

# CONCLUSION AND IMPLEMENTATION

This Strategic Integration Plan, and zoning changes relating to the Medical District, are proposed at an opportune time. The City of New Orleans, through the City Planning Commission, has contracted the professional services of Goody Clancy & Associates to prepare a citywide Master Plan that will guide the long-term physical development of the city. This Master Plan will build on, integrate, and go beyond all the post-Katrina recovery plans that citizens have worked on since the storm. The Master Plan will create a 20-year policy and strategic framework to guide decision makers and the community to make New Orleans a model of 21st century city life while honoring and preserving its unique identity. To implement the plan, a new Comprehensive Zoning Ordinance (CZO) will be prepared at the same time as the Master Plan. The CZO will be organized to be user-friendly, suitable to the unique characteristics of New Orleans. Goody Clancy & Associates is expected to complete both projects and produce all deliverables by the summer of 2009.

During the development of this document, officials with the City including council members and members of the City Planning Commission have been involved in developing the overall recommendations, and have announced their desires to use this Plan as a first step for the work that Goody-Clancy will do in the Medical District area. The document has examined the need for a new plan, reviewed the existing conditions of the District, and put forth a vision for the District as well as a thorough list of recommendations. In summary, those recommendations can be divided into two categories of action for implementation: those relating to zoning and land use, and those relating to physical or capital improvement projects. In this conclusion chapter, methods of implementation for each (and cost estimates for the capital improvement projects) are presented.

## ZONING AND LAND USE

One of the overall affected changes in the Medical District will be the control of development within the privately owned parcels of land within the district. Traditionally, control and regulation of these areas is done via land use and zoning controls. A summary description of the zoning of the existing medical district core areas as well as those areas envisioned for the proposed VA and MCLNO complexes (and what is allowed in each area), follows:

### Existing Zoning

*Existing Core Medical Complex area: generally bounded by S. Claiborne Avenue, LaSalle, Poydras and Iberville Streets.*

The existing medical complex is completely located within the CBD-2 Central Business District.

The CBD-2 District provides for CBD growth at lower intensities than the main office core. This district recognizes the unique areas of the business district that relate (1) to the Superdome and Poydras Street and (2) to the riverfront. Mixed use development is encouraged. The district permits hospital and associated medical uses by right as well as hotels, office buildings, public and government buildings, retail and service uses. There are no height limits in this district, within the area surrounding the existing medical complex. Floor Area Ratios vary from a minimum of 7 for residential buildings to a maximum of 12 for mixed-use developments, with bonuses available for facilities that provide additional public amenities.

*Envisioned MCLNO complex area: generally bounded by S. Galvez Street, Tulane Avenue, Canal Street and S. Claiborne Avenue:*

This area is predominantly regulated by two (2) zoning districts. The C-1A General Commercial District includes all of or portion of Squares fronting along the major bounding streets; whereas the RD-3 Two-Family Residential District is located near the center of the site and includes 1 entire square and portions of five adjacent squares. There is also a small LI Light Industrial District located on five lots (5) within Square 437, as well as a CBD-2B Central Business District comprising the entirety of Square 435, generally bounded by S. Claiborne Avenue, Cleveland Avenue, Canal Street and N. Derbigny Street.

Within this “mixed bag” of zoning:

- The RD-3 District is the most restrictive classification and provides for two-family or townhouse development on smaller lots in older, more densely populated sections of the city. This district does not allow hospital or medical related functions, including but not limited to any associated commercial, multi-family or dormitory facilities, whether by right or thru conditional use approval.

- The C-1A District zoning provides for a mix of commercial, miscellaneous service, and residential uses along major thoroughfares. While a variety of uses (including hospital and related accessory functions) are permitted by right, they are limited in size to a maximum of 10,000 square feet in floor area, with structures in excess of 10,000 square feet requiring conditional use approval. A maximum height limit of 100 feet and a maximum Floor Area Ratio (FAR) of 3.50 encourage mixed-use development of a smaller scale than anticipated in conjunction with a major medical complex.
- The small area of LI District zoning allows a variety of commercial and industrial uses without limit as to square footage; however, the district specifically prohibits hospital and related accessory uses. Residential uses are classified as conditional uses. This district allows industrial uses that are potentially incompatible with medical or residential uses.
- The CBD-2B District zoning is intended to provide for central commercial and high density residential development near the office core of the City. This district allows any uses permitted in the main office core of the Central Business District, including hospitals and related accessory functions. It also allows by right uses including but not limited to: high density multi-family residential, hotels, office buildings, public and government buildings, retail and service uses.

*Envisioned VAMC complex area: generally bounded by S. Galvez Street, Tulane Avenue, Canal Street, and N. Rocheblave Street:*

This area contains six distinct zoning districts.

Square 523 on the corner of S. Galvez and Canal Streets and those lots fronting on S. Galvez Street between Canal Street and Tulane Avenue are zoned C-1A General Commercial District. Squares 552 and 553 fronting on Canal Street are zoned RO-1 General Office District. The properties along the upriver side of the Tulane Avenue corridor are zoned both B-1A Neighborhood Business District and RD-3 Two-Family Residential District. Those on the upriver side of Tulane Avenue include a C-1A General Commercial District and HI Heavy Industrial District zoning. The center portion of the site is included in an RD-3 Two-Family Residential District.

- This mixed zoning pattern juxtaposes a Heavy Industrial District across the street from low density residential and neighborhood business development, creating inherent incapability in use. Neither district allows medical or medical related uses. HI District uses may be incompatible with future medical development.

- Both the B-1A Neighborhood Business and RO-1 General Office Districts are intended to provide for small scale commercial uses nearby residential districts. District regulations do not provide for the height and mass needed in conjunction with a large regional medical facility.

Proposed Zoning Changes:

The City of New Orleans is prepared to initiate the necessary zoning changes to facilitate the future development of the Medical District, particularly the development of the envisioned VA and MCLNO medical complex, based on the operational and programmatic items deemed necessary in conjunction with the master planning of the area. The City believes that this can be accomplished in one of three ways:

1. Extend the existing CBD-2 or CBD-2B District zoning which would likely permit the variety of uses, size, and massing of structures necessary to implement the changes and recommendations in this document.
2. Rezone the area to the existing MS Medical Service District classification that currently exists within the City’s Comprehensive Zoning Ordinance.
3. Create a new Central Medical District zoning classification that is customized based on not only the visions and recommendations within this document, but also on the critical elements that will be identified during the MCLNO and VAMC master planning processes.

The determination of which approach is most appropriate is beyond the scope of this plan and will be determined through the work of Goody Clancy and the City Planning Commission.

Urban Design

The Vision and Recommendations Section of this document proposes several ideas for urban design standards to help improve the overall look of the Medical District. The design standard applies to both aspects of the public realm (sidewalks, landscaping within rights of ways, street lighting, signage, sidewalks, etc.) but also can apply to the private realm (landscaping on private property, façade treatment, height and setback requirements, etc.). While the public realm ideas for standards can be put in place by the City via actual construction and installation of the infrastructure, the design standards for the private realm are a little more problematic. Such standards usually cover only new construction or redevelopment and are done via standards written into zoning ordinances or

design overlay districts which are being developed by the Goody Clancy team. Either route would be acceptable, but it must be noted that wholesale changes will not occur overnight within the private realm. They will occur as the District continues to evolve.

**CAPITAL IMPROVEMENT PROJECTS**

The various capital improvements suggested in the previous two chapters cover a multitude of items associated with the District. Some include infrastructure improvements to address current utility problems existing in the district; while others relate to physical improvements or changes to improve the aesthetics of the District and to create a unified look and feel to the District.

Conceptual order of magnitude cost estimates have been prepared as part of this plan. These estimates are based on unit costs, previous similar projects, field research, and local knowledge. Actual project costs will likely vary from these conceptual estimates.

**Utility Improvements**

<b>Street Repair:</b>	
Poydras Street	\$950,000
S. Liberty Street	<u>\$170,000</u>
	\$1,120,000
<b>Sidewalk Repair:</b>	
12,281 feet @ \$60 per linear foot	\$736,000
<b>Crosswalk Striping:</b>	
907 feet	\$10,000
<b>Utility Infrastructure:</b>	
Gas Line Replacement	\$3,522,510
Replacement of Pump Station 15	\$6,201,934
New Medical Center SPS	\$1,933,462
New Force Main	<u>\$569,221</u>
	\$12,227,127
<b>Total</b>	<b>\$14,093,127</b>

**Visual Improvements**

Arterial Spines	\$34,250,000
Primary Connectors	\$12,200,000
Secondary Connectors	<u>\$4,100,000</u>
	<u>\$50,550,000</u>

**Total Utility and Visual Improvements      \$64,643,127**

**USE OF THIS PLAN**

The maps, renderings, and text contained in this document are available for use by local agencies and governments, NORMC and GNOBEDD, as well as the member institutions of the Medical District to further the improvement of the District. Most of the individual maps are available in GIS format for use by these entities, and the renderings, drawings and photos examples are also available in a digital format for planning uses. The Regional Planning Commission will serve as a depository for this (and all) project data.