

New Urbanist Work in New Orleans

A HOMEBUILDING PLAN FOR TWO
NEW ORLEANS NEIGHBORHOODS:
CHALLENGES FACING
TREME/LAFITTE & TULANE/GRAVIER

CNU XV

May 2007

- Lafitte Project Closed to Residents After Katrina
- Catholic Charities Efforts through CDC's to rebuild Treme and Tulane Gravier

JUNE 2006

HUD Mandate to Demolish Lafitte Public Housing Project

SEPTEMBER 2006

Agreement to Provide Funding through Providence-Enterprise for:

- *500-600 units on Lafitte Site*
- *900-1,000 units in Treme and Tulane Gravier Neighborhoods*
- *One for One Replacement of Public Housing Units*
- *Budget for Supportive Social Services*

SEPTEMBER 2006

Adjudicated Properties committed by City

SEPTEMBER 2006- PRESENT

Resident Outreach and Social Services

SEPTEMBER 2006

Legal action filed to prevent demolition

OCTOBER 2006

Charrette for Tax Credit Application Plan

DECEMBER 2006

Houston Workshop

EARLY 2007

Tax Credit Funding and Katrina Cottage Funding Awarded

CURRENT ACTIVITIES

Law suit and related negotiations

On-going outreach and working with residents

Congressional Hearings

Section 106 Consultation and Negotiation

Survey to determine phasing

Design of Houses and Negotiations with Builders

City Approval Process for Scattered Sites

Adjudicated Properties in flux







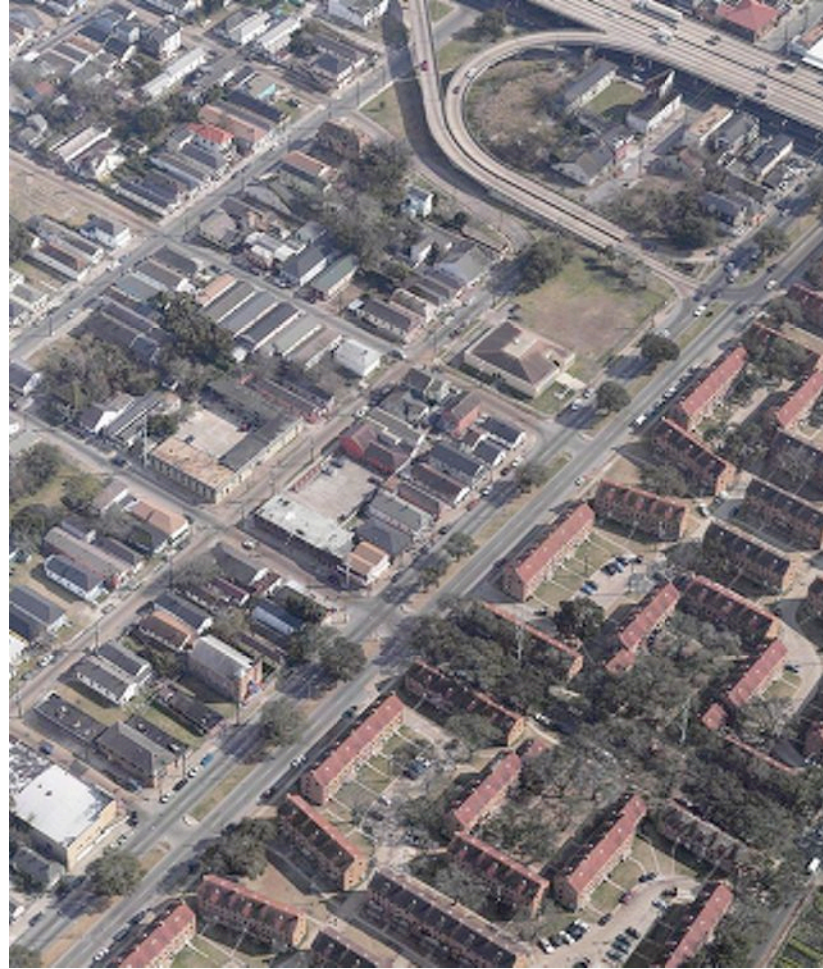




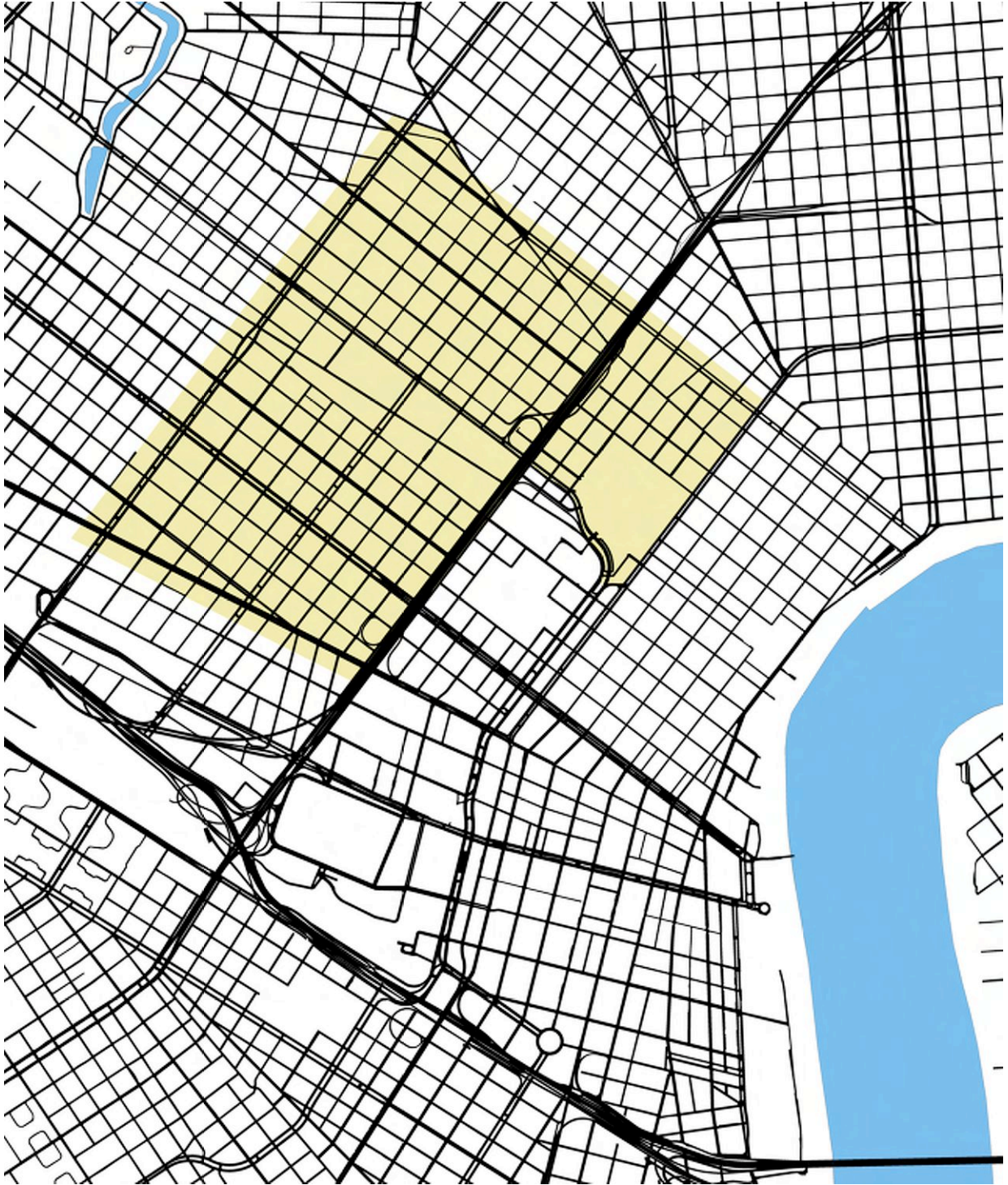
















Homebuilding Plan for Tremé/Lafitte & Tulane/Gravier

PROVIDENCE COMMUNITY HOUSING and ENTERPRISE

Wrap-up Public Workshop Presentation

7 October 2006

URBAN DESIGN ASSOCIATES





Building Homes to Build a Neighborhood

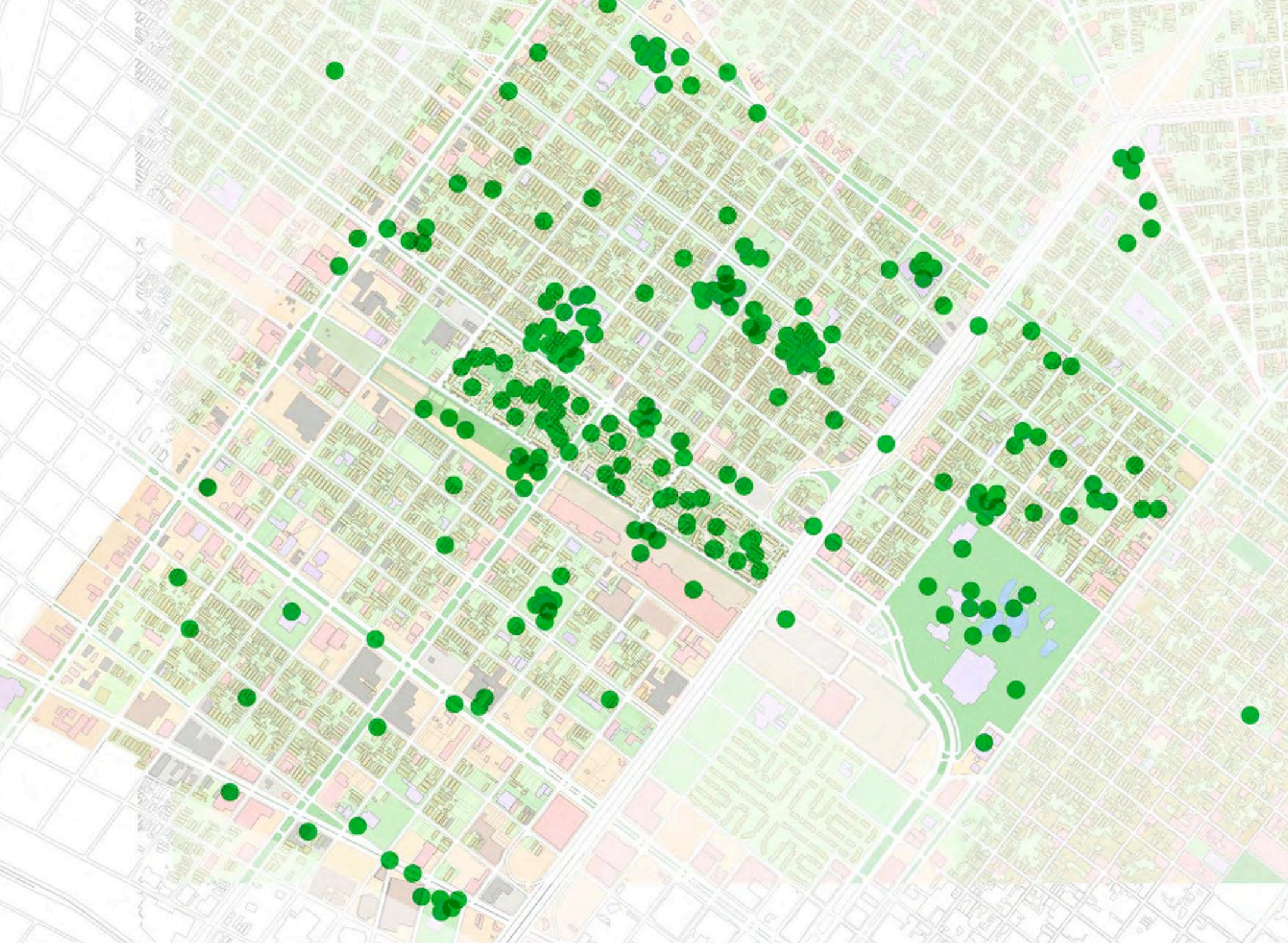
Homebuilding Plan for Tremé/Lafitte & Tulane/Gravier











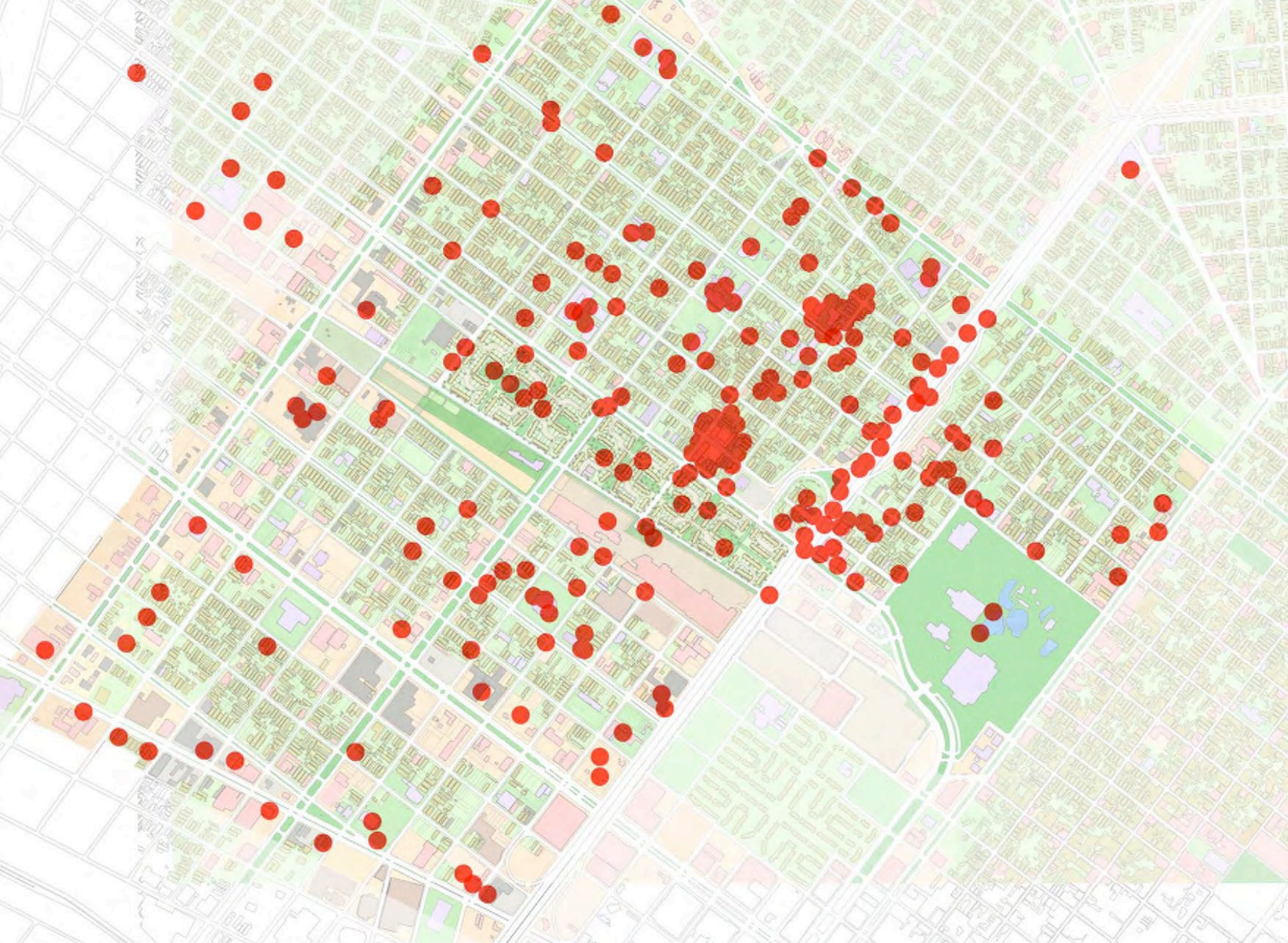
PLACES OF OCT. 3RD PUBLIC WORKSHOP, OCT. 4TH TULANE/CANAL MEETING AND OCT. 5TH YOUTH GROUP MEETING

Preserving Trees and Creating Safe Community Spaces for Families

Homebuilding Plan for Tremé/Lafitte & Tulane/Gravier







RESULTS OF OCT. 3RD PUBLIC WORKSHOP, OCT. 4TH TULANE/CANAL MEETING AND OCT. 5TH YOUTH GROUP MEETING

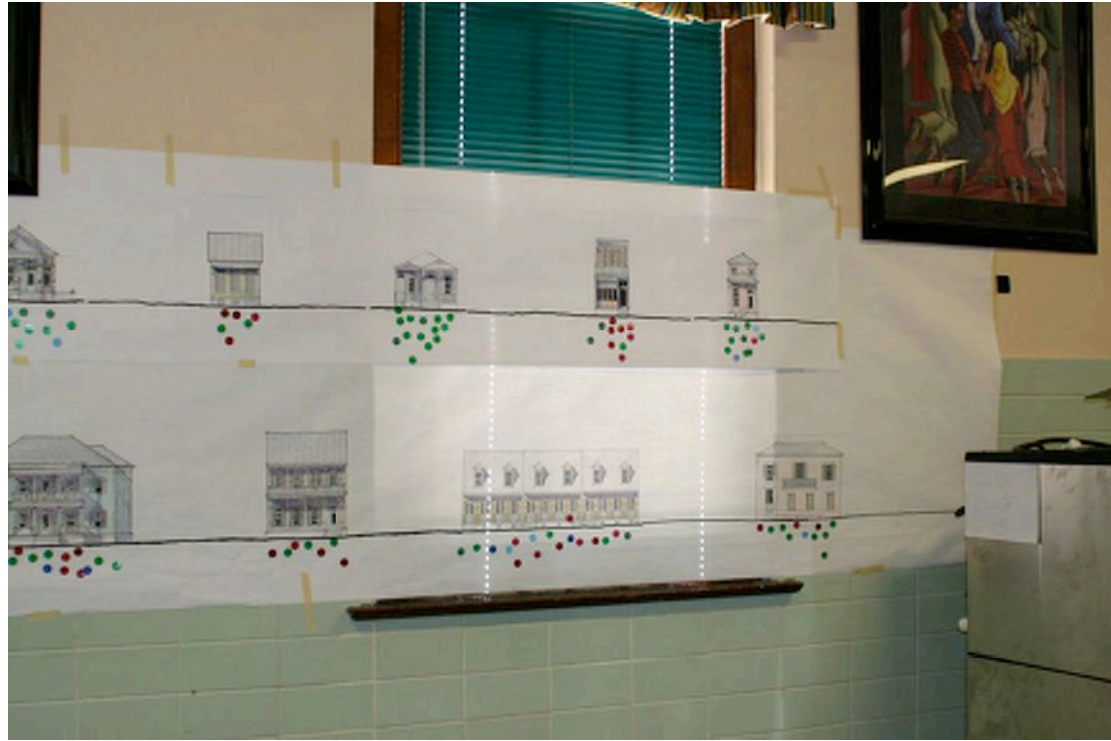
Building Homes around Education and Schools

Homebuilding Plan for Tremé/Lafitte & Tulane/Gravier











Building Types

INVENTORY OF LOT AND BUILDING TYPES

The Concept Plan is designed as a series of urban blocks each with a variety of different building and house types. These range from single family houses to apartment buildings. The inventory of types are based on precedents in the Tremé neighborhood.

Although much of the site will be developed with rental housing, the plan is conceived as if each building were sitting on its own property. The lot and building plans indicate each building type and the lot on which it is placed.

On the following pages we have included schematic plans and elevations of a selection of the building types. These include Building Type G, the double camelback house, Building Type J, the six-unit apartment building, and Building Type L, the Senior Building, amongst others.



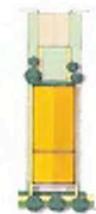
D. SINGLE
3 BR/2 B
Lot: 30' x 90'



E. SINGLE
2 BR/1 B
Lot: 30' x 33'



F. SINGLE
4 BR/3 B
Lot: 47' x 70'



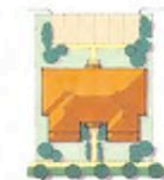
G. DOUBLE
2/3 BR/2 B
Lot: 32' x 110'



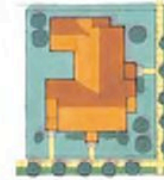
H. DOUBLE
2/3 BR/1.5 B
Lot: 57' x 90'



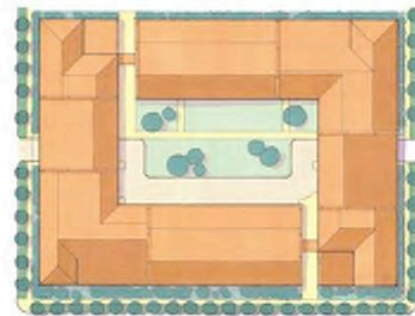
I. DOUBLE
2/3 BR/2 B
Lot: 48' x 90'



J. SIX UNIT
4/3 BR/1 B
Lot: 72' x 90'



K. SIX UNIT
1/1 1 BR (4) 2BR (1) 3BR
Lot: 60' x 90'



L. SENIOR BUILDING
100 1BR (2) 2BR
Lot: 270' x 100'



3-Bedroom/1.5 Bath per unit
1302 Net square feet per unit
1383 Gross square feet per unit
Scale: 3/32" = 1'-0"



CORNER DOUBLE Front elevation



CORNER DOUBLE Side street elevation



MIDBLOCK APARTMENT Front Elevation



SENIOR BUILDING Front Elevation

maintaining and extending the pat-
 tle of the site to create a contin-
 a spaces. It is lined primarily
 . Larger scale apartment build-
 which are larger-scale streets. The
 site to create eight urban blocks.
 d in a series of parking courts
 s. This plan provides 555 units



osed Lafitte site



CONCEPT PLAN



N. Roman St.

Lapeyrouse St.

St. Bernard Ave.

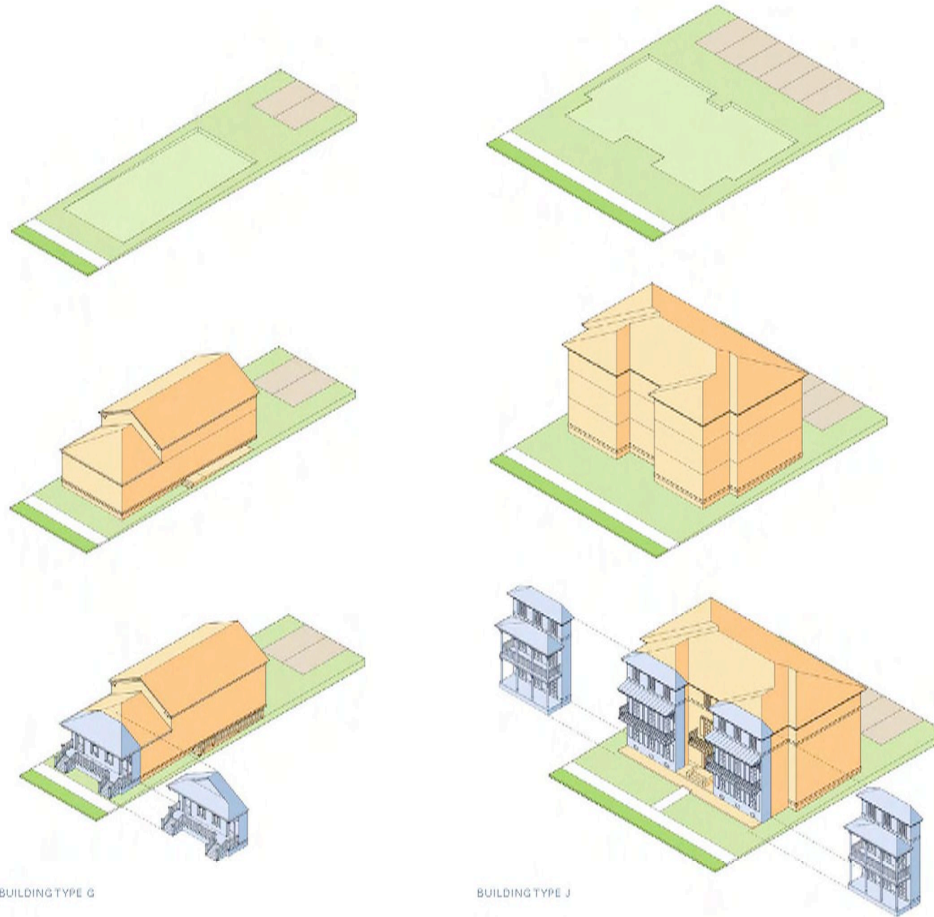
N. Derbigny St.

A

B

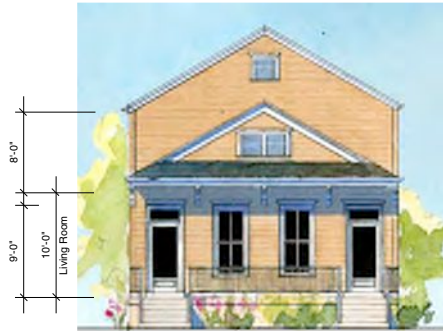
	A	B	TOTAL

BUILDING DESIGN APPROACH



BUILDINGTYPE G

BUILDINGTYPE J



CAMELBACK DOUBLE Elevation option

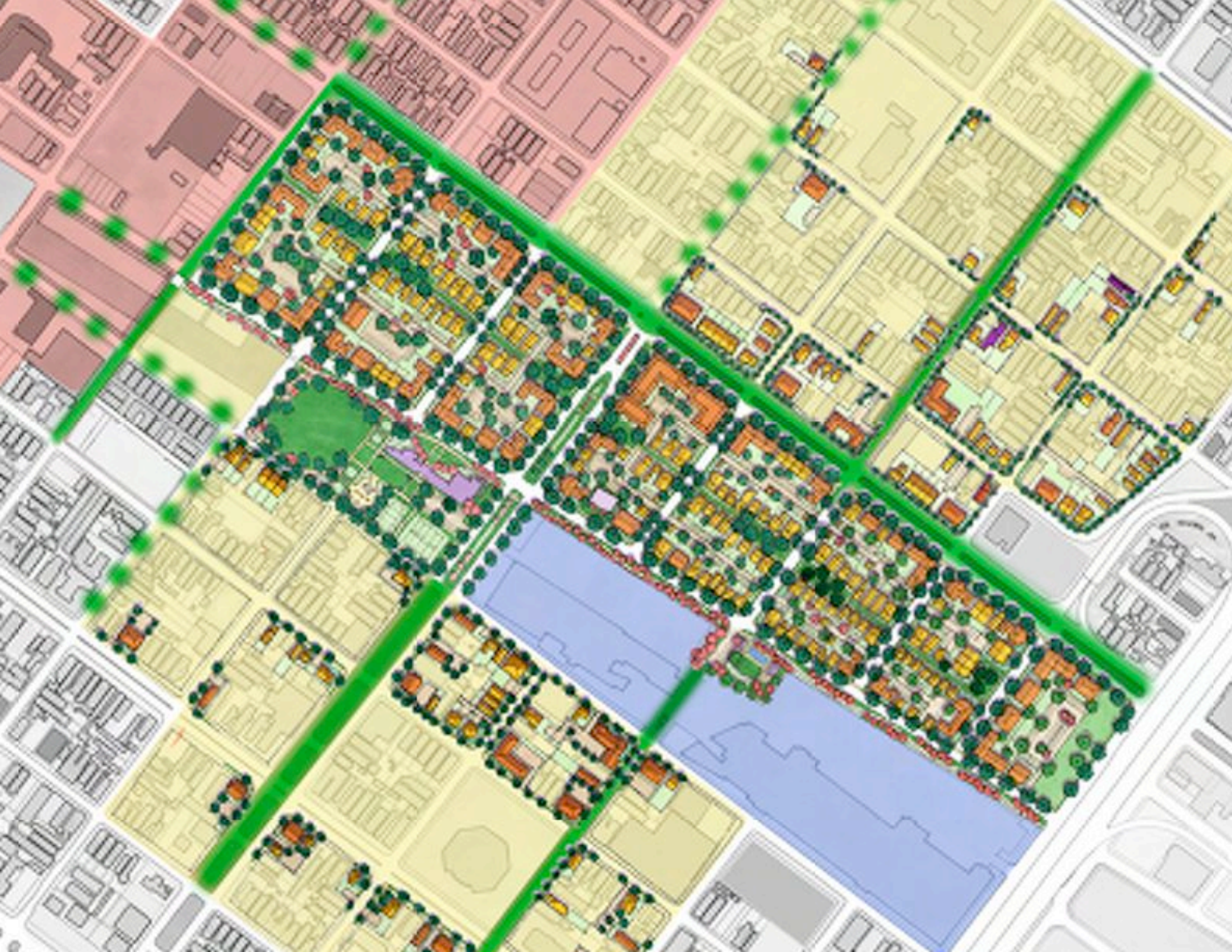
3-Bedroom/1.5 Bath per unit
1302 Net square feet per unit
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CORNER DOUBLE Front elevation



CORNER DOUBLE Side street elevation



ALTERNATIVE CONFIGURATIONS

The first Concept plan did not have street frontage for the houses along the internal green. Therefore studies were conducted to test the impact of adding small-scale, east/west streets along the green.

Alternate One

A street is added to both sides of the green north of Galvez and a single street is added south of Galvez. The blocks on the east side of the development do not have sufficient dimension to provide off-street parking in the center of the block. To provide front-loaded parking would reduce the unit count by 30%.

Alternate Two

A single one-way lane is added in the blocks north of Galvez with no resultant loss of parking or units. The area south of Galvez has the same loss of parking as Alternate One.

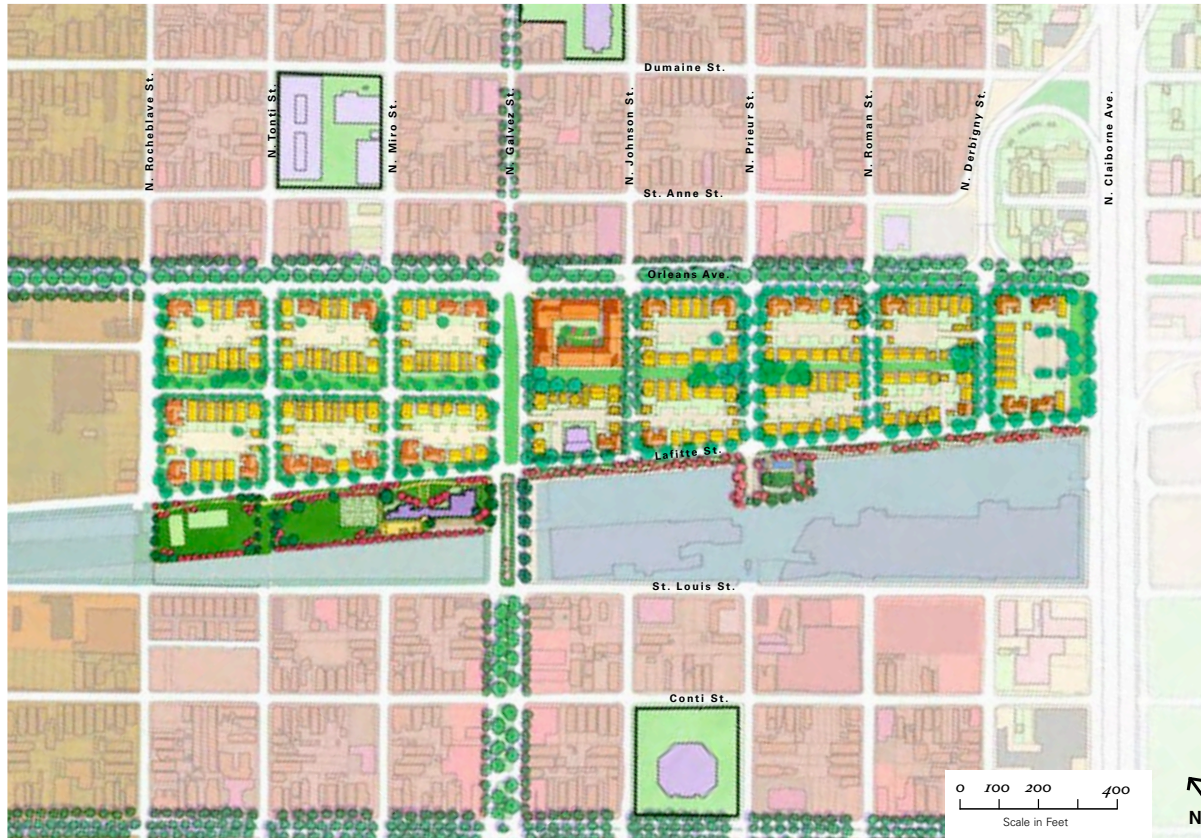


CONCEPT PLAN Alternate One PARKING COURT OPEN SPACE



CONCEPT PLAN Alternate Two PARKING COURT OPEN SPACE

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CONCEPT PLAN TWO



N. Tonti St.

Block 2
FFE 3.5'

N. Miro St.

Block 3
FFE 2.5'

N. Galvez St.

Orleans Ave.

Block 4
FFE 2.5'

Lafitte St.

N. Johnson St.

Block 5
FFE 2.0'

N. Prieur St.

Block 6
FFE 2.0'

N. Roman St.

Block 7
FFE 2.0'

N. Derbigny St.

N. Tontfi St.

Block 2
+3.5'

N. Miro St.

Block 3
+3.5'

N. Galvez St.

Orleans Ave.

Block 4
+3.5'

Lafitte St.

N. Johnson St.

Block 5
+3.25'

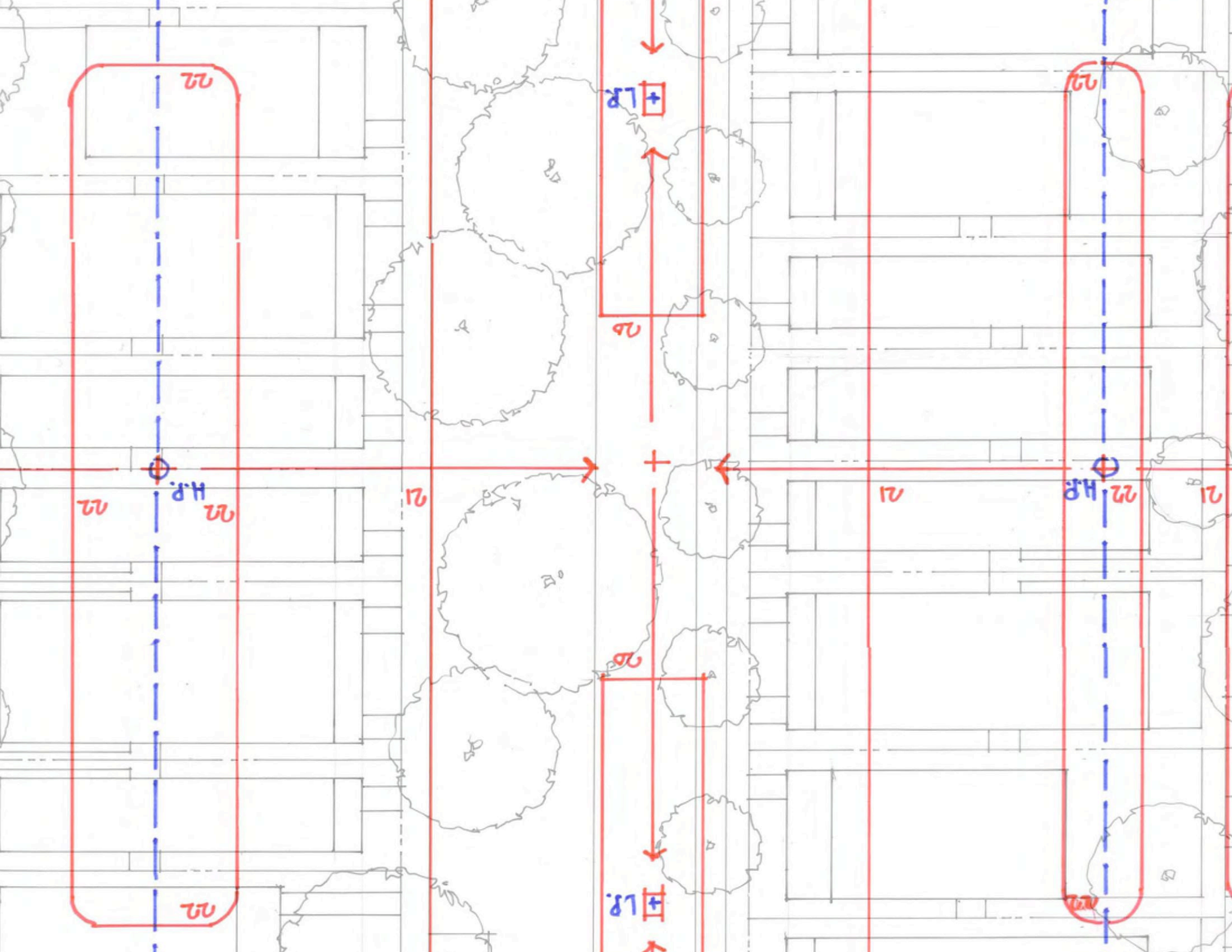
N. Prieur St.

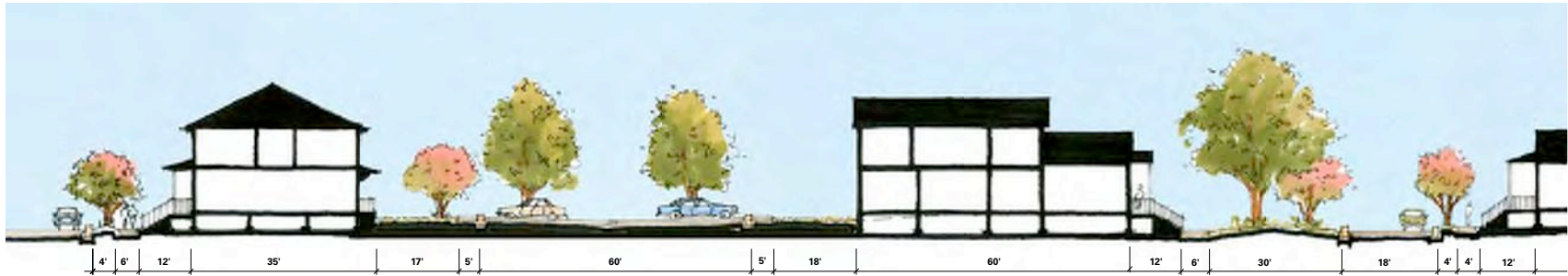
Block 6
+3.25'

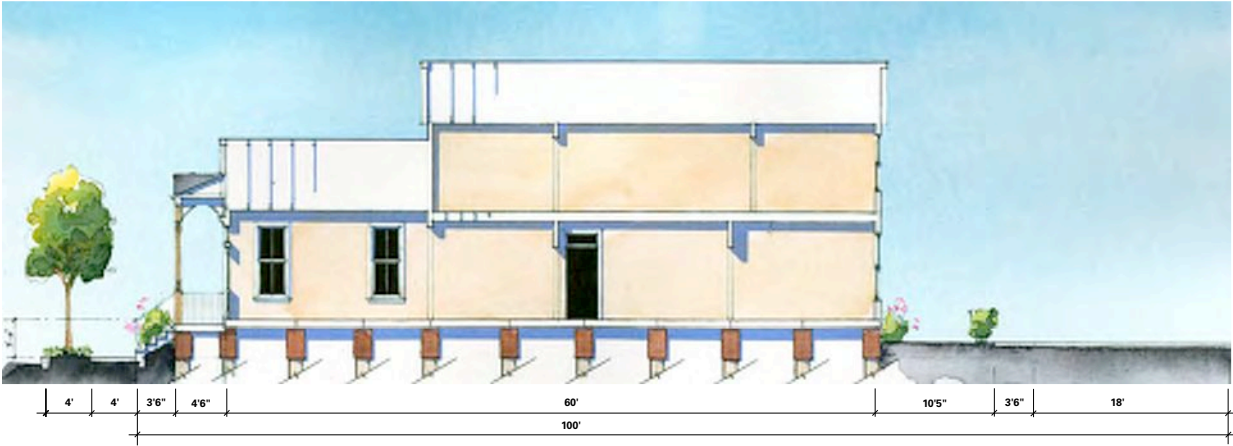
N. Roman St.

Block 7
+3.0'

N. Derbigny St.





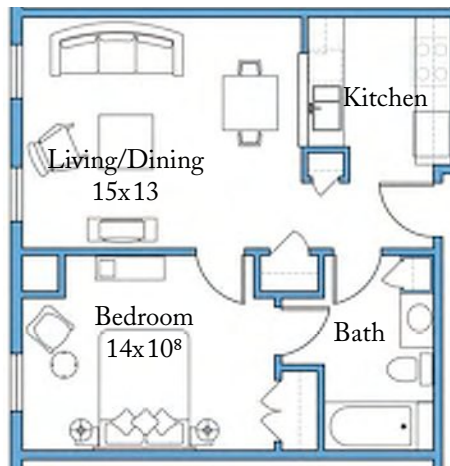




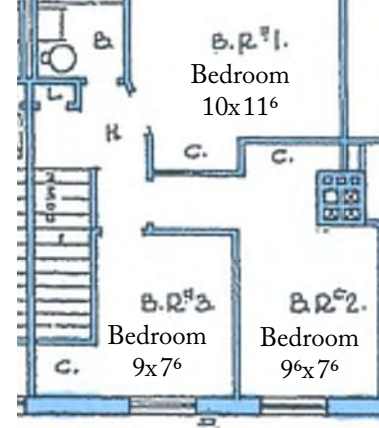
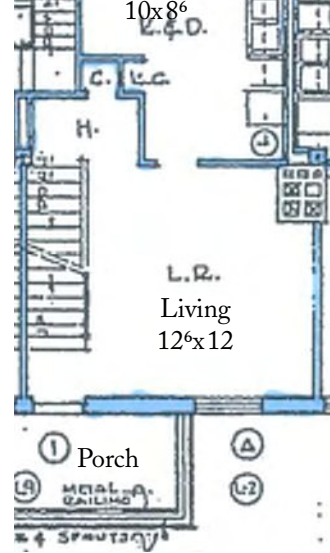




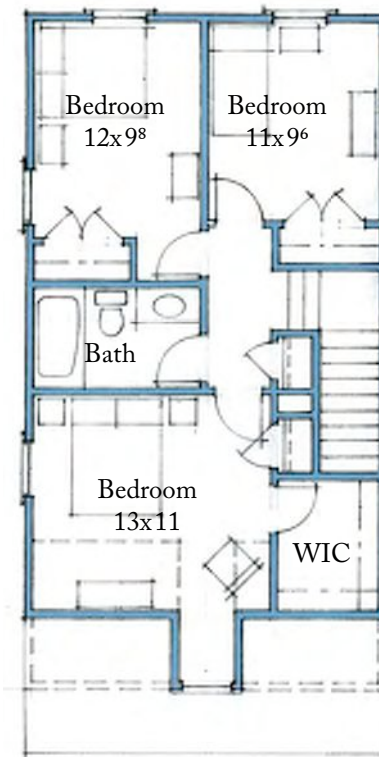
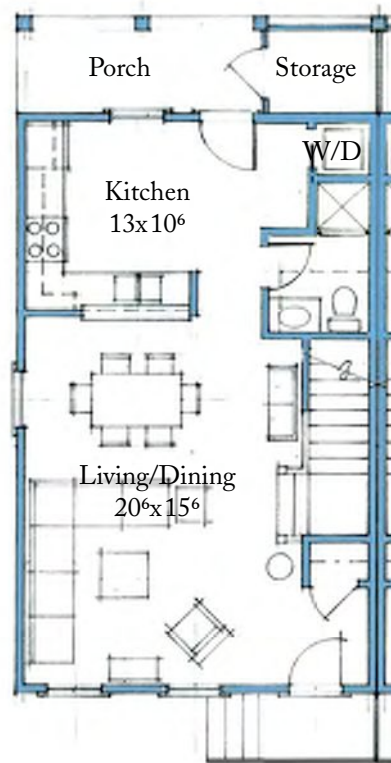
Existing Lafitte 1br/1b unit: 443-486sf (net)



Proposed 1br/1b unit (in Senior Building): 538sf (net)



Existing Lafitte 3br/1b unit (on second and third floor of building): 821sf (net)



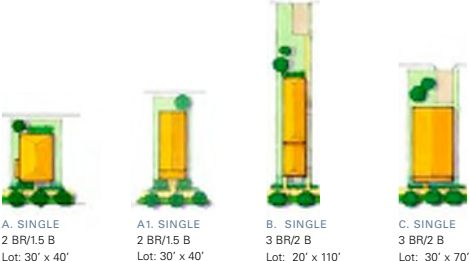
Proposed 3br/2b unit (ground-related): 1242sf (net)

Building Types

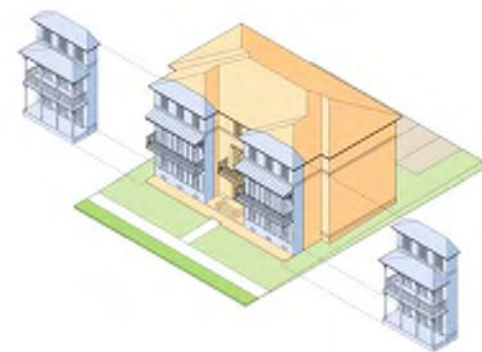
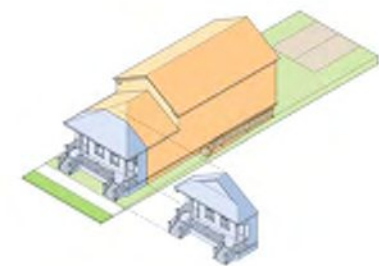
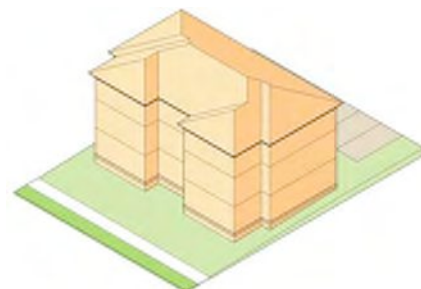
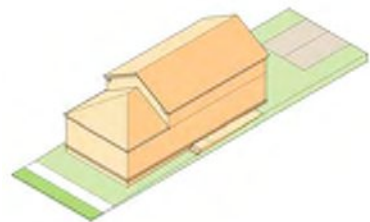
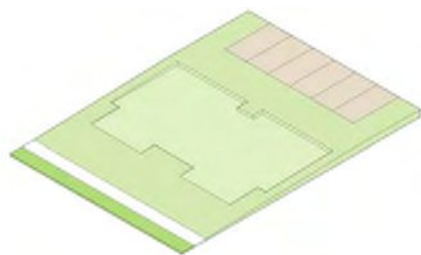
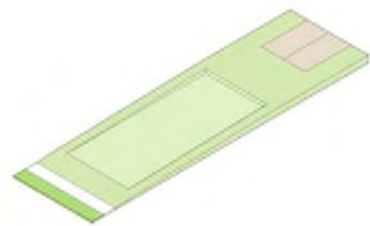
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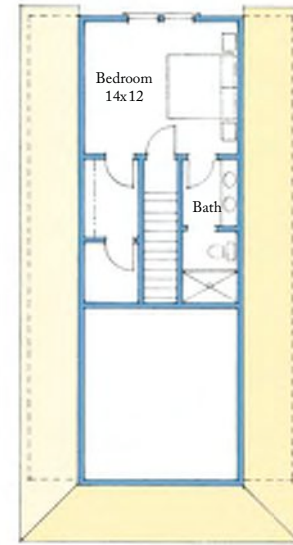
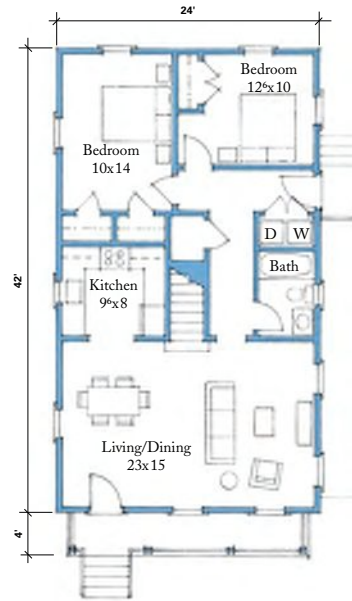
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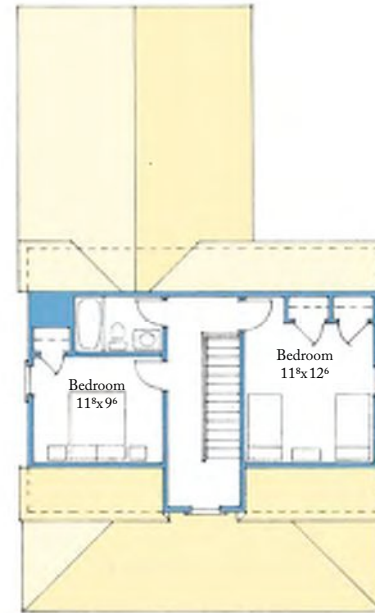
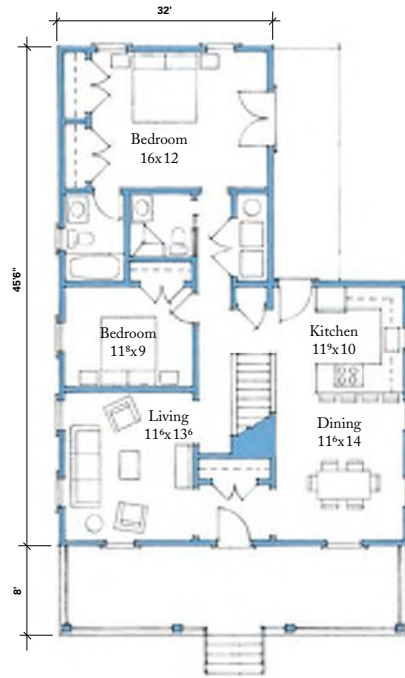
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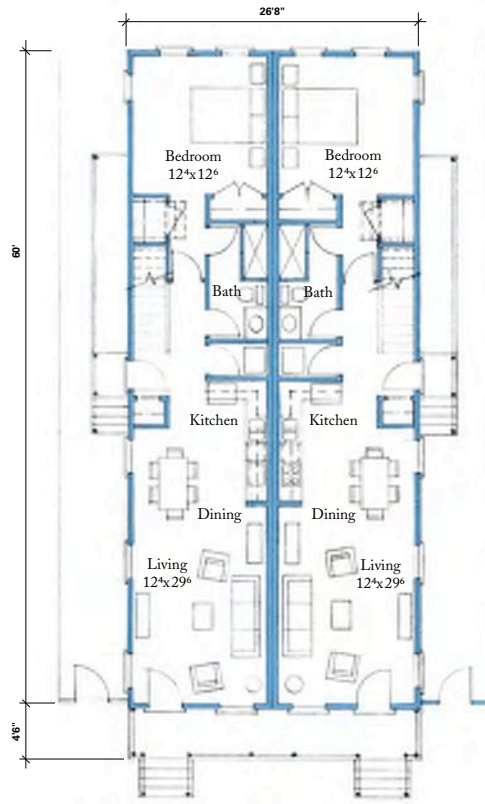




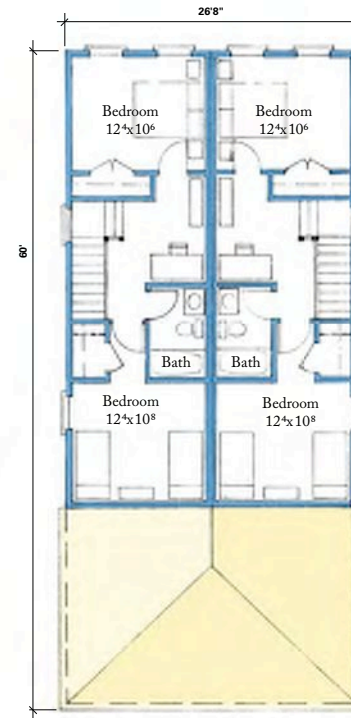
DOUBLE Elevation Option One



DOUBLE Elevation Option Two

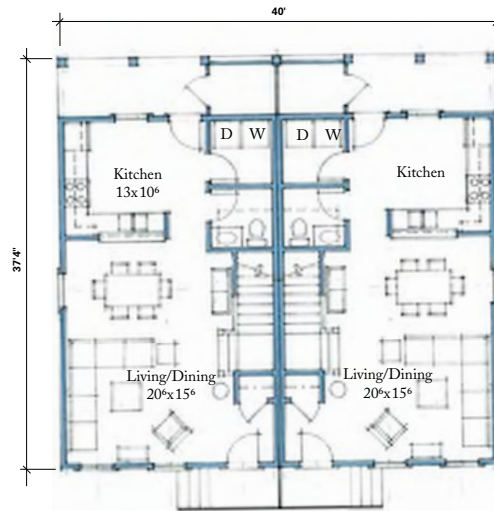


DOUBLE First Floor

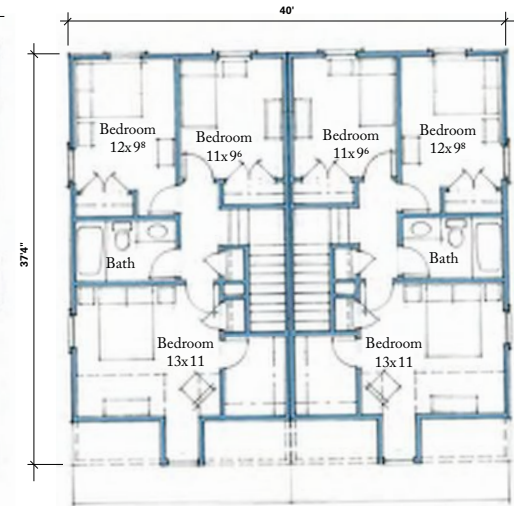


DOUBLE Second Floor

BUILDING TYPE H - DOUBLE 3 BEDROOM:
PLANS AND ELEVATIONS



DOUBLE First Floor



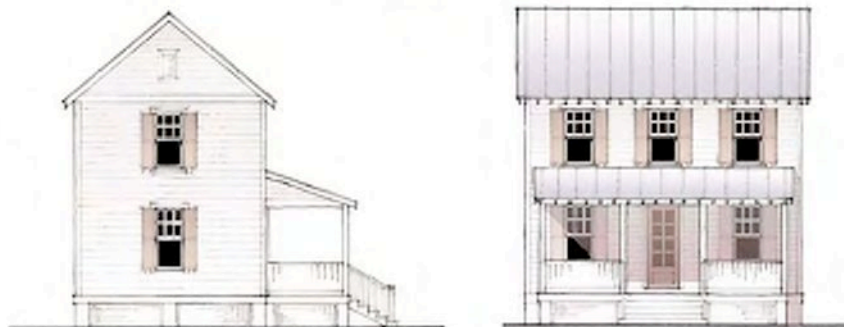
DOUBLE Second Floor



KC 576 Opt. A

1bed/1bath - Universal Design
Grows to 772, 2 bed/2bath

Designer: Marianne Cusato
September 5, 2006



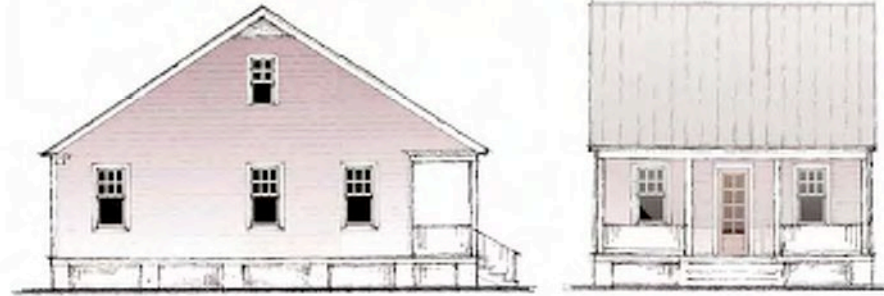
KC 936

2 bed/1bath

Grows to 1200 sq ft, 3bed/2bath

Designer: Marianne Cusato

September 5, 2006



910 sq. ft. Unit

3bed/1bath

Grows to 1172, 3 bed/2bath

Designer: Marianne Cusato



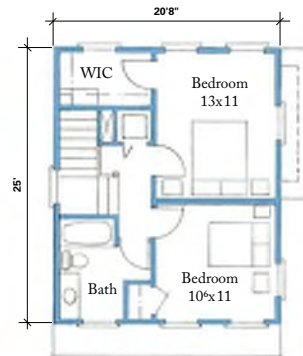
CARRIAGE HOUSE Elevation Front



CARRIAGE HOUSE First Floor



CARRIAGE HOUSE Elevation Rear



CARRIAGE HOUSE Second Floor

BUILDING TYPE I – CORNER DOUBLE (1 1/2 STORY WING):
PLANS AND ELEVATIONS

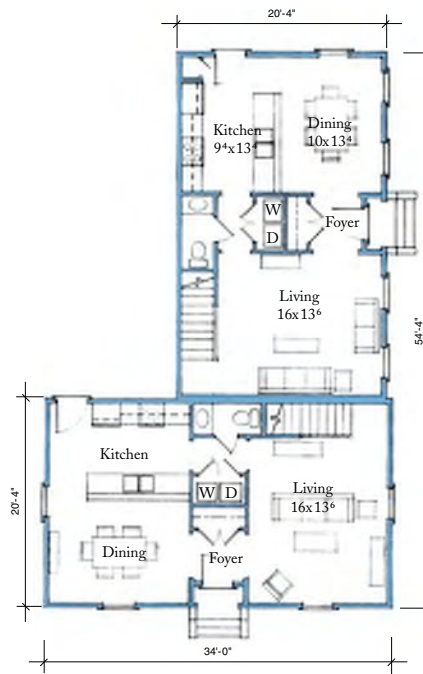
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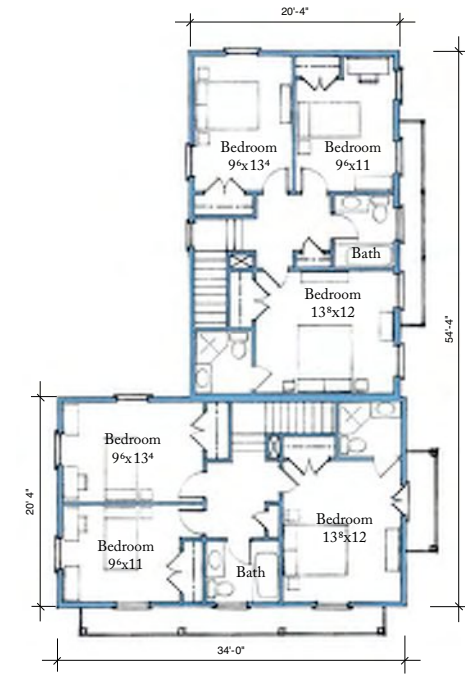
CORNER DOUBLE Front elevation



CORNER DOUBLE Side street elevation



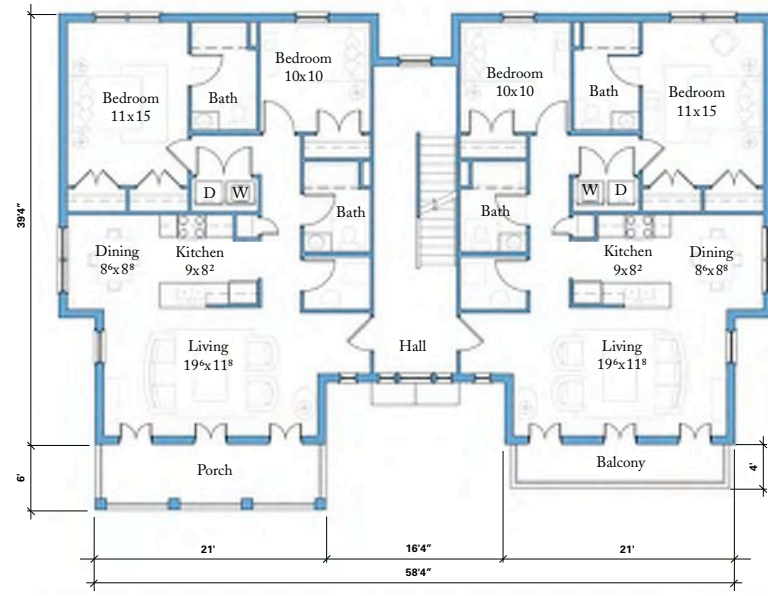
CORNER DOUBLE First floor plan IN PROGRESS



CORNER DOUBLE Second floor plan IN PROGRESS



SIX-UNIT APARTMENT Street Elevation



SIX-UNIT APARTMENT Second Floor Plan

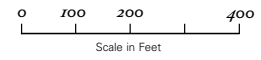


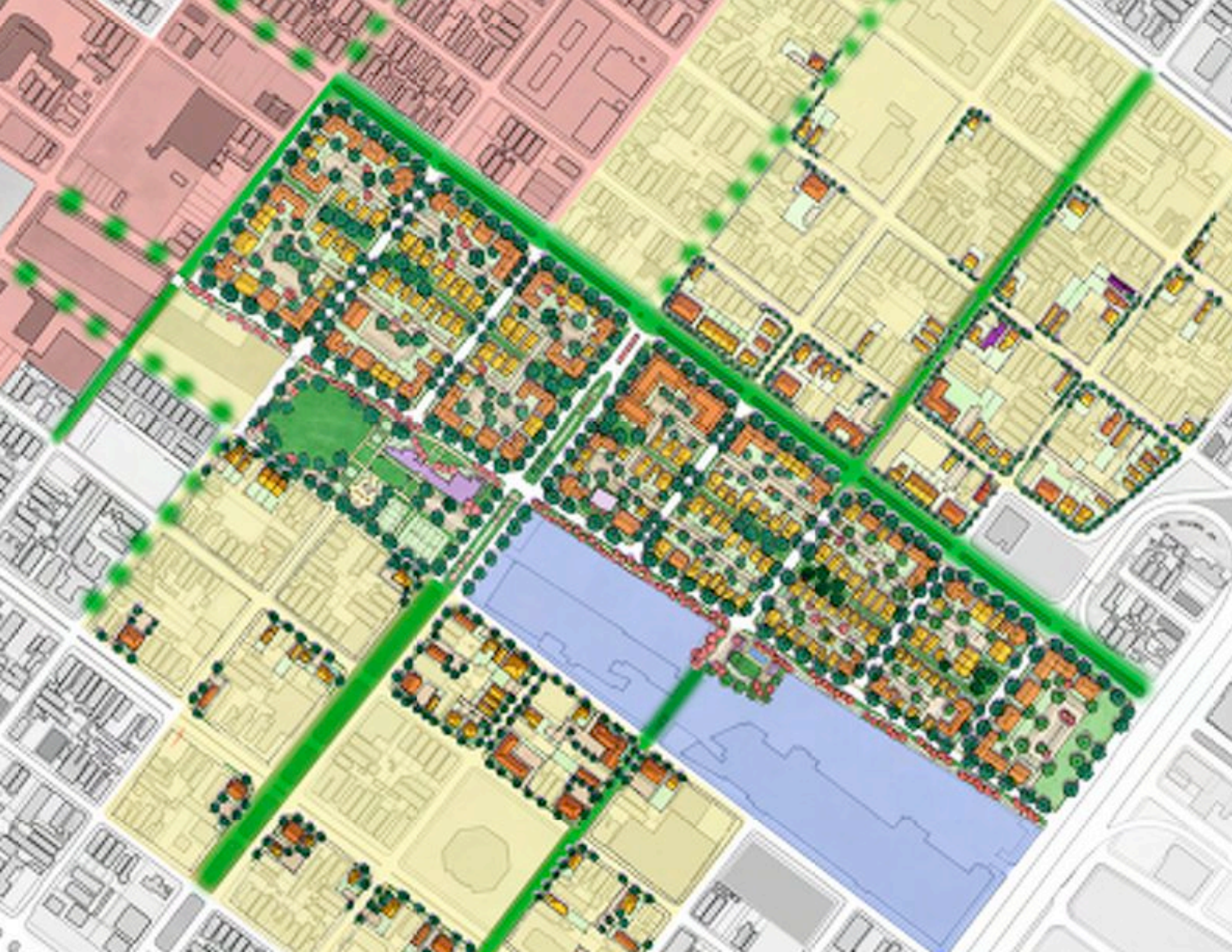


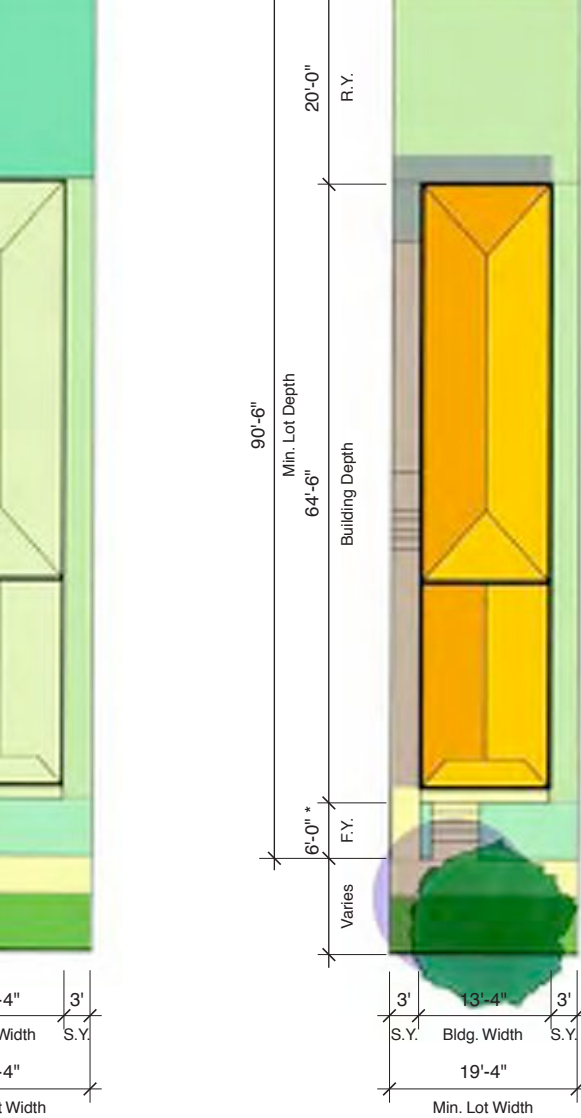
SACRED HEART SITE Existing



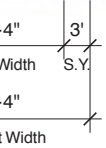
SACRED HEART SITE Proposed







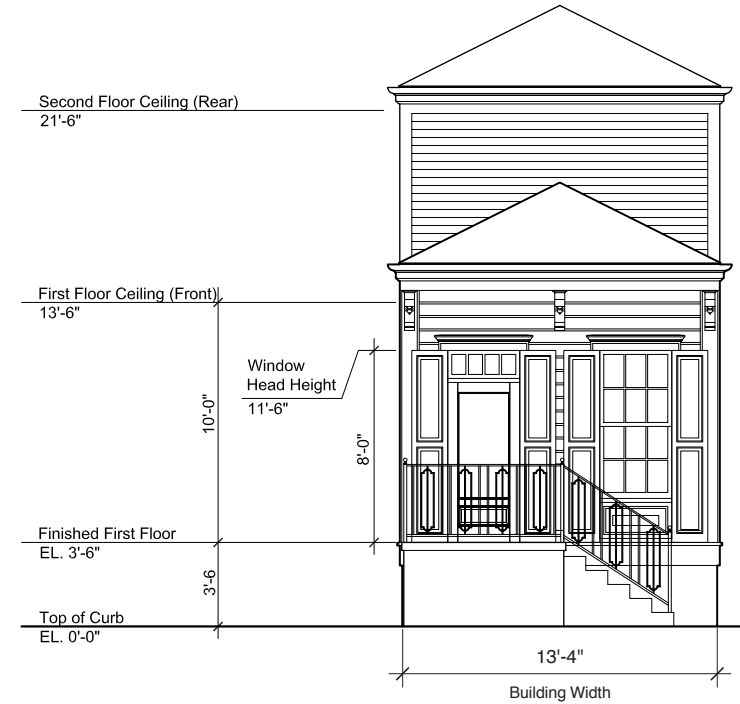
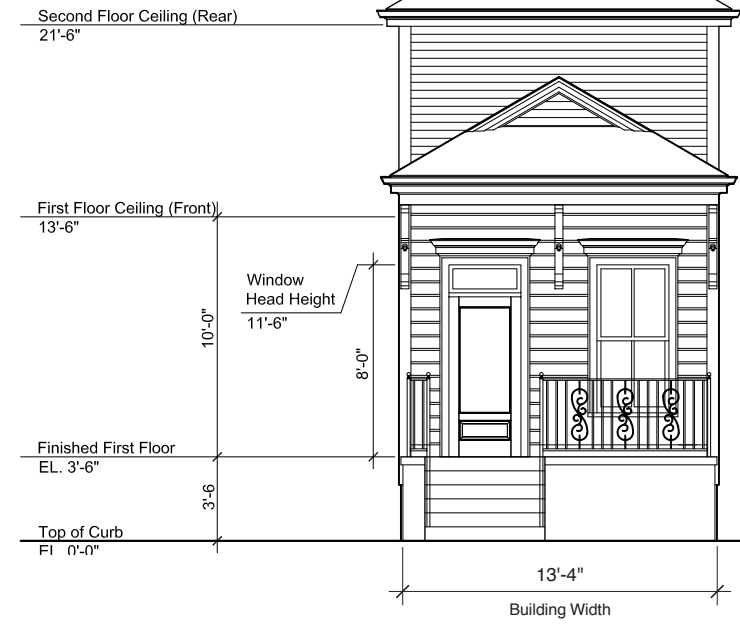
ILLUSTRATIVE LOT PLAN



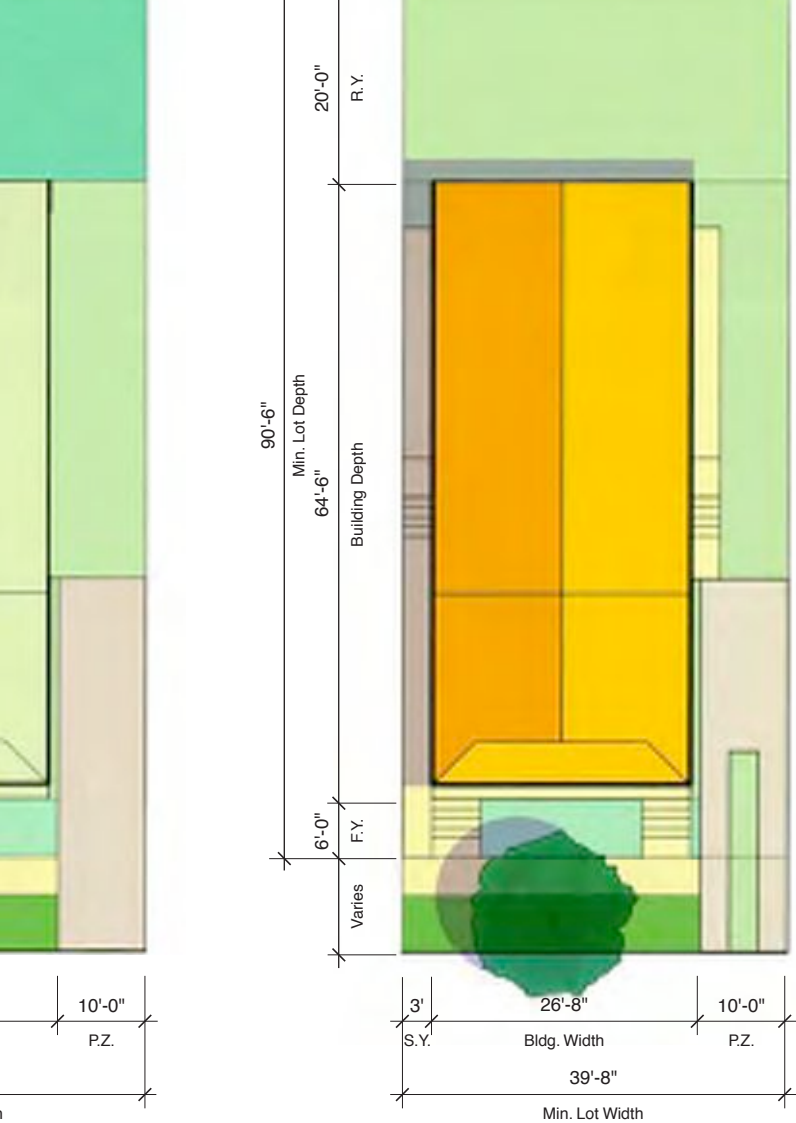
ING ENVELOPE

- PUBLIC REALM: SIDEWALK AND VERGE
- BUILDING FOOTPRINT

...D BY AVERAGE FRONT YARD DEPTH ACROSS ADJOINING BLOCK FACE (6'-0" ILLUSTRATED)

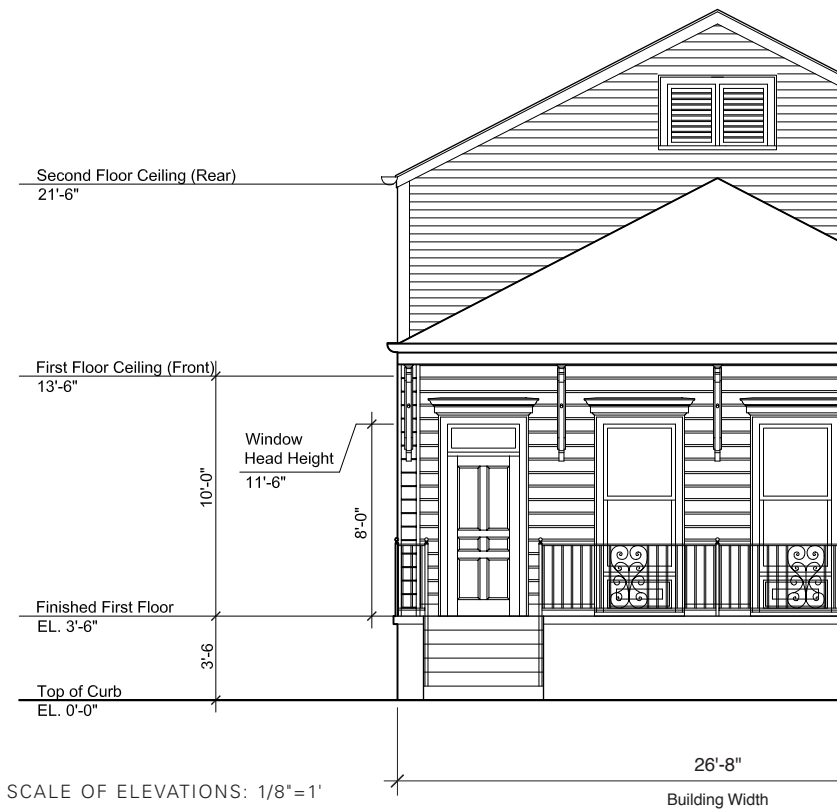
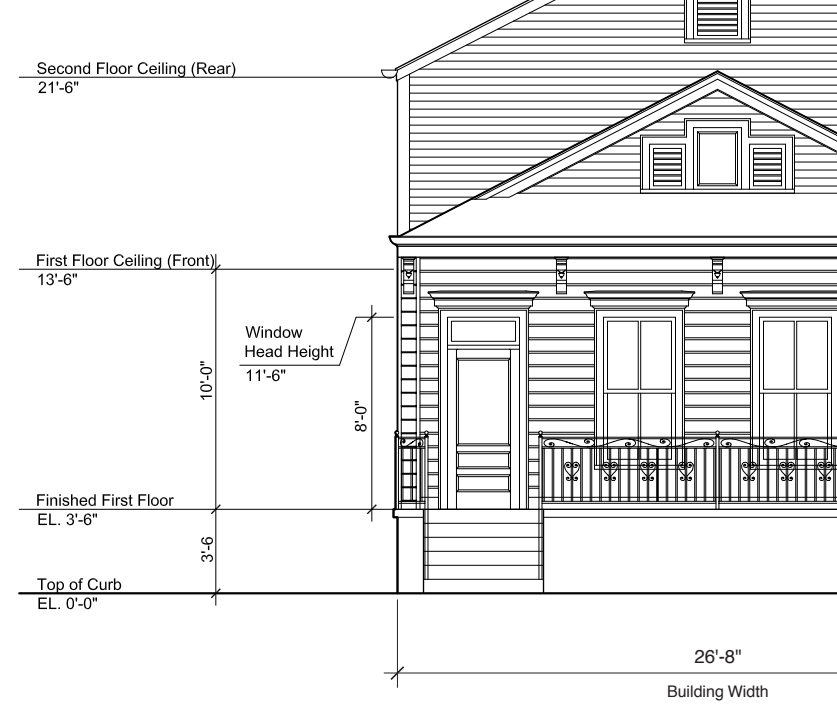


SCALE OF ELEVATIONS: 1/8" = 1'-0"

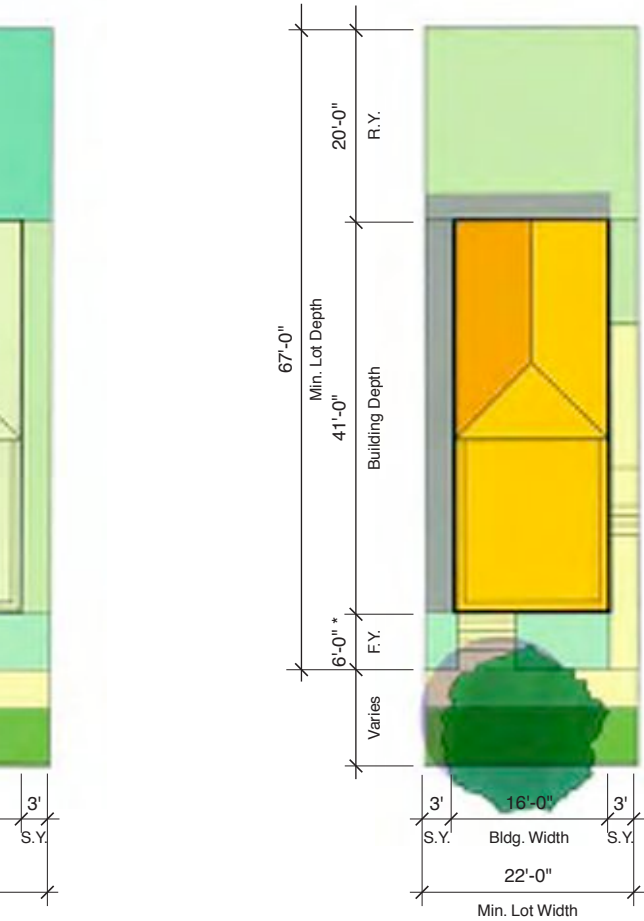


ILLUSTRATIVE LOT PLAN

- PUBLIC REALM: SIDEWALK AND VERGE
 - BUILDING FOOTPRINT
 - PARKING ZONE (P.Z.)
- BASED ON AVERAGE FRONT YARD DEPTH ACROSS ADJOINING BLOCK FACE (6'-0" ILLUSTRATED)



SCALE OF ELEVATIONS: 1/8" = 1'

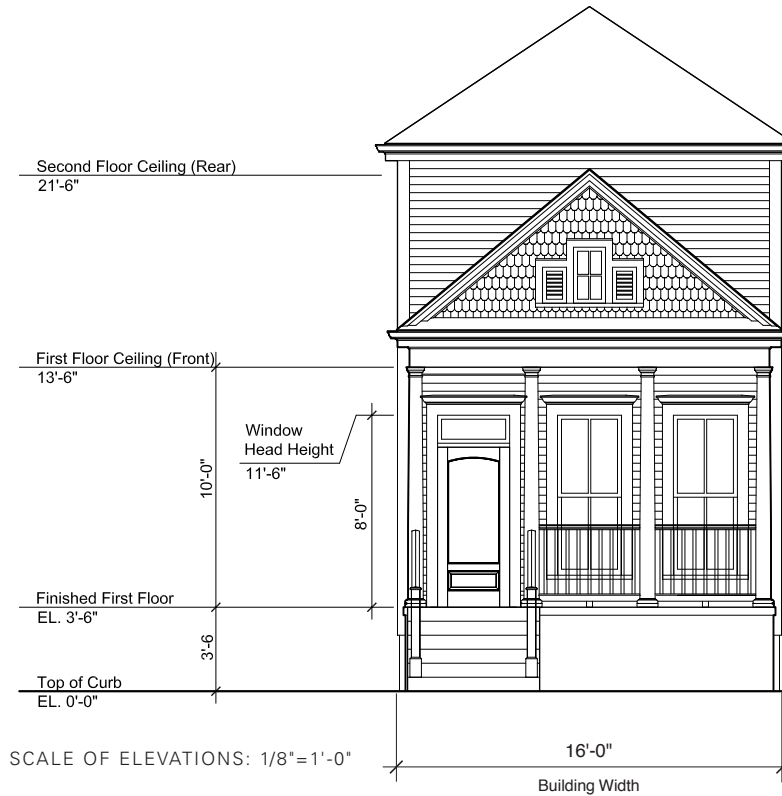


ILLUSTRATIVE LOT PLAN

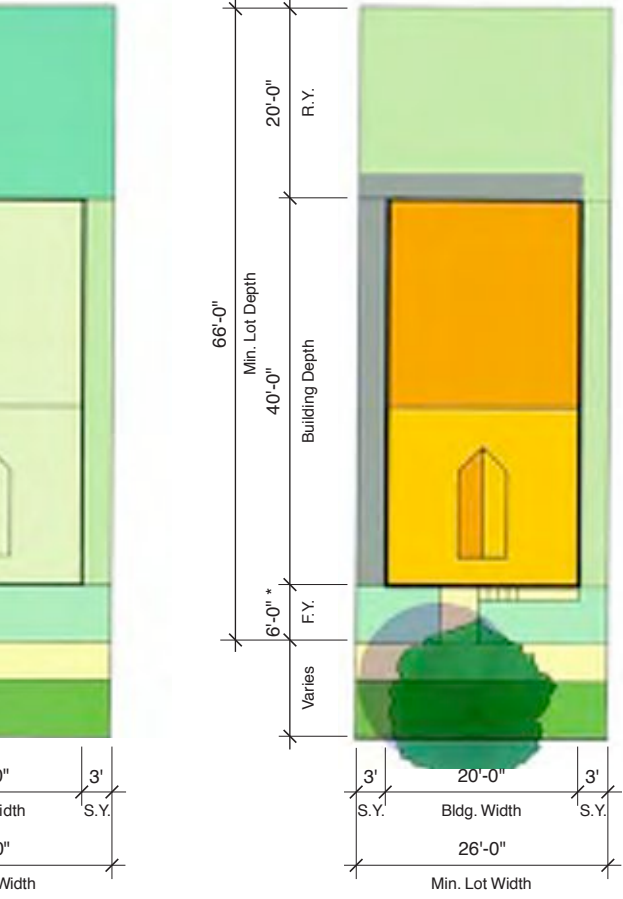
VELOPE

- PUBLIC REALM: SIDEWALK AND VERGE
- BUILDING FOOTPRINT

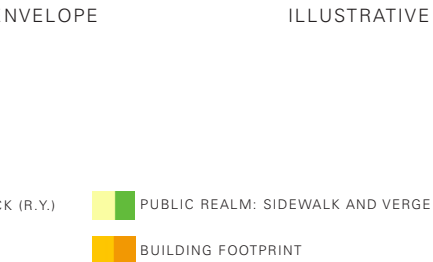
DEFINED BY AVERAGE FRONT YARD DEPTH ACROSS ADJOINING BLOCK FACE (6'-0" ILLUSTRATED)



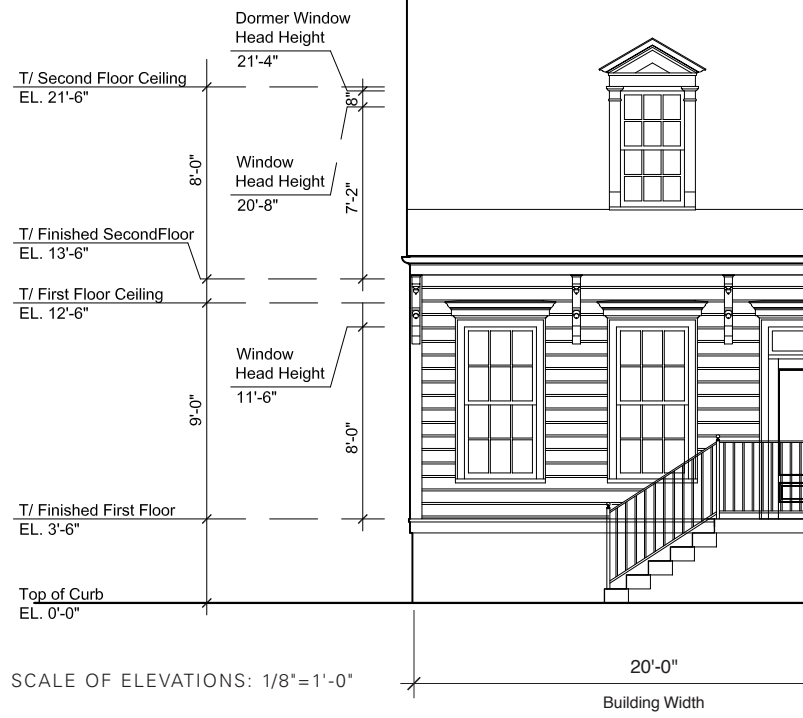
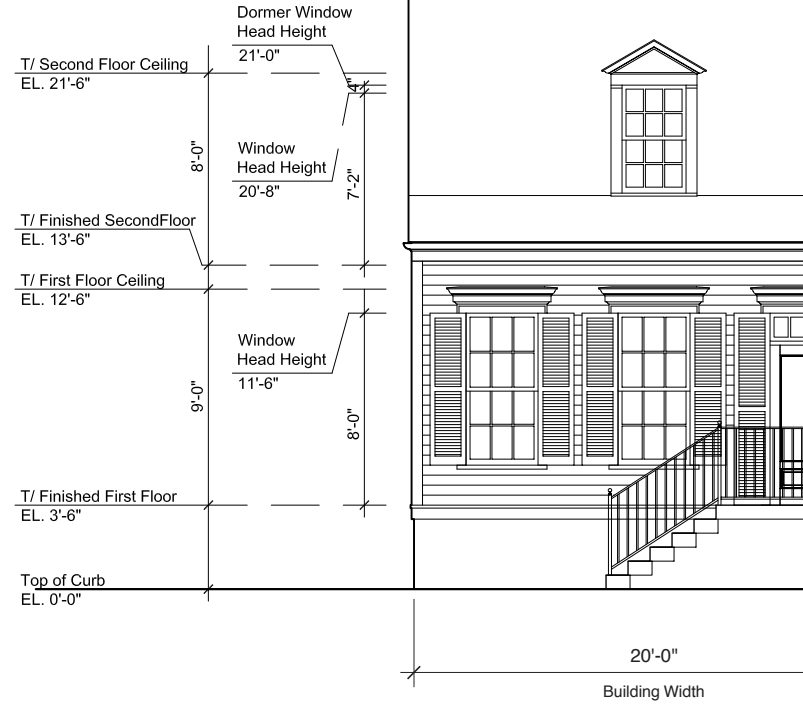
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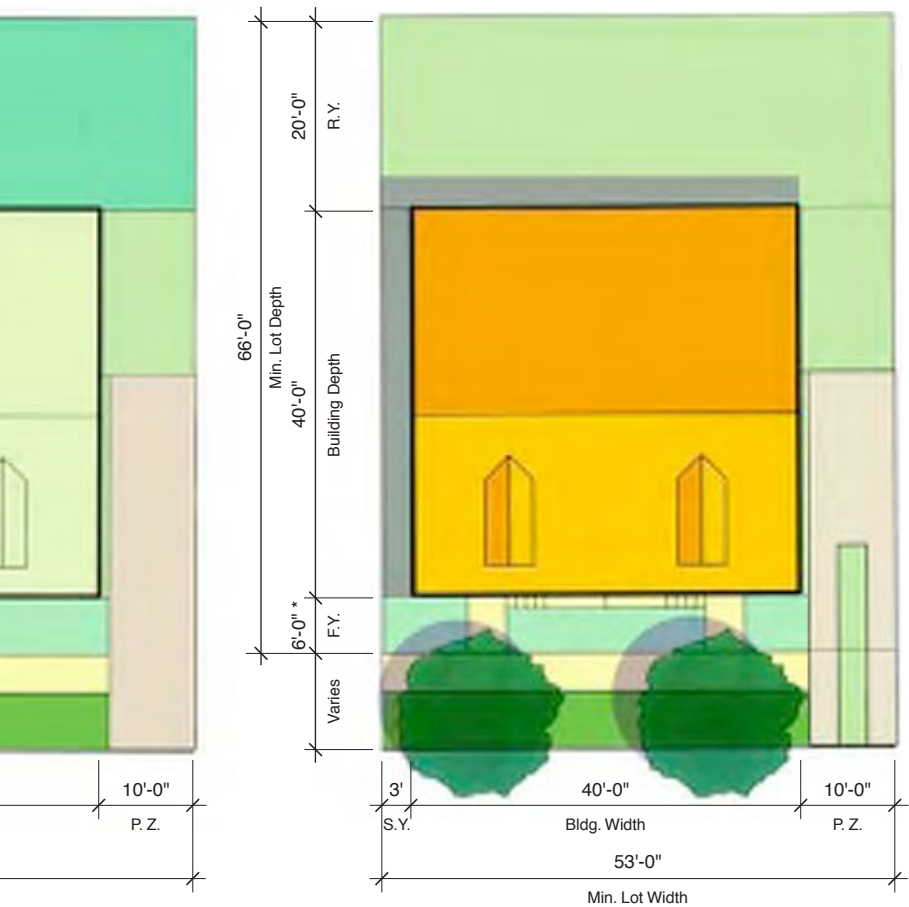
ILLUSTRATIVE LOT PLAN



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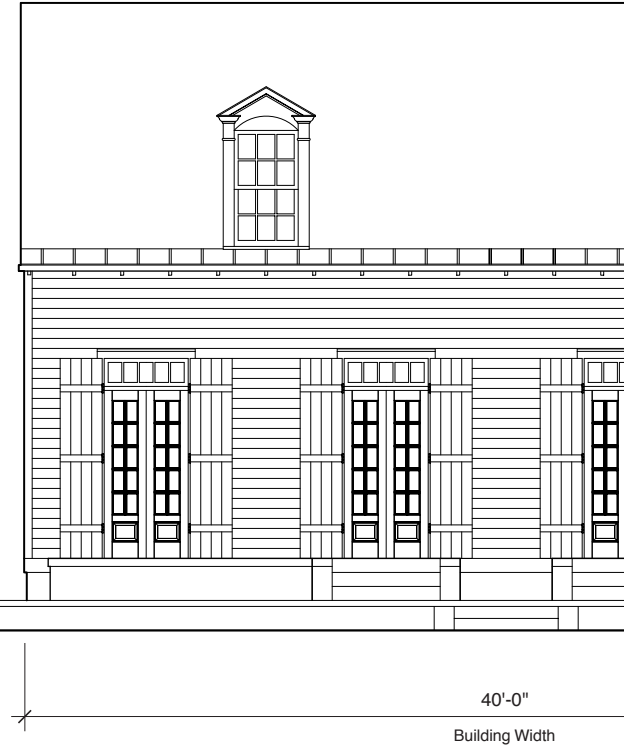
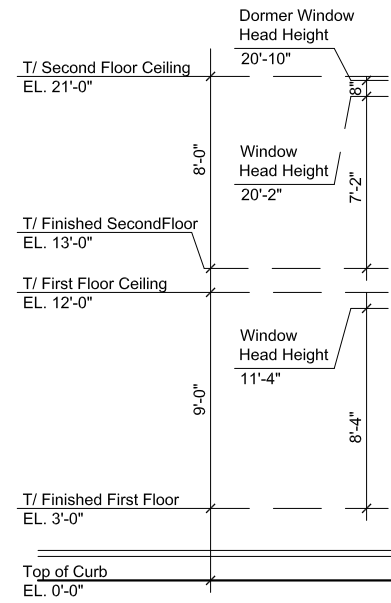
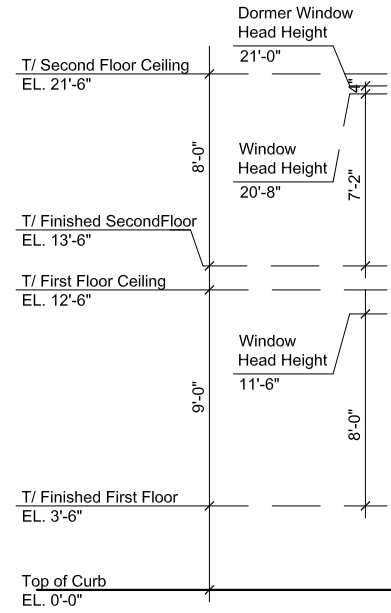


SCALE OF ELEVATIONS: 1/8" = 1'-0"

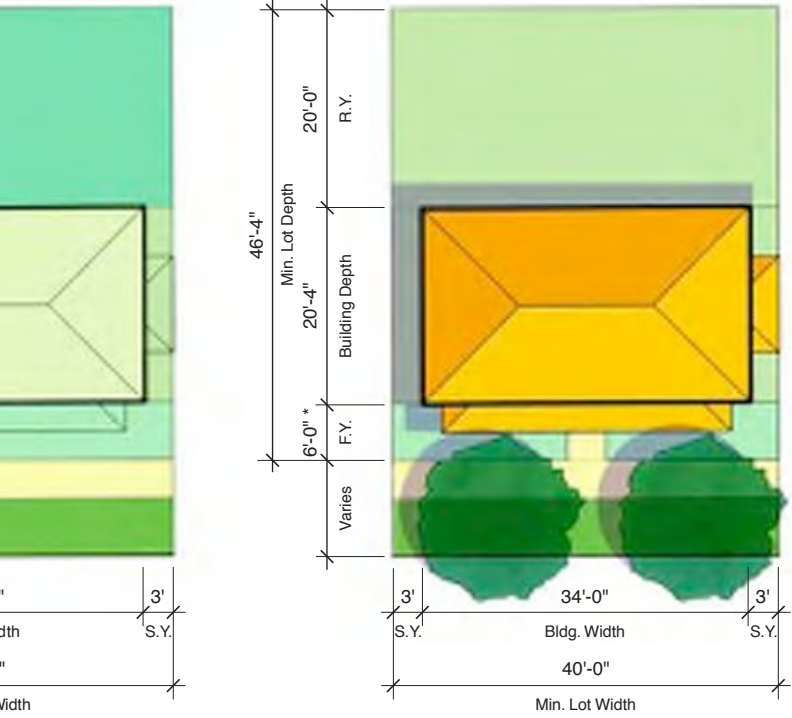


ILLUSTRATIVE LOT PLAN

- PUBLIC REALM: SIDEWALK AND VERGE
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 - PARKING ZONE (P.Z.)
- ...D BY AVERAGE FRONT YARD DEPTH ACROSS ADJOINING BLOCK FACE (6'-0" ILLUSTRATED)

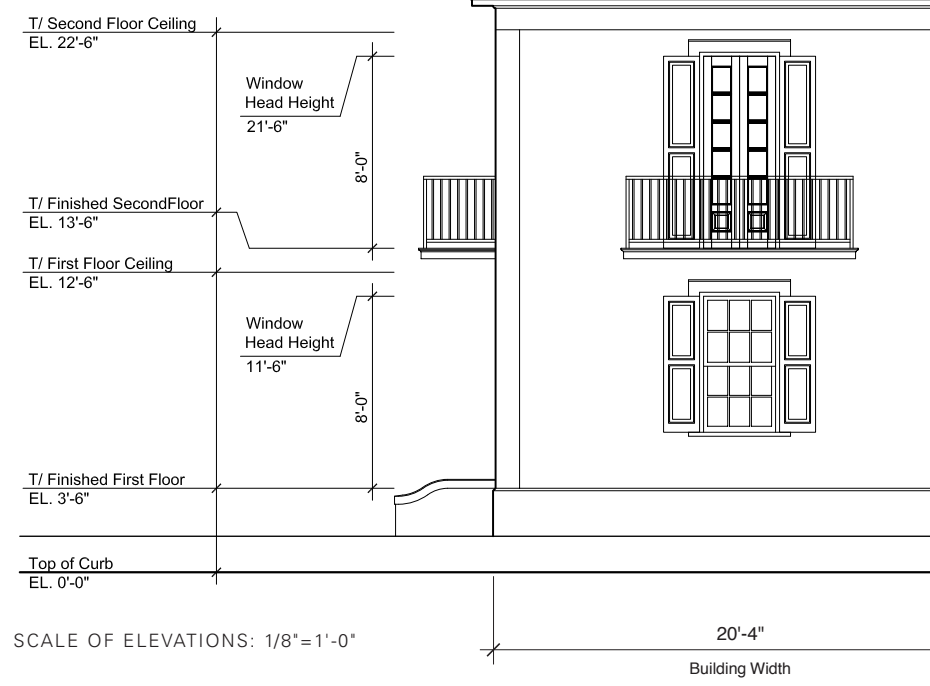


SCALE OF ELEVATIONS: 1/8" = 1'-0"



ILLUSTRATIVE LOT PLAN

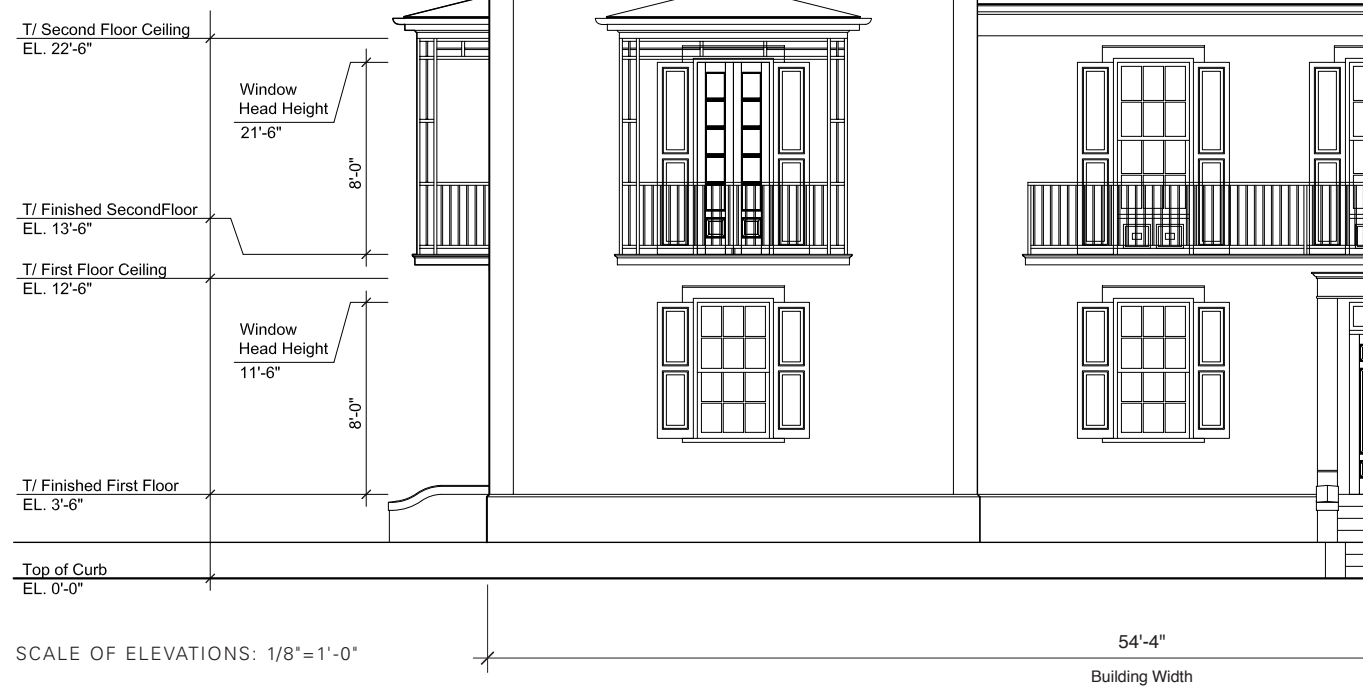
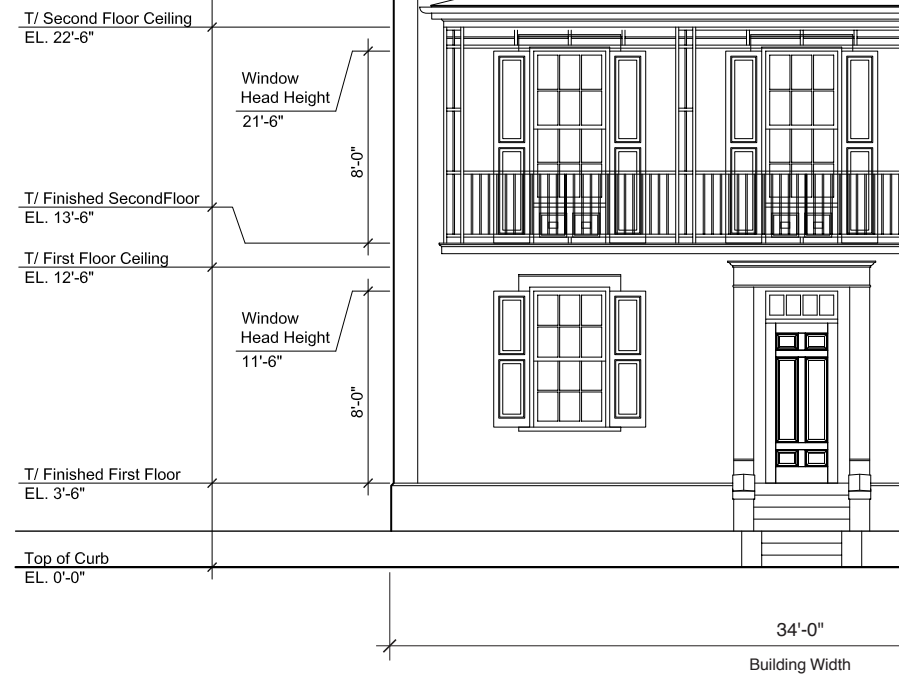
PUBLIC REALM: SIDEWALK AND VERGE
 BUILDING FOOTPRINT
 DETERMINED BY AVERAGE FRONT YARD DEPTH ACROSS ADJOINING BLOCK FACE (6'-0" ILLUSTRATED)



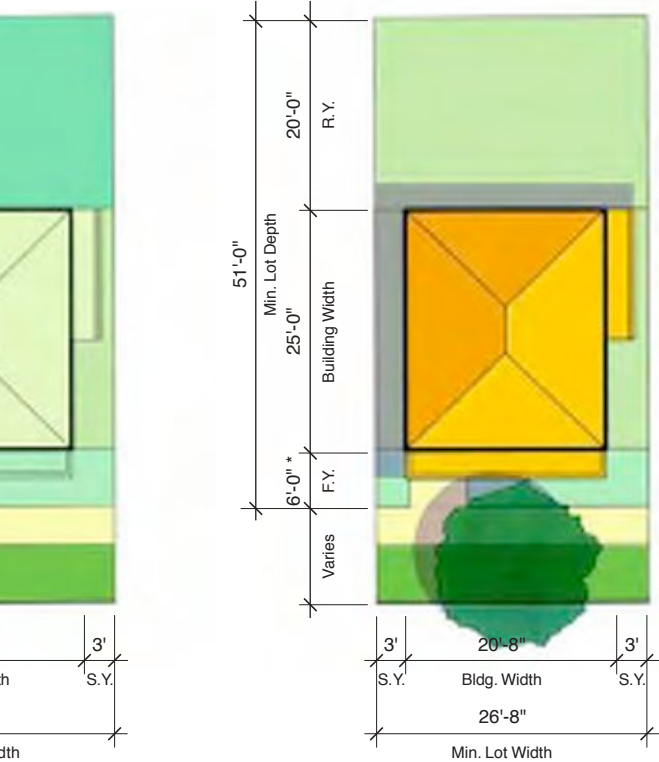


ILLUSTRATIVE LOT PLAN

- PUBLIC REALM: SIDEWALK AND VERGE
 - BUILDING FOOTPRINT
 - PARKING ZONE (P.Z.)
- BASED ON AVERAGE FRONT YARD DEPTH ACROSS ADJOINING BLOCK FACE (6'-0" ILLUSTRATED)



SCALE OF ELEVATIONS: 1/8" = 1'-0"



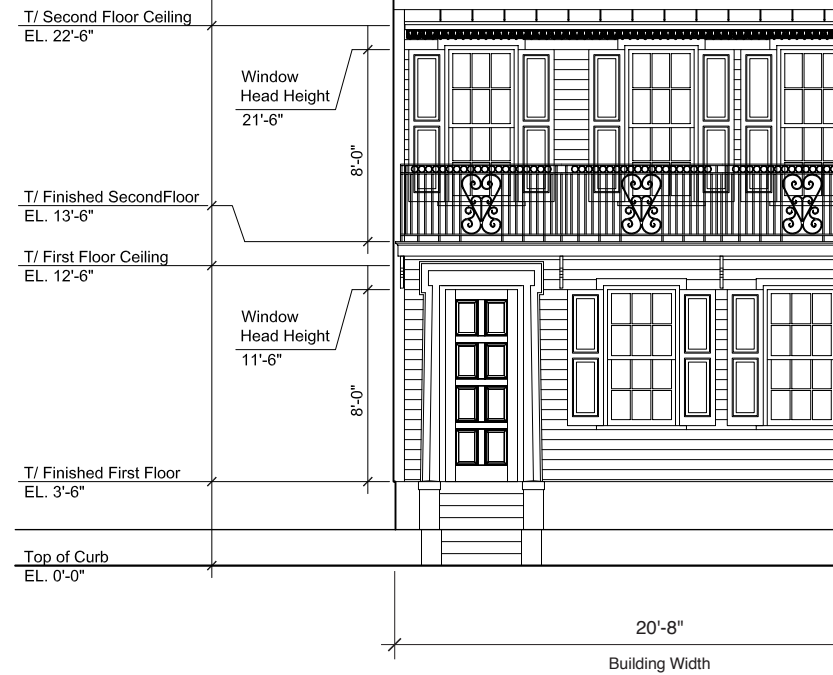
ILLUSTRATIVE LOT PLAN

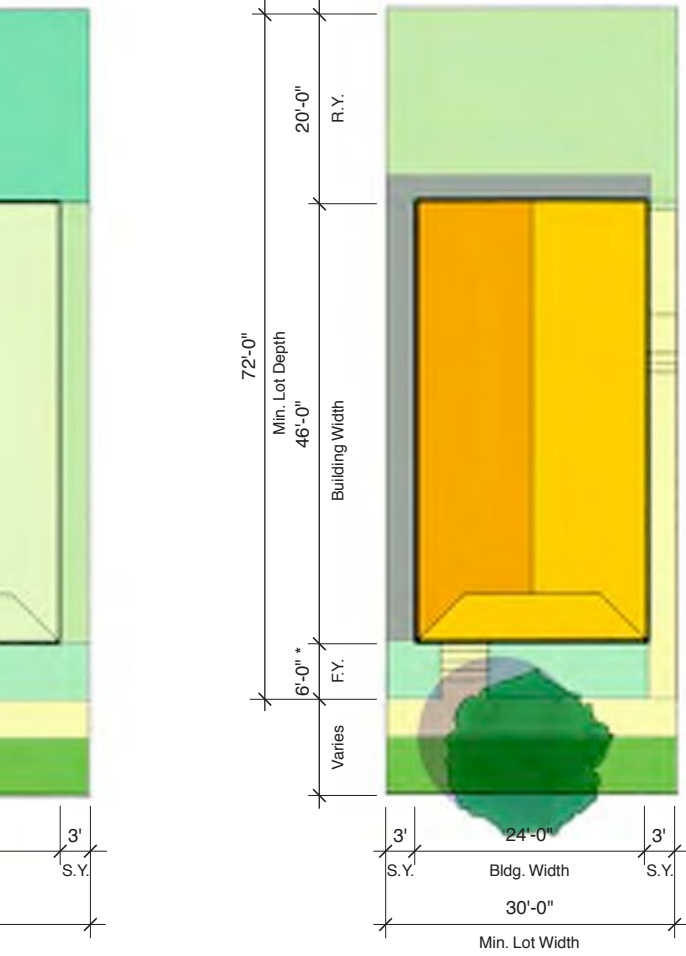
VELOPE

CK (R.Y.) PUBLIC REALM: SIDEWALK AND VERGE

BUILDING FOOTPRINT

BY AVERAGE FRONT YARD DEPTH ACROSS ADJOINING BLOCK FACE (6'-0" ILLUSTRATED)

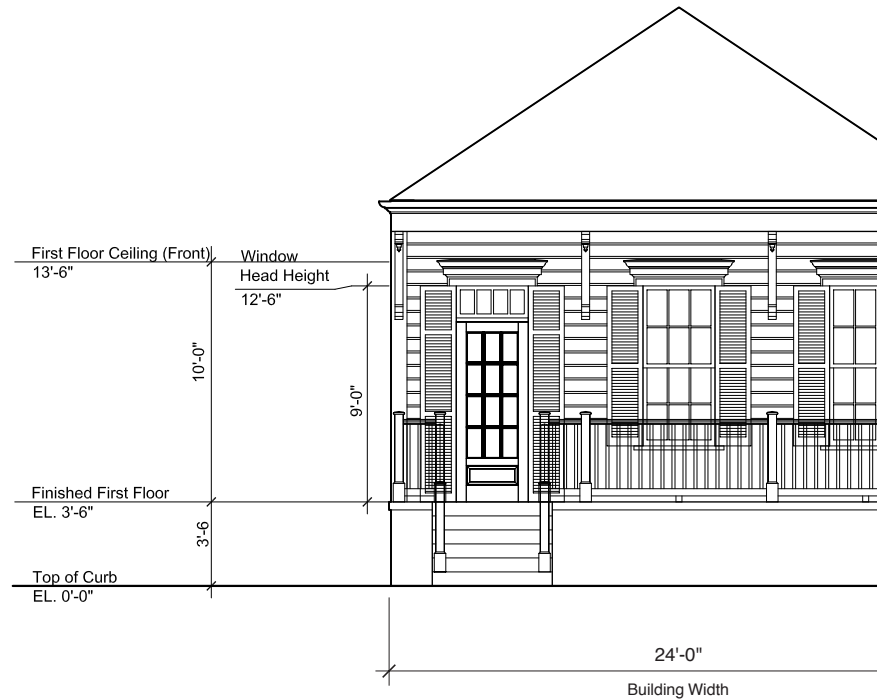
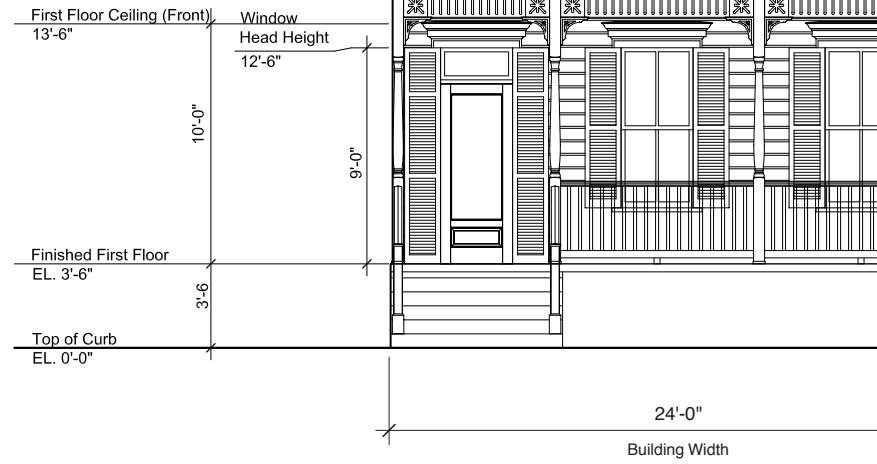




ILLUSTRATIVE LOT PLAN

- █ PUBLIC REALM: SIDEWALK AND VERGE
- █ BUILDING FOOTPRINT

* DETERMINED BY AVERAGE FRONT YARD DEPTH ACROSS ADJOINING BLOCK FACE (6'-0" ILLUSTRATED)



SCALE OF ELEVATIONS: 1/8"=1'-0"

