

Adopted by: The Board of Commissioners of the City Park Improvement Association

March 29, 2005

Wallace Roberts & Todd, Inc.
Cashio Cochran LLC
Economics Research Associates



State of the Park

Why is a Plan for City Park Important?

City Park is the heart of the region with an astonishing array of facilities and open space. The park is incredibly important to the quality of life of everyone in the region and its health and vitality is important to every citizen and

The Park has a significant economic impact on the region which will be dramatically threatened if the Park is not put on a sound financial plan and if the facilities in the Park are not modernized and improved. According to the University of New Orleans:

The Park accounts for a total spending impact of over \$100 million dollars.

Over 1,350 jobs are directly related to City Park

The Park creates a "halo" effect on surrounding property values. The Park increases the value of surrounding property by a total of nearly \$400 million dollars.

State and local governments receive annual tax revenue of approximately \$11 million dollars due to the operation of the Park.

Mission of the Park - "Preserve and improve park spaces for recreational, educational, cultural and beautification purposes."

Mission of the City Park Improvement Association

Goal of the Plan - Make City Park the premiere urban park in the nation!

Over the next 13 years, existing park facilities and infrastructure will be renovated with new facilities and uses introduced. The park will be financially self sufficient, properly maintained and will offer an extensive array of programs and cultural educational experiences to the public to commemorate the 300th anniversary of the founding of the City of New Orleans.



State of the Park

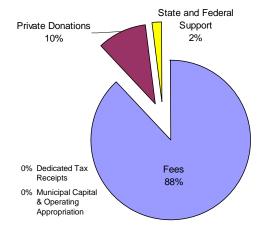
The current operating funding of City Park is limited to fees charged to visitors, private donations, and important but limited support from the State of Louisiana. This is a unique situation compared to other large urban parks around the nation. The Trust for Public Land conducted a study comparing City Park to six parks in a variety of aspects including financing sources. As illustrated in the pie charts City park currently does not receive any city operating support, which is the bulk of the other large parks.



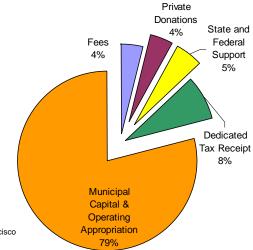




City Park's Financing Sources



Average Financing Sources of the Six 'Great Parks'*



- · Central Park, New York
- . Forest Park, St. Louis
- · Golden Gate Park, San Francisco
- · Hermann Park, Houston
- · Swope Park, Kansas City

City Park Master Plan Introduction

Introduction - New Orleans' City Park is one of the country's oldest and largest urban parks. With the first parcels acquired in 1854, its 1,300+ acres dramatically illustrate the challenges and successes of the city's remarkable history.

The vision and plan for City Park will guide development of the park over the next decade and a half. The vision and plan were developed with extensive input from the public through a process which included a regional telephone survey and an online survey through a redeveloped master plan web site, as well as two well attended public meetings. In addition other great public parks such as Central Park, Balboa Park, etc were examined to learn about trends in park planning and current thinking regarding programs and facilities appropriate to great regional park asset.

Many ideas and suggestions were developed during the community needs and assessment process. The following represents highlights of that input.

- Additional museums/cultural facilities
- More concerts/festival areas in the park
- Increase the amount of undeveloped open space available to the public
- Programs for all age groups
- Children's water play area and skate park
- Dog park/animal agility center
- Improve lagoons/fishing/water quality
- Create a comprehensive forestry program
- Walking/jogging/bicycle paths
- Renovate the golf complex
- · Renovate infrastructure/better maintain the park's buildings and grounds







City Park Vision The vision statement describes the community's aspirations for the park. It is written from the perspective of thirteen years into the future.

City Park is a vital urban park, recognized for its beauty, diversity, and stewardship of its resources. Its 1,300 acres of lush parkland and waterways, crossed by a network of trails, contain a rich array of recreational, educational, cultural, and environmental resources well-used by the neighborhood, city, region, and State. City Park is a regional attraction, an important part of the region's economic development infrastructure and contributes to the economic vitality of the neighborhoods. The park's historic landscape is the setting for contemporary programs and events that appeal to all ages. Through partnerships, public support, and creative fund-raising, the park maintains attractive facilities, grounds and programs that add to the enjoyment, health, and enrichment of the community.

The vision is structured around five themes. These themes are separated for clarity and emphasis, but are, in fact, closely related. Together, they describe the community's vision for the park in its land uses, design and programs. These are the basis for the Initiatives as introduced on page 5.

"In 2018, we envision...

Expanded recreational opportunities where...

- · Healthy living is encouraged for all ages and abilities with places to play, compete, enjoy fresh air and nature.
- · New facilities and activities meet the needs of the community.
- · Public transit links the park's resources with neighborhoods throughout New Orleans.

Strong sense of community where...

- · Life long learning opportunities encourage curiosity, creativity, team work, and career development.
- Families enjoy the park's variety of activities at every stage.
- Neighbors meet through park programs and build long-term relationships.
- Public health is encouraged and celebrated for park employees and visitors.
- Employment opportunities in park related fields such as environmental sciences, business, and recreational management are explored and developed.
- Local businesses are complemented by the improvements to the park.
- · Citizens are actively engaged in their community.

Integrated natural and functional systems where...

- Native Louisiana habitat of plants and animals thrive.
- Stewardship is a popular and rewarding recreational activity.
- · Water quality throughout the park is high and routinely maintained.
- Trails and roads are safe and enjoyable routes to destinations throughout the park.
- The urban forest contributes to the park's character and environmental quality of the region.

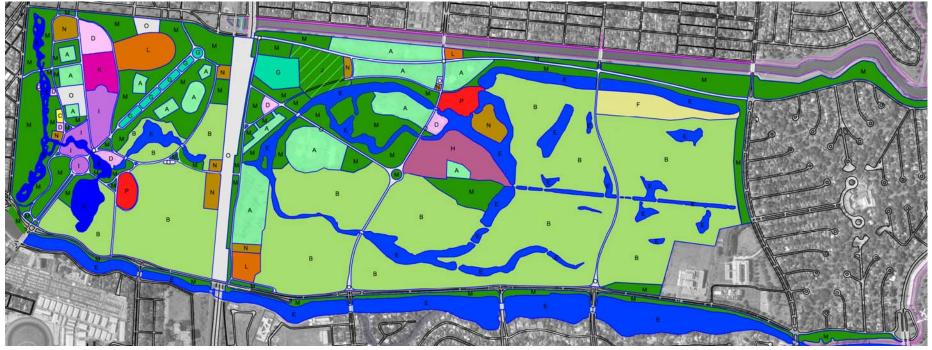
Distinctive identity where...

- City Park's distinct heritage preserved and celebrated.
- A vibrant horticultural palette displays seasonal color of plant communities and traditions from New Orleans, the American South and exotic locations around the world.
- · The surrounding neighborhoods enjoy and benefit from the park's year-round activities.
- Citizens of New Orleans and Louisiana take pride in their park.
- · City Park is nationally recognized as a premiere public resource.
- Tourists find the park fun, safe, and well maintained.

Financial self-sufficiency where...

- · Park management and governance are responsive to ever changing conditions.
- · Funding of park improvements and operation is abundant and widely supported.
- A variety of public/private partnerships are mutually beneficial and grow with the park.
- Ongoing evaluation directs improvements at all levels.

Existing Land Use



Land Use Legend:

A 'A' ACTIVE RECREATION / SPORTS

'B' ACTIVE RECREATION / GOLF

'D' PASSIVE RECREATION

C 'C' ACTIVE RECREATION / PLAY

'E' LAGOON / BAYOU / WATER RELATED RECREATION F EQUESTRIAN CENTER

'G' FORMAL GARDENS AND MALLS

'H' NATURAL RESOURCE AREA

'G' FORMAL GARDENS AND MALLS

'I' CULTURAL AREA

SUMP SOM

'J' UNDEVELOPED OPEN AREAS / PERIODICALLY USED AS FESTIVAL GROUNDS 'K' FAMILY / AMUSEMENT AREAS

'L' STADIUMS / RECREATION CENTERS

"M" UNDEVELOPED OPEN AREAS

N 'N' PARK SUPPORT

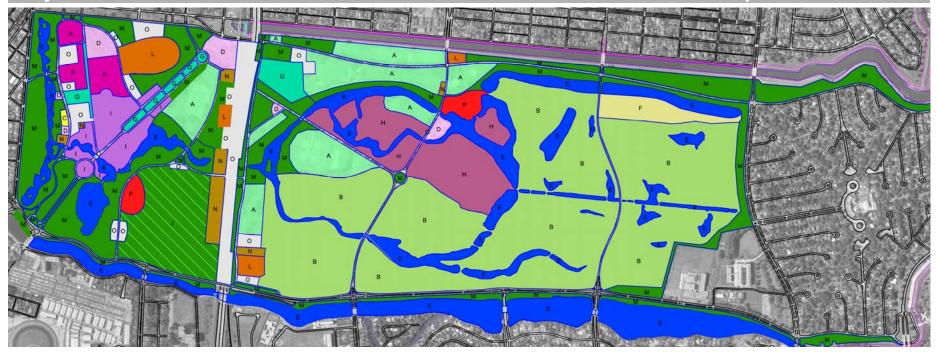
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'O' VEHICULAR CIRCULATION / PARKING

'P' NON-PARK RELATED AREAS



Proposed Land Use



Land Use Legend:

A 'A' ACTIVE RECREATION / SPORTS

'C' ACTIVE RECREATION / PLAY

B' ACTIVE RECREATION / GOLF

D 'D' PASSIVE RECREATION

'E' LAGOON / BAYOU / WATER RELATED RECREATION F 'F' EQUESTRIAN CENTER

G 'G' FORMAL GARDENS AND MALLS

H 'H' NATURAL RESOURCE AREA

1' CULTURAL AREA

'J' UNDEVELOPED OPEN AREAS / PERIODICALLY USED AS FESTIVAL GROUNDS

K 'K' FAMILY / AMUSEMENT AREAS

'L' STADIUMS / RECREATION CENTERS

M UNDEVELOPED OPEN AREAS

N 'N' PARK SUPPORT

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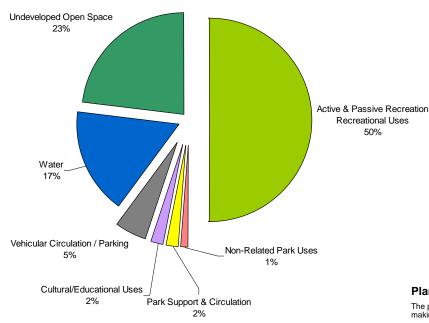
'O' VEHICULAR CIRCULATION / PARKING

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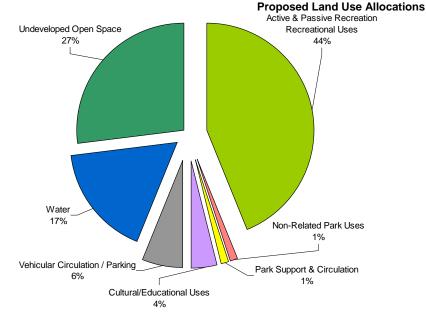


Allocation of Land Uses

Existing Land Use Allocations



Land Uses	Existing		Proposed Acres		sed Acres	Change
Active & Passive Recreation Recreational Uses	50%	661.00		44%	584.00	-6.0%
Non-Related Park Uses	1%	11.00		1%	11.00	0.0%
Park Support & Circulation	2%	20.00		1%	13.00	-1.0%
Cultural/Educational Uses	2%	26.00		4%	49.00	2.0%
Vehicular Circulation / Parking	5%	71.00		6%	76.00	1.0%
Water	17%	218.00		17%	218.00	0.0%
Undeveloped Open Space	23%	307.00		27%	363.00	4.0%
		1.314.00			1.314.00	



The proposed land uses are formed by the following initiatives. They are based on the City Park Vision's themes to meet the community's goal of making City Park the premiere urban park in America.

Central Place - Create a more vibrant focus for the historic core of the park by creating a more diverse family recreation and leisure activity area- Tri-Centennial Place

Open Space - Increase the acreage devoted to open and undeveloped park space by closing the south golf course and utilizing the space for open space and festival grounds.

Culture - Expand the area available for cultural and educational facilities including NOMA, Botanical Garden expansion and new museum sites.

Recreation - Improve the park's recreation facilities by building a new tennis center, improve a three course/driving range golf complex and upgrading the park's sports fields.

Education - Expand education, youth and senior programming, and outreach activities through increased budget allocations and with a new multi-purpose building.

Healthy Living - Build a network of bike and walking/jogging trails to provide expanded exercise opportunities.

Plan Initiatives

Natural Resources - Develop an extensive tree stewardship program, shoreline restoration and water quality improvement program.

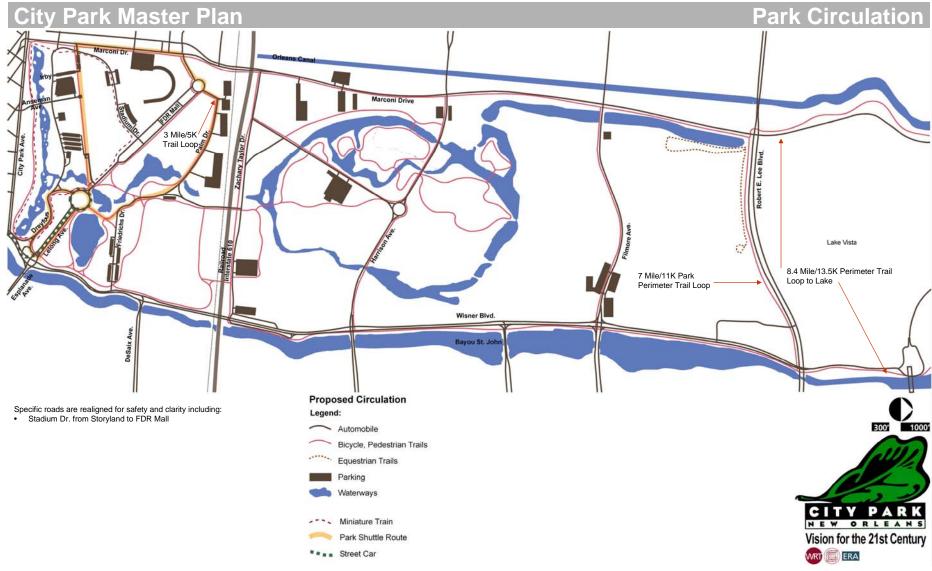
Access - Improve and clarify access by minimizing redundant roads and realigning StadiumDrive: extend streetcar into park.

Infrastructure - Repair and modernize the park's buildings and utilities including drainage, water, electrical, sewer and roadways.

Implementation - Create a partnership between the Park, the City and the State to support the Plan with adequate operating and capital funding. Plan includes permanent funding commitments from all three parties.

Development and Restoration Plan

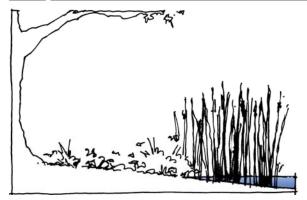


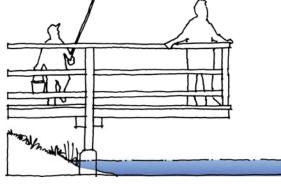


Tri-Centennial Place



Water Quality and Shoreline Improvements

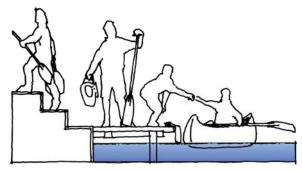




Shallow bank for habitat restoration

Fishing pier





Boat dock invites access to small boat enthusiasts



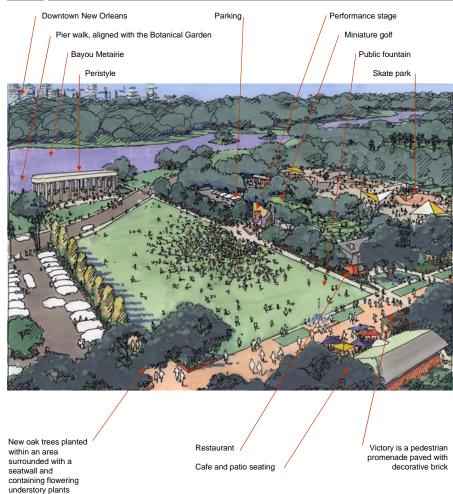
Bayou St. John, a designated Scenic Stream and Historic waterway located in the heart of New Orleans is in dire need of attention. Years ago, its natural connection to Lake Pontchartain was altered by the construction of two water control structures.

Bayou St. John currently is utilized by New Orleans City Park (NOCP) to manage the water and salinity in the ponds and lagoons within the park. The water quality and habitat of Bayou St. John is currently not a consideration. Water circulation in Bayou St. John is low and the bayou currently functions as a linear pond with low habitat value or productivity. The historic estuarine ecology of the bayou has been severely reduced by urbanization of the surrounding area, channelization, dredging and the placement of water control structures near Lake Pontchartrain.

The following are examples of project concepts for Bayou St. John that should be pursued. Many may be eligible for possible Funding through USCOE Section 1135 or Section 206 authorization, NOAA, LDNR and other sources.

- Re-build the west "marshy" banks of bayou St. John where appropriate for vegetative planting of emergent vegetation (Spartina patens and S. alternationa) and SAV. Re-establish small marsh islands in the bayou.
- Removal of non-native plants and trees. Replant native trees identified by Bienville in 1699 (Oak, Persimmon, Lirodendron, Pecan, Wild Cherry, Acacia and Sweet Gum, Cypress). Plant native species conducive to birds and butterflies along some shoreline.
- The Old Control Structure at Robert E. Lee needs to be repaired or removed to allow free water and fisheries access.
- A sluice gate which regulates flow between Bayou St. John and the northern NOCP lagoons should be replaced with a larger motorized gate to facilitate ease of water management. Increase size of present 16 inch pipe to allow increased flow into northern system of lagoons.
- A management plan should be developed detailing goals of water resources and implementation strategy with emphasis on salinity. Very important to include Orleans Levee Board and the New Orleans Sewerage and Water Board in development of management strategies
- Water outlets from New Orleans City Park may need to be enlarged or augmented by small pumping stations.
- Sand resources at the mouth of Bayou St. John may be reworked and planted with emergent and submergent vegetation.
- Fisheries monitoring and stocking fish program. Louisiana Department of Wildlife and Fisheries have aggressively stocked both Bayou St. John and City Park with Florida-strain Largemouth Bass, Blue Gill Sunfish, Channel Catfish and Blue Catfish.
- Shoreline clearing of park lagoons of non-native species and replanting with native species friendly to fisherman access and bird/butterfly habitat needs.
- Fresh water wells are needed on north and south lagoons as a means to control excess salinity during extreme droughts.

Implementation and Funding



View of the Great Lawn on Tri-Centennial Place

Plan Implementation

The Master Plan for City Park presents an ambitious but achievable schedule of physical and programmatic improvements designed to make City Park the premiere urban park in the country. It sets an achievable time frame of completing the physical improvements over the next 13 years and provides for continuing improvements to the care and stewardship of the Park during that time. The Plan calls for spending \$115 million dollars in infrastructure repairs and improvements while raising an additional \$5 million dollars in operating revenue to care for the Park's man made and natural assets and to provide programming comparable to the nation's other great public parks.

Spending \$115 million dollars over 13 years to rehabilitate the Park may seem ambitious but in fact it is what is needed to overcome years of inadequate investment by the community. It is also comparable to efforts being undertaken in other great urban parks around the country. St. Louis, for instance, has just completed over \$80 million dollars in capital improvements in their signature open space, Forest Park. They completed this effort over a ten year time span.

The individual capital projects which make up the \$115 million dollar investment strategy and listed in an accompanying chart and are broken down over three phases. Clearly changes in the scope and phasing of these improvements will be made over the next 13 years depending on the timing of fund raising, project phasing, and detailing the scope of work on particular projects. The cost figures however clearly indicate the magnitude of expected work on these plan components.

Likewise, details of anticipated expenditures for the additional operating revenue are also listed. These allocations are directed at supplementing the woefully understaffed and equipped operating departments that cut grass, pick up trash, provide security, and repair and maintain the park's vast array of public buildings. Additional allocations are for construction management, the implementation of an extensive new forestry program, creating programs for all age groups, and building up the park's reserves. As in the case of the capital projects, changes can be expected over the life of the plan as the funding becomes available incrementally and program expenditures are detailed.

Financing Plan

The financing plan builds on the current partnership between the City, the State, and the Park. Because the Park is truly a regional park not only serving citizens from throughout the New Orleans Metropolitan Area but also from throughout the State and Gulf South region., it is appropriate that support for the park come from the State as well as the City.

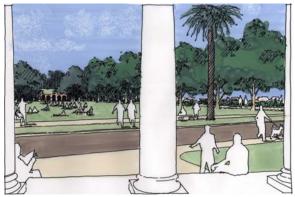
The capital and operating plan includes revenue from four sources which would be raised over the 13 year time period the plan encompasses. The capital plan envisions City Park raising approximately \$17.5 million dollars through self generated revenue, foundation and corporate support, and increased fund raising events. \$13.0 million is projected from City General Obligation Bonds. \$26 million dollars is solicited from the State's Capital Outlay Bill process which equates to \$2.0 million a year. \$13.0 million will be sought from the Federal Government particularly for projects such as the streetcar extension, WPA infrastructure repair, Tri-Centennial Place, and noise abatement projects. Finally \$45.5 million will come from a new tax source. The Plan projects the need for \$6.0 million in new yearly revenue from a general taxing source which would be divided with \$3.5 million dollars going to the capital program and \$2.5 million going to the operating budget.

It has already been widely reported that City Park is virtually unique among major urban parks in that it is almost totally reliant upon self generated revenue for its operation with no source of public tax dollars. This financing model is not sustainable and is in large part responsible for the backlog of infrastructure needs and the lack of day to day maintenance and program funds. All other public parks in the New Orleans area receive some type of public tax funding. Therefore, a new source of permanent financing is needed that does not rely on good weather to generate funds. The plan suggests that a 3 mill property tax or some other equivalent tax mechanism is what is needed. Such a tax should raise the \$6.0 million needed to drive the plans improvements.

Currently the park's operating revenues come to approximately \$10.8 million dollars a year. All but \$200,000 comes from self generated revenue. In 2004 the Park was successful, with the assistance of the State, in receiving a small portion of tax revenue from slot machines at racetracks. This is a recognition by the State that the park is a huge asset to the State and serves the needs of many of the State's residents. The plan envisions raising this assistance from \$200,000 to \$2,000,000 from the racetrack bill or from other sources. With the projects outlined in the plan including renovating the golf courses, improving the park's grounds for a variety of events, and building such facilities as the splash park and Tri-Centennial Place, that the park can increase its self generated revenue by at least another \$1.0 million over the life of the plan. Finally, as previously mentioned, \$2.5 million of the new tax would be dedicated to operational improvements.

The financing plan is reasonable and equitable. It preserves the partnership so necessary to raise City Park to its rightful status as one of the country's great urban resources.

Phasing of Capital Projects



The cafe is seen across the Great Lawn from the Peristyle. The lawn provides another set venue for events including a bandstand, picnic shelters, and fountain.



Under Interstate 610 the sidewalks are widened for pedestrians, bicyclists, joggers etc. Overgrown vegetation is removed for safety. Palm trees and lighting are added to mark the crossing of the park and the interstate.









Photos from other great parks illustrate concepts recommended by the Master Plan

Projects	Phase I	Phase II	Phase III	
	2005-2009	2009-2013	2013-2018	
Relocate tennis courts	\$3,300,000			
New Catering Complex		\$2,500,000		
Botanical Garden improvements				
Infrastructure	\$2,000,000	\$2,000,000		
Conservatory (Plaza Phase)	\$400,000			
Conservatory Addition	\$2,500,000			
Renovations to sports fields	\$800,000	\$200,000	\$200,000	
Renovation of Amusement Park	\$1,900,000	\$1,000,000	\$1,000,000	
Golf Complex Improvements				
Renovation of East Golf Course	\$9,990,000			
Renovation of North Golf Course		\$3,000,000		
New Golf Club House complex		\$4,000,000		
Renovation of West Golf Course			\$3,000,000	
Driving Range/Learning Center	\$1,000,000			
Replacement for Shelter #5	\$400,000			
New Shelter Construction	\$1,000,000	\$400,000		
Tricentennial Place				
Children's Spray Park	\$2,600,000			
Infrastructure Improvements	\$3,160,000	\$2,700,000	\$1,550,000	
Ampithreatre	\$150,000			
Great lawn	\$400,000			
Miniature Golf	\$700,000			
Skate Park	\$1,840,000			
Fountain	\$400,000			
Festival Market Place	\$190,000			
New Playground Equipment		\$200,000		
Improve Stadium Drive		\$1,500,000		
Covered ring in horse stables	\$400,000	, , ,		
Lagoon edge/water quality	\$500,000	\$2,000,000	\$3,000,000	
Multi-Purpose Building	\$6,000,000		. , , ,	
Front Lake Beautification	\$500,000			
Sidewalk renovations	\$600,000	\$800,000	\$800,000	
Storyland Refurbishment	\$350,000	*,	, ,	
New Maintenance Facility	\$2,500,000			
Streetcar extension	+-,,	\$7,500,000		
Renovations to Tad Gormley		\$4,000,000		
Pavilion Addition		\$1,000,000		
Parkwide bike system	\$2,000,000	\$1,000,000	\$1,000,000	
Environmental Ed. Center	+=,:::,000	Ţ.,,	\$4,000,000	
Pan-American Stad. Renovations	\$1,500,000		Ţ.,;::;;000	
Festival Grounds-infrastructure	\$1,000,000	\$2,000,000	\$1,000,000	
Sound Wall Construction	ψ1,000,000	Ψ2,000,000	\$4,200,000	
General Infrastructure Imp.	\$3,000,000	\$4,000,000	\$4,000,000	
(drainage, electrical, sewer,etc)	ψο,οοο,οοο	ψ-,000,000	ψ+,000,000	
Sub-total	\$51,080,000	\$39,800,000.00	\$23,750,000	
Jub-total	φ51,000,000	ψ 33,000,000.00	Ψ23,130,000	
Grand total	\$114,630,000.00			





The Busch Grove Splashpad, Buffalo Grove Park District, Illinois



Denver Skatepark, Colorado



Louisville Extreme Park, Kentucky

The Green at Grant Park, Chicago



Concerts on the Great Lawn, Central Park, New York



Kettering Skate Park - Kettering, Ohio

Revenue and Budget Plan

Allocation of Additional Operating Revenue

Category	Cost	Description
Operating Departments, police,	\$1,300,000	35 new positions
maintenance, athletic services, etc.		
Supplies/Tools	\$250,000	100% increase
Horticulture	\$250,000	No current program outside garden
Equipment	\$700,000	No equipment bought in 03-04, park
		has over 100 pieces of equipment.
Programs	\$400,000	Park has no current program budget
Contractual Services-plumbing	\$300,000	100% increase
electrical, carpentry		
Forestry program	\$500,000	Park has no regular forestry program
Salary increases	\$350,000	One 4% raise given in over five years
Technology improvements	\$300,000	Represents a 300% increase in
		base technology
Marketing/Legal	\$250,000	Park has no regular legal
		representation and a minimal
		marketing budget
Sidewalk / Street Maintenance	\$150,000	
Construction Management	\$150,000	Staff to administer capital
•		construction program
Contributions to reserves	\$400,000	Park has less than one months
		salary in reserves

Total \$ 5,300,000.00

Capital and Operating Budget Plan 2005 - 2018

Canital	Rudget

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City Park	17,500,000	Self-Generated & Fund Raising
City of New Orleans	13,000,000	Bond Issues
Dedicated Tax*	45,500,000	
State	26,000,000	Capital Outlay Bill
Federal	13,000,000	

Total Cost \$ 115,000,000

Operating Budget	Current	Proposed per annum average
City Park	10,600,000	11,600,000
City of New Orleans	-	-
Dedicated Tax*	-	2,500,000
State	200,000	2,000,000
Federal	-	-
Total	\$ 10.800.000	\$ 16.100.000

* Plan includes a 3 mill property tax or equivalent which raises \$6 million annually to be split between capital and operating expenses.

(\$3.5 million for capital, \$2.5 million for operations)

RESOLUTION

2005 New Orleans City Park Improvement Association

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Mr. Robert W. Becker, Chief Executive Officer Mr. Beau L. Bassich, Executive Director Ms. Minette J. Bruce, Chief Financial Officer

Resolution of the Board of Commissioners of the New Orleans City Park Improvement Association

March 29, 2005

WHERAS, the Master Plan of City Park was last revised more than twenty years ago; and

WHERAS, the Park is in dire need of a program to restore, repair and modernize the physical infrastructure of the Park, much of which was constructed during the Great Depression; and

WHERAS, the park is one of the only parks in the country that receives virtually no operating support from any government source, resulting in a greatly diminished capacity to upgrade the Park's infrastructure and to maintain the Park on a day-to-day basis: and

WHERAS, a variety of new and upgraded recreational, cultural, beautification, and educational opportunities are desired by various constituents of the Park, together with a general desire to increase the ongoing maintenance and restoration of the Park's existing assets, including its trees, forests and other horticultural assets, its buildings and its grounds; and

WHERAS, in view of the foregoing and in accordance with applicable statutory guidance, the Board has determined that the appropriate vehicle to address these issues is a new Master Plan that lays out a plan and program for an ambitious future for the Park: and

WHERAS, to that end, the Board of Commissioners retained a highly qualified team of consultants composed of Wallace Roberts & Todd, Inc., Cashio Cochran, LLC, the Olinger Group, and Economic Resources Associates to work with the Board and the Park's staff to prepare such a plan in the spring of 2004; and

WHERAS, the consultant team and Park staff, under the supervision of the Board studied other great parks throughout the country; examined recreation trends at other parks in the region and nationwide; undertook to hear from the citizens of this region on their thoughts on the future of City Park through surveys, public hearings, and questionnaires; and, carefully considered all such input in light of the Park's established mission; and

WHERAS, a draft plan to restore and improve the Park and to properly fund improvements and operations was prepared, reviewed by the board, published, and posted on the Park's web site; and

WHERAS, a public hearing of the draft plan was held on February 22, 2005, and public comments on the draft plan were received until March 28, 2005; and

WHERAS, the Board, considering the comments received at the public hearing and through subsequent submissions, has considered and approved several modifications in the draft plan as outlined in the staff report dated March 28, 2005 and further reviewed at this meeting which the Board believes improves the plan and addresses public input.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the New Orleans City Park Improvement Association hereby approves and adopts the master plan for the Park presented to this meeting, as modified in accordance with the recommendations of the Park staff's report, to serve as a general guide to the improvement and stewardship of the Park;

FURTHER RESOLVED, that such a plan as so modified shall be referred to as the "City Park 2018 Vision Plan:" and

FURTHER RESOLVED, that the Board's President, Patrick J. Butler, Jr., and the Park's Chief Executive Officer, Robert W. Becker, are hereby authorized to sigh the City Park 2018 Vision Plan on behalf of the Board and the Association, their execution thereof constituting conclusive evidence of the approval of such plan.