

LVCC

lower nine vision coalition

in partnership with the Holy Cross Neighborhood Association & the **tulane** city center



SITE & PROJECT TIMELINE

- 1859** Congregation of the Holy Cross purchases Reynes Farm for school site
- 2005-6** Holy Cross School relocates to Gentilly
- 2006** University of Colorado Landscape Design students make plans for the site
- 2006-7** Unified New Orleans Plan
- 2007** BNIM & Williams Architects create master plan for Holy Cross
- 2009** Southern Illinois University conduct planning exercises in the Lower 9
- 2011** Sterling Farms presents proposal for grocery store on-site
- 2012** Perez Architects/Developers obtain option to buy the former school site
- 2013** Answering to community pressure, Councilman Gray removes Perez petition from council docket to allow for a period of community input

2013: Fall

Starting with THIS meeting, the Lower Ninth community will come together to create alternative visions for the site

2013: Dec.

Perez is scheduled to reapply for permitting, using input from the community to inform their development plans

NEXT MEETING: Saturday, September 28th, 3pm



HOW DID WE GET HERE?

- I. A local architecture and development firm called Perez has submitted an application to the City for approval of their plans on the former Holy Cross School site.
- II. After hearing of neighborhood opposition to the plans, the City Council has agreed to slow the current development application to allow the community to work on alternative visions.
- III. The community has been awarded a grant of technical services by the Tulane City Center to assist in the effort. The community's vision will be drawn up by the Center.
- IV. The L9 Vision Coalition has formed to convene the entire community and gather input for this community-driven planning process.



FREQUENTLY ASKED QUESTIONS

Who are the people involved in this effort?

A coalition of residents, businesses, and neighborhood-based institutions have come together to form the L9 Vision Coalition. If you are at this meeting, you are part of the coalition! Our first project will be to create a community-driven plan for the former Holy Cross School site. To help conduct the planning, the Holy Cross Neighborhood Association applied for assistance from the Tulane City Center, which has helped to organize the community planning process.

Why are these meetings focused only on the Holy Cross site?

When Perez submitted a development plan for the site to the City, residents of the Lower 9th Ward felt the designs were out of scale and out of character with the neighborhood. As a result, the city gave Perez an extension on their application to allow them to receive additional input from the community. The goal of these meetings is to collect community input and develop alternative plans for the site. The neighborhood has come together to work on the Holy Cross School site, but can also continue to work together on other projects throughout the Lower 9th Ward.



FREQUENTLY ASKED QUESTIONS

What influence can the community have on development at Holy Cross?

Development plans must receive approval from the City Council. The Council has delayed Perez's application in order to allow the community to provide input. Perez has agreed to review the alternative plans created by the community during these meetings. If our plans are realistic and financially feasible, Perez may incorporate parts of the plans into their revised application to the City.

Who owns the land?

The Holy Cross Brothers still own the former school site. Perez, an architecture and development firm, has the option to buy the land. Nobody else can purchase the land until this option expires (December 2013) or Perez moves forward with the purchase.



JOIN YOUR NEIGHBORS! IT'S OUR TURN

TO CREATE A COMMUNITY DRIVEN VISION
FOR THE FORMER HOLY CROSS SCHOOL SITE

All Souls Episcopal Church,

5500 St. Claude Avenue

SATURDAY, SEPT. 14TH

10 AM - NOON

- refreshments will be served
- childcare provided



504.822.8281



lower9vc@gmail.com





MEETING #1 - SEPTEMBER 14, 2013

AGENDA

1. Welcome

Opening Prayer - Reverend Edward Thompson, All Souls Episcopal Church

2. Purpose of Meeting & Introductions

Sarah DeBacher - President, Holy Cross Neighborhood Association

3. How Did We Get Here?

John Koeferl - President, Citizens Against Widening the Industrial Canal
Vanessa Gueringer - Vice President, A Community Voice
Maurice Cox - Director, Tulane City Center
Visualizing the Site - 3 min. film

4. Story Circles

Stephanie McKee - Artistic Director, Junebug Productions

5. What's Next?

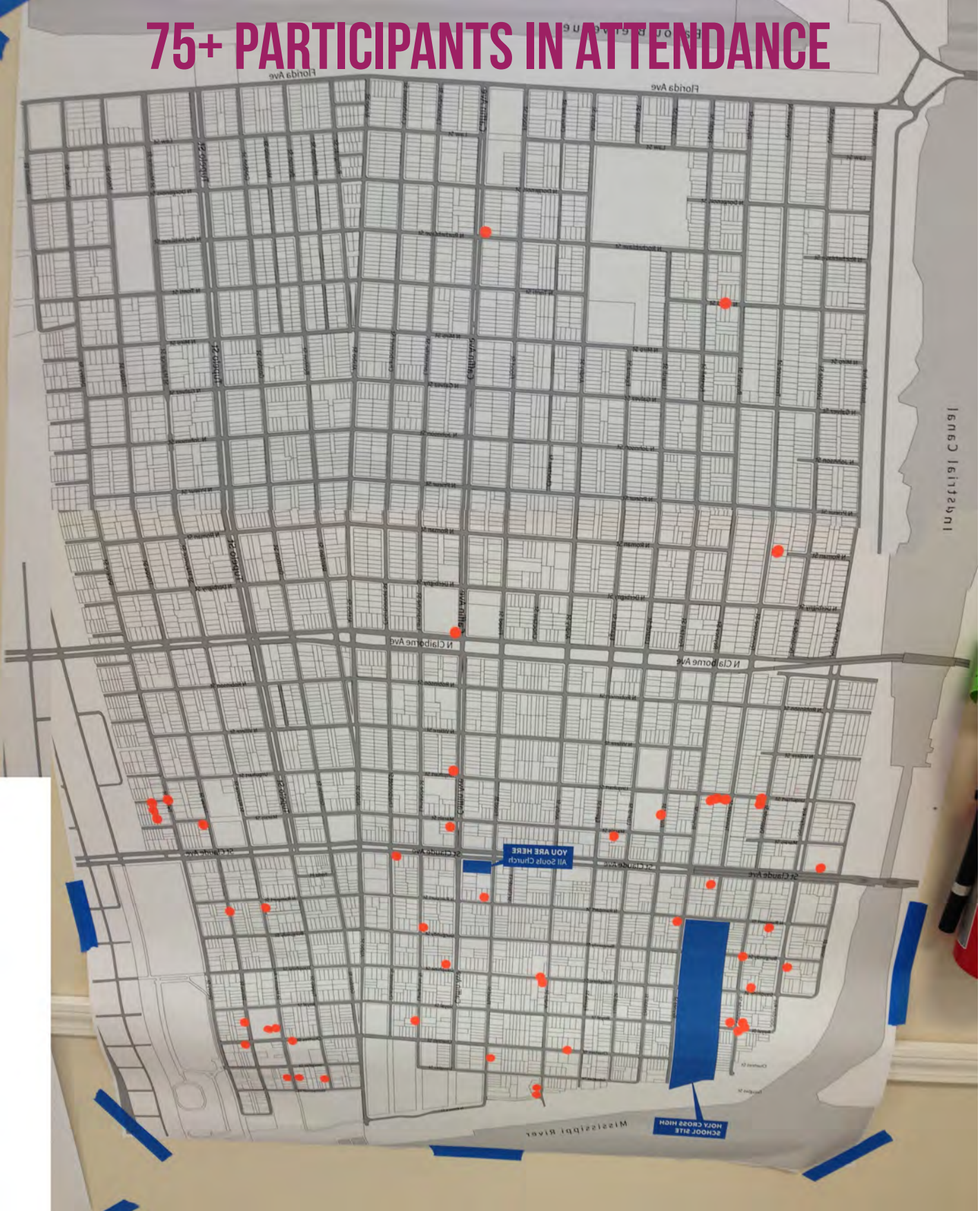
Invitation to Participate
Future Meeting
Results of Our Actions

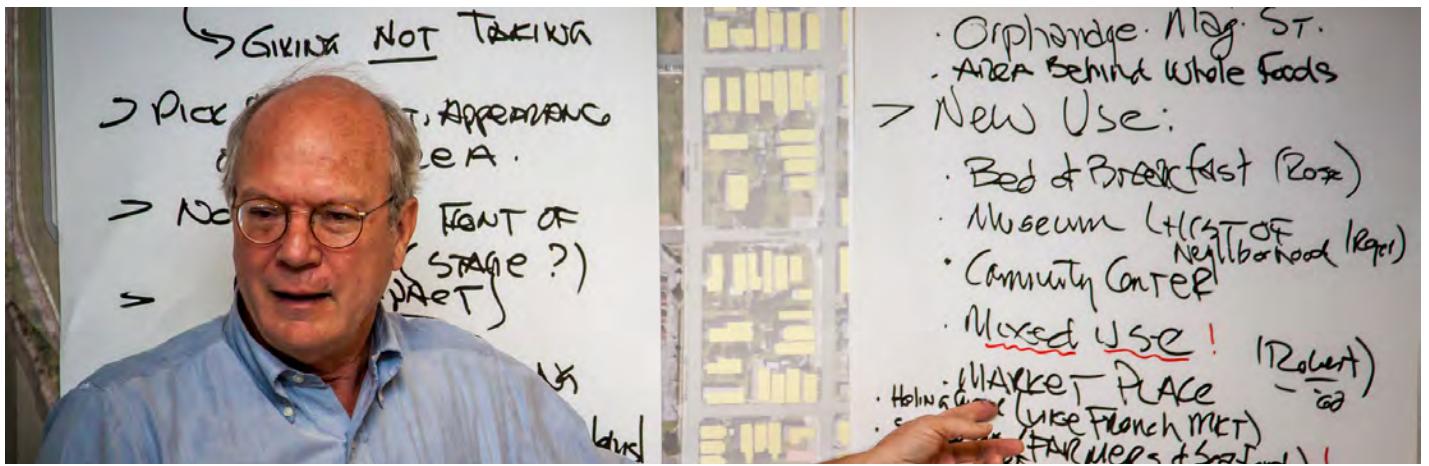
6. Refreshments

Contact:

lower9vc@gmail.com
504.822.8281

75+ PARTICIPANTS IN ATTENDANCE





Group 1

- The river, the green space
- Fireworks over the city, views!
- The levee - strong place of positive memories and community identity
- Individual recovery stories
- "Recovery": Where are we at?
- A place of families - Still here!
- Neighborhoods are powerful - How to renew?!
- How to connect long-term residents with new?
- Scenic views in L9, & architecture!
- Cross the bridge/canal (CTC): an identity
- Barriers to economic development

Group 2

- Families/Connections between family and community
- Water as central part of neighborhood
- Fishing (catfish)
- 3 waterways: Mississippi, Industrial Canal, Bayou Bienvenue
- Also: Intercoastal waterway, Lake Pontchartrain
- And old canals (filled in): Jordan Ave, Claiborne, Tupelo
- Kids out in the community (trying to jump the canal on a big wheel like Evel Knievel)
- Being outside, walking the neighborhood
- Need to bring back local stores, corner stores
- Was a community before the storm - Now have to leave the community to get what you need
- Need better streets, grass cut to let people move around and explore
- Need stores: Walmart? Store that sells everything, groceries



Group 3

L9 is your ACTUAL family
Neighbors AS family
Separation & displacement
Food
Need for jobs
Resilience - Feeling drawn back
Corner stores
Elders & Kids
Access to levee
EJ Morris Senior Citizens Center
Gathering places
Recreation: Community schools & playgrounds
"We sought refuge in the schools"
Schools w/experienced educators invested in the community

Group 4

- Community institutions as touchstones
- Services represented in L9
- Shared community experience, yet frustration and lack of consensus/focus
- Progress NOT obvious

Group 5

Stores/shops
Business
Accessibility



Group 6

Unity/Community
Challenge
Growth: infrastructure, economic, safety
Historic community assets

Group 7

Bayou Bienvenue
Crabs/Crawfish/Snakes
Family/Neighbor connections
Country-like feeling
River traffic views
Quiet
Nature/Trees
Exploration

Group 8

Kids/Neighbors going to school together
Families/neighbors/familiarity
Walking/bike riding
Family activities, grocery shopping together
Community meetings
Sharing historic events (Betsy, etc.)
Good food

Group 9

Unity
Quiet
Nature
Diversity
Friendship
Community
One Family
Respect
Modernization



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FOR THE FORMER HOLY CROSS SCHOOL SITE

All Souls Episcopal Church,
5500 St. Claude Avenue

SATURDAY, SEPT. 28TH

10 AM - NOON

- refreshments will be served
- childcare provided

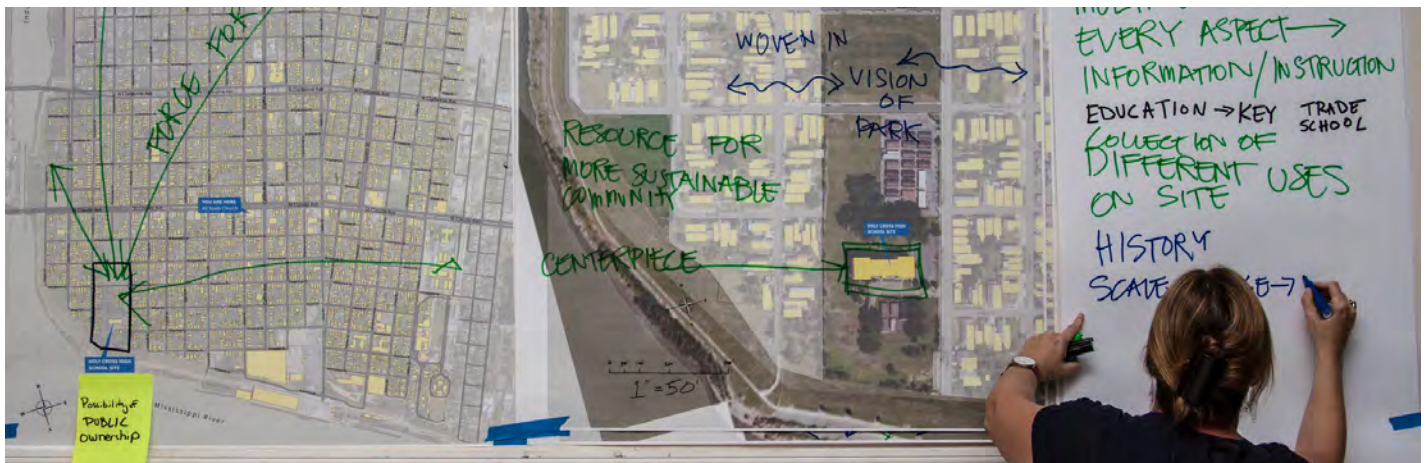


504.822.8281



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MEETING #2 - SEPTEMBER 28, 2013

AGENDA

1. Welcome

Opening Prayer - Reverend Edward Thompson, All Souls Episcopal Church

2. Purpose of Meeting

Kim Ford - Vice-President, Holy Cross Neighborhood Association

3. What We've Heard So Far

Maurice Cox - Workshop Facilitator, Director, Tulane City Center

4. Listening to the Site

John Stubbs - Director, Masters in Preservation Program, Tulane School of Arch.
Elizabeth Mossop - Principal, Spackman Mossop & Michaels, Landscape Architects
Maurice Cox - Director, Tulane City Center

5. Listening to the Community

Three Rotating Group Conversations: Preservation & Adaptive Reuse
Landscape & Open Space
Vision Principles

6. What if? ...Alternative Visions for the Site

Small group conversations

7. Refreshments

Contact:

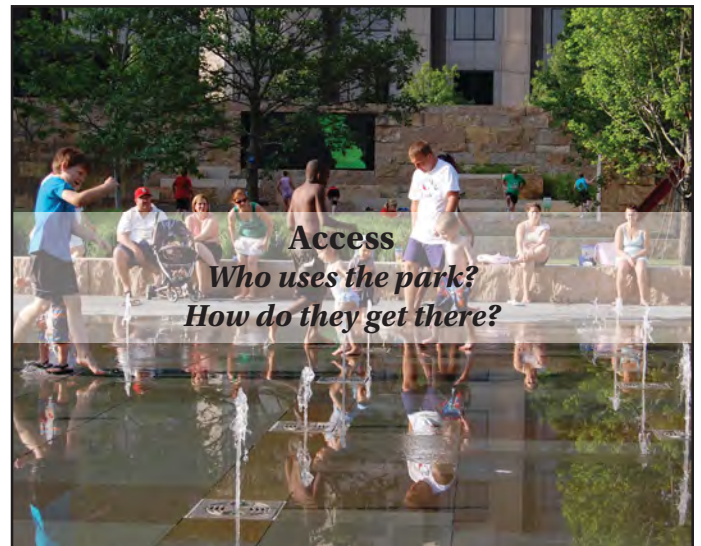
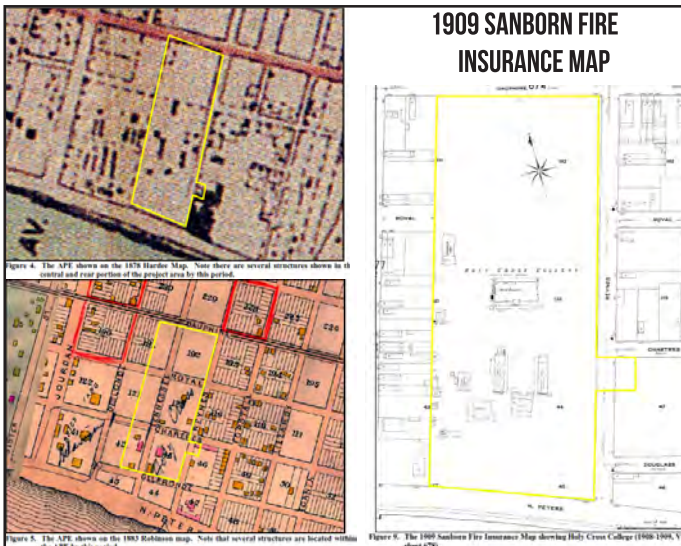
lower9vc@gmail.com
504.822.8281

50+ PARTICIPANTS IN ATTENDANCE

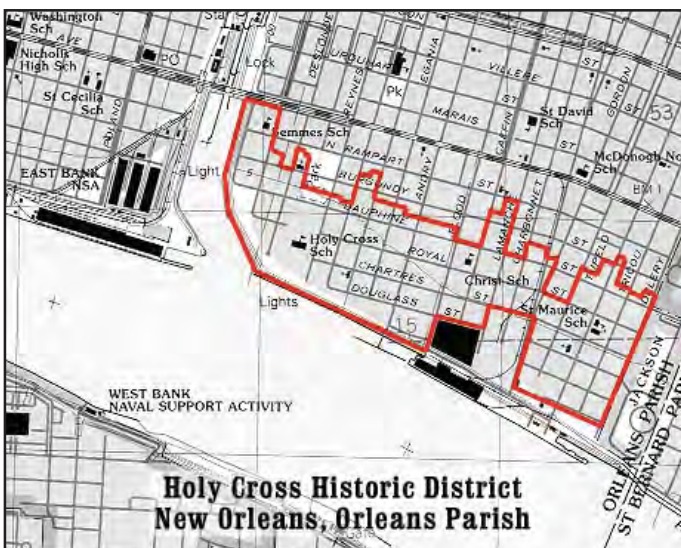




Vision
What kind of a park will it be?



Access
Who uses the park?
How do they get there?



Maintenance & Management
By whom? Budget?

(from John Stubbs' presentation - Director, Masters in Preservation Program, Tulane School of Architecture)

(from Elizabeth Mossop's presentation - Principal, Spackman Mossop & Michaels, Landscape Architects)

COMMUNITY: YOU SAID...

" Transportation hub
for the neighborhood "

" Use of the site should
be by, with, and for the
community "

" Excellence in design and
management of the site "

" Education for adults:
vocational education, arts
education... "

" Owners of the site should
actively participate in the
community "

" Health care and
wellness center "

" Create local jobs "

" A museum (slavery, Native
American history, maritime,
commercial history) "

" Support neighborhood
values: small business,
home ownership "

" Recognize the history of
the Holy Cross school site
(sometimes antagonistic) "

" Space for receptions
and community events "

" Honor our Ninth Ward
musical and cultural icons "

" This has been and will be a
significant public space "

" Archaeology of the area? "

" Space for art and music "

" Importance of localness "

OPEN SPACE: YOU SAID...

" Accessible transportation "

" Symbolize the connection (or re-connection) to the community "

" Connectedness of entire Lower Ninth... "

" A memory wall dedicated to those we lost "

" Make the site open and permeable to the neighborhood "

" Woven... "

" We need recreational facilities and space for kids "

" A multifunctional park (walking, kite flying...) "

" Urban farming or community gardening "

" Public gathering spaces within and in front of the building "

" Honor the site's old trees and open spaces "

" Indigenous landscaping "

" Preserve Holy Cross's distinct urban cultural landscape "

" Playgrounds! "

" The area in front of the building to the levee should be the Holy Cross community's 'shared front yard' "

" Sculpture, meditation, garden space "

" Calm, shaded "

" An amphitheater... "

" A stage for open-air performances... nothing that blocks views of the river... use the levee for seating "

" New water taxi service? "



LIVE & WORK: YOU SAID...

" A mix of uses is absolutely essential to sustainability "

" Housing that is affordable to people from the neighborhood "

" Enhance access to food and local retail "

" Bring in businesses "

" Job training "

" Safety and security... "

" Small businesses rather than national chain stores "

" A range of people living and working here "

" For new housing, consider historically referenced designs, simple and appropriately scaled "

" Multiple generations living together "

" Cooperative live/work space "

" A bed and breakfast "

" Space for Lower Ninth residents to make and sell arts, crafts, etc... "

" Marketplace (like the French Market, with farmers and seafood) "

" Diversity "



JOIN YOUR NEIGHBORS! IT'S OUR TURN

TO CREATE A COMMUNITY DRIVEN VISION
FOR THE FORMER HOLY CROSS SCHOOL SITE

Trinity Lutheran Church

5234 N Claiborne Ave

TUESDAY, OCT 15TH

6 PM

- refreshments will be served
- childcare provided



504.822.8281



lower9vc@gmail.com

lower nine vision coalition



MEETING #3 - OCTOBER 15, 2013

AGENDA

1. Welcome

Opening Prayer

2. Purpose of Meeting & Process

Sarah DeBacher - President, Holy Cross Neighborhood Association

3. What We've Heard So Far

Stephanie McKee - Artistic Director, Junebug Productions

4. Development Practices & Zoning

Chris Calott - Director, Masters in Sustainable Real Estate Design,
Tulane School of Architecture

5. Listening to the Community

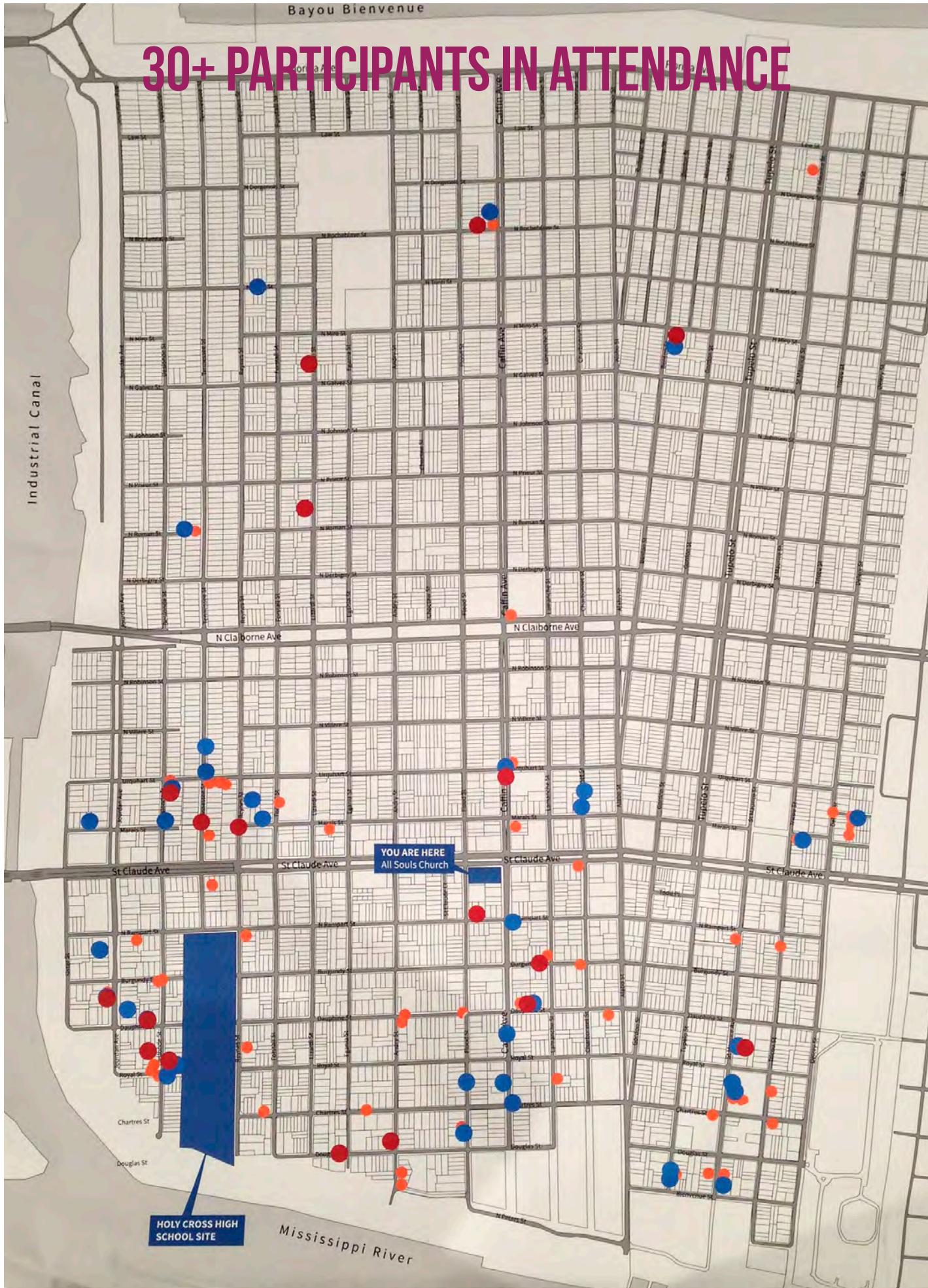
Group Conversations: Development Practices
Vision Principles & Zoning

6. Refreshments

Contact:

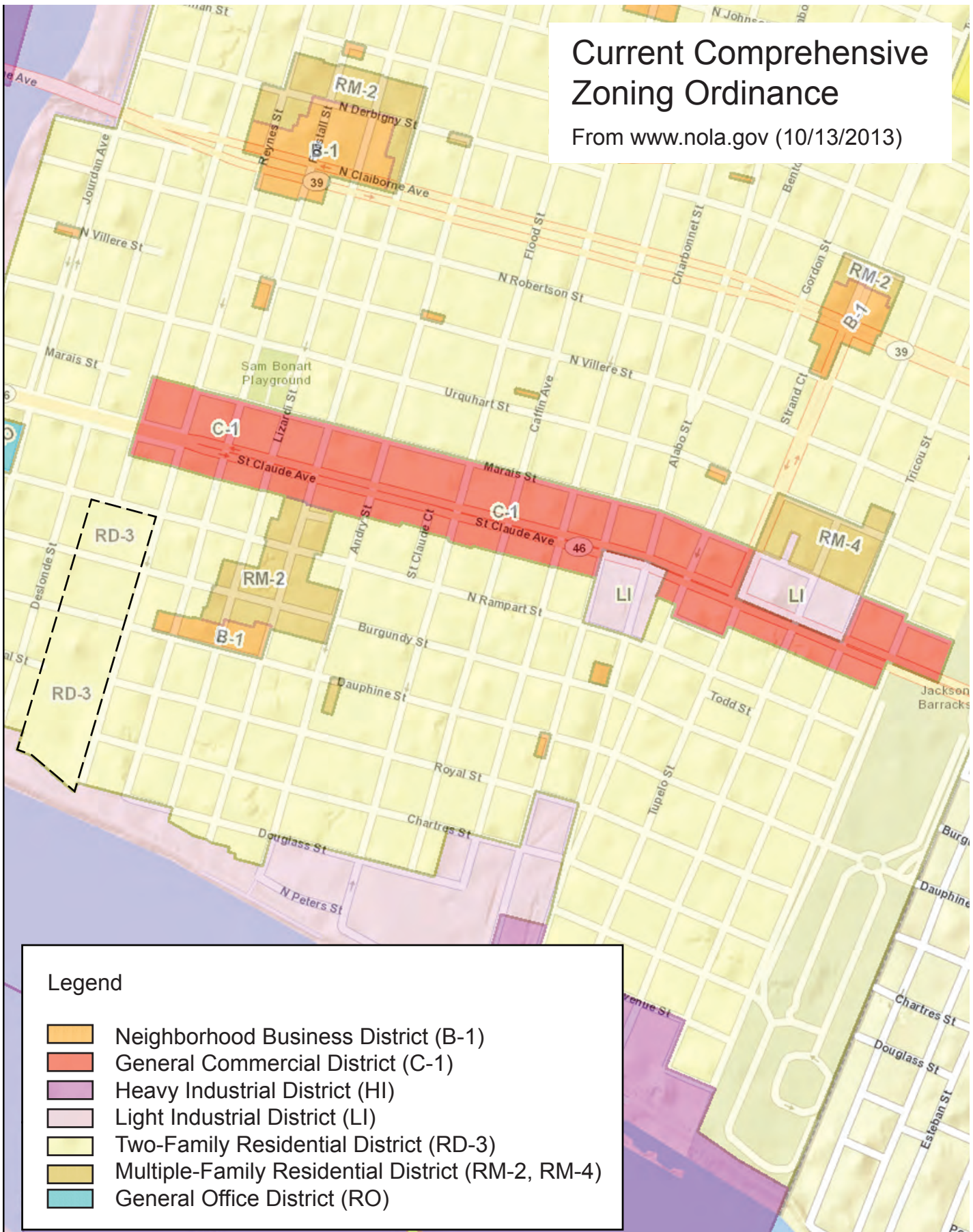
lower9vc@gmail.com
504.822.8281

30+ PARTICIPANTS IN ATTENDANCE



Current Comprehensive Zoning Ordinance

From www.nola.gov (10/13/2013)





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FOR THE FORMER HOLY CROSS SCHOOL SITE

All Souls Episcopal Church,
5500 St. Claude Avenue
SATURDAY, OCT 26TH

2pm - 4pm

- refreshments will be served
- childcare provided



504.822.8281



lower9vc@gmail.com



MEETING #4 - October 26, 2013

AGENDA

- 1. Welcome**
- 2. Purpose of Meeting & Introductions**
Sarah DeBacher - President, Holy Cross Neighborhood Association
- 3. What We've Heard**
Maurice Cox - Director, Tulane City Center
- 4. Public input**
Prioritize Design Components
- 5. Connectivity & Scale**
Maurice Cox - Director, Tulane City Center
- 6. Breakout Groups**
Vision Concept 1
Vision Concept 2
Vision Concept 3
- 7. Refreshments**

Contact:

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504.822.8281

PREVIOUS PLANS FOR HOLY CROSS:

University of Colorado
2006
Proposed housing
units: 120



PREVIOUS PLANS FOR HOLY CROSS:

BNIM/Williams Plan

2007

Proposed housing units: 175

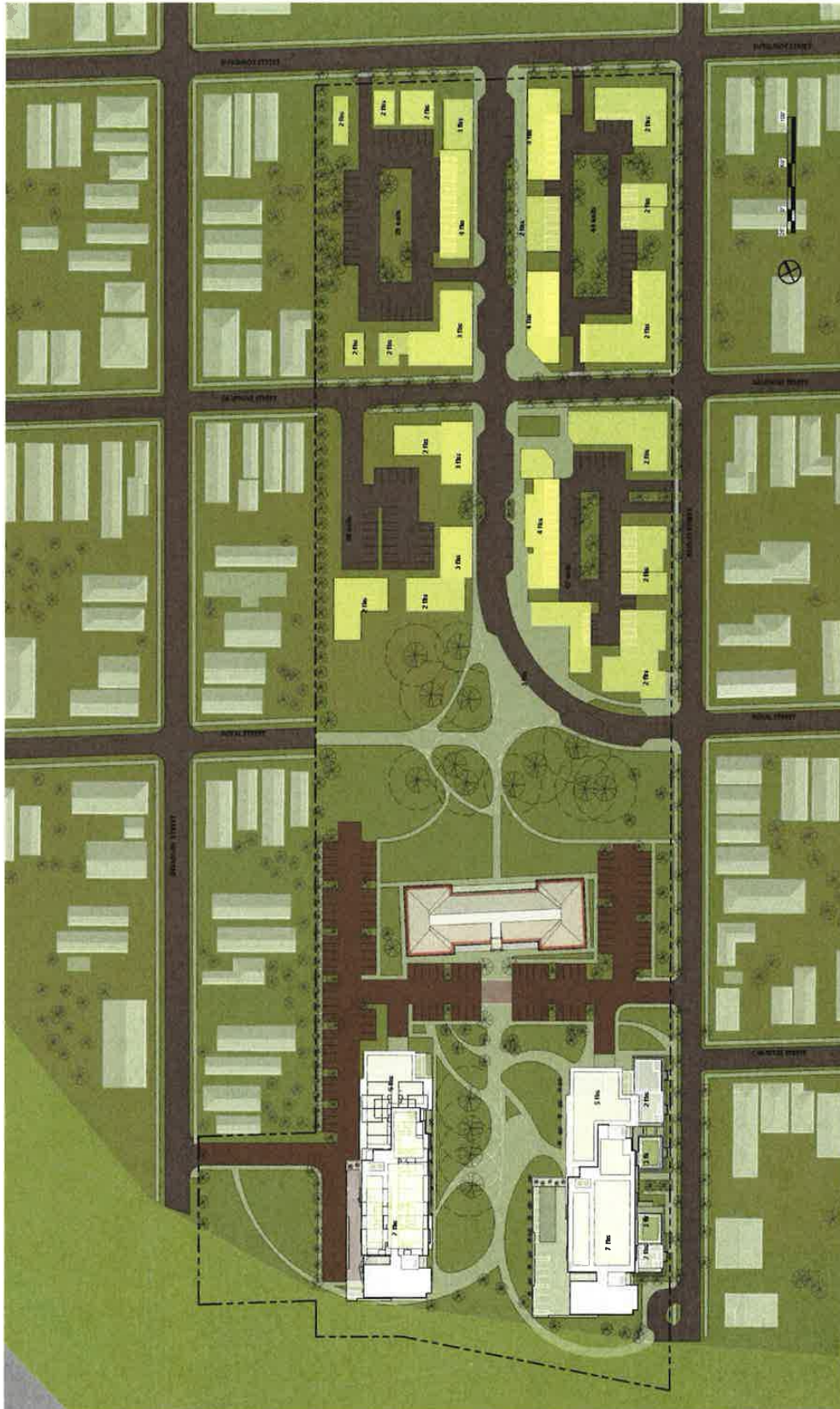


PREVIOUS PLANS FOR HOLY CROSS:

Perez Plan

2013

Proposed housing units: 270





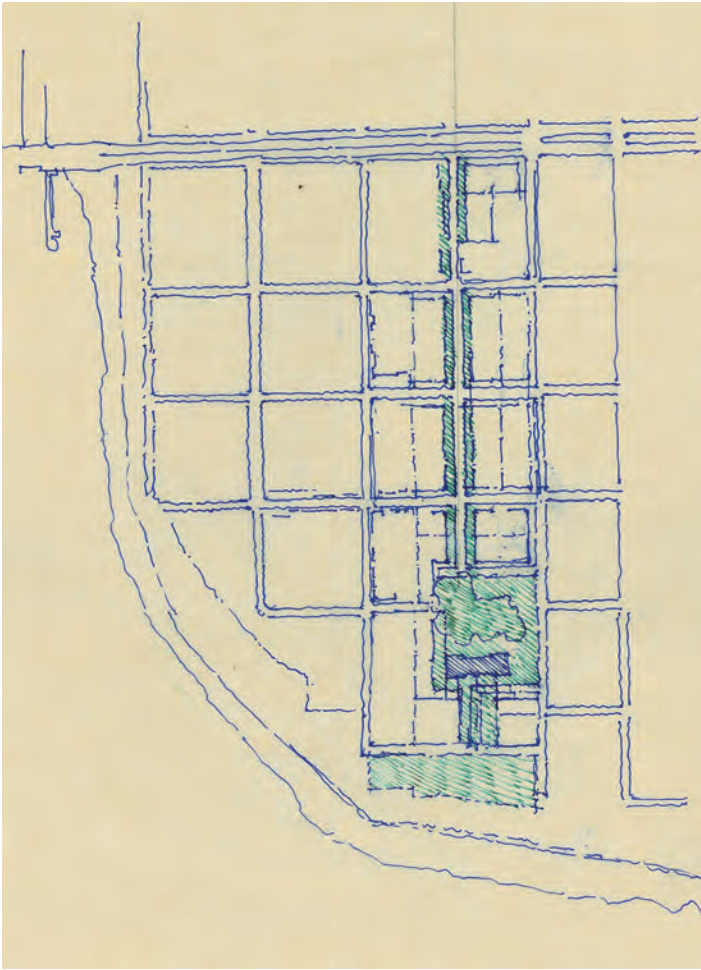
COMMUNITY-DRIVEN PLANS FOR HOLY CROSS:

Preliminary sketches

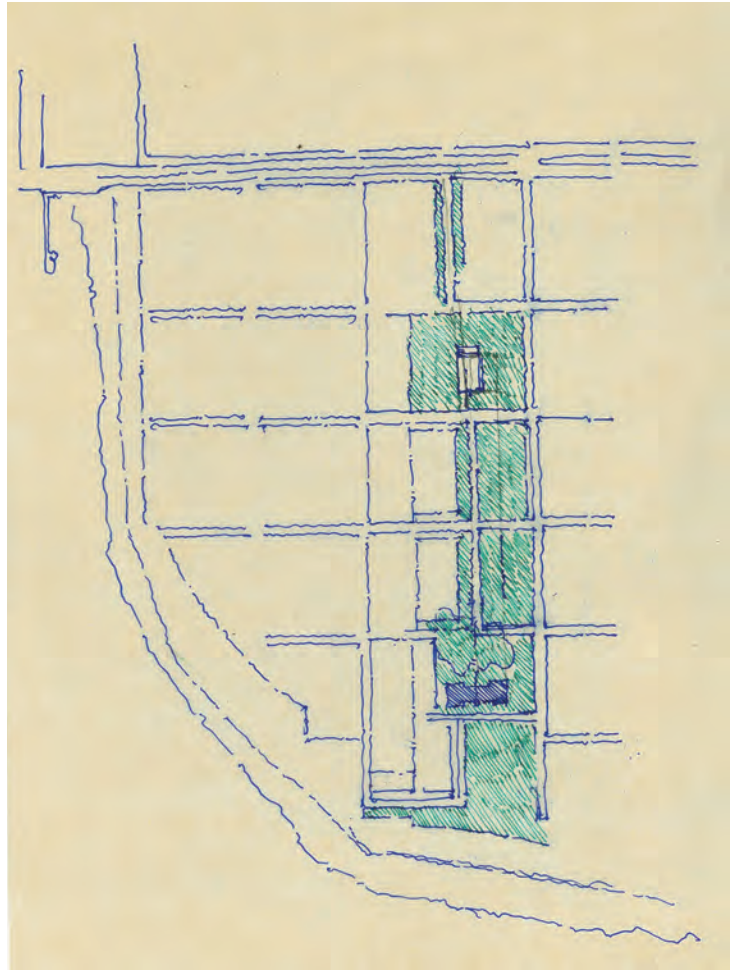


Extension of Tennessee St.
Connectivity of site and levee green space

Preliminary sketches



*Extension of Tennessee St.
Access to the levee
Preserve oaks/green space
Connectivity at riverfront*



*Extension of Tennessee St.
Extended access to the levee
Park as primary element
Connectivity at historic building*



MEETING #5

COMMUNITY ACTION

AT THIS MEETING, YOU WILL HAVE THE CHANCE TO REVIEW DESIGN PLANS FOR THE OLD HOLY CROSS SCHOOL SITE AND GIVE YOUR INPUT.

SPEAK UP! BE HEARD!

VOTE FOR YOUR FAVORITE PLAN!

**All Souls Episcopal Church,
5500 St. Claude Avenue**

SATURDAY, NOV 16TH

10AM - 12NOON

- refreshments will be served
- childcare provided



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MEETING #5 - November 16, 2013

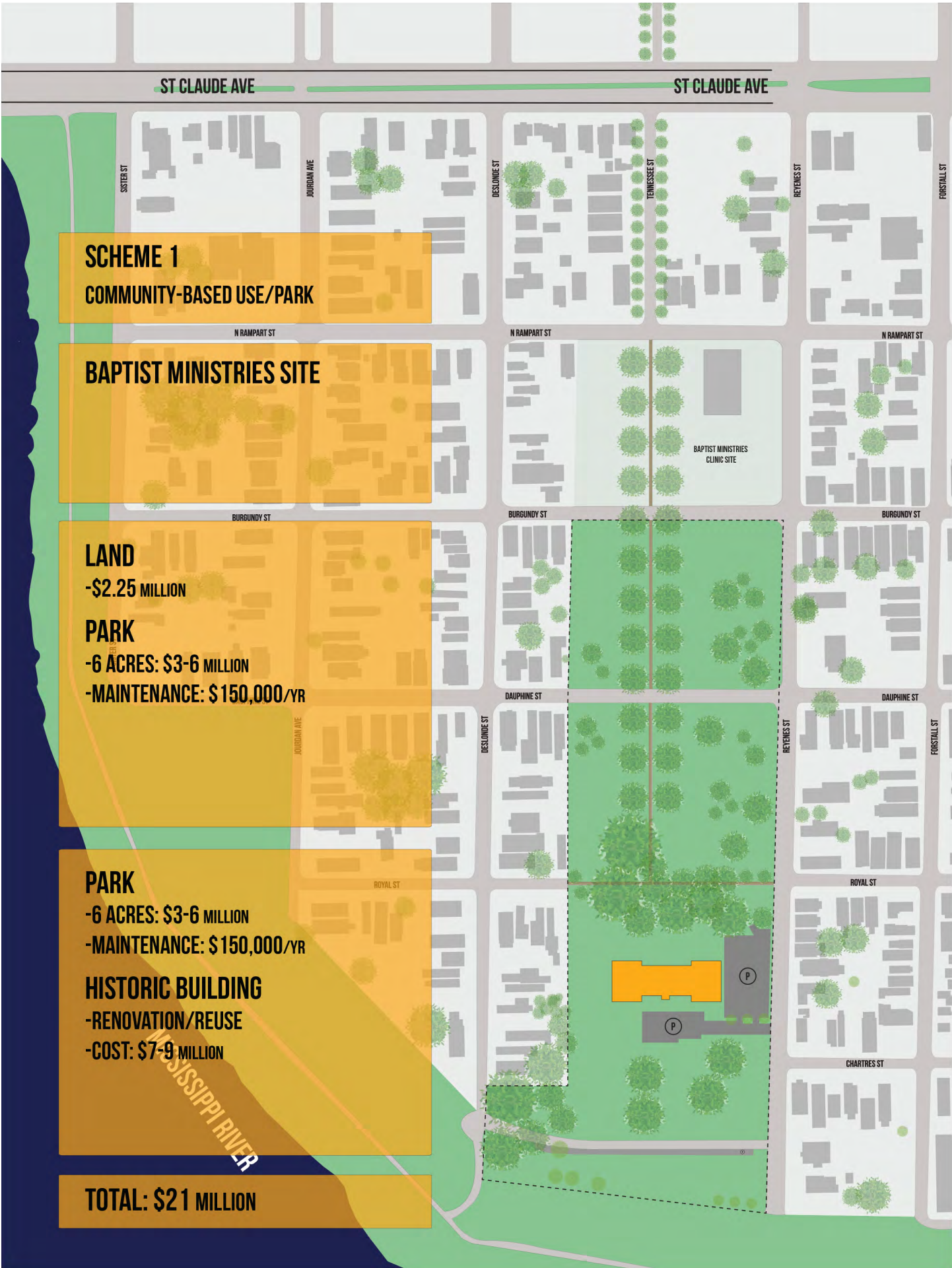
AGENDA

1. **Welcome**
2. **Purpose of Meeting**
Sarah DeBacher - President, Holy Cross Neighborhood Association
3. **Perez Meeting & What's Next**
Sarah DeBacher
Maurice Cox - Director, Tulane City Center
4. **Zoning**
Community Action - Letters to the City
5. **Explanation of Community Plans**
Maurice Cox
6. **Breakout Groups - Review Community Plans**
Groups 1 & 2
7. **Refreshments**

PEREZ-HOSTED MEETING: Friday, November 22nd, 4-7pm, All Souls

Contact:

lower9vc@gmail.com
504.822.8281



SCHEME 1
COMMUNITY-BASED USE/PARK

BAPTIST MINISTRIES SITE

LAND
-\$2.25 MILLION

PARK
-6 ACRES: \$3-6 MILLION
-MAINTENANCE: \$150,000/YR

PARK
-6 ACRES: \$3-6 MILLION
-MAINTENANCE: \$150,000/YR

HISTORIC BUILDING
-RENOVATION/REUSE
-COST: \$7-9 MILLION

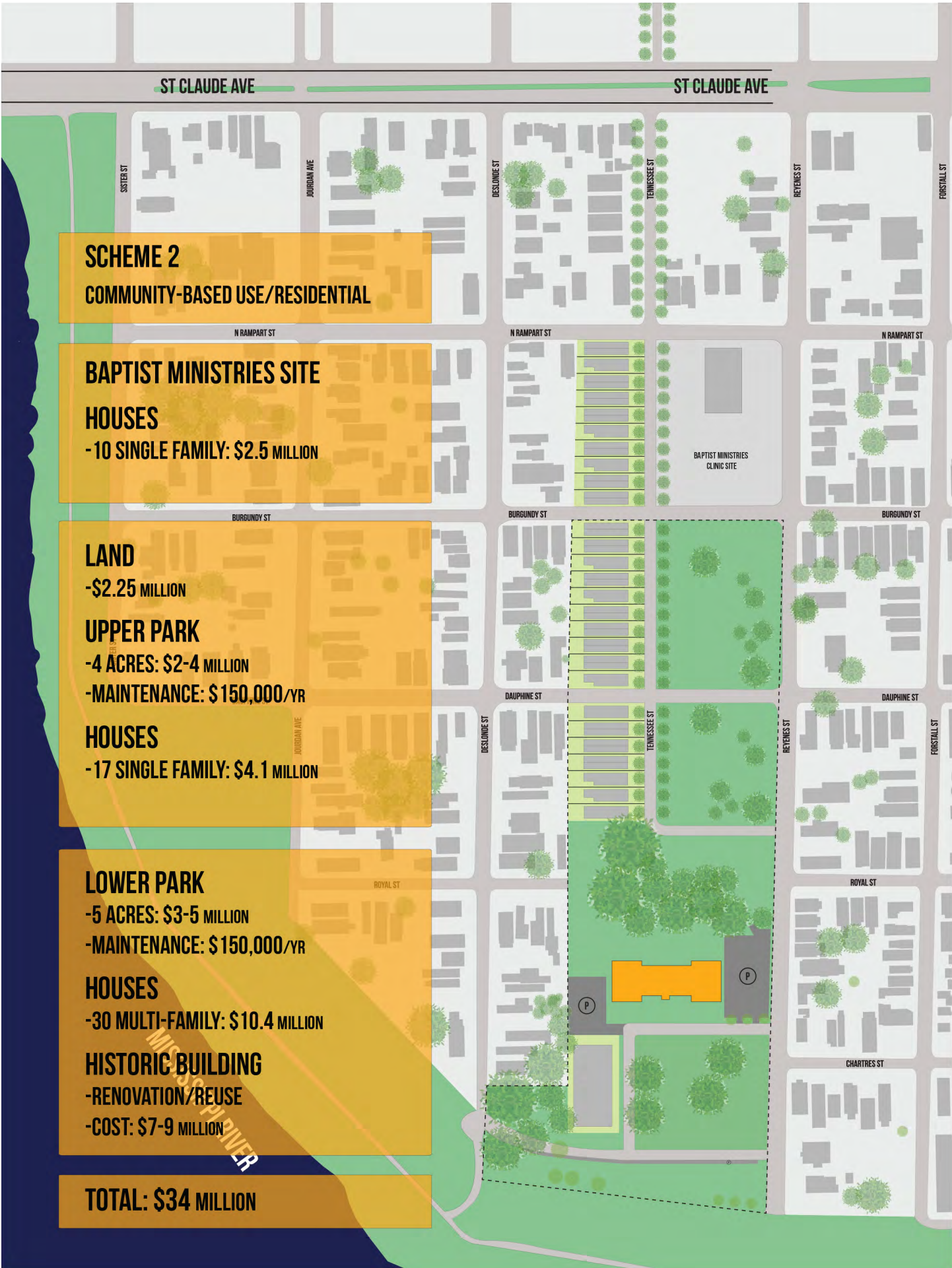
TOTAL: \$21 MILLION

MISSISSIPPI RIVER

BAPTIST MINISTRIES CLINIC SITE

P

P



SCHEME 2
COMMUNITY-BASED USE/RESIDENTIAL

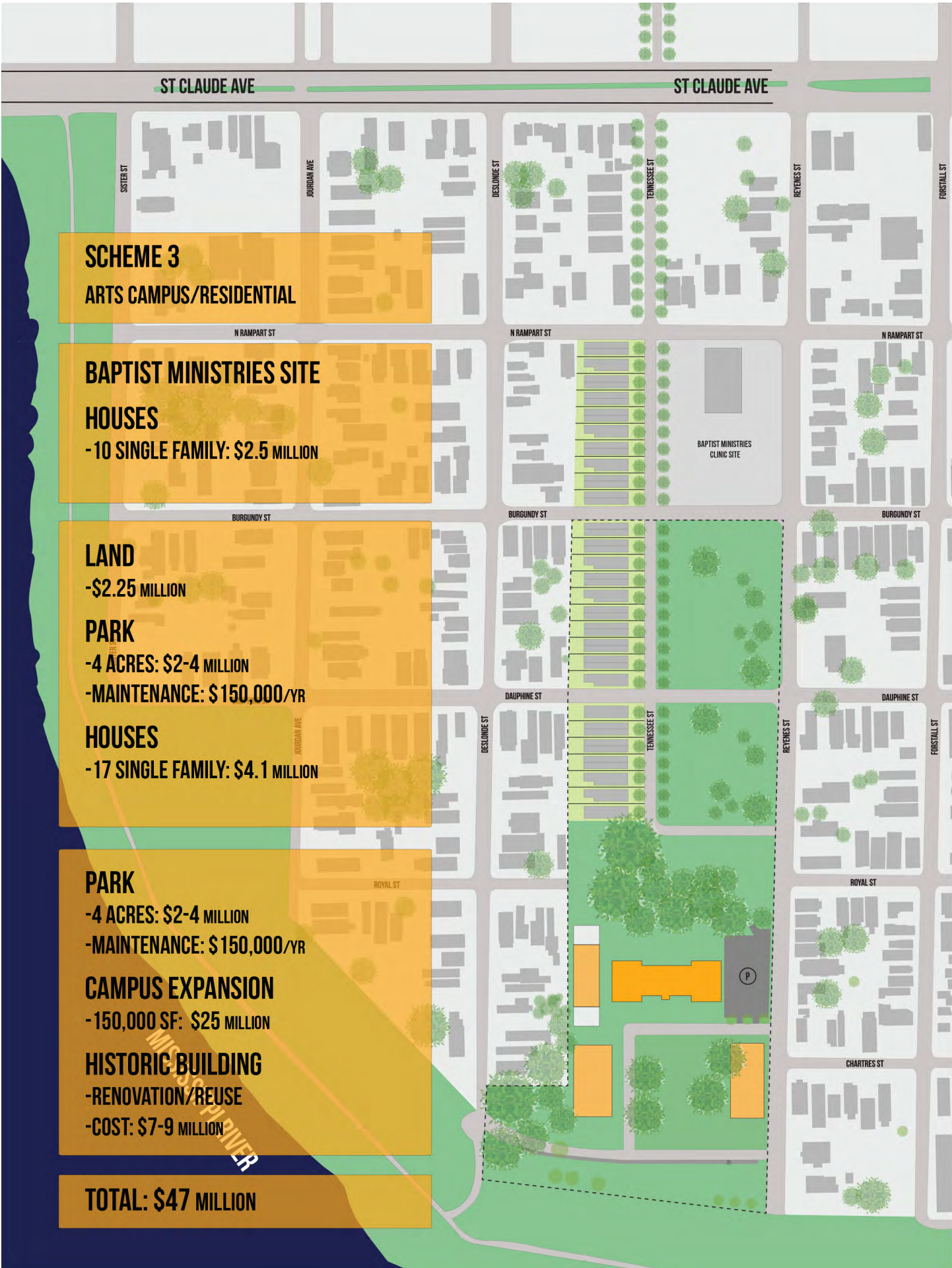
BAPTIST MINISTRIES SITE
HOUSES
 -10 SINGLE FAMILY: \$2.5 MILLION

LAND
 -\$2.25 MILLION
UPPER PARK
 -4 ACRES: \$2-4 MILLION
 -MAINTENANCE: \$150,000/YR
HOUSES
 -17 SINGLE FAMILY: \$4.1 MILLION

LOWER PARK
 -5 ACRES: \$3-5 MILLION
 -MAINTENANCE: \$150,000/YR
HOUSES
 -30 MULTI-FAMILY: \$10.4 MILLION
HISTORIC BUILDING
 -RENOVATION/REUSE
 -COST: \$7-9 MILLION

TOTAL: \$34 MILLION

MISSISSIPPI RIVER



SCHEME 3
ARTS CAMPUS/RESIDENTIAL

BAPTIST MINISTRIES SITE
HOUSES
 -10 SINGLE FAMILY: \$2.5 MILLION

LAND
 -\$2.25 MILLION
PARK
 -4 ACRES: \$2-4 MILLION
 -MAINTENANCE: \$150,000/YR

HOUSES
 -17 SINGLE FAMILY: \$4.1 MILLION

PARK
 -4 ACRES: \$2-4 MILLION
 -MAINTENANCE: \$150,000/YR

CAMPUS EXPANSION
 -150,000 SF: \$25 MILLION

HISTORIC BUILDING
 -RENOVATION/REUSE
 -COST: \$7-9 MILLION

TOTAL: \$47 MILLION

MISSISSIPPI RIVER

BAPTIST MINISTRIES CLINIC SITE

P