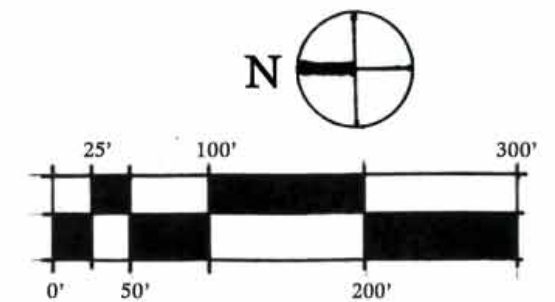


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**AESTHETIC TREATMENT CONCEPT**  
**LONDON CANAL INTERIM CLOSURE STRUCTURE**





## London Avenue Canal

### Concept Summary

#### Site Program

Similar to the Orleans Avenue Canal ICS site, the west side of the London Avenue Canal ICS site is located in the midst of a stable, well-maintained residential neighborhood where the site has always served as open space parkland which was available for passive recreation such as strolling along the top of the levee. The resident groups expressed a desire to restore, to the greatest extent possible, the character of that green space that has been lost since construction of the ICS. The site program for the west side will thus be limited to rearranging one of the site access locations, installing screen planting to shield the views of the facility, and installing a walking path around the ICS site to replace the levee top pathway lost to the ICS. The path will improve security and public safety by giving people an optional pathway to the levee top.

In contrast to the Orleans Avenue Canal, which has residential uses on both sides, the east side of the London Avenue Canal adjoins the campus of the University of New Orleans. There is very limited space between the ICS site and the university property, and no road separating the two. An existing limestone access road will remain, and a portion of the road may be paved with asphalt adjacent to Leon C. Simon in order to reduce dust and gravel spilling out into the road. Screen planting should buffer the site from the Married-Student Housing on the university campus. Other areas of campus north of the housing area are more utilitarian uses and parking area, and not significantly impacted by the pump station. No major mitigation measures are needed for these areas.

#### Aesthetic Approach

The residents of the Lake Terrace neighborhood on the west side of the canal expressed a desire to return to the original aesthetic of the site, with a pastoral green and a natural woodland appearance. Due to site spatial constraints, however, the residents were accepting of the fact that the aesthetic approach would have to be a hybrid approach in order to effectively screen the pump house.

In the Lake Terrace neighborhood, there is a moderate amount of space available for aesthetic treatment and landscaping. In this area, a mixed planting of evergreen hedge plantings and small flowering trees will be installed along the roadway.

#### Conceptual Plan

The conceptual plan for the London Avenue Canal ICS site includes the following primary components:

- The main operational center of the site is on the west side of the canal, and the inconvenience of accessing the east side makes it necessary to maintain primary employee access on the west side. The parking area entrance on the north side of the site will be reconfigured to allow for better screening of the parking lot, and entrances will be paved with asphalt to reduce dust and gravel spilling out into the road.
- The fenced area surrounding a streetside transformer and unused electric meters will be removed in order to accommodate consistent screen planting along Pratt Dr. The fence entrance gates will be covered with screen fabric to reduce objectionable views into the property.
- Screen plantings of small flowering trees and low shrubs will be installed just outside of the chainlink fence, between the fence and the street curb.
- The west side of the canal will also feature additional street tree plantings, naturalistic groupings of evergreen screen plantings, and an informal walking path that will guide people around the pump station site.
- The east side of the canal at the University of New Orleans will feature only a screen hedge as mentioned in the Site Program section above.

#### Design Features

The design features in the implementation of the mitigation plan will include:

- The perimeter security fence will remain as the standard chain-link fence with barbed-wire top. Screen planting outside the fence will maintain a 5 foot clear zone buffer at the base of the fence for security reasons.
- The walking path on the west side of the canal will parallel Pratt Dr. and will be constructed from informal materials such as gravel or mulch. In order to minimize conflicts and maximize public safety, the entire path will be down at the street level rather than atop the levee. A path will be built on the west side of the canal only.
- The planting on the west side of the canal along Pratt Drive will be selected for types and arranged in a way to create a naturalistic woodland impression. Open grassy areas will be left for informal play where possible. Along the street, Live Oak trees will be selectively planted in order to replace trees where there are gaps in the original planting.

#### Implementation and Maintenance Considerations

There are no significant factors outside of the control of the Corps of Engineers scope of control that would limit the implementation of this concept design plan. Most of the areas of concern would fall within the category of maintenance, including the following:

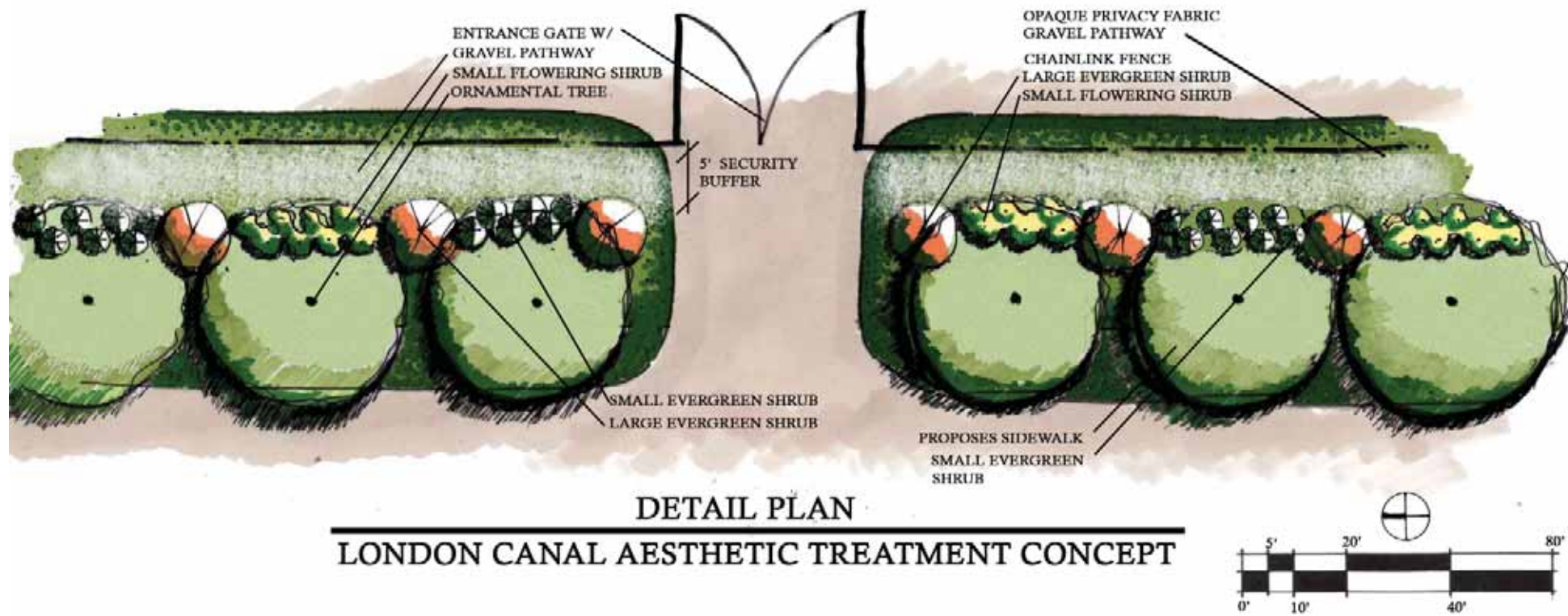
- All of the plant material indicated on the concept plan will be located outside of the perimeter security fences for the pump houses. The resident stakeholders expressed a strong desire to hide the security fencing as well as the pump stations, and this would not be accomplished with the fencing in front of the planting. The planting also extends along the parkway to the north and south of the pump stations for two reasons. The new landscaping around the pump stations will appear more appropriate to the site if there is more supporting planting, and some of the planting will be considered as replacement tree planting for trees that were destroyed during construction of the ICS sites.
- Decision will have to be made regarding the care of the landscape planting. The Corps may choose to contract with a landscape maintenance vendor to support the planting installation. The planting materials chosen will be low maintenance tree species, which will be self-sustaining after an initial establishment period. It is recommended that the Corps select a contractor that will install the plant materials and provide one year of maintenance, including watering the plants on a regular basis. The contractor may use TreeGator bags or some similar product to water the trees weekly, especially during the growing season.

#### Security Factors

Two inter-related security factors affect the site design process – perimeter fencing, and standoff distances. Inventory and site analysis of the three ICS stations indicates that there has been inconsistent application of these security factors at the facilities. In general, this landscape mitigation plan includes aesthetic mitigation measures that can be accomplished without disturbing existing security fences. These concerns are further explored in USACE Operational Review section later in this document.

Another security factor that needs to be addressed at the London ICS location is the nighttime lighting. The current all-night illumination levels greatly exceed the security requirements for normal conditions and are designed for the relatively rare occasions when nighttime operations are required. Per section 5-6 of Army Field Manual 3-19.30, “security lighting usually requires less intensity than working lights.” The lighting design of the London ICS station should be revised to provide for a lower-level of illumination during non-operational nights. Continuous lighting should be reduced and those fixed lights that must remain on should be revised to avoid bleeding off-site, with one exception. Facility managers at UNO have stated

that they see additional lighting over the adjoining parking area as a benefit as long as it does not intrude upon residential areas on campus. Extensive use of standby lighting that is not continuously lit should be employed. Such lights could be automatically or manually turned on when suspicious activity is suspected or when nighttime operations are required.



*Detail Plan: Showing proposed sidewalk, planting scheme, parking lot, entrance gate and existing security fence,*



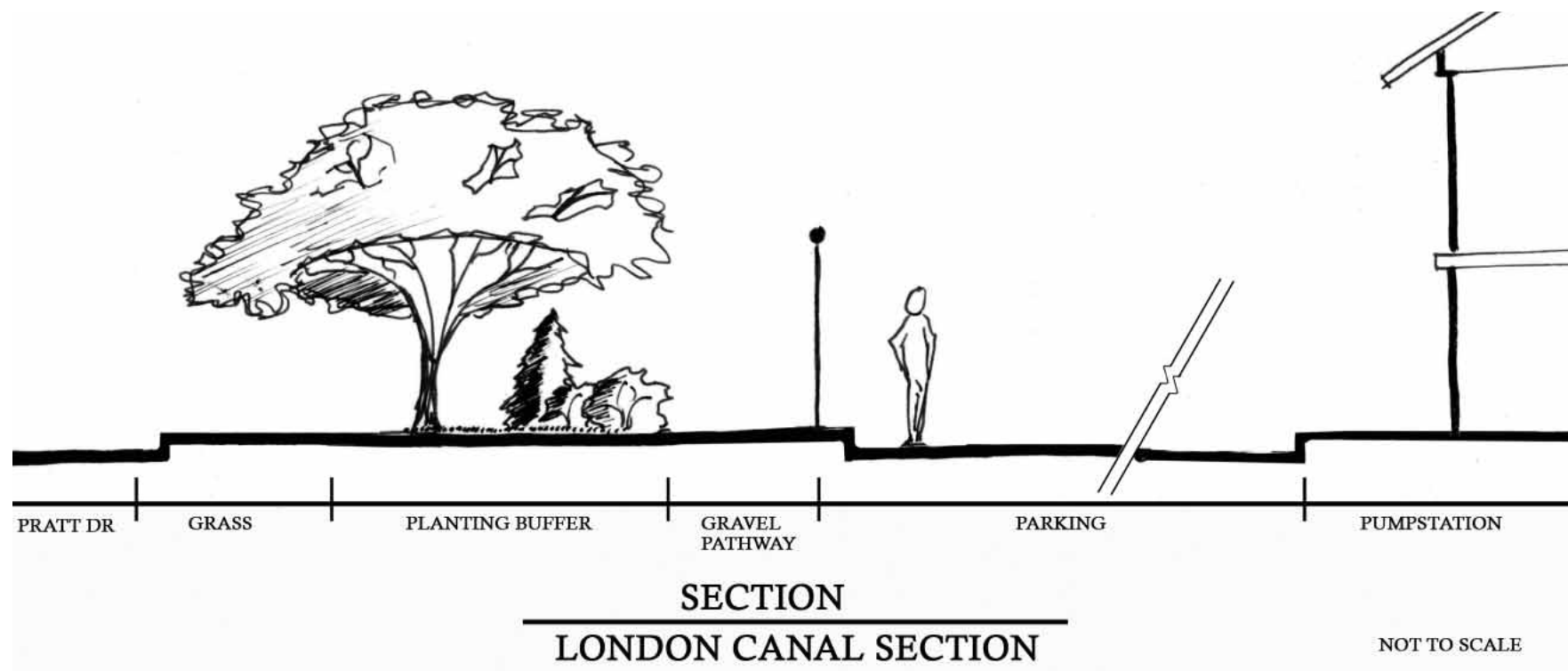


**Current Conditions**



**Aesthetic Treatment Concept**

**AESTHETIC TREATMENT CONCEPT**  
**LONDON CANAL INTERIM CLOSURE STRUCTURE**



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