



BONNABEL BULLETIN

July 2023

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www.bonnabel.org

DEVELOPMENT IS HEATING UP IN METAIRIE

NEW EATERIES AND RETAIL DEVELOPMENT CONTINUES

There appears to be a lot of new activity in Metairie. The **Parish Line Bistro Bar** located at 601 Metairie Road opened last year and **The Pavilions at Garrisons** is a new restaurant concept with outdoor gazebo areas under which patrons will dine. Advertising upscale casual American cuisine, it is expected to open this month at 2928 Metairie Road.

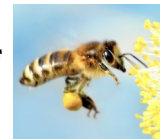


This is just a few of the recent restaurants opening or expected to open. We all know restaurants tend to come and go but Metairie will continue to be a tasty location for new restaurant development..



Construction continues on the retail development located on Metairie Road close to North Causeway on the east side of Ridgellake Drive. Originally slated to open August 2022, activity continues to complete this 25,000 s.f. strip center.

BEEES ARE BUZZING IN ANTICIPATION OF SALE OF HAYNES ACADEMY SITE



While neighborhood change and new growth typically generate some controversy regarding real or perceived impact from traffic, adequate infrastructure, commercial growth, zoning changes, loss of trees and greenspace, the noise tends to be short-lived. That is unlikely for the Haynes Academy 8.3-acre site that has developers salivating and residents organizing in opposition to commercial development. Residents have met several times and are insistent that the area remain zoned residential or be developed into a park or other greenspace. On July 12, the Parish council jumped into action approving the following resolutions:

Construction continues at 2004 Metairie Road for the new **Felipe's Taqueria** which is forecast to open later this year across the street from favorites **Blue Line Sandwich Company, Oscars, and Brasa Churrasqueria.**



Tuk Tuk, is a new Thai restaurant at 901 Veterans Memorial Blvd. that replaced The Store restaurant.

This activity joins new **Taziki's** Mediterranean Café that opened in the Old Metairie Village Shopping Center only three weeks ago (delicious, by the way!!) . There are new Mexican and Latin options; **La Tia Cantina** at 4517 West Esplanade opened last year; **Sabor de mi** advertises authentic Latin food in the old Chapos Chicken storefront; and **Las Cruces** at 2935 Airline is scheduled to open soon.

- ◆ Requesting the Jefferson Parish Public School System cooperatively endeavor with Jefferson Parish to preserve and maintain the triangular greenspace along Metairie Road at Ellis Parkway in perpetuity as a neighborhood park and providing for related matters (*Van Vrancken*)
- ◆ Taking any and all actions necessary: (1) to ensure the former Haynes Academy property maintains its existing zoning with the R-1A Single-Family Residential District, (2) to ensure the property maintains its existing protections within the Metairie Ridge Tree Preservation District (MRTPD) zoning overlay, (3) to minimize any potential traffic issues by requiring a Traffic Impact Analysis to be performed prior to future development of the property, (4) to proactively protect the performance of the existing drainage system by requiring that post-development runoff on the property cannot be greater than pre-development runoff, and (5) to ensure any new development meets or exceeds the recommendations of the Jefferson Parish Green Infrastructure Plan; and providing for related matters (*Van Vrancken*)
- ◆ Accepting the donation of pro bono professional services from Dana Brown & Associates, Inc. to analyze opportunities & constraints for use of the former Haynes Academy property in compliance with existing zoning R-1A Single-Family Residential District (*Van Vrancken*)
- ◆ Creating the Haynes Redevelopment Advisory Committee to proactively assist and advise with respect to any potential redevelopment of the former Haynes Academy property, located at 1416 Metairie Road, Metairie, LA 70005, and providing for related matters (*Van Vrancken*)

Wednesday
JULY
19

GENERAL MEETING
Lakeshore Playground
1125 Rosa Avenue

GENERAL BUSINESS

SPEAKERS

GENERAL PARISH UPDATE
Scott Walker
Council Chairman
Councilman-at-Large, Division B

DISTRICT 5 PARISH UPDATE
Councilwoman Jennifer VanVrancken

ZONING/METAIRIE RIDGE TREE PRESERVATION DISTRICT UPDATE

Jennifer Duplantis Thibodeaux

TREE COMMITTEE UPDATE
Pam Zeringue & Shelley Ferro

ELECTION OF OFFICERS

Continued on Page 4-Buzzing

April Speakers Provide Great Information Natural Mitigation

Our April program was focused on Natural Mitigation including flood plain management and trees. Guest speakers at our April meeting included Jefferson Parish officials, **Maggie Talley, Director of Floodplain Management and Hazard Mitigation** and **Seamus Riley, Floodplain Manager, CRS Specialist**. Additional speakers were **Shelley Ferro**, resident, and **David Barker**, local well-known botanist.

Maggie explained the services offered by their department and gave a detailed update on recent flood insurance changes due to a new rating methodology adopted by FEMA. There are now 10 variables being considered including: what kind of flooding the property is experiencing, how often there is flooding, whether the property is a primary residence or rental, construction type, cost to rebuild, home elevation (how high the house is above ground), and prior flooding. *To help curb costs, residents were encouraged to give their insurance agents an elevation study if one is available.* Jefferson Parish has a lot of policies in force. The Parish current risk rating is 2.0. Full Risk Grade is the maximum homeowners will pay for their flood insurance. Currently, there is an 18% increase a year until Full Risk Grade is reached. The State Attorney General's office is filing a lawsuit against FEMA.

Ms. Talley noted that FEMA has a Community Rating System Program in which Jefferson has participated since 1982. The more the Parish goes above FEMA's expectations, the more residents are rewarded. Currently, our residents get 25% off their flood insurance as a result of the Parish's participation. Homeowners were encouraged to call the office if they are having a problem with or question about flood insurance.

Seamus provided talked about [online portals on the office web site](#), which include Flood Zone Determinations, Elevation Certificate Search (Data Base), and Coastal Permits. Valuable [Flood Risk](#) information is also online. The office does a lot of outreach by talking with groups about floodplain management. Additional information is available about [Green Infrastructure Projects](#).

Our next two speakers were **Pam Zeringue** (on the Tree Committee) and resident **Shelley Ferro**. What started out as a project to look into the benefits of trees quickly turned into a much larger. These two residents spent a lot of time researching trees and their time quickly expanded into learning about flood mitigation, finan-

cial impact of trees, and how trees are natural mitigants for flooding. Shelley presented the direct financial benefits as trees provide a direct economic benefit by lowering utility bills, providing shade, lowering temperatures, and raising the property value of a home. Homeowners can get special insurance coverage for trees. The economic value of a tree depends of tree type, condition, and location of the tree. Examples provided included: 11.5" diameter oak tree is worth \$3,700 while an oak with a diameter of 30" is worth \$24,033. Trees can help with flood and wind mitigation as they soak up a tremendous amount of rainwater and can be a wind barrier depending on tree type and wind speed. Shelley advised attendees to assess the trees on their property and get them appraised, take photographs, measure the diameter, and keep good records. Loss of trees can be included in a property claim.

The next speaker was David Baker, a local botanist working for Tulane University. David has been very active in studying impact of hurricanes. David shared information about the impact of tree loss. During Hurricane Katrina, there were 365 million trees that came down. Most have not been replanted. The impact of this has increased flooding, additional potential for flooding and resulting damage. The more trees planted, the better the mitigation as they work together to break the wind and, as an example, a live oak can absorb up to 100 gallons of water per day (in growing seasons this can be much higher). In a storm with greater than 125 mph wind, all trees can come down. He then gave a list of the best trees to withstand a storm and provide flood mitigation.

WIND AND DRAINAGE MITIGATION OF TREES BY TYPE		
Highest Benefit	Medium Benefit	Lowest Benefit
Live Oak	Japanese Maple	Pecan
Bald Cypress	River Birch	Chinese Tallow
Crape Myrtle	Red Bud	Spruce Pine
Dogwood	Southern Magnolia	Southern Red Oak
American Holly		
Date Palm		

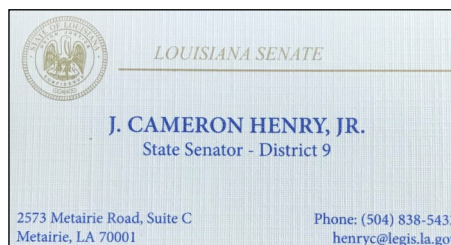
For more information about desirable trees, visit Jefferson Parish, [Parkways Department](#) [Parkways Department](#), [Desirable Tree List](#).

You may want to read more from the [LSU Ag](#)

[Center about removing trees in anticipation and concern during hurricane season. Before you cut trees, make an informed and wise decision.](#)



Landscaping
Karen and Allan Blancas
steppingonstones.com
 504-554-6831



WHAT IS THE METAIRIE RIDGE TREE PRESERVATION DISTRICT (MRTPD)?

The Metairie Ridge Tree Preservation District (MRTPD) was developed years ago and its purpose was to “create and apply an overlay zone intended to protect the existing tree canopy in the preservation district and facilitate the maintenance and planting of trees in



Jefferson Parish” ([Unified Code-Chapter 33.3.66](#) or [Ordinance No. 26480](#)) The regulation defines the district boundaries, requires property owners to obtain permits if they want to remove “protected trees” as well as some unprotected trees from their land, requires a MRTPD tree plan for major construction, and refers to buildable area boundaries. Tree removal is allowed for all trees which have at least 50% of the base of the tree within the boundaries of the buildable area on the site as defined by the front and rear yard setback areas. It requires the replacement of trees with another on the site or pay a replacement fee in lieu. Protected trees include Oaks (except Water Oaks), Bald Cypress, All Elms, All Magnolias, and Sycamores as well as any tree hat contributes to the canopy and has a DBH of at least 24 inches expect for prohibited trees.

Are You Our Neighbor? JOIN US!!

The Bonnabel Civic Association was organized in June, 1971 by residents in the area bordered by I-10 and Bonnabel Boulevard. The original Bonnabel area was bounded by Metairie Road to Lake Pontchartrain and Hesper to Homestead Avenues. Over the years, the area was increased and is now recognized by Jefferson Parish. Our boundaries now include West Esplanade South at Bonnabel, east to Lake Avenue (parish line) and south to the North I-10 Service Road. We welcome those who would like to join.



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◆ Authorizing the Planning Department and the Planning Advisory Board to conduct a zoning and/or land use studies that are deemed appropriate to protect the integrity of each neighborhood affected by the decommissioning of the active schools to a new use by the approved plan of the Jefferson Parish School System and eliminate all potential negative effects that may be caused by future development. The affected schools in the unincorporated areas of Jefferson Parish are: Haynes Academy for Advanced Studies in Metairie; Helen Cox High School in Harvey; Mildred Harris Elementary in Bridge City. *(Impastato and Temple)*.

Numerous speakers spoke in favor of retaining the residential zoning of the property, maintaining greenspace, and potentially using the property for storm water retention and as a park. Concerned Citizens for the Responsible Redevelopment of the Haynes Tract has been formed and have over 1,000 signatures on a petition supporting residential zoning. Organized by Harriet "Muffin" Balart, she said, "We are against rezoning any portion of the Haynes tract for commercial purposes. On this, there will be no compromise." Another resident and retired engineer Thomas Gardner presented a detailed proposal turning the entire property into a stormwater retention park. He has also contacted Senator Kennedy's office for funding. Stay tuned!!

Election of Association Officers - July 2023

**2022-2023
BCA Officers**

PRESIDENT
Robert Evans

VICE PRESIDENT
Vacant

SECRETARY
Marilyn Malone

TREASURER
Vacant

NEWSLETTER EDITOR
Terry Almon

MEMBERSHIP
Jacqueline Graff

ZONING
Jennifer Duplantis Thibodeaux

SOCIAL MEDIA
Jeanne Renton

BOARD MEMBER/ADVISORS
Judy Stilwell
Byron Almquist

**2023 MEETINGS
BONNABEL CIVIC ASSOCIATION**

7:00 PM

January 12, 2023 July 19, 2023
April 19, 2023 October 12, 2023

Elections will be held at the July 19 meeting for officers of the Bonnabel Civic Association's 2022-2023 term.

Only members of the organization in good standing are eligible to hold office. You must live within the boundaries of the Bonnabel Civic Association as well.

All positions are open for nominations.

The officer positions are President, Vice-President, Secretary, and Treasurer. Additional appointed committee chairper-

sons constitute the Board of Directors who manage various duties, such as the newsletter and notices, membership list and emails, social media, zoning matters, membership, sponsors, etc.

Bonnabel Civic Association is an organization managed by members of the community for the benefit of our community.

If you have ideas and are motivated to effect positive change for our community, we want to hear from you.



Check payable to and mail:
Bonnabel Civic Association
P.O. Box 55224
Metairie, LA 70055-5224

MEMBERSHIP APPLICATION AND INFORMATION

www.bonnabel.org

2023 Annual Dues (January 1—December 31, 2023)

New Member: or Renewal: Family Household or Individual : \$15.00/yr Sponsor*: \$100.00/yr

Name: _____ Spouse Name: _____

Street Address: _____ City, State Zip: _____

Email Address: _____ Preferred Phone: () _____

Occupation: _____ Spouse Occupation: _____

Please indicate if any interest in helping the Bonnabel Civic Association (check all that apply).

Zoning Socials Newsletters Membership Website Social Media

Other (please describe): _____

Signature: _____ Date: _____

All memberships are good for one calendar year. January 1 through December 31 and are non-refundable and are not pro-rated.

*Sponsors are non-voting. Sponsorship benefits consist of ad insertions in all BCA Newsletters, on the website, and your business logo on meeting posters.