leaded glass openings are not appropriate in historical applications.



Historical door styles Source: *City of New Orleans Historic District Landmarks Commission Guidelines*



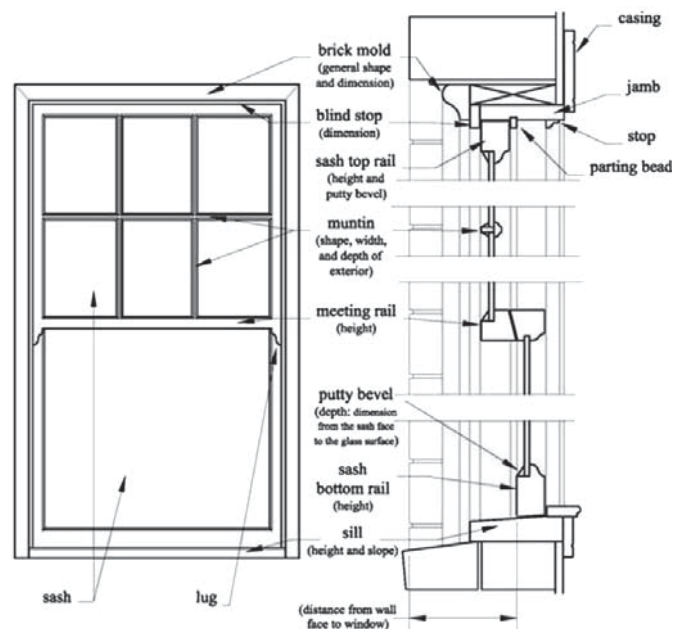
Inappropriate door types

Source: *City of New Orleans Historic District Landmarks Commission Guidelines*

Windows

Traditionally windows were composed of painted, often decay-resistant wood, had true divided lights (each pane a separate piece of glass), and were operable to allow cross ventilation prior to the advent of air conditioning. Generally these window types can be repaired, but if replacement is absolutely necessary, the OANC encourages replacement in-kind. Architectural salvage yards can sometimes be a source for appropriate doors and windows.

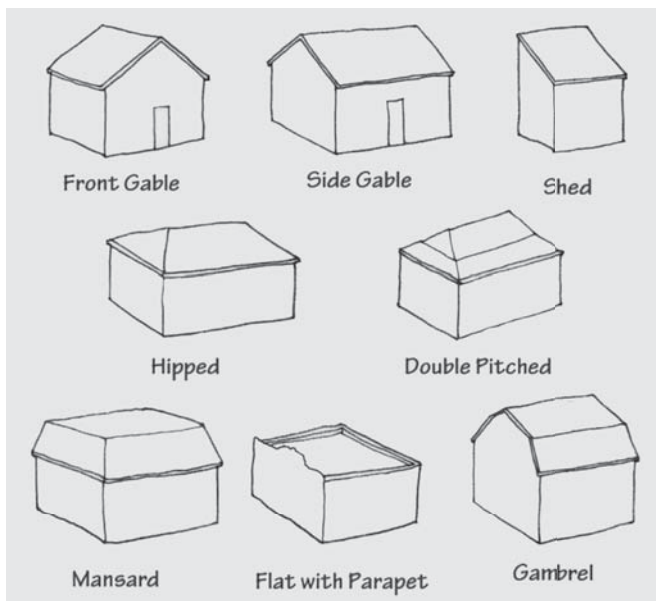
Newer replacement window options such as wood, metal clad wood, aluminum, and resin composite that match historical profiles may be acceptable, but defining aspects of the original windows should be maintained: overall window dimensions, window type (double-hung, casement, etc.), and number and configuration of lights.



Typical wood window

Source: National Park Service

Guidelines for Repair and Renovation: Building and Site Elements



Roof types

Source: *City of New Orleans Historic District Landmarks Commission Guidelines*



Yards

Walls, Fences, and Gates

Any fences visible from the street should harmonize with the adjacent building and its neighbors. Fencing materials that are not appropriate at a front yard include barbed wire, concrete block, plywood, hardboard, and corrugated metal. Chain link fencing is only appropriate at rear yards not visible from any street.

Equipment

Historical buildings were often designed and built prior to the invention of current technologies, such as air conditioning. Exterior equipment (condensing units, water heaters, generators, dumpsters, etc.) is best

Roofs

Traditional roofing materials include slate, tile, and standing seam (job-formed) metal. Though initial cost can be high, these materials often have the greatest longevity and may prove less costly over time. At roofs where these materials are present, the OANC encourages their preservation or replacement in-kind.

Frequently traditional roofing materials have been replaced with fiber cement shingles, asphalt shingles, or pre-formed metal. In Old Arabi even roofs covered with replacement shingles often feature terra cotta barrel tiles at the ridge and hip lines and/or decorative terra cotta finials at the ends of the ridge. Retention of these character-defining elements is encouraged.

Equipment

Rooftop equipment such as solar panels or antennas should be located away from street view, toward the rear of the roof, or masked behind other architectural features such as dormers, chimneys, or parapets.

located out of public view in the rear yard or set back from the street as much as possible and concealed with landscaping or screens compatible with the building.

Trees and Plantings

The OANC encourages the retention and planting of shade trees, which can unify the streetscape when executed at multiple properties in the same block. Other benefits of shade trees include engendering a hospitable outdoor zone for gathering or recreation; reduction of energy consumption required for home cooling; cleaning the air of contaminants and particulates; and slowing the evaporation of water from lawns.

Guidelines for Repair and Renovation: Building and Site Elements

Porches

Most traditional houses in Old Arabi have a front porch that faces the street and some also have side or rear porches. These spaces offer access to cooling breezes while they protect against the heat of the high sun. Negotiating between the public exterior and the private interior, the front porch is often the face of the house and a repository of character-defining elements, including columns or brackets, friezes, ceilings (soffits), cast iron vents, railings, and steps.

The OANC recommends that original historical porch materials be preserved or replaced in-kind. Replacement elements can sometimes be found at architectural salvage yards but must be carefully matched to the style of the house.

Do not enclose part or all of a porch that originally would have been open. Replacement of decorative turned or carved wood columns, posts, or brackets with metal scrolls is not appropriate.

Likewise metal railings with scrollwork or other non-original ornamentation are problematic, though simple, painted metal or wood railings that do not compete with the building's historical style may be appropriate.



Source:
City of New Orleans Historic District Landmarks Commission Guidelines

Accessibility

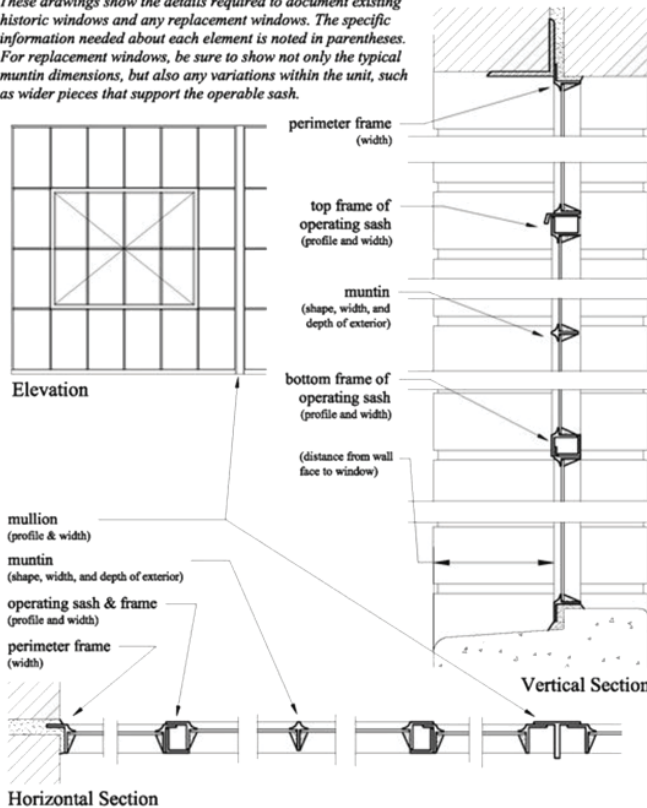
Though private residences may be exempt from the Americans with Disabilities Act (ADA), when homeowners do undertake means to improve accessibility (ramps, handrails, lifts, widening of doors, etc.), it is important to consider these needs in conjunction with the historical character of the building and the neighborhood.



Elevated building entrances are potential challenges to accessibility, but can be appropriately designed for an historic context

Guidelines for Repair and Renovation: Historic Commercial/Industrial

These drawings show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. For replacement windows, be sure to show not only the typical muntin dimensions, but also any variations within the unit, such as wider pieces that support the operable sash.



Typical steel window

Source: National Park Service

Ford Plant

Though houses from many different eras pervade Old Arabi, not all historical buildings within the district are residential. Stockyards and slaughterhouses once dominated the riverfront community, which became part of St. Bernard Parish when these functions were banned within the city limits of New Orleans. The Domino Sugar Refinery was established in neighboring Chalmette in the first decade of the 20th century.

After World War I, the Ford Motor Company's nationwide expansion included an assembly plant in Old Arabi, built in the early 1920s. The 225,000 square foot facility on ten acres was designed by renowned industrial architect Albert Kahn, who, with his brother Julius, pioneered the use of reinforced concrete to create large, unobstructed interiors.

Though no longer used for automotive assembly, the building contributes to the unique architectural character of Old Arabi. The OANC encourages the preservation of all significant design elements, including: painted concrete beam-and-column frame infilled with historical steel-framed windows and red brick; denticulated cornice; continuous roof monitors with clerestory windows that provide daylight throughout the interior; continuous loading docks with deep overhanging roofs; and rooftop water tank.



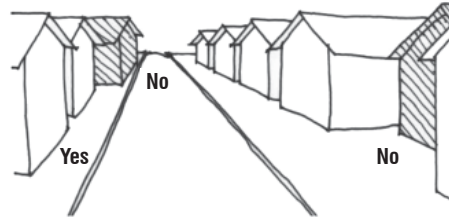
Historic former Ford Motors plant designed by architect Albert Kahn in early 1920s

Guidelines for New Construction and Additions

Setback

The distance of an addition or new building to the street or property line when compared with existing building or other buildings on the block.

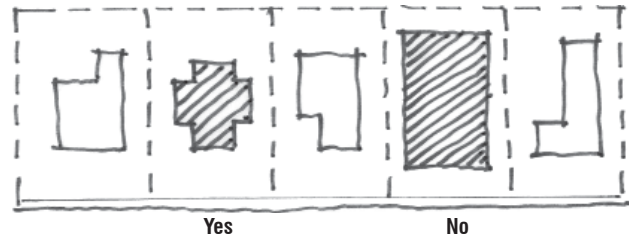
A new building or building element should match the prevailing setback along a street, and should not step forward or behind adjacent buildings.



Site Coverage

The percentage of the site that is covered by an addition or new building when compared to nearby sites of compatible size.

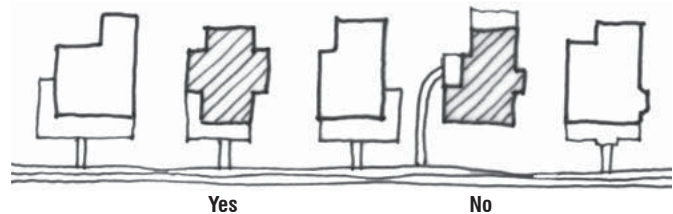
Maintain building-to-lot proportions similar to adjacent properties.



Orientation

The location of the front of the addition or new building and principal entrance relative to other buildings on the block.

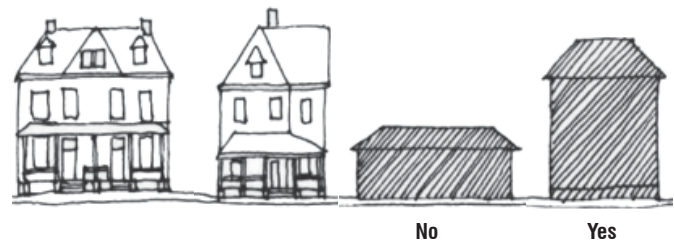
The primary entrance should face the street.



Scale: building height and width

The proportions and size of the addition or new building compared with the existing building or neighboring buildings.

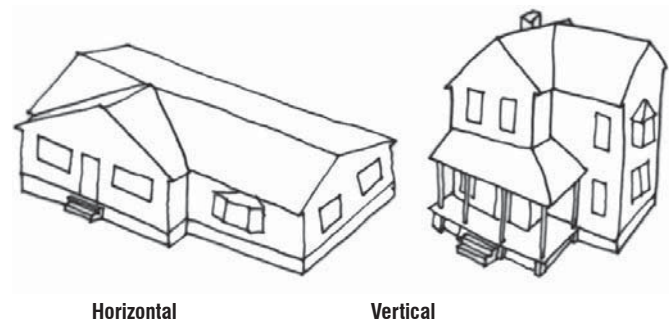
A new addition or building should be similar in height and width to existing adjacent buildings. Taller portions of an addition or new building should be set away from the street.



Building form and massing

The three-dimensional relationship and configuration of the new addition or building footprint, its walls and roof compared with the existing building or neighboring buildings.

Construct new addition or building to be similar in form and massing as adjacent buildings.



Graphics source:

City of New Orleans Historic District Landmarks Commission Guidelines

Guidelines for New Construction and Additions



No



No

Alignment, rhythm, and spacing

The effect the addition or new building will have on the existing patterns on its block.

Types and spacing of doors and windows at additions and new buildings should generally reflect those at neighboring buildings.

Façade composition, proportions, and window and door patterns

The relationship of the size, shape, and location of the addition or new building façade and building elements to each other, as well as when compared to the existing building or other buildings on the block.

A new addition or building should have similar height and width proportions as adjacent buildings, as well as similar sizes, locations, and numbers of window and door openings.



Architectural elements and projections

The size, shape, proportions, and location of entrances, porches, galleries, balconies, chimneys, dormers, parapets and elements that contribute to an overall building's shape and silhouette relative to neighboring buildings.

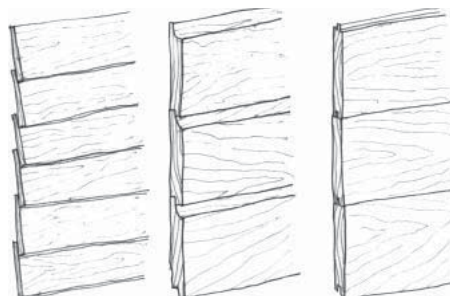
New addition or building should have architectural elements or projections similar to adjacent buildings.



Trim and details

The moldings, decorative elements, and features of a building that are secondary to major surfaces such as walls and roofs. Trim and details are often not only decorative, but provide transitions between different materials or elements.

A new addition or building should have details that are similar in detail and scale to those of neighboring buildings.



Materials

The substance of which something is composed or constructed.

Typically, exterior materials in a new addition or building should match or complement those found on neighboring buildings in size, texture, and color. Imitation materials, such as vinyl 'weatherboards,' fail to match the characteristics of the real materials.

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Meeting Type: Stakeholder Meeting 1
Subject: Old Arabi Revitalization
Meeting Date: July 30, 2013
Meeting Time: 4:00 pm
Location: St. Bernard Parish Government Complex
Author: Aron Chang

Meeting Minutes

Distributed: August 12, 2013
Project No: 1119
Project: Old Arabi Revitalization

Revisions:

Name	Company
David Waggonner (DW)	Waggonner & Ball Architects
Aron Chang (AC)	Waggonner & Ball Architects
Rami Diaz (JRD)	Waggonner & Ball Architects
Ray Lauga (RL)	SBPG
Harold Applewhite (HA)	
Debbie Smith (DS)	Arabi Food Store
Carl Doeschar (CD)	Future Brewery
Lara Schultz (LS)	Realty Executives
Barry Lemoine (BL)	
Bill Haines (BH)	Meraux Foundation
Floyd Gue (FG)	Meraux Foundation
Rita O. Gue (RG)	Meraux Foundation
Katie Tommaseo (KT)	SBPG Tourism
William McCartney (WM)	SBPG

DW provided an overview of the relationship between the planning and design components of the project.

- Not typical for planning projects to also have money for implementation
- The scope for the planning component will be for broader revitalization strategies, while the design component will focus more on the immediately achievable, within given time frame and budget for construction
- Compressed time frame, with preliminary cost estimate already conducted, which will be useful for providing order of magnitude costs for elements that may be typ. in the plan

RL: need to make improvements on St. Claude, between the parish line and the railroad tracks for January 2015, in anticipation of the 200 year anniversary of the Battle of New Orleans (January, 1815) and associated festivities; other improvements can take place over a longer period of time if necessary

KT: Aycock Barn serves as visitor's center and is open Monday through Friday – too hot right now to have many events, but will host events in the fall and winter

DW: What are characteristics/qualities of Old Arabi that are important, and what are the assets?

Group: safe, quiet, community, historic

RL: Some of the housing stock has New Orleans characteristics

RG: listed as one of the Prettiest Painted Places in the US (<http://demo.nolabarefootmarketer.com/prettiestpaintedplaces/>)

RG: LeBeau Plantation – high hopes that something will happen soon

- Artist Hunt Slonem may purchase property in order to restore and furnish the house, which is something he has done with two other plantations (Albania Plantation in Lake Mary and Lakeside Plantation in Point Coupee – featured recently in Country Roads – http://www.countryroadsmagazine.com/index.php?option=com_content&view=article&id=7430:hunt-slonem-s-lakeside-plantation&catid=89:home-garden&Itemid=513)
- Meraux Foundation would want Slonem to eventually be able to form a self-supporting foundation so Meraux would not have to divert significant resources now dedicated to scholarships and other projects towards the regular upkeep of the LeBeau house, which will be significant

DW: Education could be a theme for whole district, especially with Maumus Center also as an asset for the whole parish

RG: Docville Plantation serves as an example for such a district, with 132 acres dedicated to education and community

BL: St. Claude is also something to look at, as a corridor with cultural, educational, and historical components

RG: The Old Ford Plant – wishes it could be developed as condos, housing of some sort.

RL: hopes to see industrial zoning along river changed as part of the ongoing master plan process

DW: huge loss to have industrial building (metal shed) blocking what had once been an open corridor between LeBeau and the river – what can be done about this shed? Also, who owns the old stockyard?

Group: stockyard owned by Jones Walker, law firm that represented the stockyard; lower section consists of 10 lots purchased by two men

CD: stockyard should be a park, maybe to collect stormwater

RL: also need to take the truck route off of Aycock – Domino put scales in the back, so entry from the east may be a possibility, though the RPC is reluctant to revisit this topic because it had worked hard to have Aycock upgraded and rated for truck use

BH: Domino wants to buy the Ford Plant

RG: and Domino is already leasing that property at a low rate

DW: Who are the key players?

RL: I will pull together list of the owners of the key industrial properties and vacant lots from the assessor's records.

CD: there was a streetcar on N. Peters historically that connected Old Arabi to the rest of New Orleans

Appendix

RL: can use Aycock as a retail center

DS: problem is that Aycock is seen right now as industrial, because of the trucks

RL: wants to rezone Aycock, Mehle, and Friscoville to allow for some commercial uses, like Magazine Street

HA: also need to motivate people to landscape their yards

RG: Meraux-sponsored beautification of Mehle with crepe myrtles was successful

RL: an idea for a parade would have historic military units marching from the battlefield all the way up St. Claude

RG/RL: no guns allowed at national parks, maybe re-enactments can eventually take place on the Meraux property north of the Chalmette Battlefield

CD: Flooding occurs on Royal St. – would love to see culvert or ditch to convey that water into the stockyard

BH: St. Bernard is surrounded by water, but access to water is lacking (general agreement by group)

- At Docville, kids are taken up the river levee, many seeing the river for the first time

DW: key is to get people up above the elevation of the levee, in order to see over it

RG: Meraux Foundation had thought about purchasing the Ford plant, but didn't have the resources to do the remediation and bring the building up to code (even just fixing the vandalism at the LeBeau Plantation costs a tremendous amount of money)

BH: Meraux Foundation also can't partner with other foundations or institutions

DW: Plan needs to include the Ford Plant as part of an inventory of business opportunities

BH: Need to rezone the Ford Plant away from any industrial uses

LS: from real estate perspective, there's nothing for sale in Arabi – everything that comes on the market in Arabi is selling for \$25/sq. ft. higher than the rest of the parish

RG: make area around Aycock more beautiful

RL: St. Claude – preliminary designs developed with Perez showed that there are few options, given the narrow space (8') that is available between railroad tracks and roadway – hence limited to palm trees

- Also good would be streetlights, styled like the ones on Canal St., to make Old Arabi a safe and pleasant space to stroll around in the evenings

KT: want to see Old Arabi as an arts district, which is difficult right now with the truck route on Aycock, and the trailers and dogs next to the Sugar Museum – a deterrent to more visitors

- Trailers on Hernandez are indeed ugly and not permitted

BL: Aycock Barn has no signature events and no parking close enough – people have to park and then walk on the street to get to the barn

KTL: would be nice to have brick paving in the corridor between the Aycock Barn and the Sugar Museum – work being done by the Southern Food and Beverage Museum

RL: The two vacant lots between LeBeau and the Sugar Museum, one is owned by a lady who will donate her lot to public use (the one on Friscoville); also, the R.O.W. that is the continuation of Hernandez St. to St. Claude is publicly owned

DS: flooding occurs on Royal and Friscoville

RL: crossing St. Claude with drainage will be difficult

DW: What about Jackson Barracks? A positive for the neighborhood?

Group: agrees that Barracks are well liked and positive

BL: the connections across the Barracks, along the river levee and along Dauphine St. (both closed after 9/11) will be unlikely to reopen

CD: building his brewery at Aycock/N. Peters – runs loop to Industrial Canal (used to?); two blocks all still cobblestones next to Jackson Barracks (see notations on map)

Group: dream would be to bring streetcar all the way to Old Arabi

BH: still no parcel map in St. Bernard

DW: what are the best north-south connections

Group: Mehle and Friscoville go straight through, as does Angela, though it is one way

- WM: there is a sense of isolation
- RG: some people like that – keeps the wrong people out
- RL: gives directions for people coming off the highway to turn on Mehle or Aycock, last rd. before the railroad tracks

RG: Meraux Foundation owns small lot at the corner of Aycock and St. Claude

FG: Meraux Foundation is keeping a R.O.W. alongside the Guerenger Canal open, with possibility of building new N/S connection across the width of the parish, and maybe connecting to new road along Florida

BL: Brooklyn-style Old Arabi Eats on St. Claude is very popular

CD: oil company that owns property on Judge Perez should also beautify their property

DW: someone described Chalmette as the new Bywater/Marginy at a meeting recently; how did Arabi get skipped?

RL: a lot of people confuse Arabi and Chalmette, with Chalmette as a stand-in for all of St. Bernard

DW: is it important for neighborhoods in St. Bernard to have distinct identities, Arabi separate from Chalmette?

RL: beautification will contribute to these identities

WM, KT: some people think of Arabi as still being part of New Orleans, which is not necessarily a bad thing – might be useful in marketing

CD: I'm 4 miles from the French Quarter and only 10 minutes away (if the bridge isn't up) – huge selling point.

DW: need to connect identity of Old Arabi more to Bywater

CD: landscaping still an issue with mailboxes stuck in buckets, litter, and poorly-kept grass

Appendix

RL: old bank building on St. Claude is also tricky – not to code for many commercial uses, and will be difficult to renovate

RG: Meraux Foundation owns 3 vacant lots on Mehle

DW: What controls exist?

RL: Old Arabi Historic Commission controls anything visible from the curb

- Can issue a certificate of appropriateness – basis for denying permit
- No real guidelines underlying decision-making right now – need to create HDLC-type guidelines
- 9 members on the commission

JRD: should explore possibility of changing parking requirements to enable certain kinds of development that might not otherwise be possible

RL: Pakenham and Jackson – both streets allow for some commercial uses – professional uses

- Old zoning had “residential office” designation, but that has been taken out

DS: concern about parking issues with Maumus Center bringing more visitors to the area

RG: Ford Plant is listed at \$3.8 million

DW: public meeting to take place on 9/16 or 9/17 – will need to host one more stakeholder meeting in August in advance of public meeting

BL: Arabi Elementary School is high performing – should also be part of identity

The above is a summary of the issues discussed during the meeting noted. All meeting items are considered correct and accurate unless the author is notified in writing within seven (7) days of receiving these minutes. If there are any errors or omissions of an significant items discussed, please advise the author in a timely manner.

Prepared By: Aron Chang

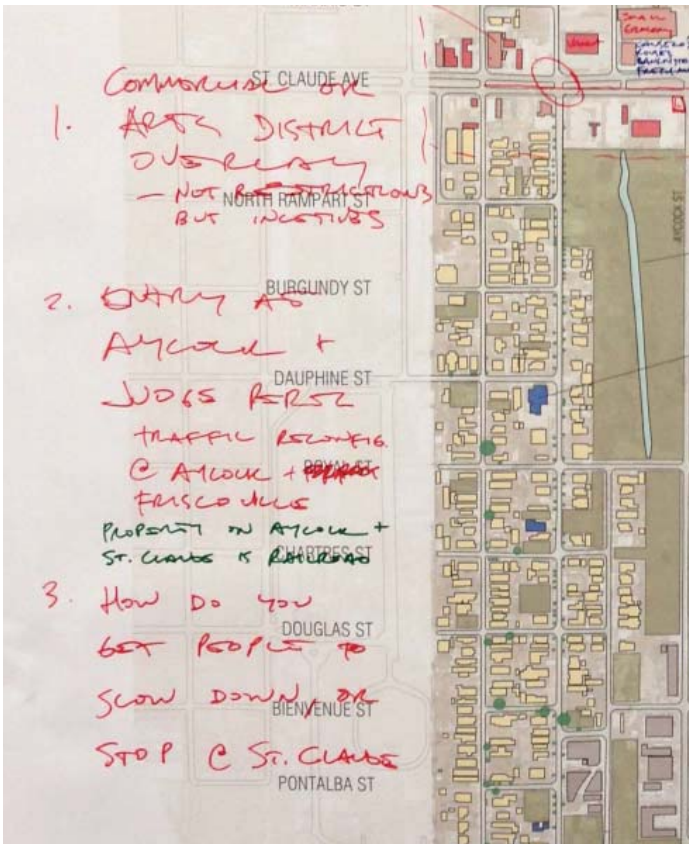
Copy to: Candace Watkins, David Waggonner, Ramiro Díaz



Presentation



Three Work Groups



Work Group Tasks

1. Introductions
2. Old Arabi's Place in the Region
3. Access Into Old Arabi
4. What are the Key Projects that will provide a foundation for the success and sustainability of your zone and Old Arabi
5. Report back to group



Sample Work Group Inputs

OLD ARABI PLANNING AND STREETScape IMPROVEMENTS

St. Bernard Parish, Louisiana

Meeting Notes – Public Meeting

Date: September 16, 2013
 Time: 6:00 p.m. – 8:00 p.m.
 Location: St. Bernard Parish Government Center, Office of Recovery
 Project No: 1119

Introduction – David Waggoner

- This is a study of the habitation level using a ground up planning methodology.
- There is not a major subsidence or flooding problem, so there is less of a need to focus on those infrastructure elements, though we should keep in mind that the soil wants to be wet.
- This is a time to dream big but to think about the incremental steps that may get Old Arabi to where it wants to be. There is only about \$2 million to spend right now.

Old Arabi Economics - Charles Buki (czb)

- There are two sections of the Parish that are valuable and sellable – Old Arabi and Meraux – because of the residential quality, historic inventory, stakeholder base, and other assets that make them unique.
- Differentiation from the rest of the parish is needed to maintain this value and to increase it. Old Arabi is a “hidden jewel,” because the front door (St. Claude) consists of fast food joints, empty lots, and empty buildings.
- Access needs to be improved, and activities need to be concentrated.
- There are 550 homes in Old Arabi representing \$13 million in disposable income that is being spent outside of Old Arabi. (Only 30 percent of that is being spent in the Parish.)
- Old Arabi could support 42,000 sf of retail space over and above what’s there, along the river or on St. Claude
- Retailers currently have a Dollar Store mentality regarding Old Arabi.
- Realistic retail options could include high end fast food, coffee shop, butcher, baker, small high quality grocery (regional chain), destination restaurant, boutique business, home furnishings.
- The target residential property is between \$165,000 and \$185,000 with 3 bedrooms and 2 baths; the Bywater vernacular could be modified to fit the Old Arabi market.

- St. Claude and Lower Ninth Ward are difficult factors in terms of marketing
- A lack of coherent planning policies has resulted in several missteps over the last several years.
- Marketing Factors include: (*factors that can be controlled)
 1. Aesthetics*
 2. Uniqueness*
 3. Location
 4. Amenities*
 5. Behaviors*
 6. Safety
 7. Schools
- Rules and Procedures:
 1. Respect the law of holes (stop digging)
 2. Lay the groundwork/seed

General Discussion

AM: I like how you pitched it. Is it OK politically for parish to say the investments need to happen in two other places?

Ray Lauga: Need to create anchors to grow from.

AM: Old Arabi shown in comprehensive plan meeting as industrial? What's been the change?

Polly Campbell: Can't be a clique of the elite – only Old Arabi. Needs to be a whole-parish project.

Charles Buki: Analogy of getting B student to become an A student being much easier than getting a C student to become an A student. Where budget is limited, critical to go with the low-hanging fruit.

David Waggonner: A stronger Arabi will support Chalmette. Old Arabi can also serve as a village model – self sustaining.

Charles Buki: Still have to differentiate from rest of the parish.

Study Area: St. Claude - Break Out Session

- St. Claude needs a set of design guidelines to encourage a strong direction for developers.
- St. Bernard Bank – lots of parking, but difficult to renovate, and not to code.

- A precedent to consider may be Mandeville with its main street. There needs to be a paradigm shift away from State Highway to Main Street.
- St. Claude is a state highway. Need small scale lighting.
- Railroad in median goes to Alabo Street Wharf. 7
- An arts district overlay for St. Claude may influence its development as others consider moving from Bywater such as Studio Inferno, which is an old theater that will become a glass studio.
- Setting high standards is the best way to get better, not by getting rid of bad things.

Study Area: The Middle Ground/Friscoville - Break Out Session

- Need to differentiate Arabi with trees, signage, and lighting.
- Aycock Barn was intended to be a farmer/fisherman's market but the management has been poor, products inconsistent, and marketing limited and ineffective. The facility would function well but there are several policies in place that are barriers for vendors. A study and institution of best practices would result in some changes for that facility.
- There used to be three small family groceries, two drug stores, dairy, bakery, and a hardware store in Arabi. Many of these were along Friscoville. A return to the small stores sprinkled throughout the neighborhood would be appreciated by Old Arabi residents. This might be accomplished through rezoning Mehle and Friscoville (the two most heavily trafficked streets) for small businesses.
- Need to prioritize a grocery store.
- There is poor street lighting throughout the area.
- The recreational park at Community and Janssen Street is well used for soccer practices.
- A series of pocket parks including a dog park would be well used. Also walking paths and river access. If successful, could be a demonstration for the rest of the parish.
- The streets and sidewalks lack clear designations. Children often don't understand when they are in danger because there are no curbs or striping.
- Larger trees are difficult because they interfere with infrastructure underground.
- A village concept could be implemented to inspire retail development.
- The truck route would be relocated off of Aycock, ideally. If accomplished, Aycock would be better than Friscoville as N-S connector. Domino does not provide any positive impact for the neighborhood.

- Royal is a key through street. High grass. Feels unsafe. People used to be able to walk through Jackson Barracks to get to the Lower Ninth Ward, but those access points have all been closed off since 9-11.
- What are the assets?
 - Maumus Center
 - Stockyard – key to Arabi's growth
 - Riverfront
 - Jackson Barracks – was once part of the community, a place where kids played
 - Domino and Ford – not a big part of the neighborhood, except in terms of negative impact
 - Aycock Barn – 4H used to be here
- Mr. Serigne at the gas station on St. Claude is well versed in the history of the area. Talk also to Bill Hyland, the parish historian.

Study Area: River Side - Break Out Session

- Cliff Miller is the owner of the Ford Plant which is currently on the market for \$3.9 million.
- Ford Plant is four acres under roof – possible use as exhibition center or convention center; would require state or federal investment and support of St. Bernard HRQL
- What is the zoning of the Ford Plant? Need assurance from Parish that this can be developed in a way that benefits the neighborhood and the parish.
- Alabo St. Wharf – obstacle between Ford Plant and the river
- Other obstacles include trucks, trailer park, no big plan
- Brewery going in, possibly, at Aycock and N. Peters
- Who owns the riverfront R.O.W.?
- How to get funding for riverfront development?
- How to change zoning to what is desirable?

The above is a summary of the issues discussed during the meeting noted. All meeting items are considered correct and accurate unless the author is notified in writing within seven (7) days of receiving these minutes. If there are any errors or omissions of any significant items discussed, please advise the author in a timely manner.

BY: Jenny Zurik, Aron Chang

CC: file



OLD ARABI PLANNING AND STREETScape IMPROVEMENTS

St. Bernard Parish, Louisiana

Meeting Notes – Public Meeting

Date: December 10, 2013
 Time: 6:00 p.m. – 8:00 p.m.
 Location: Arabi Elementary
 Project No: 1119

Introduction – Ray Lauga, Jr.

- It's time to make some decisions and give some feedback so we can start building.

Introduction – David Waggoner

- Aron will make the presentation so I can reflect and Aron can drive it forward. Rami and Francis are here from our office. We are all here so we can get some things moving. We have an outcome we want tonight, we want some input from you.

Old Arabi Planning and Design Work – Aron Chang

- Schedule: 2006: St. Bernard Planning Framework; 2012-2014: St. Bernard Comprehensive Planning; 2013-2015: Old Arabi Planning and Streetscape Improvements
- Overview of Budget Estimate Components in 2010 CDBG grant application scope
- The current project scope sets planning framework for next 20 to 50 years.
- The schedule of Old Arabi plan: 2013: Planning; 2014: Design; 2015: Construction
- There are seven historical identity zones: Jackson Barracks, Victorian Painted Lady's, Stockyards, Maumus, LeBeau and Ford Plant, Domino Sugar, St. Claude Avenue.
- The existing topography and drainage create poor water quality in the canals and ditches and causes street flooding at Royal. Lower land consists of stockyard property, larger canals, and green space while higher ground has a greater ratio of impervious surfaces.
- Old Arabi suffers from limited access, especially laterally with busy junctions happening along St. Claude at Mehle and Friscoville. Focusing on rerouting trucks away from the riverside portion of Aycock would allow for more desirable development there.
- The Focus areas for Waggoner and Ball were St. Claude Avenue, Aycock and Maumus, and the Riverfront.

- Primary Planning objectives include
 1. Differentiate, Strengthen Identity
 - Education and History
 - Green Amenities
 - Commerce
 2. Improve Connections
 - Getting in and out
 - Getting around
 - Flow of water
 3. Invest in St. Claude
 - Corridor, Space, and Place
 4. Concentrate Activities
 - St. Claude: arts, retail, entertainment, and public space
 - Aycock Barn area: education, recreation, events
 - Riverfront: commercial, light industry, and mixed used
- The plan is executed in three steps.
 1. Phase 1
 - St. Claude Streetscape: lighting, vegetation, parking, signage
 - Parking and Playground
 - Street Improvements along Aycock and Fricoville and Bienvenue and Royal
 - Other areas of focus include moving the truck route, forging art partnerships, attracting new business, developing housing, and managing property acquisition
 2. Phase 2
 - Canal Improvements
 - New Park and Housing
 - New Cross Streets
 - Riverfront Access
 3. Phase 3
 - Canal Improvements
 - Street Improvements
 - LeBeau/Ford Plant mixed used development

General Discussion

Ray Garofalo: Plan to reroute trucks is getting approval and being discussed but 3 million dollars is needed to implement it. Andre Neff has more information about this.

Earl Dauterive: We want to make an art district in Arabi. Maybe along Aycock or St. Claude with lighting, vegetation, sidewalks, and art. We should partner with other organizations to put artwork on St. Claude.

Ray Lauga: What about Mehle Street? It's a really nice street and has some potential.

Aron Chang: Mehle is a nice street and we can look more into it, but since it is in decent condition already we feel we need to invest money in other areas that need it more.

Earl Dauterive: There is a Design District overlay in the parish plan that specifies focus areas. Two are in Arabi: The Entrance to St. Bernard Parish at St. Claude and Arabi at the river and three blocks back. This district lets you build up to 60' without having to get special rezoning. The rest of the parish only lets you build to 35'.

Earl Dauterive: We really have to think about amenities. Amenities are what get young people and family to come live here. We need parks, coffee shops, etc.

Ray Lauga: It has always been very hard to distinguish between the end of Orleans Parish and the beginning of St. Bernard Parish. We don't really have a way to let people know they have arrived in St. Bernard Parish. It's good they updated Jackson Barracks, but that isn't enough

David Waggonner: Jackson Barracks is just a neutral condition.

Comments and Questions: St. Claude Avenue as primary investment

- Waggonner and Ball is proposing spending the majority of the money along St. Claude Avenue. We are asking how the residents feel about this.
- If we don't get a hold of St. Claude, it's going to go somewhere we don't want it to go.
- St. Claude is the curb appeal of the parish. It would be good to focus there.
- St. Claude is our front door.
- We are thinking about St. Claude because we want to make a catalytic investment. –David Waggonner
- If the Holy Cross area gets developed, which it probably will, then they will have the residential component of the area and St. Claude could have to retail. It would be big if you partnered with Holy Cross. – David Waggonner

- What about all the private property along St. Claude that has been in disrepair for so long now? Why don't we make those people do something about those properties? Is it possible to change the sidewalk width and street section if much of that space is private property?

Comments and Questions: River

- I was at the first meeting where we talked about the low-lying fruit being the river. The river is there, sad we lost LeBeau, but the river is still there. If people can walk along the river and picnic they would come. It would even connect to the Holy Cross area.
- We could get framework in place for development of river without having to spend money by passing zoning and ordinances.
- We did draw in a link to the river in the overall plan. There is a green stitch that runs from North of St. Claude all the way down to the river. –Ramiro Diaz
- There is a 1980s plan of the Riverfront done by Burk-Kleinpeter for the St. Bernard Port. It was very beautiful and had overlooks to the river.
- The problem with the river is the stub wall which is difficult to negotiate and expensive to deal with. –David Waggonner
- The river is going to happen we just have to give it time and build up other things so that it can develop in an area with demand.
- There is a great Albert Kahn building (the Ford factory) near the river. Don't lose that building. –David Waggonner
- Is there any way that we can connect the canals so that you can kayak in them?
- People come to Arabi from Baton Rouge and Lafayette and don't have a positive impression of the neighborhood. They don't get it. I don't see what they see because I have been here for so long. But I also don't see that the grass is greener in Baton Rouge or Lafayette.
- I see the plan through the eyes of my six year old and that makes me really concerned about bike-ability and bike access.

Comments and Questions: Future RTA plans

- RTA wants to incorporate St. Bernard again. There are talks of extending the streetcar into Arabi.
- Could we make the streetcar come to Center Street?
- Money would come from federal government and urban redevelopment money.
- The streetcar used to cross the bridge and travel down the river to drop people off at the factory.

- There are old plans from the 1920s available where you can see the streetcar extending into St. Bernard Parish.

Blaize Pezold

- I work for Bayou Land RC&D and with the Meraux Foundation, and would have access to lots of trees and plants that might be useful for both tree plantings and new rain gardens in Old Arabi, along with access to volunteers
- The stockyard area could be an educational place where kids can learn about trees – a relatively cheap project to clear out weed trees and identify the ones that are worth keeping, as some people that live alongside the forested area have already started to do.

The above is a summary of the issues discussed during the meeting noted. All meeting items are considered correct and accurate unless the author is notified in writing within seven (7) days of receiving these minutes. If there are any errors or omissions of any significant items discussed, please advise the author in a timely manner.

BY: Francis Aguiard

CC: file

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery
Coffee Roasting
Catering
Furniture Building
Environmental Building Products

Destination restaurant

Green space

Nursery

- River Boat Park/Recreation
- Public Use / Attraction(s)
- River View Room (for weddings/reception hall)
- River Boat / Dock

What types of activity do you envision along Aycock Street?

Playground
Athletic facilities
Dog Park
Parking
Hardware Shop

Office Space – doctors, lawyers,
architects

Coffee Shop

What types of retail activity and services do you envision along St. Claude?

Grocery

Coffee Shop

Bakery

Fish Market

Butcher

Hardware Store

Restaurant

Bookstore/newsstand

Video/Electronics Store

- Street Car - connect to P.O.
- walking paths
- Need to make it awesome

What are your priorities for the neighborhood? (Please rank them.)

2 Lighting
3 Street Trees
5 Parking
4 Landscape Features

6 Signage
1 ~~Signage~~ Paving
* Other Pocket Park's

Waggoner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery
Coffee Roasting
Catering
Furniture Building
Environmental Building Products

Destination restaurant
Green space
Nursery
BIKE PATH ALONG LEVEE
TO CANAL

What types of activity do you envision along Aycock Street?

Playground
Athletic facilities
Dog Park maybe
Parking
Hardware Shop

Office Space – doctors, lawyers,
architects
Coffee Shop
ART DISTRICT

What types of retail activity and services do you envision along St. Claude?

Grocery
Coffee Shop
Bakery
Fish Market
Butcher
Hardware Store

Restaurant
Bookstore/newsstand
Video/Electronics Store
ELECTRONIC MESSAGE CTR.
(BILLBOARD)

What are your priorities for the neighborhood? (Please rank them.)

1 Lighting
4 Street Trees
Parking
3 Landscape Features

Signage
2 Paving
Other

Waggoner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery ALREADY EXISTS
Coffee Roasting NO
Catering NO
Furniture Building NO
Environmental Building Products NO

Destination restaurant YES RIVER VIEW
Green space NO MORE
Nursery PLANTS?

What types of activity do you envision along Aycock Street?

~~Playground~~ NO BUILDING AT FIRST CLEAN UP
~~Athletic facilities~~ CUT WOODS TO ESTABLISHED TREES
~~Dog Park~~ PARK
~~Parking~~
~~Hardware Shop~~

~~Office Space - doctors, lawyers, architects~~ NO NO
~~Coffee Shop~~

What types of retail activity and services do you envision along St. Claude?

Grocery OLD WIND DIXIE
Coffee Shop MUST HAVE CLASSY ATMOSPHERE
Bakery ?
Fish Market ?
Butcher ?
Hardware Store NOT VIABLE

Restaurant —
Bookstore/newsstand DINOSAURS?
Video/Electronics Store GOING OUT OF TECH WORLD

What are your priorities for the neighborhood? (Please rank them.)

CLEAN UP BLIGHT & JUNK
RE-VITALIZE
EXISTING BUILDING
Lighting — Signage —
Street Trees — Paving —
Parking — Other —
Landscape Features —

REMOVE GHETTO RENTALS
ENFORCE EXISTING LAWS

Waggoner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery
Coffee Roasting
Catering
Furniture Building
Environmental Building Products

Destination restaurant
Green space
Nursery

What types of activity do you envision along Aycock Street?

Playground
Athletic facilities
Dog Park
Parking
Hardware Shop

Office Space – doctors, lawyers,
architects
Coffee Shop

What types of retail activity and services do you envision along St. Claude?

Grocery
Coffee Shop
Bakery
Fish Market
Butcher
Hardware Store

Restaurant
Bookstore/newsstand
Video/Electronics Store
Bike and skate shop to promote
Old Arabi as less reliant on vehicles,

What are your priorities for the neighborhood? (Please rank them.)

2 Lighting
1 Street Trees
Parking
3 Landscape Features

Signage
Paving
Other Slowing of vehicles.
Friscoville, Aycock, Mehle are long
and promote high rates of speed.
Waggoner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery
Coffee Roasting
Catering
Furniture Building
Environmental Building Products

Destination restaurant
Green space
Nursery

What types of activity do you envision along Aycock Street?

Playground
Athletic facilities
Dog Park
Parking
Hardware Shop

Office Space – doctors, lawyers,
architects
Coffee Shop

What types of retail activity and services do you envision along St. Claude?

Grocery
Coffee Shop
Bakery
Fish Market
Butcher
Hardware Store

Restaurant
Bookstore/newsstand
Video/Electronics Store

What are your priorities for the neighborhood? (Please rank them.)

2 ☒ Lighting
3 ☒ Street Trees
4 ☐ Parking
5 ☐ Landscape Features

☐ Signage
1 ☒ Paving
☐ Other _____

Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

<u>Brewery</u>	<u>Destination restaurant</u>
Coffee Roasting	<u>Green space</u>
Catering	Nursery
Furniture Building	_____
Environmental Building Products	_____

What types of activity do you envision along Aycock Street?

<u>Playground</u>	Office Space – doctors, lawyers, architects
Athletic facilities	<u>Coffee Shop</u>
<u>Dog Park</u>	_____
Parking	_____
Hardware Shop	

What types of retail activity and services do you envision along St. Claude?

Grocery	<u>Restaurant</u>
<u>Coffee Shop</u>	<u>Bookstore/newsstand</u>
<u>Bakery</u>	Video/Electronics Store
Fish Market	_____
Butcher	_____
Hardware Store	

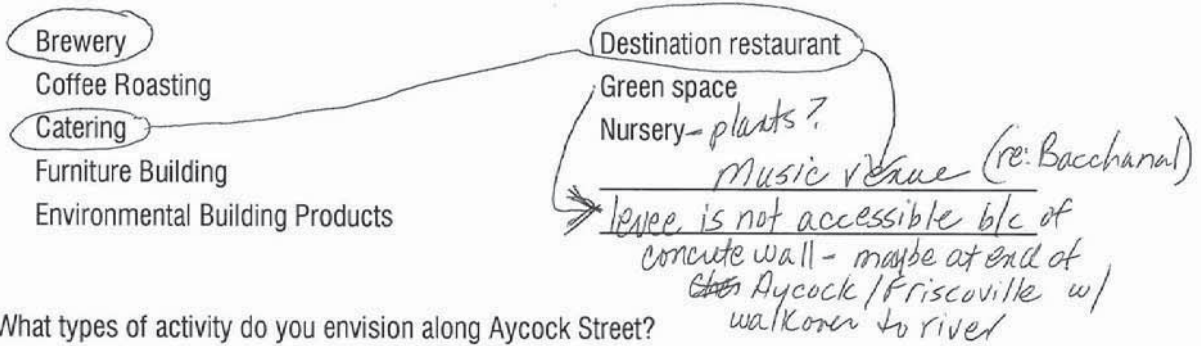
What are your priorities for the neighborhood? (Please rank them.)

<u>1</u> Lighting	<u> </u> Signage
<u>2</u> Street Trees	<u>4</u> Paving
<u> </u> Parking	<u> </u> Other _____
<u>3</u> Landscape Features	

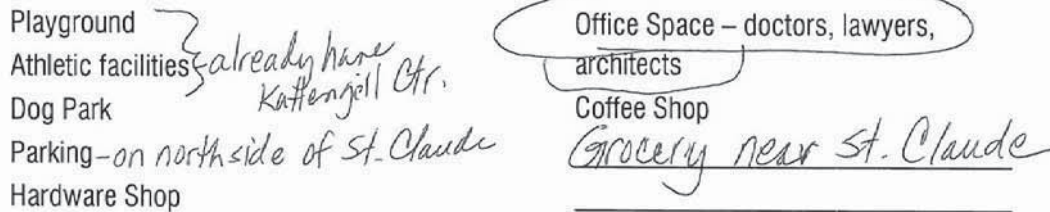
Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

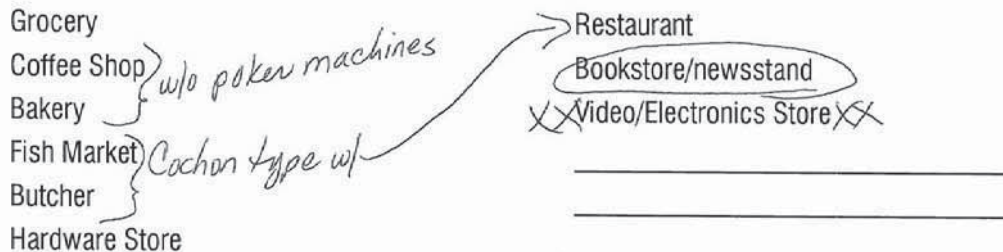
What types of activity do you envision by the River?



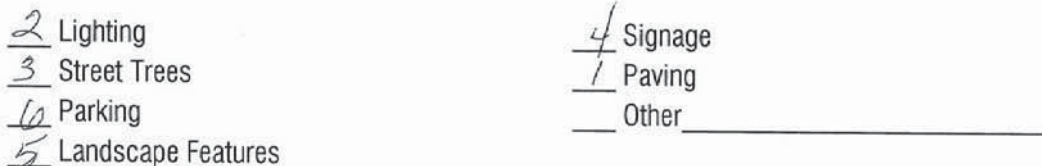
What types of activity do you envision along Aycock Street?



What types of retail activity and services do you envision along St. Claude?



What are your priorities for the neighborhood? (Please rank them.)



Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

✓ Brewery
Coffee Roasting
Catering
Furniture Building
Environmental Building Products

✓ Destination restaurant
Green space
✓ Nursery (PLANTS)

What types of activity do you envision along Aycock Street?

✓ Playground
Athletic facilities
Dog Park
Parking
Hardware Shop

✓ Office Space – doctors, lawyers,
architects
✓ Coffee Shop

What types of retail activity and services do you envision along St. Claude?

Grocery
Coffee Shop
✓ Bakery
Fish Market
Butcher
Hardware Store

✓ Restaurant
Bookstore/newsstand
✓ Video/Electronics Store

What are your priorities for the neighborhood? (Please rank them.)

3 Lighting
4 Street Trees
6 Parking
2 Landscape Features

5 Signage
1 Paving FRISCOVILLE
Other _____

Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

- ✓ Brewery
- ✓ Coffee Roasting
- Catering
- Furniture Building
- Environmental Building Products

- ✓ Destination restaurant
- Green space
- Nursery
- Scenic Overlook
- Bike Path

What types of activity do you envision along Aycock Street?

- Playground
- Athletic facilities
- ✓ Dog Park
- ✓ Parking
- Hardware Shop

- ✓ Office Space – doctors, lawyers, architects
- ✓ Coffee Shop
- Bed + Breakfast
- Urban Gardens

What types of retail activity and services do you envision along St. Claude?

- ✓ Grocery *(not a Discount Store)*
- ✓ Coffee Shop
- Bakery
- ✓ Fish Market
- ✓ Butcher
- ✓ Hardware Store

- ✓ Restaurant
- ✓ Bookstore/newsstand
- Video/Electronics Store
- Art Gallery
- Artist Coop

What are your priorities for the neighborhood? (Please rank them.)

- ④ Lighting
- ③ Street Trees
- ⑤ Parking
- ② Landscape Features

- ① Signage
- ② Paving
- Other _____

Waggoner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery
Coffee Roasting
Catering
Furniture Building
Environmental Building Products

Destination restaurant
Green space
Nursery

What types of activity do you envision along Aycock Street?

Playground
Athletic facilities
Dog Park
Parking
Hardware Shop

Office Space – doctors, lawyers, architects
Coffee Shop

What types of retail activity and services do you envision along St. Claude?

Grocery
Coffee Shop
Bakery
Fish Market
Butcher
Hardware Store

Restaurant
Bookstore/newsstand
Video/Electronics Store

What are your priorities for the neighborhood? (Please rank them.)

1 Lighting
4 Street Trees
3 Parking
2 Landscape Features

6 Signage
1 Paving
* Other Bike/Walking path

Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

- | | |
|-----------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Brewery | Destination restaurant |
| <input checked="" type="checkbox"/> Coffee Roasting | <input checked="" type="checkbox"/> Green space |
| Catering | Nursery |
| Furniture Building | _____ |
| Environmental Building Products | _____ |

What types of activity do you envision along Aycock Street?

- | | |
|---------------------|----------------------------------------------------------------------|
| Playground | <input checked="" type="checkbox"/> Office Space – doctors, lawyers, |
| Athletic facilities | <input checked="" type="checkbox"/> architects |
| Dog Park | Coffee Shop |
| Parking | _____ |
| Hardware Shop | _____ |

What types of retail activity and services do you envision along St. Claude?

- | | |
|----------------------------------------------------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> Grocery | Restaurant |
| <input checked="" type="checkbox"/> Coffee Shop <i>ALREADY THERE</i> | <input checked="" type="checkbox"/> Bookstore/newsstand |
| Bakery | Video/Electronics Store |
| <input checked="" type="checkbox"/> Fish Market | _____ |
| Butcher | _____ |
| Hardware Store | |

What are your priorities for the neighborhood? (Please rank them.)

- | | |
|--------------------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Lighting | <input type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> Street Trees | <input type="checkbox"/> Paving |
| <input checked="" type="checkbox"/> Parking | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Landscape Features | |

Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

<u>Brewery</u>	Destination restaurant
Coffee Roasting	<u>Green space</u>
Catering	Nursery
<u>Furniture Building</u>	_____
<u>Environmental Building Products</u>	_____

What types of activity do you envision along Aycock Street?

<u>Playground</u>	Office Space – doctors, lawyers,
Athletic facilities	<u>architects</u>
Dog Park	Coffee Shop
Parking	<u>A Nature walk where the</u>
<u>Hardware Shop</u>	<u>cattle yards are. The Maunus Center</u>
<i>Lots of Large Native Trees not worth cutting down.</i>	<u>could use it.</u>

What types of retail activity and services do you envision along St. Claude?

<u>Grocery</u>	<u>St. Bernard Tourist office</u> @ <u>Mehle in the old bank building.</u>
Coffee Shop	Restaurant → <u>Too many already</u>
<u>Bakery</u>	<u>Bookstore/newsstand</u>
<u>Fish Market</u>	Video/Electronics Store
<u>Butcher</u>	<u>Pottery, One Live Music place</u>
<u>Hardware Store</u>	<u>Dr.</u>

What are your priorities for the neighborhood? (Please rank them.)

<input type="checkbox"/> Lighting	<input type="checkbox"/> Signage
<input checked="" type="checkbox"/> Street Trees	<input type="checkbox"/> Paving
<input type="checkbox"/> Parking	<input type="checkbox"/> Other <u>Pervious Pavement</u>
<input checked="" type="checkbox"/> Landscape Features	

Waggoner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

<u>Brewery</u>	Destination restaurant
<u>Coffee Roasting</u>	<u>Green space</u>
Catering	Nursery
Furniture Building	_____
Environmental Building Products	_____

What types of activity do you envision along Aycock Street?

<u>Playground</u>	Office Space – doctors, lawyers, architects
Athletic facilities	Coffee Shop
Dog Park	_____
<u>Parking</u>	_____
Hardware Shop	

What types of retail activity and services do you envision along St. Claude?

Grocery	<u>Restaurant</u>
Coffee Shop	<u>Bookstore/newsstand</u>
<u>Bakery</u>	Video/Electronics Store
Fish Market	_____
Butcher	_____
Hardware Store	

What are your priorities for the neighborhood? (Please rank them.)

<input checked="" type="checkbox"/> Lighting	<input type="checkbox"/> Signage
<input type="checkbox"/> Street Trees	<input checked="" type="checkbox"/> Paving
<input type="checkbox"/> Parking	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Landscape Features	

Waggoner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery

Coffee Roasting

Catering

Furniture Building

Environmental Building Products

Destination restaurant

Green space

Nursery

What types of activity do you envision along Aycock Street?

Playground

Athletic facilities

Dog Park

Parking

Hardware Shop

Office Space – doctors, lawyers,
architects

Coffee Shop

What types of retail activity and services do you envision along St. Claude?

Grocery

Coffee Shop

Bakery

Fish Market

Butcher

Hardware Store

Restaurant

Bookstore/newsstand

Video/Electronics Store

KAYAK THE CANALS, ?

TURN CANALS INTO

WATER ~~RECREATION~~ PARKS ?

What are your priorities for the neighborhood? (Please rank them.)

☒ Lighting

☒ Street Trees

☐ Parking

☒ Landscape Features

☐ Signage

☒ Paving

☐ Other _____

Waggoner & Ball Architects

*Kanawha
River town*

Old Arabi Planning and Streetscape Improvements
December 10, 2013

*RTA
Streetcar line
2.7 Jan 2015*

What types of activity do you envision by the River?

Brewery
Coffee Roasting
Catering
Furniture Building
Environmental Building Products

Destination restaurant
Green space
Nursery

What types of activity do you envision along Aycock Street?

Playground
Athletic facilities
Dog Park
Parking
Hardware Shop

Office Space – doctors, lawyers,
architects
Coffee Shop

What types of retail activity and services do you envision along St. Claude?

Grocery
Coffee Shop
Bakery
Fish Market
Butcher
Hardware Store

Restaurant
Bookstore/newsstand
Video/Electronics Store

What are your priorities for the neighborhood? (Please rank them.)

Lighting
Street Trees
Parking
Landscape Features

____ Signage
____ Paving
____ Other Drainage & Sewerage & Royal

Waggoner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery

Coffee Roasting

Catering

Furniture Building

Environmental Building Products

Destination restaurant

Green space

Nursery

What types of activity do you envision along Aycock Street?

Playground

Athletic facilities

Dog Park

Parking

Hardware Shop

Office Space – doctors, lawyers,
architects

Coffee Shop

What types of retail activity and services do you envision along St. Claude?

Grocery

Coffee Shop

Bakery

Fish Market

Butcher

Hardware Store

Restaurant

Bookstore/newsstand

Video/Electronics Store

What are your priorities for the neighborhood? (Please rank them.)

3 Lighting

2 Street Trees

6 Parking

1 Landscape Features

5 Signage

4 Paving

Other _____

Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery
Coffee Roasting
Catering
Furniture Building
Environmental Building Products

Destination restaurant
Green space
Nursery

What types of activity do you envision along Aycock Street?

Playground
Athletic facilities
Dog Park
Parking
Hardware Shop

Office Space – doctors, lawyers,
architects
Coffee Shop

What types of retail activity and services do you envision along St. Claude?

Grocery
Coffee Shop
Bakery
Fish Market
Butcher
Hardware Store

Restaurant
Bookstore/newsstand
Video/Electronics Store

What are your priorities for the neighborhood? (Please rank them.)

3 Lighting
1 Street Trees
4 Parking
2 Landscape Features

6 Signage
5 Paving
Other _____

Waggoner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

Brewery
Coffee Roasting
Catering
Furniture Building
Environmental Building Products

Destination restaurant
Green space
Nursery

What types of activity do you envision along Aycock Street?

Playground
Athletic facilities
Dog Park
Parking
Hardware Shop

Office Space – doctors, lawyers,
architects

Coffee Shop

~~Bar~~ Park along Canal

What types of retail activity and services do you envision along St. Claude?

Grocery
Coffee Shop
Bakery
Fish Market
Butcher
Hardware Store

Restaurant

Bookstore/newsstand

Video/Electronics Store

What are your priorities for the neighborhood? (Please rank them.)

1 Lighting
2 Street Trees
5 Parking
3 Landscape Features

4 Signage
6 Paving
1a Other side walks

Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

<u>Brewery</u>	<u>Destination restaurant</u>
<u>Coffee Roasting</u>	<u>Green space</u>
<u>Catering</u>	Nursery
Furniture Building	_____
Environmental Building Products	_____

What types of activity do you envision along Aycock Street?

Playground	<u>Office Space – doctors, lawyers,</u>
Athletic facilities	architects
<u>Dog Park</u>	Coffee Shop
<u>Parking</u>	_____
Hardware Shop	_____

What types of retail activity and services do you envision along St. Claude?

<u>Grocery</u>	<u>Restaurant</u>
<u>Coffee Shop</u>	<u>Bookstore/newsstand</u>
<u>Bakery</u>	Video/Electronics Store
<u>Fish Market</u>	_____
<u>Butcher</u>	_____
Hardware Store	

What are your priorities for the neighborhood? (Please rank them.)

<u>①</u> ✓ Lighting	_____ Signage
<u>③</u> ✓ Street Trees	_____ Paving
<u>②</u> ✓ Parking	<u>④</u> ✓ Other <u>(Art)</u>
_____ Landscape Features	

Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

☒ Brewery
☒ Coffee Roasting
☐ Catering
☐ Furniture Building
☐ Environmental Building Products

☐ Destination restaurant
☒ Green space
☒ Nursery

What types of activity do you envision along Aycock Street?

☒ Playground
☒ Athletic facilities
☒ Dog Park
☒ Parking
☐ Hardware Shop

Office Space – doctors, lawyers,
 architects
 Coffee Shop

What types of retail activity and services do you envision along St. Claude?

☒ Grocery
☒ Coffee Shop
☒ Bakery
☒ Fish Market
☒ Butcher
☒ Hardware Store

☒ Restaurant
☒ Bookstore/newsstand
☒ Video/Electronics Store

What are your priorities for the neighborhood? (Please rank them.)

☒ Lighting
☒ Street Trees
☒ Parking
☒ Landscape Features

☒ Signage
☒ Paving
☐ Other _____

Waggonner & Ball Architects

Old Arabi Planning and Streetscape Improvements
December 10, 2013

What types of activity do you envision by the River?

extending Crescent Park, moonwalk, Waldenburg downriver

- ☒ Brewery
- ☒ Coffee Roasting
- ☐ Catering
- ☐ Furniture Building
- ☐ Environmental Building Products

Destination restaurant
Green space (community GARDEN)
☒ Nursery
neighborhood grocery store

What types of activity do you envision along Aycock Street?

Playground (maybe - as long as its monitored)
Athletic facilities
☒ Dog Park
☐ Parking
☒ Hardware Shop

Office Space - doctors, lawyers, architects
☒ Coffee Shop

What types of retail activity and services do you envision along St. Claude?

- ☒ Grocery
- ☒ Coffee Shop
- ☒ Bakery
- ☒ Fish Market
- ☒ Butcher
- ☒ Hardware Store

- ☒ Restaurant
- ☒ Bookstore/newsstand
- ☐ Video/Electronics Store

What are your priorities for the neighborhood? (Please rank them.)

- ☒ Lighting
- ☒ Street Trees
- ☐ Parking
- ☒ Landscape Features

- ☒ Signage (attractive street name signs)
- ☒ Paving
- ☒ Other *thick sidewalks*

** Convert canals to useable waterways, such as in San Antonio; this should be done all around SBP.*

Waggoner & Ball Architects

<http://htmlimg2.scribdassets.com/74abtyhjl3846wz/images/1-Seed79d863.jpg>

12/11/2013

(SBP Resident x52 yrs)

Report to Waggoner and Ball
Old Arabi Revitalization - St. Bernard Parish, Louisiana
December 9, 2013

There are many ways to think about the revitalization of the Old Arabi neighborhood of St. Bernard Parish, Louisiana. The most powerful one recognizes and addresses two related points.

First, Old Arabi is the front door of the Parish, and because first impressions count, it is an opportunity for the Parish to set the kind of welcoming tone it needs for its own long term success. Optimally the Parish treats areas just outside Old Arabi with a high level of polish and commitment. Second, residents and visitors alike interact with the Parish before they enter Old Arabi. If the Parish just outside Old Arabi is well designed and well maintained, Old Arabi benefits. Likewise, if it is not, Old Arabi will suffer. Combined, these two points suggest that the Parish has an obligation to itself and to the future of its most marketable asset - Old Arabi - to upgrade St. Claude from the Jackson Barracks to Center Street. But as the Parish's most marketable asset, Old Arabi is at a crossroads. As a marketable neighborhood with attractive architecture and a compelling light industrial setting, it is at risk of further decline. To address the weak market conditions confronting Old Arabi, the following steps are recommended so that both the entry along St. Claude receives treatment, and Old Arabi itself is divided into manageable parts with distinct strategies that respond to context:

1. **Address Blighted Entry.** The Parish needs to address the commercial blight along St. Claude.
 - a. Control the properties between Angela and Lebeau on both sides of St. Claude
 - b. Redevelop the intersections at Friscoville and Merle as mixed use
 - i. Ground floor retail
 - ii. Second and third story residential market rater lofts with a river and city view
2. **Address Problem Rental Properties.** The Parish needs to tackle persistent residential blight and low level crime in the form of property disinvestment and loitering and drug activity on Estebahn between Royal and Bievenue, on Hernandez, and randomly along Merle
 - a. Rental property in Esteban requires immediate attention
3. **Invest in Strengths.** Great residential strength in the form of high standards of ownership require support in the form of new infill when possible, funding for upgrades to property exteriors, and funding for beautification at key locations.
 - a. Along Angela from Rampart to the levee.
 - i. Focus should be on infill when possible, and additional upgrades to exteriors
 - b. Throughout Terry Drive
 - i. Focus should be on resident leadership development and landscaping
 - c. Friscoville end to end
 - i. Focus on resident leadership development, landscaping, and installing a tree canopy
 - d. Community Street end to end
 - i. Focus should be on installing a tree canopy and landscaping
 - e. Prototype homes should be developed on any reclaimed LLT lots
 - i. Historic Zone - 3 BR, 2 BA \$160,000 - \$190,000
 - ii. Industrial Area - Micro Units, Lofts, 1BR, 2BR with river views \$125,000 - \$150,000
4. **Build a Magnet.** Establish a riverside patois of mixed uses along the levee.
 - a. Between Bienvenue and Peters, infill with warehouse, light industry, and loft residential
5. **Landscaping.** Beautify all streets in Old Arabi with intensive tree canopy restoration
6. **Supply and Demand.** Address the oversupply of land.

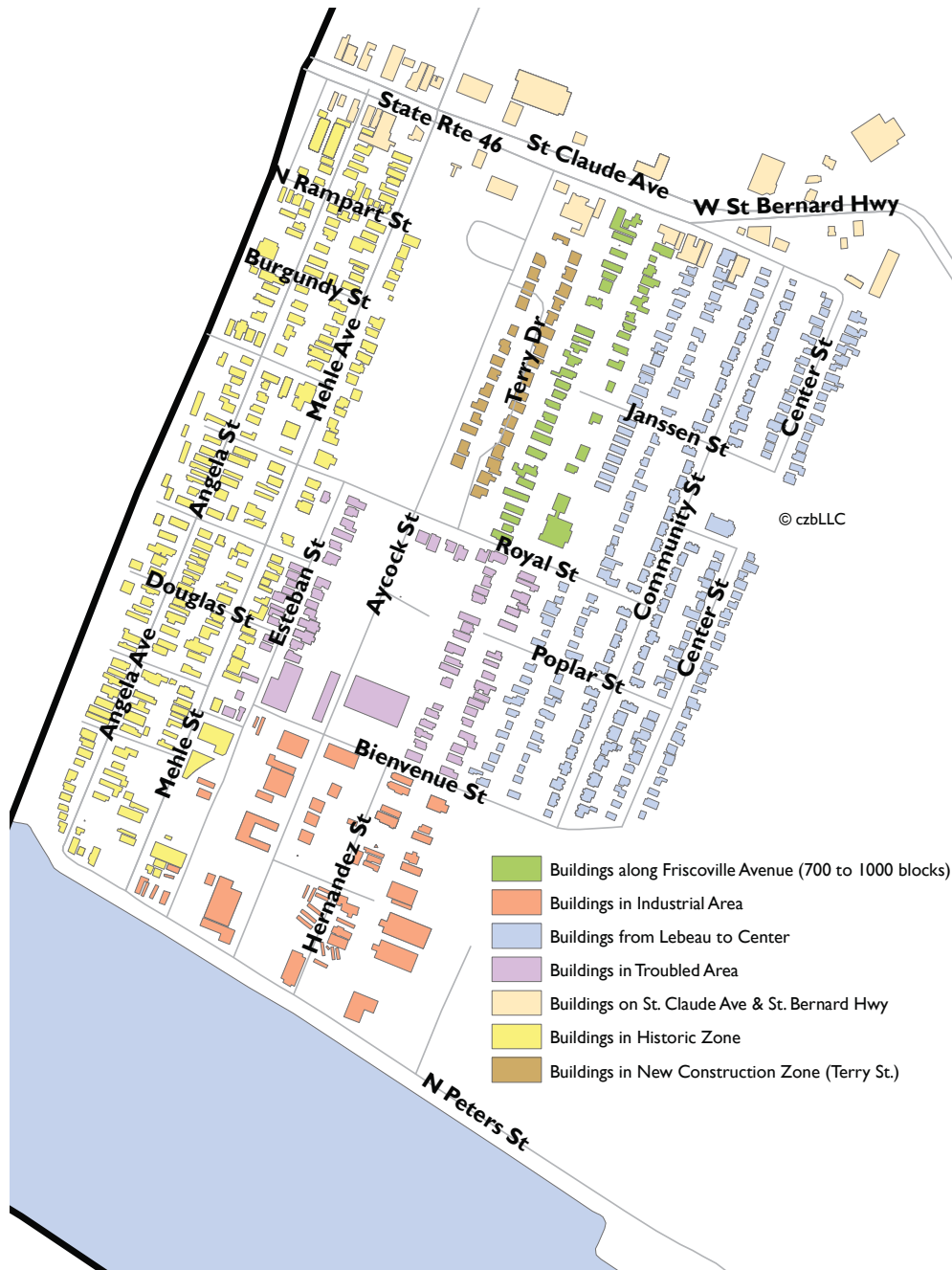
IN SUM: The Parish must redevelop St. Claude and the industrial area so Old Arabi introduces well and there's a marketable reason to come. In parallel fashion it must rebuild the tree canopy in the neighborhood, and develop prototype residential infill products for the Historic Zone, while promoting mixed use development along the levee to leverage the highly marketable light industrial tone of the area.

Scoring of properties in Old Arabi shows the locations for real strength (circled in green), which requires reinvestment, and problems (circled in red) which require code and police enforcement, and areas that require redevelopment (circled in orange).



These varying strengths can be broken into areas requiring specific sub-strategies.

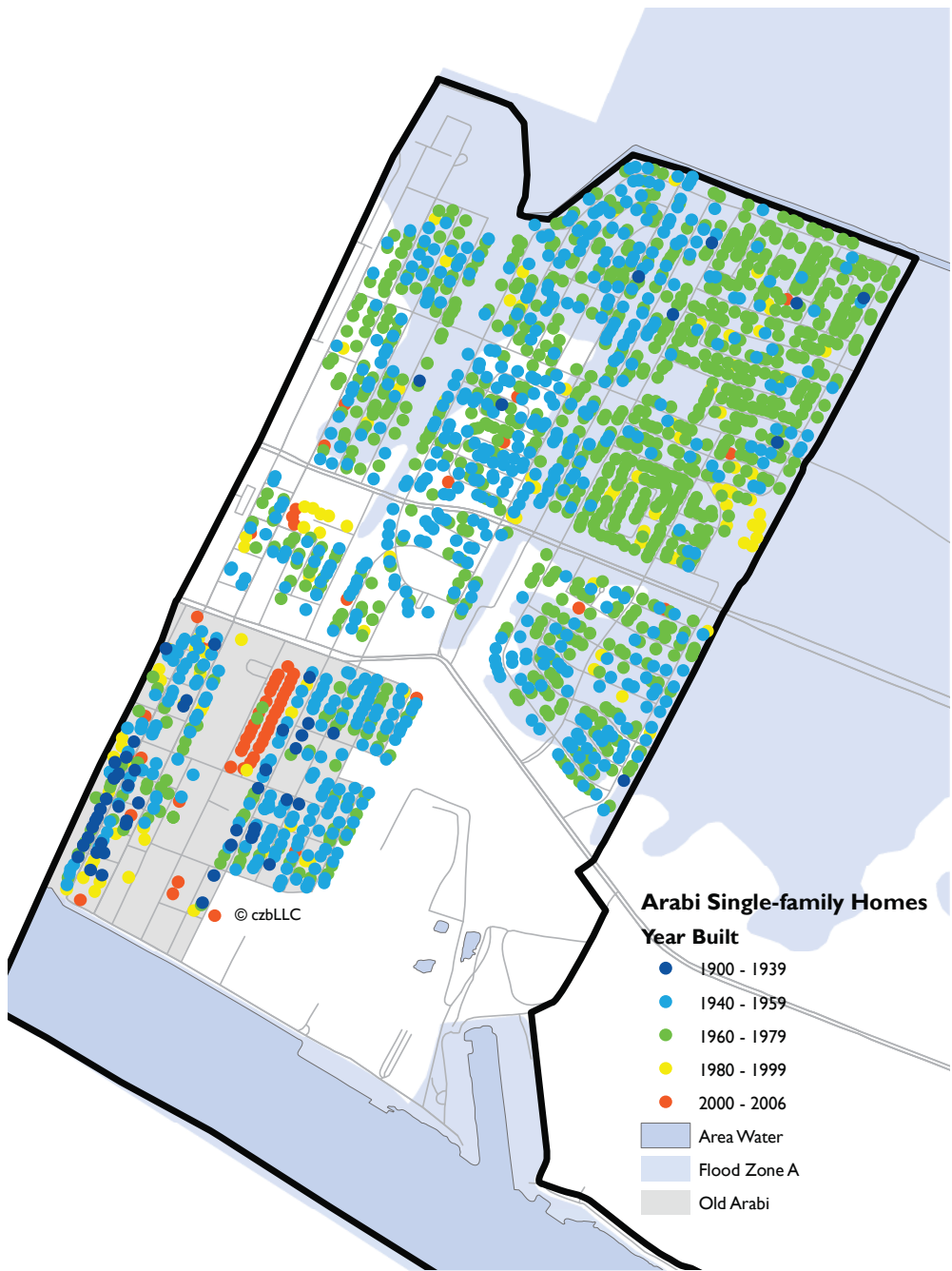
1. Historic Zone requires vernacular infill, period infrastructure, and resources to promote upgrades
2. Troubled middle area requires intensive police and code presence
3. Industrial area needs to become a magnet in the form of mixed use redevelopment (~18,000 SF)
4. Working class area along Community and Center needs landscaping and tree canopy restoration
5. St. Claude requires mixed use redevelopment (~ 25,000 SF) with attention to intersections
6. Terry Drive needs an investment in resident leadership develop; this is an isolated sub community
7. Friscoville Corridor is the main marketing device after St. Claude; requires tree canopy resotration



LLT Properties Show the High Percentage of Old Arabi Residents (unlike the rest of St Bernard Parish) that chose to come back after Katrina and rebuild.

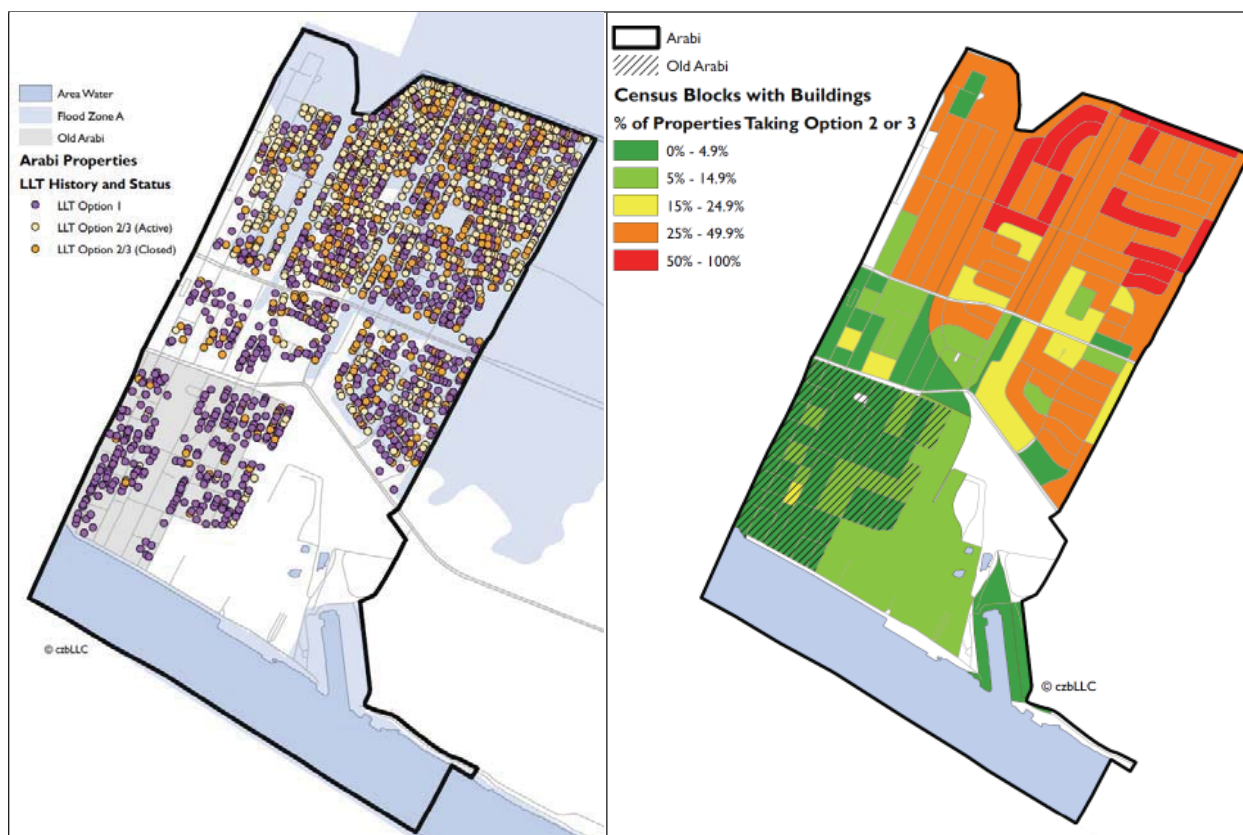


Age of residential structure illustrates embedded marketing potential in Old Arabi; historic and new structures are the most marketable. Structures built between 1960-1979 are the least. Old Arabi has the most marketable marriage of stocks in the Parish: historic (pre 1939), new (post Katrina), and immediate post War (1940-1959).



The lessons from Post Katrina activity give reason to be optimistic.

The desire to stay and rebuild was particularly strong: while the owners of more than one-fourth of all properties in the northern half of Arabi took advantage of the Road Home Program's Option 2 or 3, that was true of less than 5% of all property owners throughout most of Old Arabi.



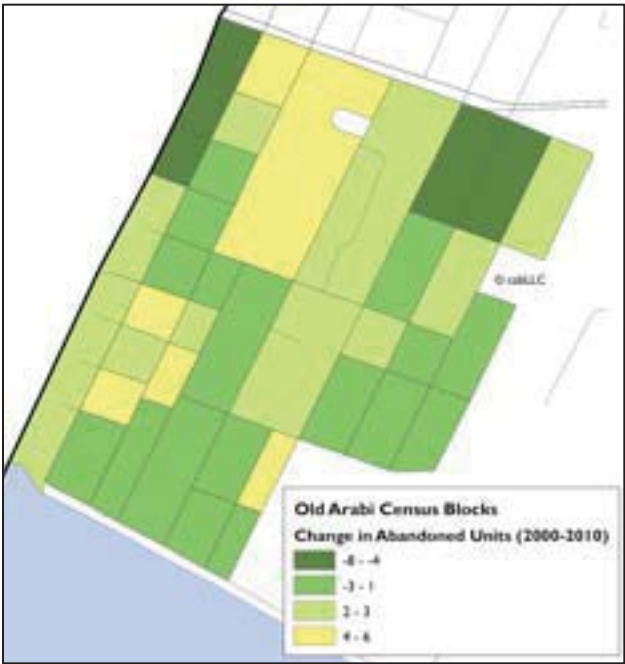
As a result, while Old Arabi did lose housing units to Hurricane Katrina, the effects of the storm were fairly muted. Between 2000 and 2010, Old Arabi lost 148 housing units, a 17% drop. This was far less than the decline in the rest of Arabi, where more than half (57%) of units were lost (1,623 units). If anything, the number of rental units fell to a greater degree than owner-occupied units in Old Arabi (by 41% versus by 17% for owner-occupied units); the reverse was true in the rest of Arabi (where the number of rentals fell 31% while the number of owner units fell 72%).

	Old Arabi				Rest of Arabi			
	2000	2010	Change	% Change	2000	2010	Change	% Change
Total Housing Units	854	706	-148	-17%	2,834	1,211	-1,623	-57%
Vacant Units	89	161	72	81%	125	292	167	134%
Abandoned Units	34	65	31	91%	45	104	59	131%
Occupied Units	765	545	-220	-29%	2,709	919	-1,790	-66%
Owner-Occupied Units	389	323	-66	-17%	2,334	661	-1,673	-72%
Renter-Occupied Units	376	222	-154	-41%	375	258	-117	-31%

At the same time, the number of vacant units and of abandoned units rose at a significantly slower rate between 2000 and 2010 in Old Arabi compared to the rest of the municipality. This is partially a function of how badly Old Arabi was damaged by the storm and also partially a function of the strength of this area prior to Katrina. In 2000, for example, most blocks in Old Arabi had no abandoned properties and nearly all of the remaining blocks had less than 3 abandoned properties. While these numbers were up in 2010 (post-Katrina), they were still modest – most neighborhood blocks had fewer than 5 abandoned units that year.



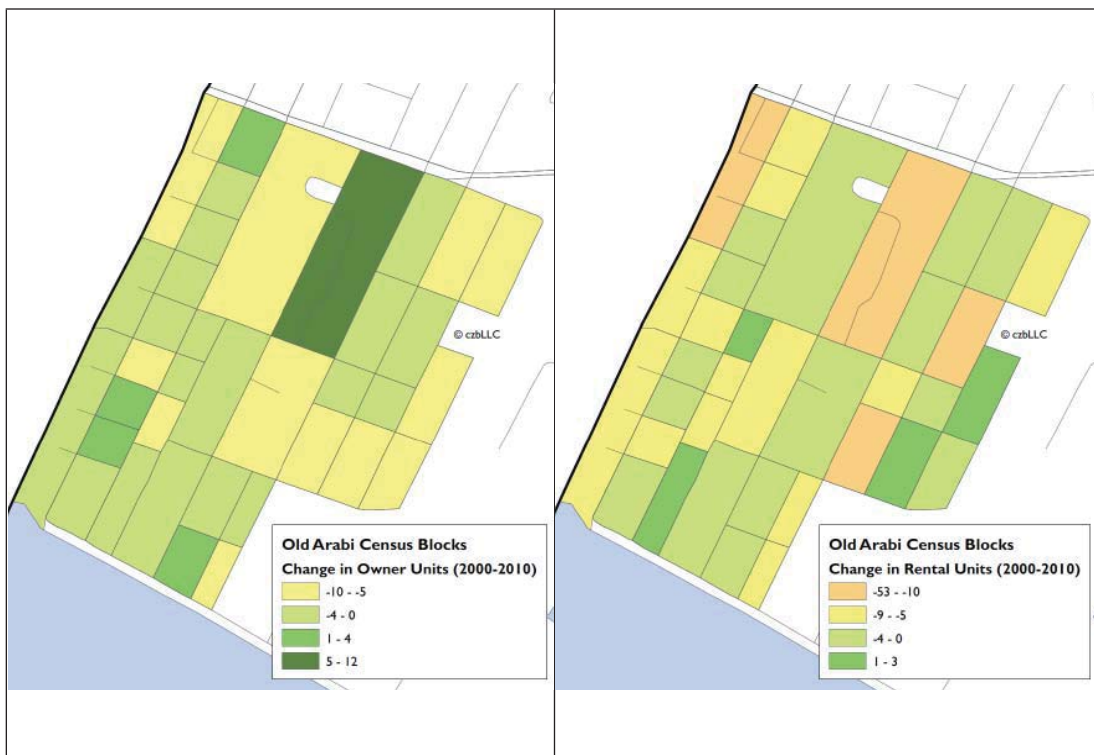
In fact, many Old Arabi blocks had fewer abandoned units in 2010 than in 2000:



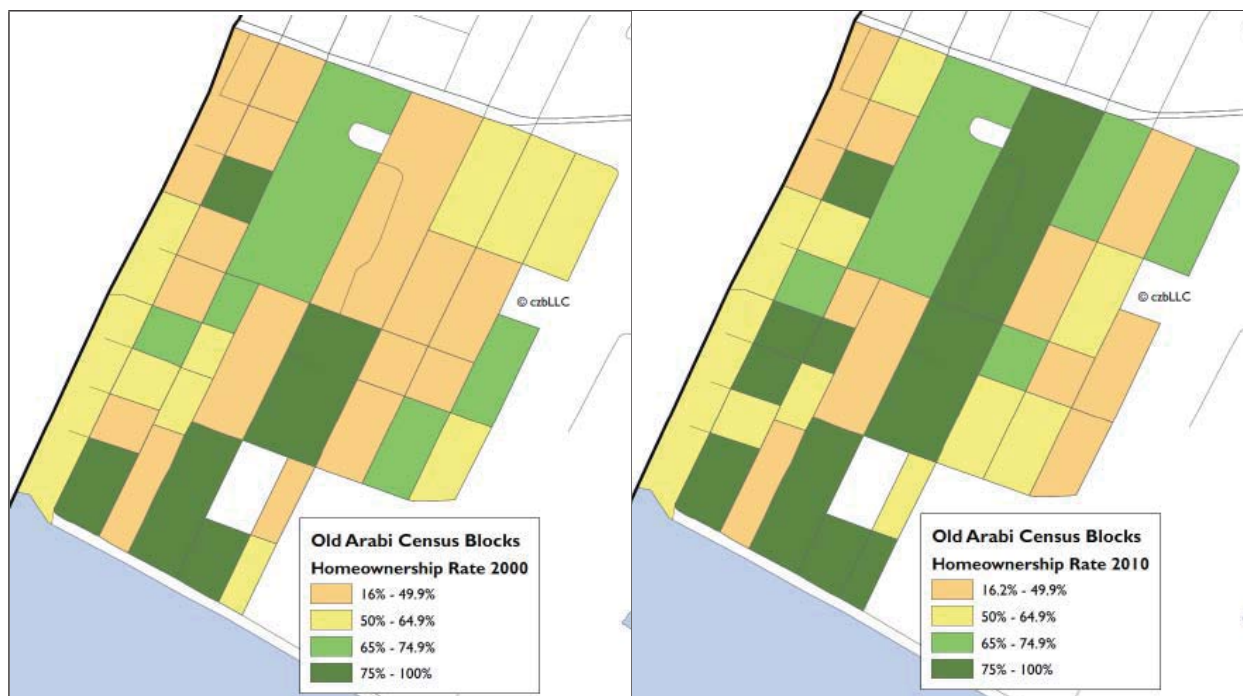
In all, the number of housing units fell modestly on most Old Arabi blocks. The number of occupied housing units fell by a greater amount (by more than 10) on several blocks in the area, yet a number of blocks lost fewer than five occupied units over the course of the decade.



The number of owner-occupied units fell modestly throughout much of the area – holding fairly steady in much of Old Arabi. The loss of rental units was greater in Old Arabi, with many blocks losing at least 5 rental units between 2000 and 2010.



Even with the upheaval of Hurricane Katrina, homeownership rates have held steady or even improved throughout much of Old Arabi – now exceeding 75% throughout much of the central core of the neighborhood.



Old Arabi Sales by Characteristics

# of Bedrooms	Average Sale Price
2	\$103,175
3	\$142,250
4 or More	\$183,813

Age	Average Sale Price
<10 Years	\$185,567
10 to 49 Years	\$116,300
50 to 79 Years	\$115,841
80+ Years	\$158,878

Style	Average Sale Price	# of Sales
COTTAGE	\$107,130	10
SHOTGUN	\$135,000	3
TRADITIONAL	\$143,807	14
RANCH	\$182,500	2
VICTORIAN	\$196,333	3

Average Sale Price

Sale Year	Old Arabi	Rest of Arabi	Chalmette	Meraux	Poydras	Violet
2002	\$98,417	\$89,120	\$104,184	\$117,467	\$68,217	\$71,704
2003	\$114,936	\$95,336	\$107,453	\$117,200	\$82,799	\$85,078
2004	\$104,270	\$94,606	\$115,518	\$129,789	\$73,898	\$87,213
2005	\$133,083	\$110,154	\$120,934	\$151,740	\$83,333	\$93,766
2006	\$91,500	\$58,500	\$41,725	\$56,664	\$42,429	\$39,821
2007	\$74,829	\$56,095	\$74,060	\$106,037	\$43,515	\$46,865
2008	\$59,667	\$77,871	\$98,712	\$118,716	\$50,738	\$71,013
2009	\$112,500	\$65,486	\$102,584	\$128,597	\$78,455	\$88,071
2010	\$83,950	\$72,053	\$103,995	\$127,408	\$72,722	\$94,631
2011	\$120,461	\$77,824	\$96,416	\$102,728	\$79,827	\$81,515
2012	\$155,840	\$71,451	\$95,173	\$121,709	\$51,891	\$73,064

Talking About Water

Illustrated Toolbox & Water Glossary

Discussions about water and the landscape require a new vocabulary. Some terms, like runoff, describe well-known problems. Others, like subsidence, are terms that all citizens should learn in order to better understand issues facing the region and to advocate for effective solutions.

An illustrated toolbox of stormwater solutions includes strategies that can be applied across the region in streets and parking lots, on public and private properties, and within the water system. The glossary that follows includes technical terms for water-related problems and water-based solutions, including the names of important natural and man-made features that affect the flow of water.

Talking About Water

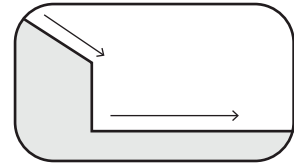
AN ILLUSTRATED TOOLBOX

The Greater New Orleans Urban Water Plan outlines a new approach to water management that embraces water as an asset. Existing drainage systems proffer piping and pumping as the only solutions to heavy rainfall. The proposed water system employs a broader array of proven techniques and strategies to manage rainfall and related water resources in ways that are attuned to landscape types, soil types, local culture, and the potential to derive environmental and economic benefits from new water assets. Integrated into individual properties, streets, parks, and existing canal networks, the proposed techniques and strategies also make for an urban landscape with increased tree cover, greener street edges, more park space, and new habitats.

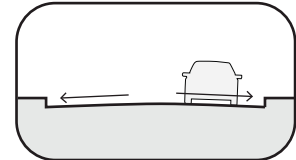
Existing drainage systems are entirely dependent on public funding, whereas the techniques and strategies proposed in the Urban Water Plan are implementable by a wide range of public and private stakeholders, and can adjusted to fit the specific needs of a property owner, neighborhood, or commercial district. Strategies that are applicable at the basin scale will require consensus and collaboration between citizens, businesses, institutions, and public agencies. This means that achieving the integrated living water system is a shared endeavor, with every stakeholder in the region playing a role.

Each of the elements listed on this spread are defined in the Illustrated Toolbox and Water Glossary on the pages that follow.

PAVE

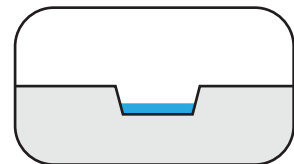


ROOF AND SITE RUNOFF

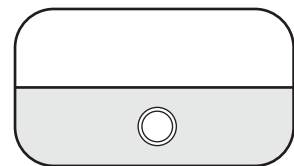


STREET RUNOFF

PIPE

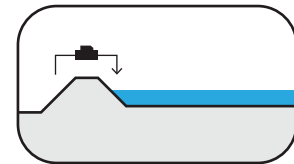


CANALS and DITCHES



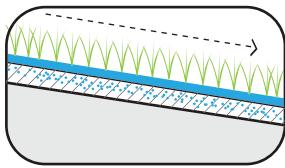
PIPES

PUMP

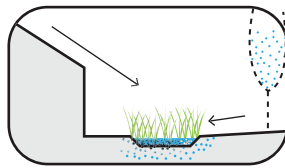


PUMPS

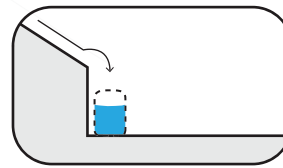
SLOW



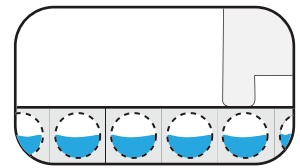
GREEN ROOF



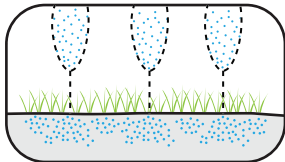
RAIN GARDEN



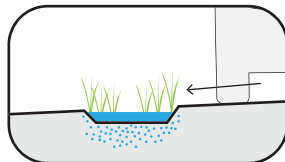
HARVESTING



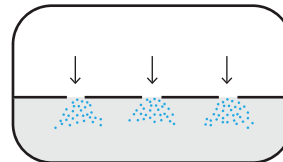
SUBSURFACE STORAGE



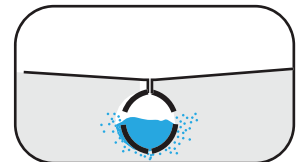
PLANTS



BIOSWALE

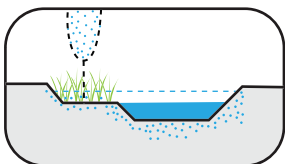


PERVIOUS PAVING

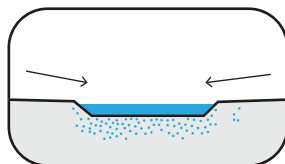


EXFILTRATION

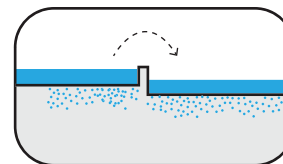
STORE & USE



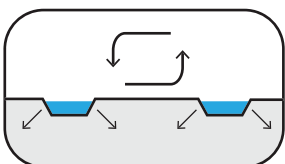
IMPROVED CANAL



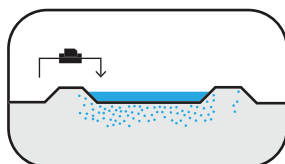
EXCAVATED BASIN



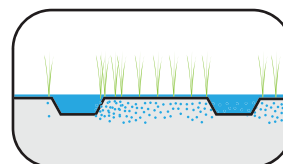
STORAGE BEHIND WEIR



CIRCULATING CANALS

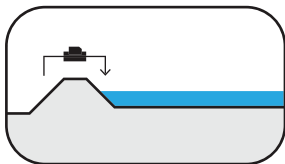


LEVEED BASIN

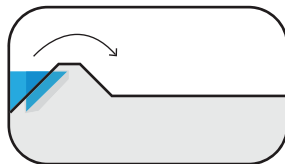


INTERNAL WETLANDS

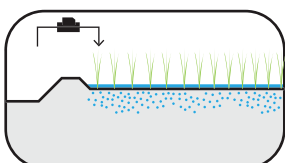
CIRCULATE & RECHARGE



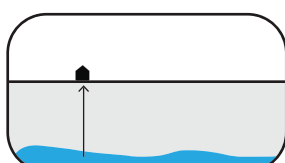
PUMPS



SIPHON (river or lake)



EXTERNAL WETLANDS



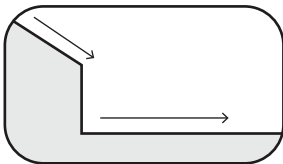
GROUNDWATER PUMP

Existing Drainage System Features



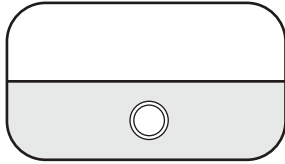
Surface Runoff

Stormwater flowing from rooftops, streets, driveways, and other surfaces that neither infiltrates into the ground nor evaporates, but collects instead and must be drained away in order to prevent flooding.



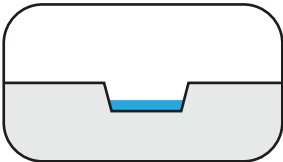
Pipes

Subsurface conduits for conveying stormwater, drinking water, and sewage.



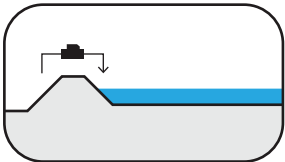
Canals & Ditches

A manmade channel for water, often built as connections to larger bodies of water. Throughout Greater New Orleans, canals and ditches both convey and store stormwater.



Pumps

In the existing system, pumps lift stormwater from the region's drainage networks out into surrounding waters, including Lake Pontchartrain, the Inner Harbor Navigation Canal, and the Central Wetlands Unit.

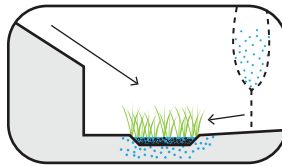


Integrated Living Water System Features



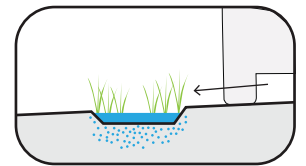
Rain Garden

A shallow excavated basin that collects and cleans storm water runoff on a small scale. Soil layers and plantings are designed for infiltration and the removal of pollutants.



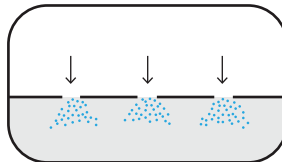
Bioswale

A linear depression in the landscape constructed to slow and filter stormwater with vegetation and soil media. Bioswales can remove silts, pollutants, and pathogens, and reduce the quantity of runoff from a site.



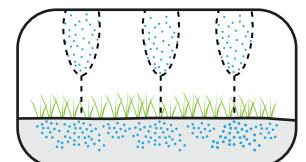
PerVIOUS/Permeable Paving

A material for walkways, roadways, and parking lots that allows stormwater to be absorbed by the ground where it falls, reducing runoff into the drainage system.



Plants

Trees and other vegetation slow and filter the flow of stormwater across a landscape, their root systems improve groundwater balance, and their canopies cool and clean the air.

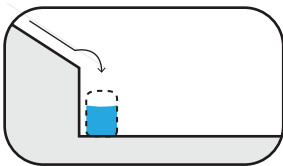


Integrated Living Water System Features



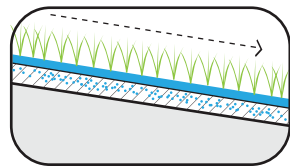
Harvesting

Collecting stormwater in rain barrels and cisterns prevents it from entering the drainage system and makes it available for irrigation and other uses.



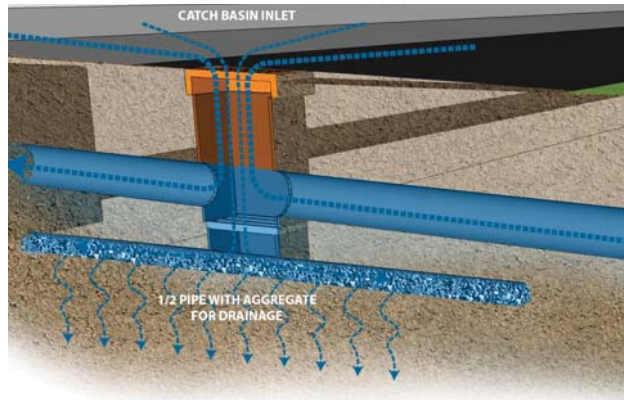
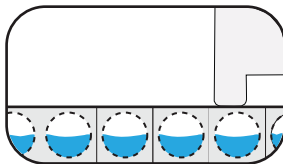
Green Roof

A roof system of soil media and vegetation that helps to absorb and store stormwater that falls on the roof. Green roofs lessen roof runoff, improve water quality, and reduce heat gain through evapotranspiration.



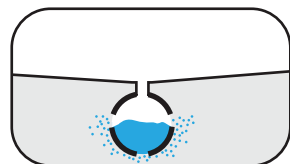
Subsurface Storage

Pipes, crates, and other chambers placed beneath parking lots, roadways, and other surfaces provide additional storage capacity for drainage systems.



Exfiltration

Catch basins, pipes, and other infrastructure designed to extrude water are used to raise groundwater levels in areas with organic soils.

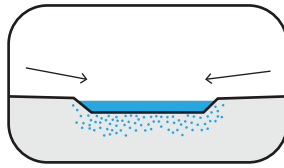


Integrated Living Water System Features



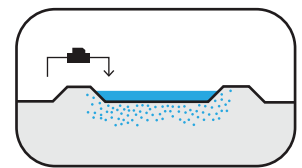
Excavated Basin

A detention or retention feature where large volumes of soil are removed in order to create a basin that can fill with stormwater in the event of heavy rainfall.



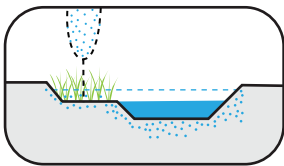
Leveed Basin

A detention or retention feature where the addition of a levee around a park or other open area allows that space to safely hold stormwater in the event of heavy rainfall.



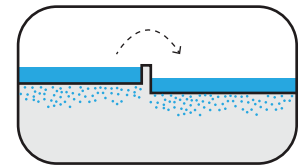
Improved Canal

Canals with functionality beyond water conveyance and storage. Landscaped banks, higher water levels, and public access improve aesthetics and allow water infrastructure to become urban amenities vital to the region.



Storage Behind Weir

Barriers that alter the flow of waterways to prevent flooding, to store water, or for navigation purposes, while allowing the steady flow of water over the top of the structure.

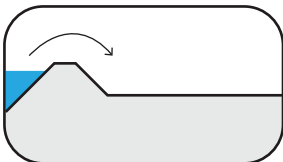


Integrated Living Water System Features



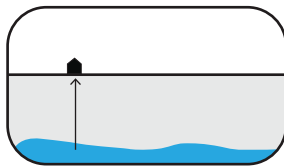
Siphon

A conduit for drawing water from a water source at a higher level into a water body or waterway at a lower level. Siphons can be used to pull water into circulating canal systems from outlying sources, such as the Mississippi River or Lake Pontchartrain.



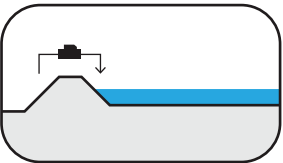
Groundwater Pump

Water suspended in below-ground aquifers is withdrawn for industrial, agricultural, and recreational uses.



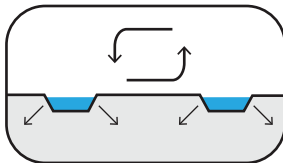
Pumps

Forced drainage is a necessity for survival in this low-lying region, but sustainable stormwater management features lessen the region's dependence on pumping. Existing pumps can also be used to regulate surface water and groundwater flows.



Circulating Canal Network

Water flowing through canals year-round improves water quality, provides a water source for groundwater recharge features, and connects existing water networks to internal and external wetlands.



Integrated Living Water System Features



Internal Wetlands

Constructed wetlands integrated into the urban landscape absorb and filter stormwater, as well as the flow of water from circulating canals during dry weather.

