



223 JANE PLACE

A Project of the Jane Place Neighborhood Sustainability Initiative



CONTENTS

INTRO	4
RESEARCH	
Neighborhood Context	8
Community Land Trust	10
Site	12
Codes and Zoning	14
PROGRAM	
Design Concept	16
Process	18
DESIGN	
Building	20
Sustainability	30
ACKNOWLEDGEMENTS	38



JANE PLACE

Jane Place Neighborhood Sustainability Initiative is a Community Land Trust and housing rights organization committed to creating sustainable, democratic, and economically just neighborhoods and communities in New Orleans. Established as a non-profit in 2008, Jane Place works to combat the growing issue of housing affordability in the city. Jane Place believes in transforming unjust housing policies, discriminatory practices, and inequitable development schemes and is committed to creating and maintaining permanently affordable housing by keeping its rental units below market rate and available to low and moderate income residents.

This document provides a vision for the transformation of a former warehouse and collective living space into permanently affordable housing using the Community Land Trust model.

“

I IMAGINE IT BEING A PLACE WHERE PEOPLE WITH KIDS CAN CO-PARENT AND SHARE
CHILDCARE RESPONSIBILITIES IN ORDER TO SAVE MONEY AND RAISE FAMILIES IN A MORE
COMMUNAL (ANTI-CAPITALIST, FEMINIST) SETTING.”

“

THERE ARE NO “CLIENTS” BUT COMMUNITIES, HOUSEHOLDS, AND
FAMILIES SEEKING PERMANENTLY AFFORDABLE HOUSING IN THE
FORM OF A HOUSING COLLECTIVE AND LIMITED EQUITY HOUSING
COOPERATIVE.”

“

I IMAGINE THE RESIDENTS OF THE WAREHOUSE BEING PEOPLE
FROM NEW ORLEANS DISPROPORTIONATELY AT RISK OF
DISPLACEMENT FROM THE MID-CITY NEIGHBORHOOD; PEOPLE OF
COLOR, FAMILIES WITH CHILDREN, WORKING CLASS PEOPLE, AND
SENIORS OR PEOPLE WITH DISABILITIES.”

—Project visioning by members of the
Jane Place Board

PROJECT GOALS

Jane Place worked with the Albert & Tina Small Center for Collaborative Design at Tulane School of Architecture to develop a realistic, fundable plan for the renovation of a warehouse building located in New Orleans' Mid City neighborhood. The vision incorporates permanently affordable housing, common tenant space, office space, and room for community gathering. It furthers Jane Place's goals of retaining and promoting diversity and accessibility to housing while expanding the model of collective living.





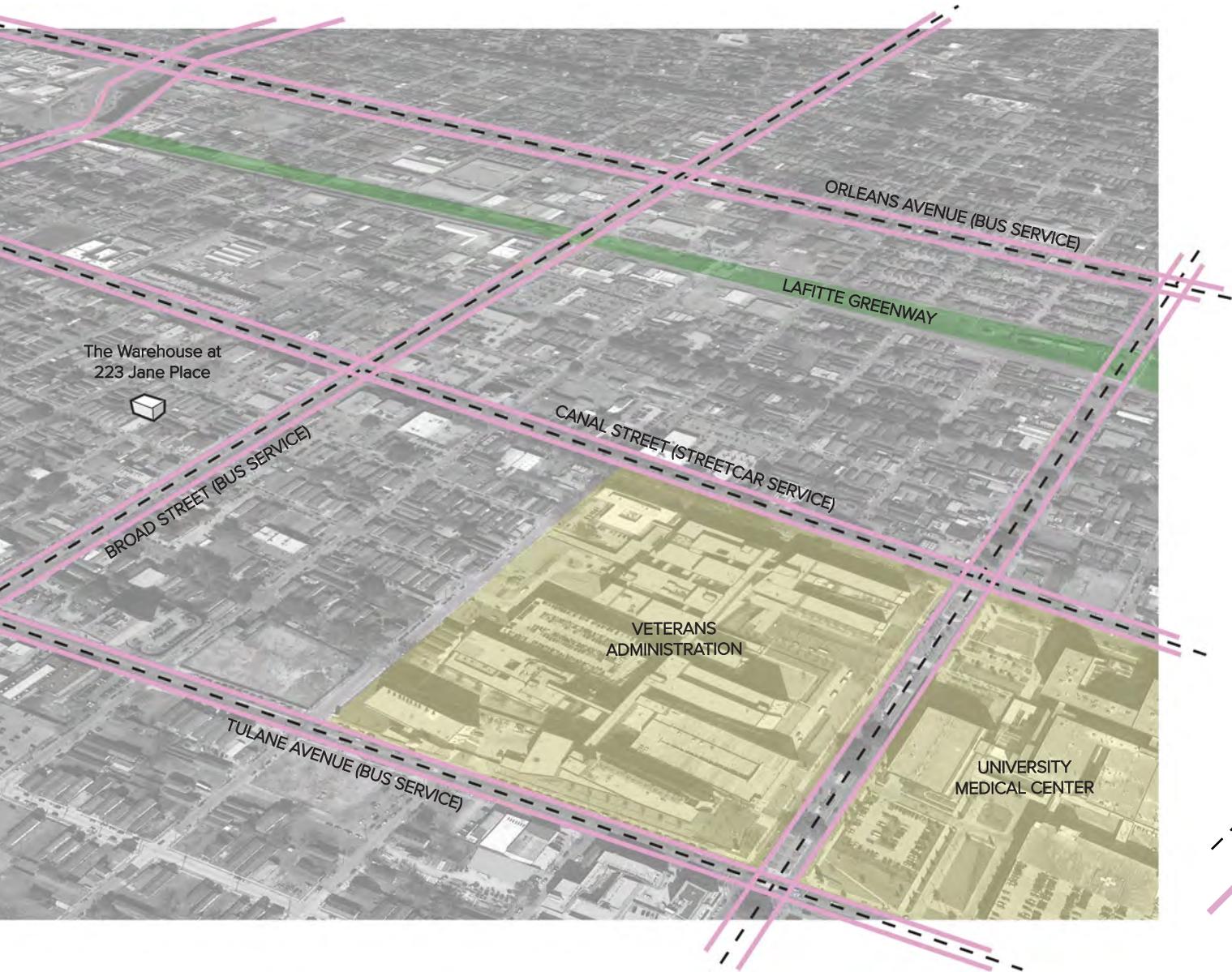
TODS ALABAMA
223 JANE PL



NEIGHBORHOOD CONTEXT

Jane Place focuses its efforts on a portion of the historic neighborhood of Mid City, defined by the borders of Jefferson Davis Pkwy, Lafitte St, Broad St and Tulane Ave. The focus area has a long history of housing renters of mixed incomes and ethnicities, though demographics have changed significantly over the past decade. Currently 76% of Mid City residents are renters, compared to 55% citywide. In addition, 26% of Mid City residents live below the poverty line and 17% make less than \$10,000 per year (2016, The Data Center). These statistics, combined with the rapid redevelopment of the neighborhood, prove more than ever the need for permanently affordable housing options.







COMMUNITY LAND TRUST MODEL

Jane Place is the first Community Land Trust in New Orleans, a model of community conservation and shared equity. In this model, the trust acquires land and maintains ownership of it permanently. They are then able to lease or sell the homes on the land to residents at a more affordable rate. When the homeowner sells, the family earns a portion of the increased property value, allowing them to build family wealth while the remainder of the profit is kept by the trust, preserving the affordability for future low- to moderate-income families. By using this model Jane Place is able to expand the range of affordable housing options while developing and advocating for shared-equity models of homeownership, renting, and cooperative housing. It also supports Jane Place's community-building initiatives aiming to advance equitable housing patterns, neighborhood stability, and community-driven land use planning.



This centuries old model of collective land ownership is an increasingly popular tool to protect low- and moderate-income residents against displacement due to the rising cost of living in their neighborhoods. Jane Place purchases and holds land in perpetuity, and leases or sells homes on the land to residents at an affordable rate. Community land trust housing is permanently affordable, protecting the public investment and recycling the subsidy for generations of residents and families.

Jane Place's commitment to permanent affordability is increasingly being recognized as a needed model for housing development in New Orleans. Their advocacy around permanent affordability ensures decision-makers understand how community land trusts operate and how they can maximize public and private investments in housing.

SITE DETAILS



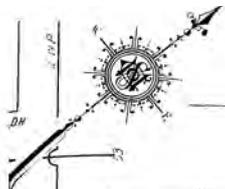
The roots of Jane Place's work started in the spring of 1999 with the creation of Nowe Miasto (No'vay Mee'ah'sto). Polish for 'new city,' Nowe Miasto was originally conceived as collective living, performance, art, and community space. Serving as an organizing hub for local activists from 1999 to 2005, the three-story, 11,000 square foot converted warehouse space became an incubator, sustainer, and supporter of community-based projects. The building hosted meetings, art, and workspaces, as well as fundraisers, performances, conference housing, gardening projects, workshops, and lecture series. In 2005, collective members purchased the building two months before Hurricane Katrina with plans of establishing a Limited Equity Housing Cooperative.

The warehouse is 54' by 75' with the shorter side fronting Jane Place. The property extends another 20' at the rear to include an enclosed backyard. It is a 3-story structure immediately adjacent to another multi-unit residential building developed by the organization. The site is less than a block from Broad St and two blocks from Tulane Ave, putting it in close proximity to public transit networks and access to nearby job centers.

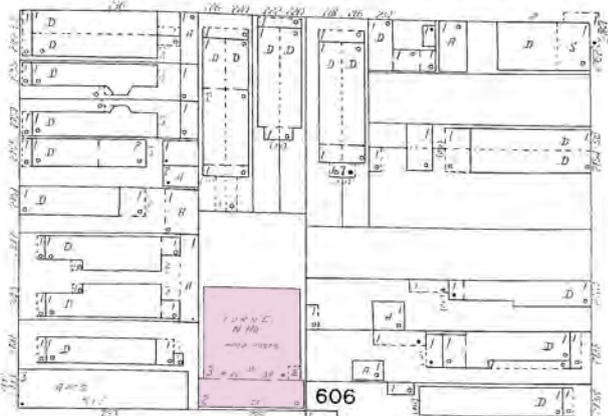
NEW ORLEANS, LA. VOL 3

242
(290-298)

244

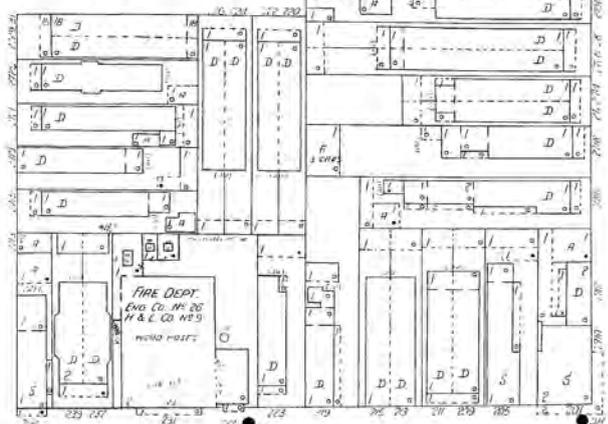


S. WHITE



606

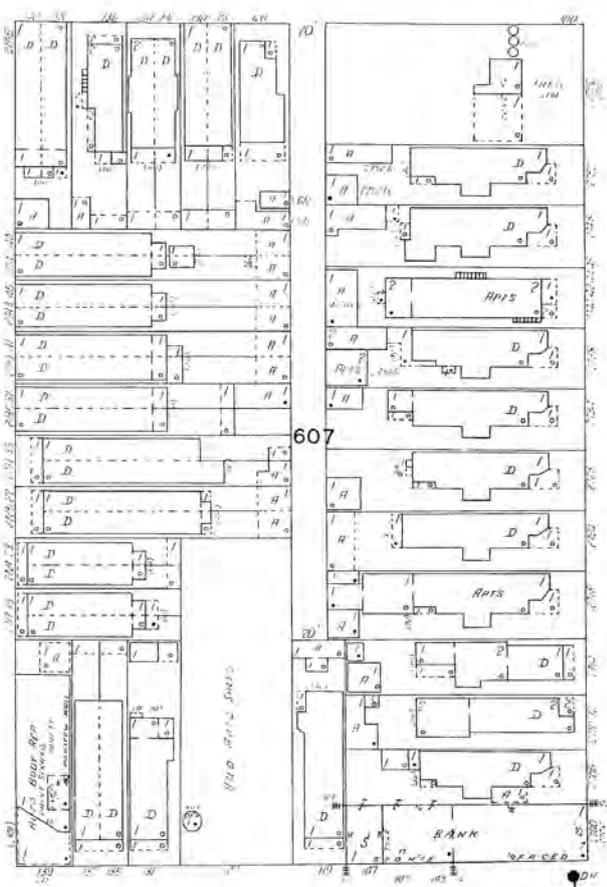
JANE PL.



FIRE DEPT.
ENG. CO. No. 26
W & L CO. 1899

1112 AV. (ST.)

S BROAD



607

BANK

AV

T
W
O
E

M

CODE & ZONING

Current zoning for the site is HU-RD2 (Historic Urban Residential Two-Family District), while past zoning was LI (Light Industrial). This proposal suggests zoning be amended to HU-B1A (Historic Urban Neighborhood Business District), in line with a recommendation from city officials. Since this proposal includes the addition of office space for Jane Place, a change to HU-B1A would alleviate the excessive parking requirements usually associated with mixed-use commercial and residential buildings. HU-B1A recognizes properties with historically mixed uses that are well-integrated into residential neighborhoods. Rezoning would also allow for a higher number of housing units, helping to fulfill the city's desperate need for available affordable units.



HU-MU

LI

LS

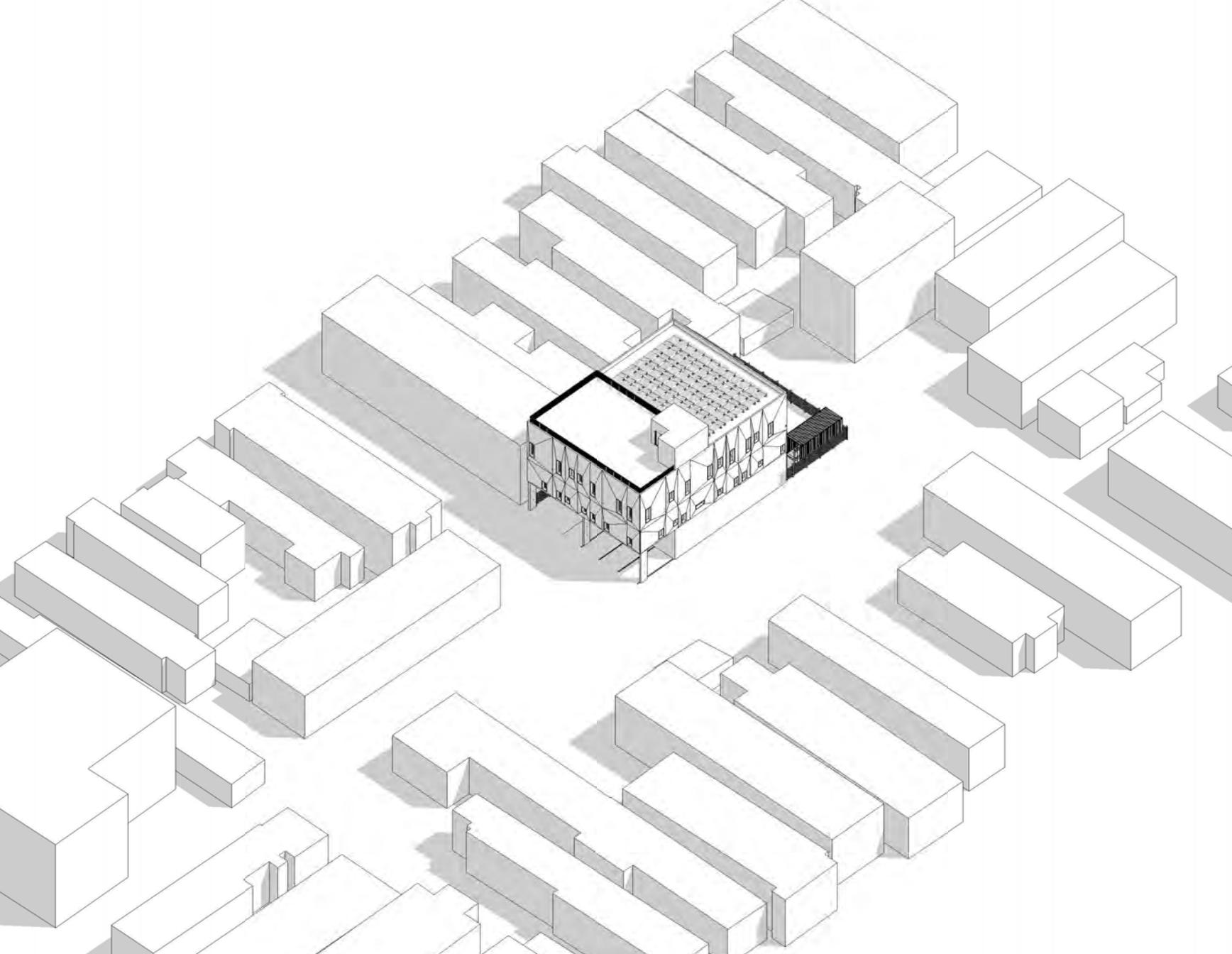
HU-RU2

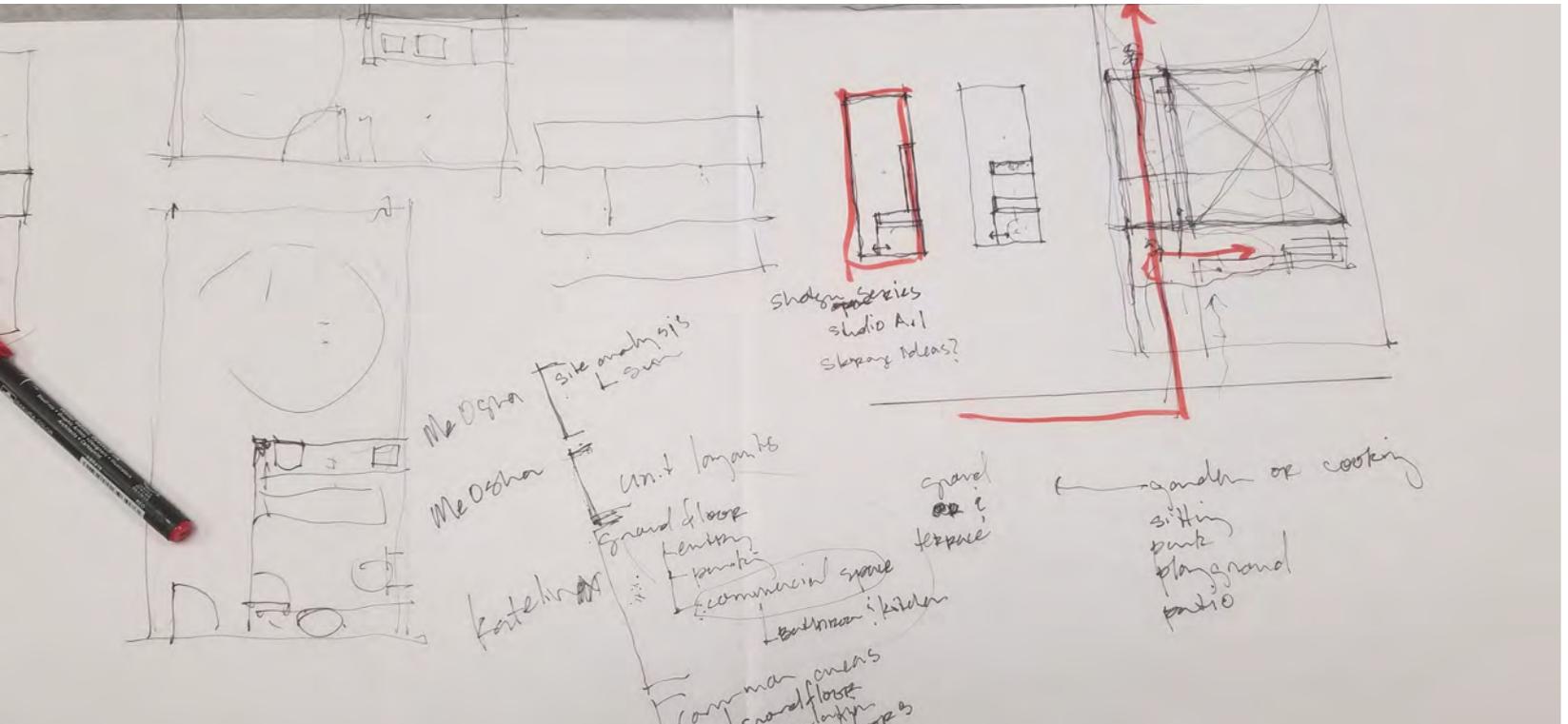
HU-B1A

SITE

DESIGN CONCEPT

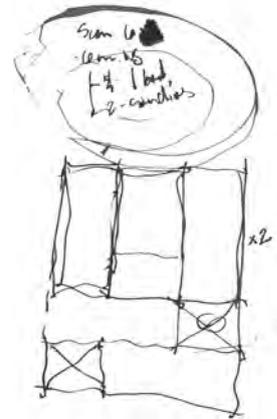
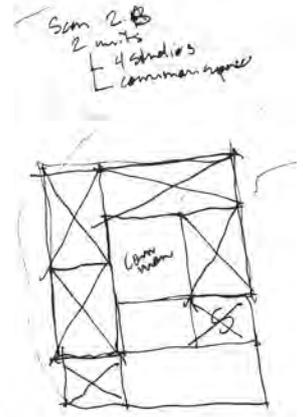
The warehouse will anchor Jane Place's developments in the MidCity neighborhood and serve as a hub for the residents of their other properties and the broader community by hosting public meetings and other events. Featuring an accessible ground floor with a garden and community room, it will attract residents, not just from the apartment units above, but from across the MidCity neighborhood, creating spaces for residents to come together and build community. One floor of the warehouse will contain collective space including a kitchen, dining area and lounge. This serves to promote interaction amongst residents and adds amenities to improve their quality of life. In addition, unique sustainable features were explored and proposed for this property to improve its performance, affordability, and impact on the neighborhood.





PROCESS

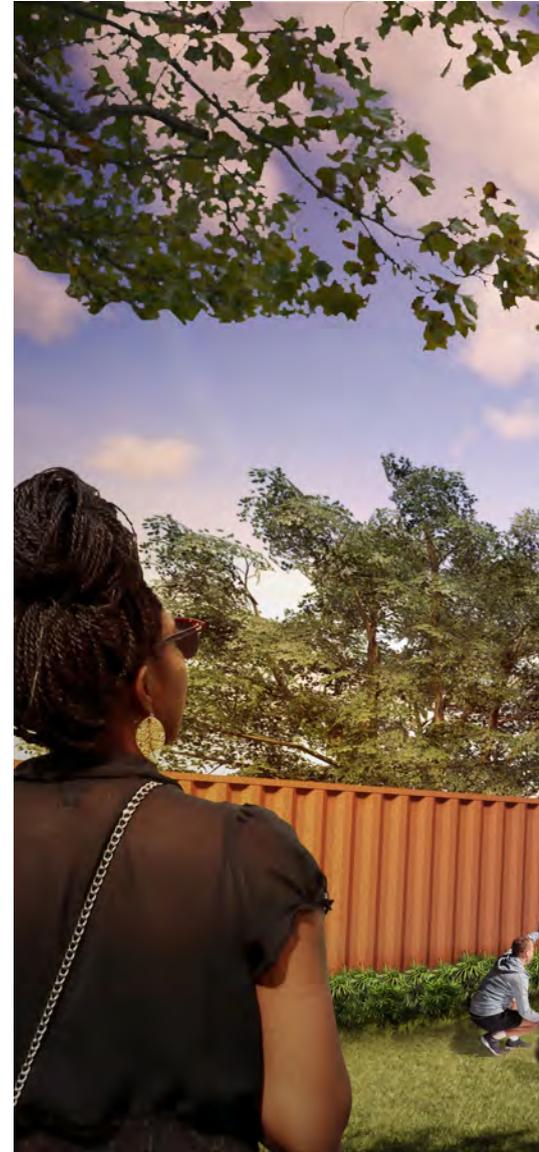
Jane Place worked closely with the Small Center for Collaborative Design to create a plan for the warehouse incorporating best practices in housing development and including input from multiple stakeholders. The Small Center met regularly with the Jane Place board and surveyed their members to determine the ideal vision for the property and deliver a thoughtful design recommendation focused on sustainability, affordability, and community interaction.



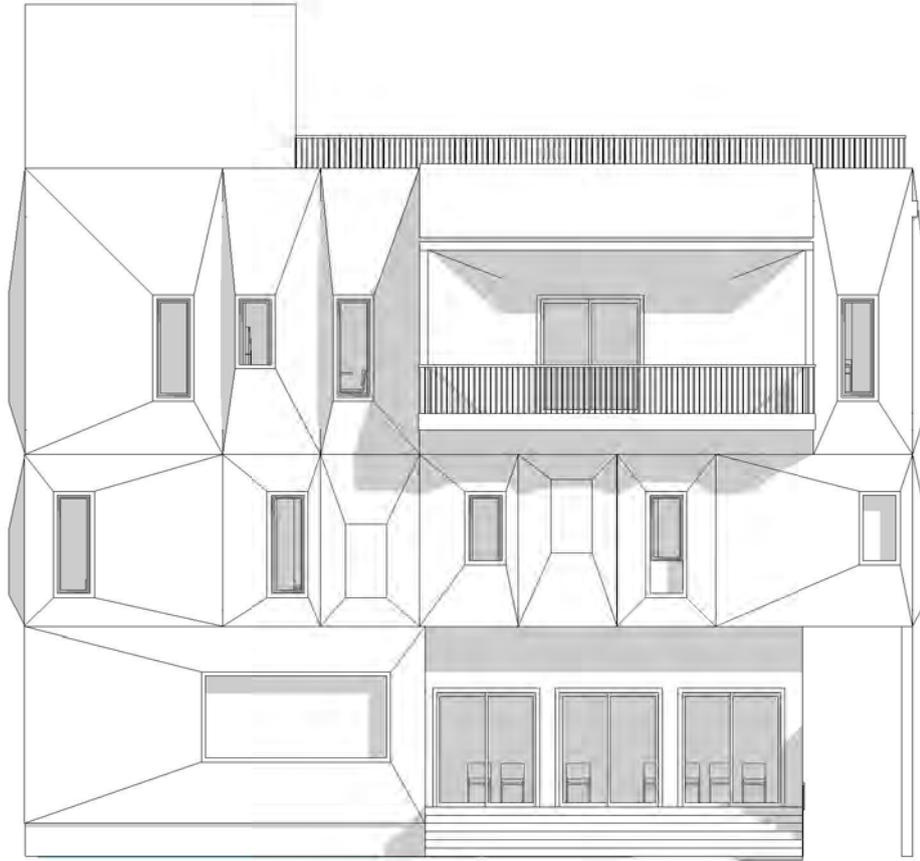
CLOCKWISE FROM TOP LEFT: DESIGN MEETING, INITIAL SKETCHES, JPNSI BOARD MEETING

THE BUILDING

The warehouse will feature ground-floor offices for the Jane Place organization, including community meeting and multi-purpose workshop space linked with the generous back yard. The second and third floors feature a variety of studio, two, and three-bedroom apartments with collective living features including a balcony and rooftop deck.







BACKYARD ELEVATION

[ROOF DECK]

SHARED TERRACE SPACE
SOLAR PANELS

[3RD FLOOR]

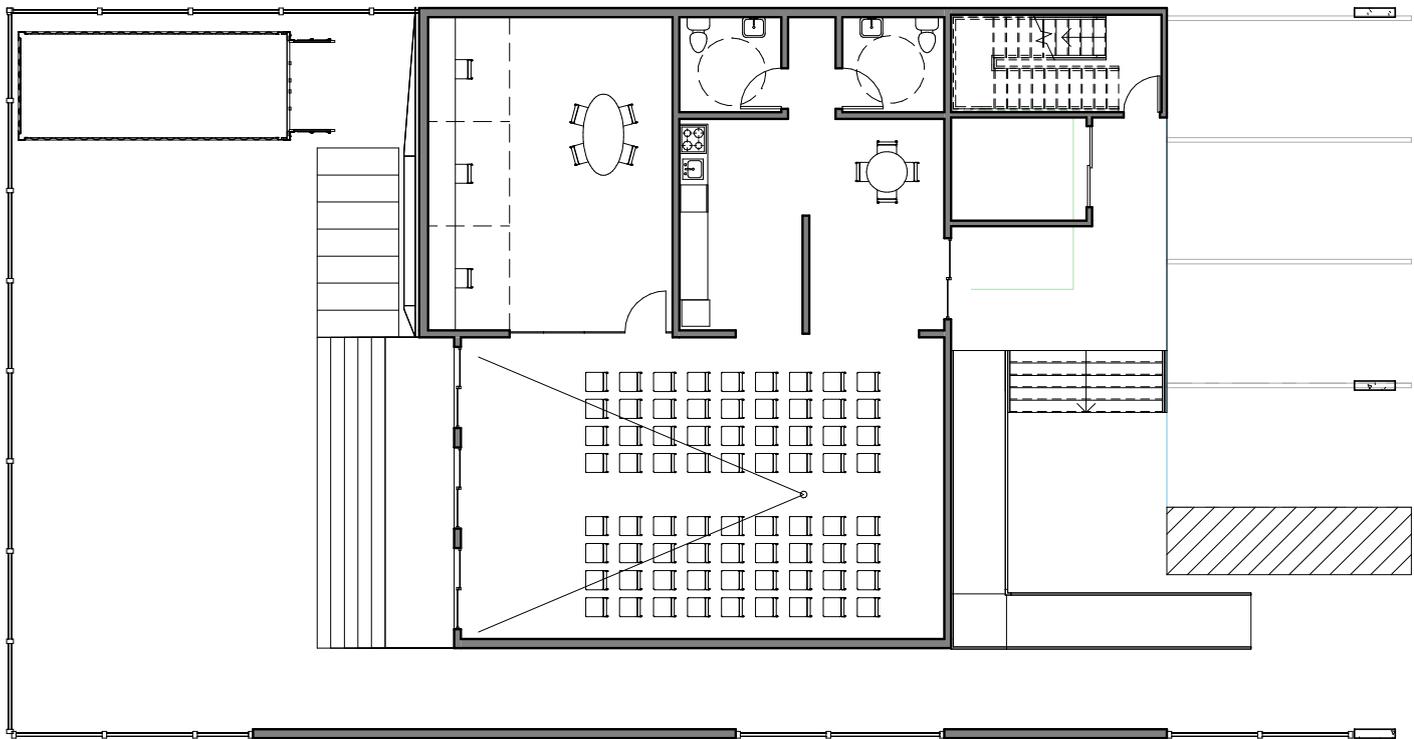
SHARED KITCHEN/ LIVING SPACE
STUDIO APARTMENTS
SHARED OUTDOOR BALCONY

[2ND FLOOR]

2 AND 3 BEDROOM APARTMENTS
SHARED LAUNDRY FACILITIES

[GROUND FLOOR]

JANE PLACE OFFICES
COMMUNITY EVENT SPACE
SHARED BACKYARD (FOR NEIGHBORHOOD USE)

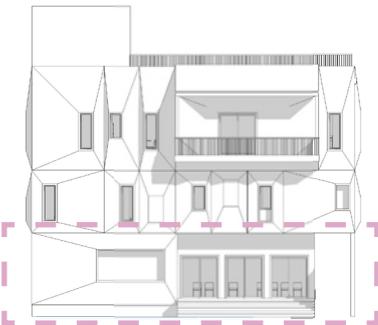


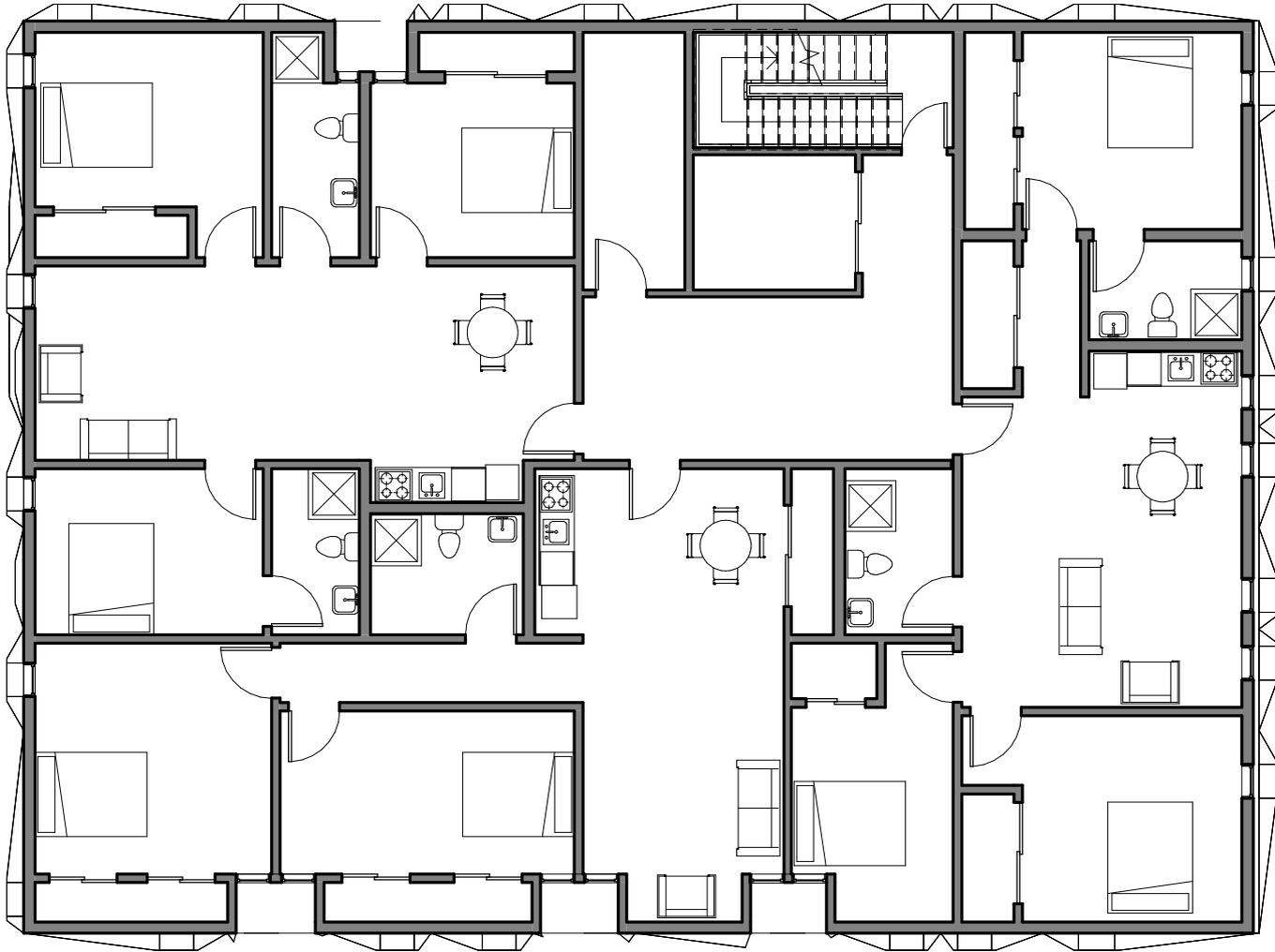
GROUND FLOOR





The ground floor features offices for the Jane Place organization alongside multi-purpose workshop space that could be used for community meetings, resident activities, and artist and other making activities. The backyard will serve as additional space for community gatherings, with a playground that could be shared with residents at adjacent properties owned by Jane Place.





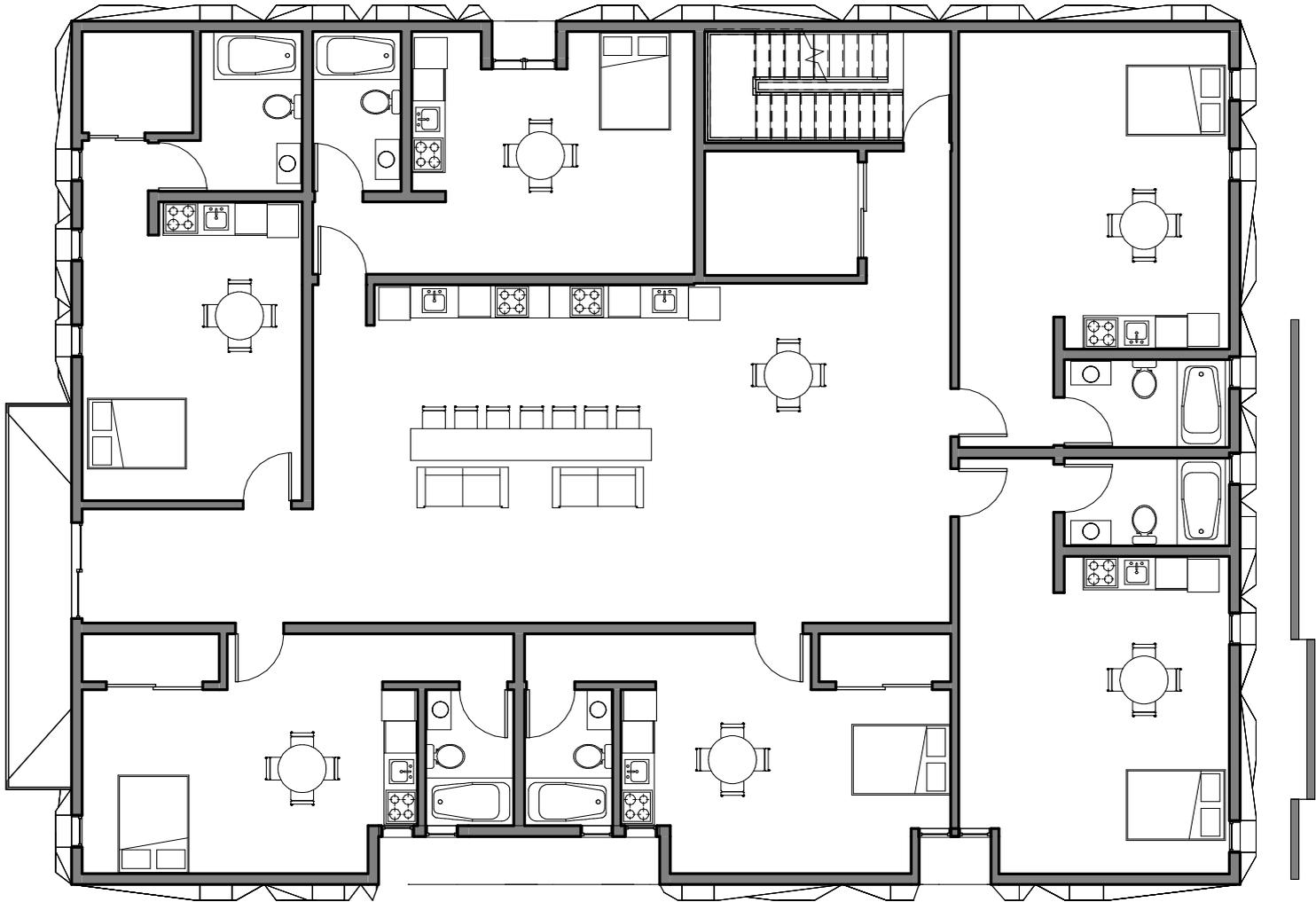
2ND FLOOR





The second floor features one 2-bedroom and two 3-bedroom apartments to accommodate a variety of family types. Units feature typical amenities including bedrooms with closets and open living/dining areas. Shared laundry facilities are also available on this floor.



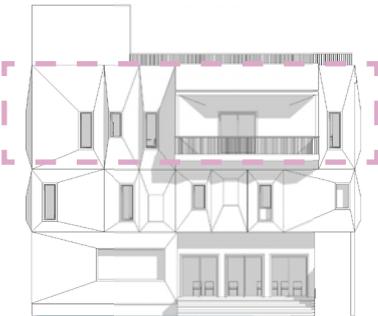


3RD FLOOR



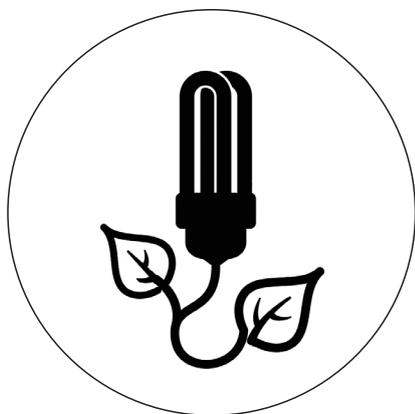


The third floor features living and common spaces that follow a collective living model, but would also function as individual rental units as needed. Studio living spaces feature private bathrooms and kitchenettes. Communal cooking and lounge seating are accommodated within the central shared space, and connect to a public balcony that serves as an additional amenity and visual connection with the back yard.



SUSTAINABLE FEATURES

Environmental sustainability and affordability are two important and inextricably linked factors in residential development. The warehouse will integrate sustainable features to increase efficiency, reduce the project's impact on New Orleans' over-stressed drainage system, and boost affordability through a reduction in energy costs. Because the site will serve as a hub for Jane Place tenants, the sustainable systems can also serve as educational tools for residents and neighbors.



ENERGY PRODUCTION

Smart meters paired with energy produced on site by PV panels will meet the needs of the building and contribute surplus energy to an adjacent Jane Place residential building.



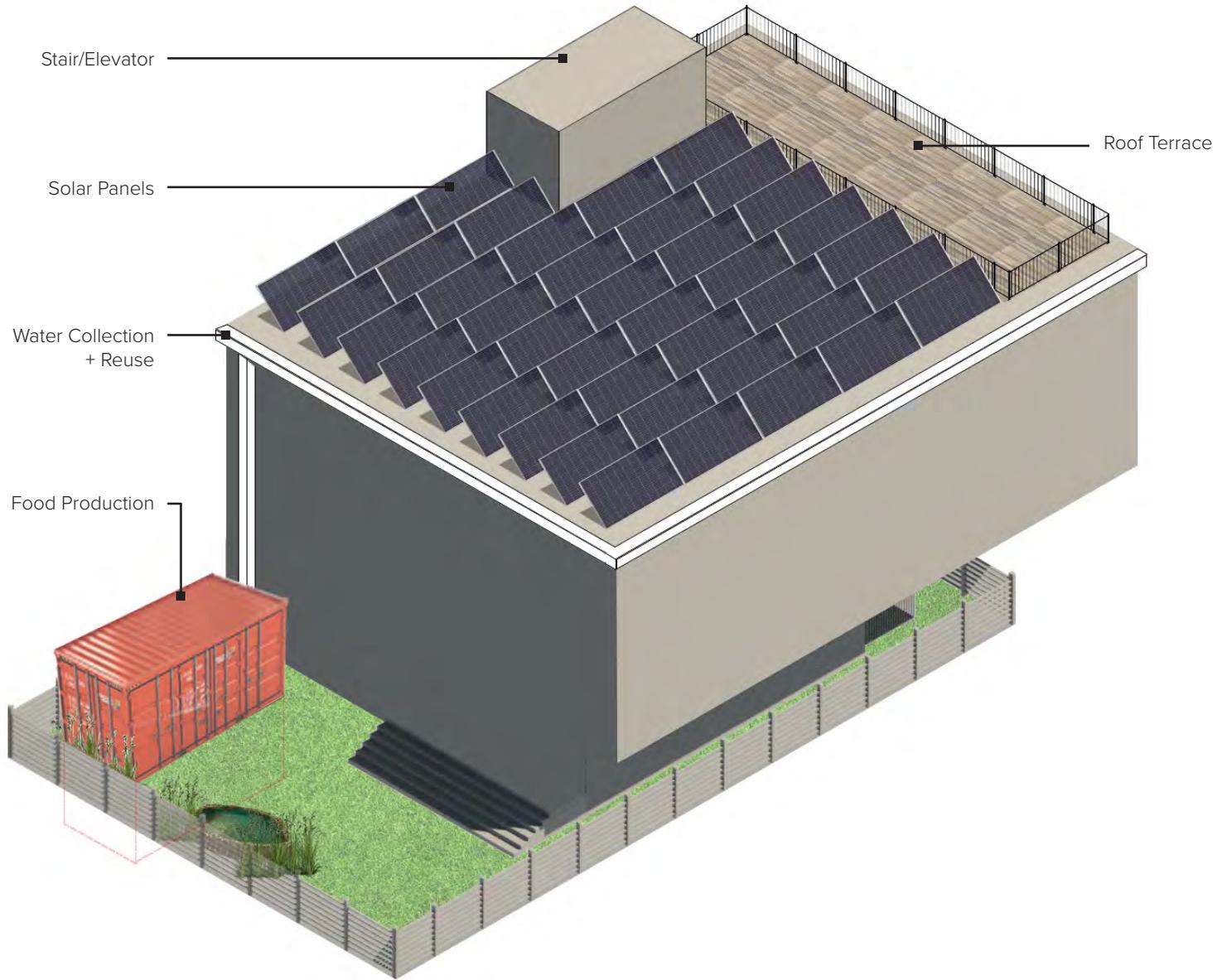
WATER SAVINGS

Water collected in an underground reservoir and retention garden will help to reduce localized flooding, and can be reused in the freight farm and as grey water.



FRESH FOOD

Freight farm containers can provide cultivation of 2-4 tons of produce per year while allowing the majority of the shared backyard to remain as accessible open space.





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Bruna Aoki
Katelin Morgan
Me'osha Solsberry



JANE PLACE NEIGHBORHOOD
SUSTAINABILITY
INITIATIVE

