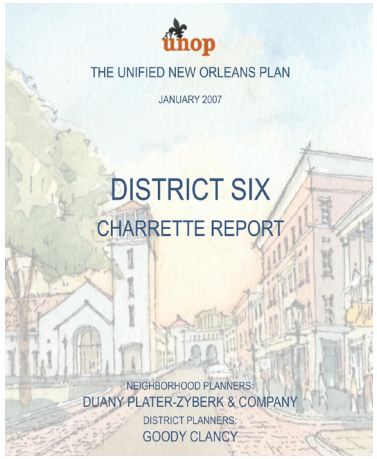

Unified New Orleans Plan/Report - New Orleans, Louisiana

- 5,000 acres
- Model for post-Katrina neighborhood-based planning and recovery
- Resource centers and architectural services for returning citizens
- Mixed-use town center on site of ruined strip mall
- Affordable redesign of failed housing project
- Transportation planning and coding
- Pedestrian-shed clustering to counter "Jack-o-lantern effect"

Pro-Bono Services - Urban Designer, 2007

- At Duany Plater-Zyberk & Company
- Neighborhood study and recommendations
- Meeting with and performing design services for citizen groups
- Participating in design charrette and project book production

NEIGHBORHOOD REBUILDING CENTER - RESOURCES

rebuild can be emotional, the calculations below are based on fiscal realities, and aim to provide homeowners with the best investment strategy. For example, if it would prove more expensive to raise a house than to entirely rebuild it, the charrette team recommends demolition, aside from in the case of historically significant properties.

The chart on these pages identifies the housing types' structural and aesthetic characteristics, and offers straightforward advice on rebuilding each type. This basic information can aid homeowners with their rebuilding decisions, and ultimately help neighborhoods slowly return to their original capacities.

RECOMMENDATIONS

- RESTORE: Historic antebellum mansions and Victorian Era houses deserve restoration.
- RAISE AND RENOVATE: Turn-of-the-Century Housing, Pre-war Cottages, and Recent Suburban Houses can be feasibly raised and renovated.
- DEMOLISH AND REBUILD RAISED: It is most sensible to demolish and rebuild post-war Cottages, and Brick Ranch Houses.

BUNGALOWS CIRCA 1810-1945	WOODEN COTTAGES CIRCA 1945-1960	BRICK & STUCCO RANCH CIRCA 1960-1990	SUBURBAN MANSIONS CIRCA 1980-2005
			
			
			
These houses vary tremendously in quality of construction and design. They also feature different elevations, not all of which meet new FEMA requirements. Funding (up to $30,000) may be available for their elevation through the Flood Insurance Program's Increased Cost of Compliance coverage. Homeowners should take advantage of this, as these houses are attractive elevated.	These small wooden houses are usually on elevated foundations that allow them to be inexpensively raised ($20,000-$30,000). However, their size and amenity standards are generally out of date and the cost of raising and renovation may never be recovered in subsequent sale. Therefore, entirely rebuilding may be the more economically sensible approach.	These houses are slab-on-grade and subject to severe flooding. They are very expensive to raise to FEMA elevations, ranging from $80,000-$100,000. Yet, house sizes and interiors are sufficiently out of date that it may not be worth the expense to raise and fix them. However, they may be sturdy enough to add a second story, with the existing story used for parking or storage.	These houses are slab-on-grade and therefore subject to flooding. Additionally, the construction materials are not resistant to humidity and require extensive renovation when damaged. However, the interiors are sufficiently current and comfortable that they may be worth the cost of elevating, which is likely to cost $100,000 and up.
Raise & Renovate	**Demolish & Rebuild Raised**	**Demolish & Rebuild Raised**	**Raise & Renovate**

OVERALL REGULATING PLAN

This District 6 master plan denotes the proposed designations for civic space and open space, as well as the various T-Zones described in the SmartCode. The majority of District 6 can be categorized as T3 (Sub-Urban), although small areas are considered T4 (General Urban) and T5 (Urban Center). Institutions such as UNO, Dillard University and the Baptist Seminary qualify as special planning districts.

T-3 (Sub-Urban) includes low-density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accomodate natural conditions.
T-4 (General Urban) consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.

T-5 (Urban Center) consists of higher density mixed-use building types that accomodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady tree planting and buildings set close to frontage.

Special district designations are assigned to areas that, by their intrinsic functions, cannot conform to one of the six transect zones. Typical districts include parks, University campuses, refineries, and airports.