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.
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
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

lower nine vision coalition
Families/Connections between family and community
- Water as central part of neighborhood
- Fishing (catfish)
- 3 waterways: Mississippi, Industrial Canal, Bayou Bienvenue
- Also: Intercostal 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
- Need stores: Walmart? Store that sells everything, groceries

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: Intercostal 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
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

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

Stores/shops
Business
Accessibility
lower nine vision coalition
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
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. 28TH
10 AM - NOON
• refreshments will be served
• childcare provided

504.822.8281 lower9vc@gmail.com
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
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...

- Owners of the site should actively participate in the community
- 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...
- Transportation hub for the neighborhood
- A museum (slavery, Native American history, maritime, commercial history)
- Create local jobs
- Health care and wellness center
- Support neighborhood values: small business, home ownership
- Space for receptions and community events
- Archaeology of the area?
- This has been and will be a significant public space
- Honor our Ninth Ward musical and cultural icons
- 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...
- Make the site open and permeable to the neighborhood
- A multifunctional park (walking, kite flying...)
- Public gathering spaces within and in front of the building
- Playgrounds!
- Sculpture, meditation, garden space
- Calm, shaded
- An amphitheater...
- New water taxi service?
- A stage for open-air performances... nothing that blocks views of the river... use the levee for seating
- Woven...
- We need recreational facilities and space for kids
- Urban farming or community gardening
- Honor the site’s old trees and open spaces
- Preserve Holy Cross’s distinct urban cultural landscape
- The area in front of the building to the levee should be the Holy Cross community’s ‘shared front yard’
- Indiginous landscaping
- Honor the site's old trees and open spaces
- We need recreational facilities and space for kids
- Urban farming or community gardening
- Preserve Holy Cross's distinct urban cultural landscape
- The area in front of the building to the levee should be the Holy Cross community's 'shared front yard'
LIVE & WORK:

YOU SAID...

“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
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

   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

lower nine vision coalition
30+ PARTICIPANTS IN ATTENDANCE
Draft Zoning Map
September 2013
District 8
Map for Illustrative Purposes Only

Legend
- Planning District Boundary
- Hydrology
- Central Business Districts (CBD-1; CBD-2; CBD-3; CBD-4; CBD-5; CBD-6)
- Single-Family Residential Districts (HU-RS; RRE; S-LRS1; S-LRS2; S-LRS3; S-RS)
- Two-Family Residential Districts (HU-RD1; HU-RD2; S-LRD1; S-LRD2; S-RD)
- Historic Core Residential Districts (HMR-1; HMR-2; HMR-3; VCR-1; VCR-2)
- Multiple-Family Residential Districts (HU-RM1; HU-RM2; S-LRM1; S-LRM2; S-RM1; S-RM2E)
- Historic Urban and Suburban Non-Residential Districts (HU-B1; HU-B1A; S-B1; S-B2; S-LB1; S-LB2)
- Commercial Districts (C-1; C-2; C-3; S-LC)
- Mixed-Use Districts (HMC-1; HMC-2; HM-MU; HU-MU; M-MU; MU-1; MU-2; S-LM; VCC-1; VCC-2; VCE; VCE-1; VCS)
- Institutional Campus Districts (EC; LS; MC; MS)
- Industrial Districts (HI; LI; MI)
- Business Industrial Park District (BIP)
- Open Space and Park Districts (NA; OS-G; OS-N; OS-R; S-LP; VCP)
- Environmentally Sensitive Development District (ESD)
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, 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: lower9vc@gmail.com
         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
COMMUNITY-DRIVEN PLANS FOR HOLY CROSS:

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
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

504.822.8281  lower9vc@gmail.com
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
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
**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