

West End Master Plan

Over the course of the past few months, the possibility of significant redevelopment of the West End has been examined. The peninsula – nestled in the northwest corner of Orleans Parish – remains isolated from the rest of the city. This study explores certain improvements and possible new uses that could allow the West End to become a more significant destination for both residents and visitors. Findings from past studies, community meetings, and surveys along with new investigations have been integrated to form a cohesive vision that can be shared by everyone. The following is an outline of the constituent parts that comprise this vision:

West End Park

Upgrades to the expansive West End Park include improvements to the prismatic fountain, planting of additional trees for shade, and a new amphitheater for community gatherings and performances. As an option, the eastern end of the park where the lagoon is located has been allocated for a new mixed-use development.

Community Sailing Center

Supported by a 501(c)(3) non-profit, the Community Sailing Center will provide adults, children, and people with disabilities access to sailing and to Lake Pontchartrain at a reasonable cost. Previous sailing or boating experience is not required, as the Community Sailing Center will host a range of training programs for its members.

Breakwater Park

Breakwater Park will be expanded towards the lake to create beaches that will provide access to one thousand feet of shoreline. Lawns behind the beaches will provide spaces for picnics and other recreational activities including volleyball. A new fishing pier, boat launch, and kite surf beach will mark the west end of the beach, and a small locker pavilion will be provided.

Roadway Street & Breakwater Drive

Angled parking will replace the existing parallel parking along the Roadway Drive loop, which will allow for additional spaces capable of accommodating an increased number of visitors. It is anticipated that the introduction of angled parking along Roadway drive will introduce an additional 36 parking spaces. Along Breakwater Drive, new parking will ensure plenty of spaces for visitors to access the beaches. A side-street will allow for private access to and parking for the boathouses. It is estimated that there will be an additional 290 parking spaces along Breakwater drive.

Wetlands Park

A new linear wetlands habitat park is planned for a stretch along Breakwater Drive. Here, new islands populated with native plants and grasses will enclose small tidal lagoons. These islands will be connected by a series of walking paths that allow residents and visitors to stroll through nature.

West End Mixed-Use Development (Parcel A)

A new mixed-use development adjacent to the 17th Street Outfall combines new residences, in both a low-rise (60 ft. height) and a mid-rise (90 ft. height) complex, with commercial spaces for restaurants and retail that open to a promenade 17 feet above grade. An estimated 284 parking spaces will be provided underneath. Amenities for residents will include a pool, private lawns, and views of Lake Pontchartrain. Live Oaks currently populating the lot will be preserved.

	# Units	Approx. S.F.	Parking
1&2 Bedroom Residences	72	81,340	108
3&4 Bedroom Residences	30	46,330	75
Commercial – Restaurant		18,500	62
Commercial – Retail		18,500	24
Totals	102	164,670	269
			+ 15 add'l

Boater Services and Amenities (Parcels B & C)

Two parcels adjacent to the boathouses are set aside for future development to support the Municipal Marina. A community sailing center is slated for development as well.

East Mixed-Use Development (Parcel D)

A second mixed-use development is proposed at the eastern end of West End Park. Here, residential and commercial low-rise complexes (both 45 ft. in height) enclose a promenade that contains a pool for the residents, and outdoor seating for the commercial areas. The promenade is raised 17 feet above grade which allows for 234 new parking spaces beneath. While the complex will be taller than the surrounding boat houses, it will not be out of scale as the top will be within the canopy of the surrounding trees.

A second option leaves parcel D undeveloped, and instead suggests enhancements to the current lagoon with the addition of a new playground.

	# Units	Approx. S.F.	Parking
1&2 Bedroom Residences	33	40,680	50
3&4 Bedroom Residences	33	55,470	83
Commercial – Restaurant		5,000	34
Commercial – Retail		6,000	30
Totals	66	107,150	197
			+ 37 add'l

The entire West End area, which includes the land immediately north of the future pumping station, is supported through rents paid from boat slip and boat house rentals. This provides a limited amount of funding for existing maintenance and services such as grass cutting and security, and provides no funds for improvements. With FEMA claims for the harbor taking much longer than initially anticipated, it leaves the area in an unsustainable financial position. Unfortunately, the proposed West End mixed used development site will not be available for development until 2016. The Army Corps of Engineers has commandeered the site as a staging area for the construction of the permanent pump station, immediately adjacent.

All comments are due to the Regional Planning Commission no later than August 31, 2012. Comments should be either mailed or hand delivered to the following address:

**West End Master Plan
Regional Planning Commission
10 Veterans Boulevard
New Orleans, LA 70124**

