

CONSCIOUS URBAN PLACEMAKING

COMPATIBILITY
SUSTAINABILITY
ACCESSIBILITY
AFFORDABILITY

WHO ARE WE?

- ◆ We are contextual thinkers who consider: place, people, past, present, future, form, and function.
- ◆ We are a multidisciplinary team with expertise in architecture, planning, urban design, policy making and real estate development.



OC HALEY MIXED USE REHABILITATION PROJECT

PLACE: NEW ORLEANS

- ◆ New Orleans is at the stage of development where a conscious urban infill approach is essential in both preserving and promoting its neighborhood cultures.
- ◆ More than 200,000 residents have returned to New Orleans after Katrina and have struggled with re-establishing their communities.
- ◆ Shortage of affordable housing. Rents have doubled in the last 4 years, median household income is static.

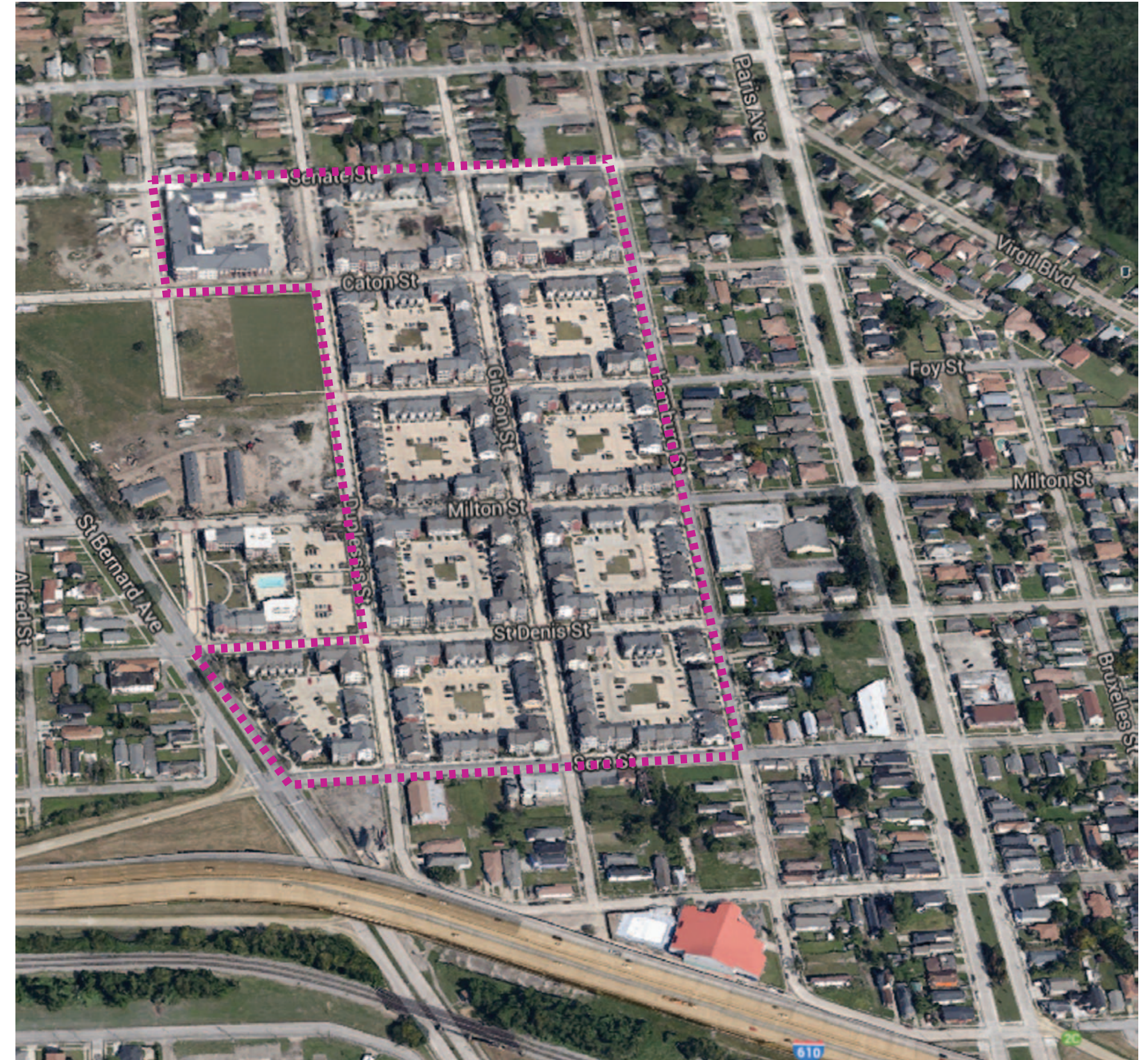


AFFORDABLE HOUSING

Even the most contextual housing developments fall short on off-site obligations



COLUMBIA PARC, NOLA (SAINT BERNARD REDEVELOPMENT HOUSING PROJECT)

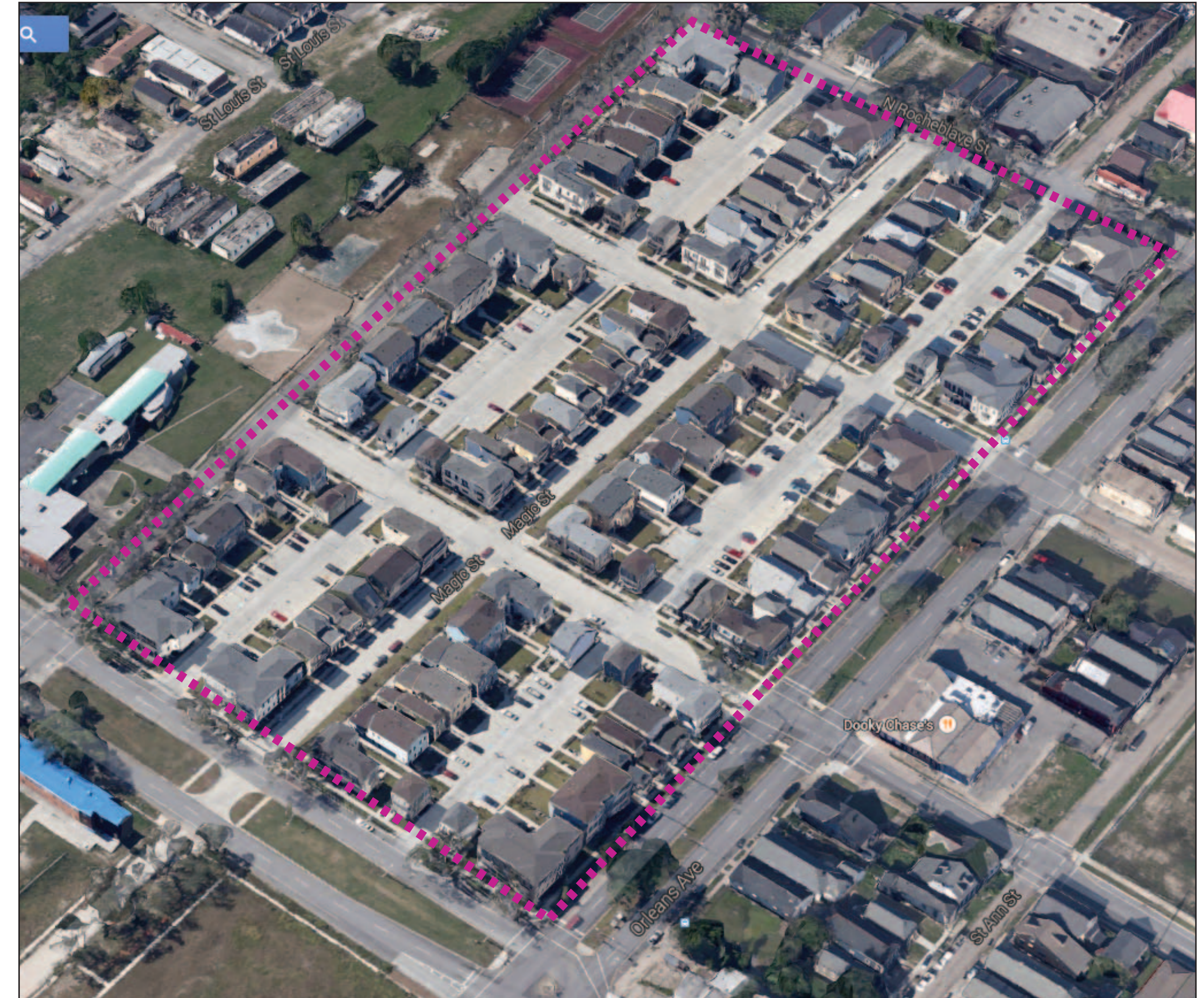


AFFORDABLE HOUSING

Even the most contextual housing developments fall short on off-site obligations



FAUBORG LAFITTE, NOLA (LAFITTE REDEVELOPMENT HOUSING PROJECT)



NEW ORLEANS HAS OVER 47,738 VACANT HOUSES RENOVATING BLIGHTED *HOMES* IS KEY TO THE CITY'S SUCCESS



HOW HAVE WE BEEN ABLE TO OVERCOME THE CHALLENGES OF OTHER AFFORDABLE HOUSING PROJECTS?



CONTEXT: 3 INTOWN NEIGHBORHOODS

CENTRAL
PARK

CENSUS DATA 2010

2014

New Orleans City Average
Median Household Income: \$35k
Median Rent: \$700

Household Income \$36k
Median Rent: \$1395

% of residents born in the state: 73%

7th
WARD

Median Household Income: \$27k
Median Rent: \$600

% of residents born in the state: 87%

TREME

Median Household Income: \$26k
Median Rent: \$600

% of residents born in the state: 74%

French
Quarter

Median Household Income: \$21k
Median Rent: \$400

% of residents born in the state: 75%

CENTRAL
CITY

Median Household Income: \$34k
Median Rent: \$600

% of residents born in the state: 75%

NEW ORLEANS

KRONBERG WALL
HISTORIC PRESERVATION HOMES

NEIGHBORHOOD CONTEXT

Iberville Offsite Redevelopment

- ◆ 26 historic buildings in Renewal Homes phase (2011-2012) and 26 historic buildings in IOR I-II (2013-2014)
- ◆ More than 100 affordable units in historic neighborhoods
- ◆ More than 15% of units are accessible and compliant with Uniform Federal Accessibility Standards (UFAS) requirements.



Inhill Housing. Transforming worst into best neighborhoods. Creating diverse communities.



NEIGHBORHOOD CONTEXT

Historic Infill Housing



1700 BLOCK OF LAHARPE STREET

1853



1704 LAHARPE STREET

2014

NEIGHBORHOOD CONTEXT

Infill housing. Historic and affordable single-family and two family homes.

National Trust
HUD Secretary's
Award for Excellence
in Historic
Preservation



NEIGHBORHOOD CONTEXT

Infill housing. Historic and affordable single-family and two family homes.



NEIGHBORHOOD CONTEXT

Infill housing. Historic and affordable single-family and two family homes.



KRONBERG WALL + REDMELLON APPROACH

COMPLEX PROCESS

- ◆ PARTNERING WITH CLIENT (REDMELLON)
- ◆ PROJECT MANAGEMENT, NOT ONLY DESIGN
- ◆ COORDINATING CONFLICTING REQUIREMENTS
- ◆ LAYERING HISTORIC AND AFFORDABLE HOUSING CREDITS



BEFORE



AFTER

COMPLEX PROCESS

GOOGLE DOCS. MANY AGENTS AT THE SAME TIME. IT ISN'T EASY...

SCOPE OF WORK

PRE-DESIGN																		TAX APP		SCHEMATIC DOCS						CONSTRUCTION DOCS									
#	ADDRESS	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.11	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.1	3.2	3.3	3.4	3.5	3.6	4.01	4.02	4.03	4.04	4.05	4.06	4.07	4.08	4.09	4.10
IBERVILLE OFFSITE REHAB 1																				IBERVILLE OFFSITE REHAB 2						IBERVILLE OFFSITE REHAB 3									
1.01	2215-17 St. Philip	F						F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.02	1711-13 LaHarpe	F	X			F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.03	1618-20 N Miro Street	F		YES		F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.04	1526 N Prieur	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.05	218 N Dorgenois	F		YES		F	APP	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.06	2546-48 Bienville	F		YES		F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.07	1727-29 Bienville	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.08	1704 LaHarpe	F	X			F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.09	319-21 N Rocheblave	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.10	2325-27 Gov. Nicholls	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.11	1001-03 N Galvez St	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.12	2604-06 St Peter St	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
1.13	416-18 N Prieur	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
IBERVILLE OFFSITE REHAB 2																				IBERVILLE OFFSITE REHAB 3						IBERVILLE OFFSITE REHAB 4									
2.01	926-28 N Tonti	TD				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.02	1455-57 N. Robertson	F	X			F	APP	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.03	1577 N Derbigny	F	X			F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.04	2131 D'Abadie	F		YES		F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.05	1808 Columbus	F				F	APP	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.06	2539-41 St Ann St	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.07	2328-30 St Ann St	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.08	2547-49 St. Ann St	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.09	2309-09A Conti	F		YES		F	APP	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.10	1018-20 N Tonti St	F		YES		F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.11	2217-19 Conti	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.12	1717-19 N Rocheblave	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.13	1538-40 N Rocheblave	F				F		F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
2.14	1544 N. Rousseau St	TD	TD					IP	IP																										
2.15	1545 N. Rousseau St	TD	TD					IP	IP																										

#	ADDRESS	AS-BUILT	AS-BUILT STATUS	VARIANCE	UFAS POTENTIAL	KEY PLAN	ERR - SECTION 106	KEY NOTES	CDS	RL PASS	RL
IBERVILLE OFFSITE REHAB 1											
1.01	2215-17 St. Philip	S	100%			X			CM	F	LD
1.02	1711-13 LaHarpe	S	100%			X					
1.03	1618-20 N Miro Street	A	100%		YES	X					
1.04	1526 N Prieur	S	100%			X					
1.05	218 N Dorgenois	L	100%	YES	YES	X			CM	F	LD
1.06	2546-48 Bienville	A	100%		YES	X			CM	2	LD
1.07	1727-29 Bienville	S	100%			X			SB	F	LD
1.08	1704 LaHarpe	S	100%			X					
1.09	319-21 N Rocheblave	S	50%			X			SB	F	
1.10	2325-27 Gov. Nicholls	A	100%			X			CM	2	LD
1.11	1001-03 N Galvez St	A	100%			X			SB	F	
1.12	2604-06 St Peter St	S	100%			X			CM	2	LD
1.13	416-18 N Prieur	L	100%			X			CM	F	LD
IBERVILLE OFFSITE REHAB 2											
2.01	926-28 N Tonti	S	100%			X			SB	F	
2.02	1455-57 N. Robertson	S	100%			X					
2.03	1577 N Derbigny	S	100%	YES	YES	X					
2.04	2131 D'Abadie	S	100%		YES	X					
2.05	1808 Columbus	S	100%			X					
2.06	2539-41 St Ann St	A	100%	YES		X			SB	F	EK
2.07	2328-30 St Ann St	S	100%			X			SB	F	
2.08	2547-49 St. Ann St	S	100%			X			CM	F	LD
2.09	2309-09A Conti	L	100%	YES	YES	X			CM	F	EK
2.10	1018-20 N Tonti St	S	100%	YES	YES	X			CM	F	EK
2.11	2217-19 Conti	S	100%			X			SB	F	
2.12	1717-19 N Rocheblave	A	100%			X			CM	F	LD
2.13	1538-40 N Rocheblave	L	100%			X			SB	F	

SF ANALYSIS

HISTORIC REQUIREMENTS

#	ADDRESS	UFAS UNITS	CONDITION	ED SF	UNCONDTL ONED SF	TOTAL SF	# Units	L/R, F/B, T/B DUPLEX	LEFT, FRONT, TOP UNIT SIZE	RIGHT, BACK, BOTTOM UNIT SIZE	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	10% RULE	HOUSE LENGTH	REMARKS		
IBERVILLE OFFSITE REHAB 1																			
1.01	2215-17 St. Philip			2157	SF	0	SF	2157	SF	2	L/R	1078.5	1078.5			2	10%	79'11"	
1.02	1711-13 LaHarpe			2015	SF	0	SF	2015	SF	2	L/R	1007.5	1007.5			2		71'1.5"	2 bed / 2 bath
1.03	1618-20 N Miro Street	1		1561	SF	200	SF	1761	SF	2	F/B	828	924		1	1			
1.04	1526 N Prieur			845	SF		SF	845	SF	1	SINGLE					1		73'4"	
1.05	218 N Dorgenois	1		1042	SF	59	SF	1101	SF	1	SINGLE				1		10%	69'1"	
1.06	2544-48 Bienville	2		1952	SF	217	SF	2169	SF	2	L/R	1084.5	1084.5			2		68'9"	2 bed / 2 bath
1.07	1727-29 Bienville			1924	SF	301	SF	2225	SF	2	T/B	971	1028			2		64'6"	
1.08	1704 LaHarpe			915	SF		SF	915	SF	1	SINGLE					1		65'0"	2 bed / 1 bath - no powder
1.09	319-21 N Rocheblave			2462	SF	344	SF	2806	SF	2	L/R	1131	1331			1	1		
1.10	2325-27 Gov. Nicholls			2236	SF	445	SF	2681	SF	2	L/R	1340.5	1340.5			2		80'7"	
1.11	1001-03 N Galvez St	0.5		1087	SF	0	SF	1087	SF	2	L/R	543.5	543.5	2					1003 is AV UFAS Unit
1.12	2604-06 St Peter St			2089	SF	0	SF	2089	SF	2	L/R	1044.5	1044.5			1	10%	80'2.5"	
1.13	416-18 N Prieur			2058	SF	168	SF	2226	SF	2	L/R	1113	1113			2		84'5.5"	
TOTALS		4.5	22363 SF	1734 SF	24087 SF	23					2	1	12	8					23
IBERVILLE OFFSITE REHAB 2																			
2.01	926-28 N Tonti			1611	SF		SF	1611	SF	2	L/R	821	790			2		63'8.5"	2 bed / 1 bath - no powder
2.02	1455-57 N. Robertson			2325	SF	0	SF	2325	SF	2	L/R	1333	992			1	1		2 bed / 1 bath / 1 powder
2.03	1577 N Derbigny			783	SF	0	SF	783	SF	1	SINGLE					1		60'4"	No longer UFAS
2.04	2131 D'Abadie	1		625	SF	69	SF	694	SF	1	SINGLE					1		46'3"	
2.05	1808 Columbus			839	SF		SF	839	SF	1	SINGLE					1		63'3"	2 bed / 1 bath - no powder : requires removal of 2nd chimney
2.06	2539-41 St Ann St			1120	SF	172	SF	1292	SF	2	F/B				2		10%		
2.07	2328-30 St Ann St			1467	SF	0	SF	1467	SF	2	L/R	733.5	733.5			2		57'2.5"	2 bed / 1 bath - no powder : requires stacked W/D
2.08	2547-49 St Ann St			1760	SF		SF	1760	SF	2	L/R	880	880			2		71'3.5"	
2.09	2309-09A Conti	2		1348	SF	159	SF	1507	SF	2	F/B	706	735			2			1 unit may be optional for UFAS based upon Tonti's plan
2.10	1018-20 N Tonti St	1		1484	SF	295	SF	1779	SF	2	F/B	1013	747			1	1		2 bed needs to be UFAS, 1 bed optional
2.11	2217-19 Conti Street			1480	SF		SF	1480	SF	2	L/R	740	740			2		62'3"	2 bed / 1 bath - no powder
2.12	1717-19 N Rocheblave			1161	SF	38	SF	1199	SF	2	L/R	599.5	599.5			2		10%	
2.13	1538-40 N Rocheblave	0.5		1268	SF	0	SF	1268	SF	2	L/R	634	634			2		10%	1538 is AV UFAS Unit

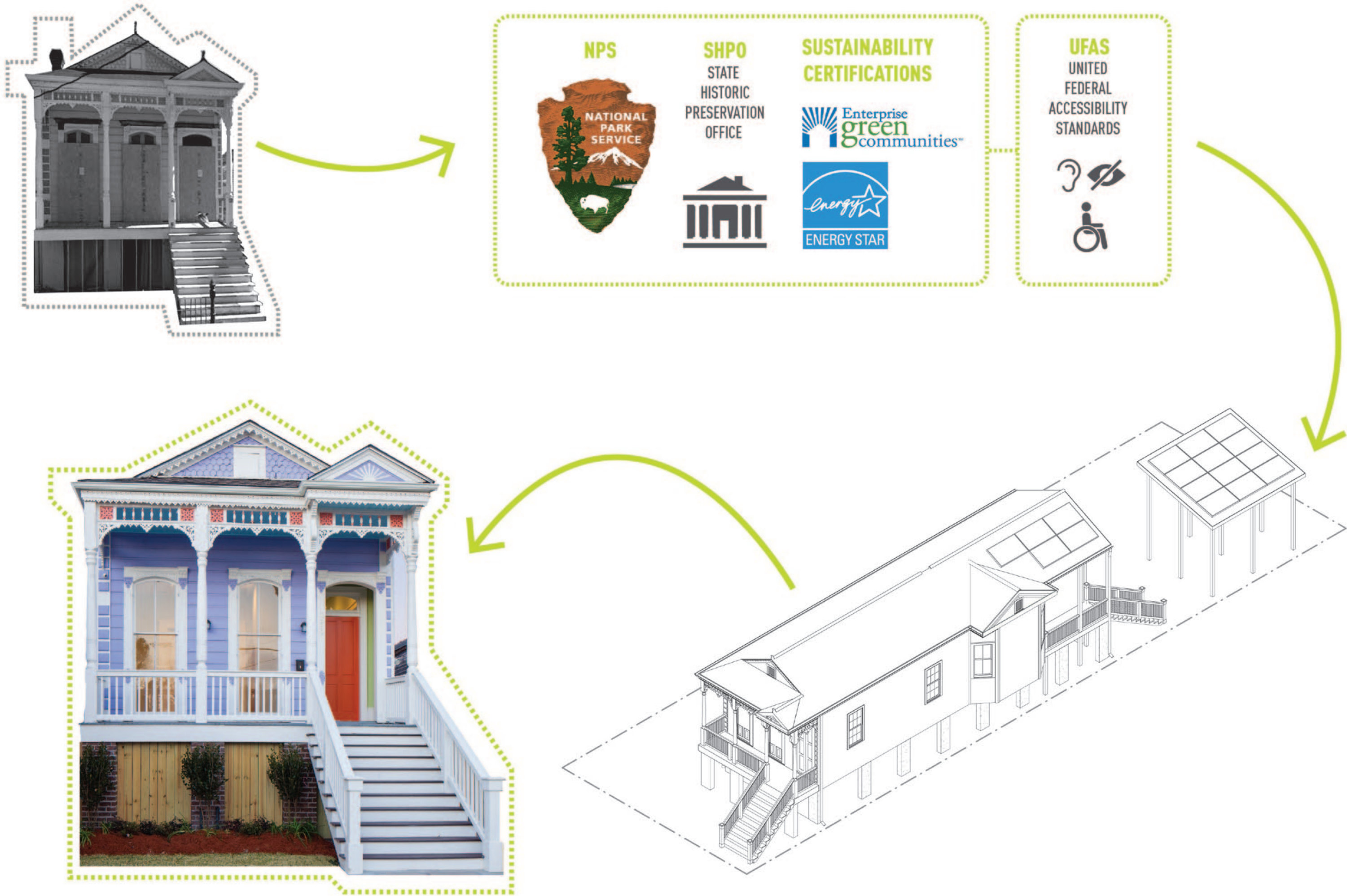
INTEGRATED AREAS OF DESIGN AND DEVELOPMENT

◆ HISTORIC COMPATIBILITY

◆ SUSTAINABILITY

◆ ACCESSIBILITY

◆ AFFORDABILITY



HISTORIC COMPATIBILITY

INTEGRATED SYSTEM



SUSTAINABILITY

Energy Star Version 2, 3

Enterprise Green Communities



ACCESSIBILITY

+ 15% Uniform Federal Accessibility Standards (UFAS)



AFFORDABILITY

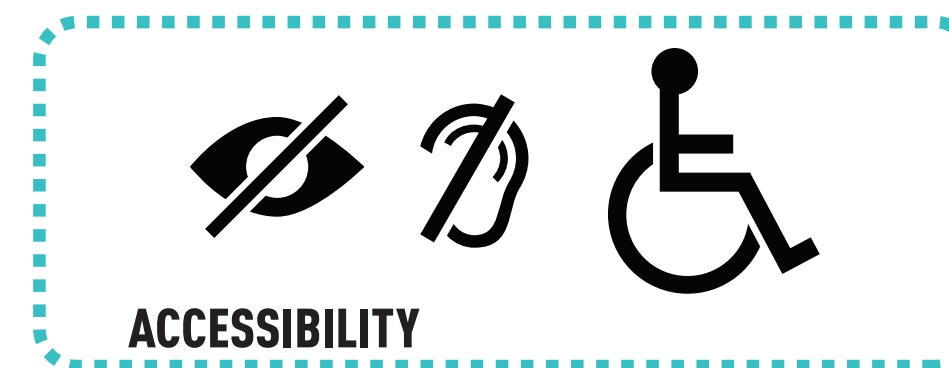
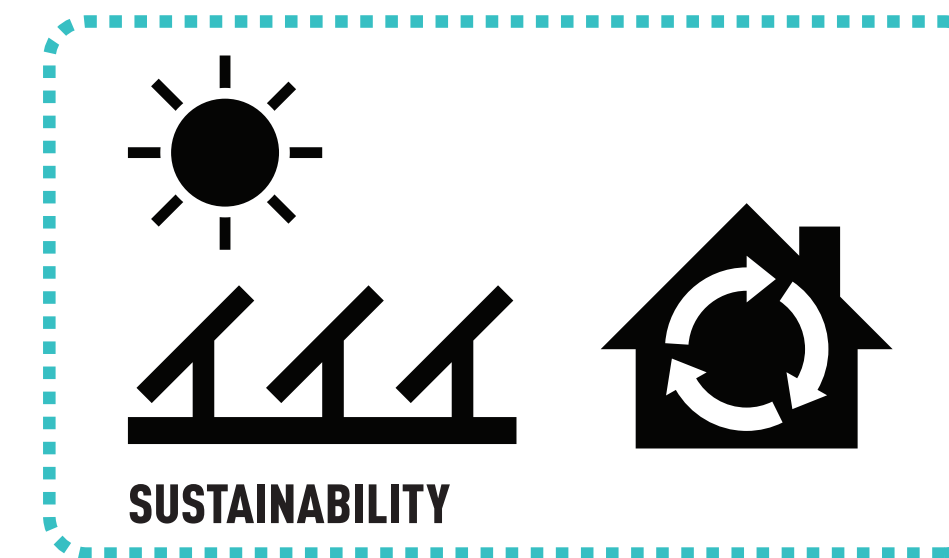
Low Income Housing Tax Credits (LIHTC)

Federal Historic Tax Credits (NPS)

State Historic Tax Credits (SHPO)

Solar Tax Credits

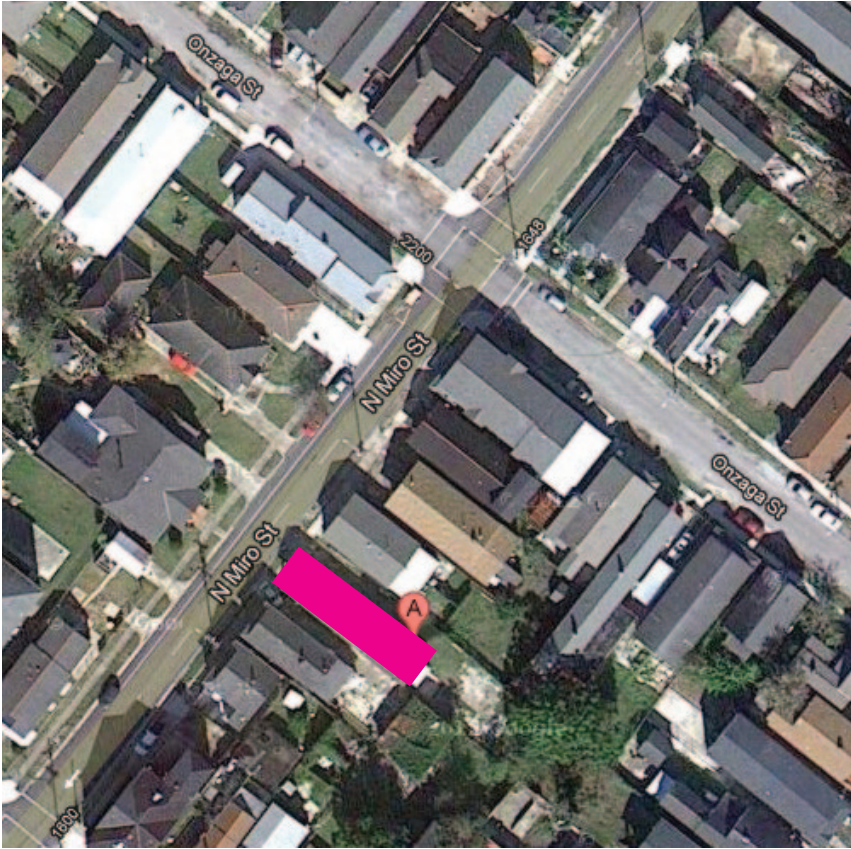
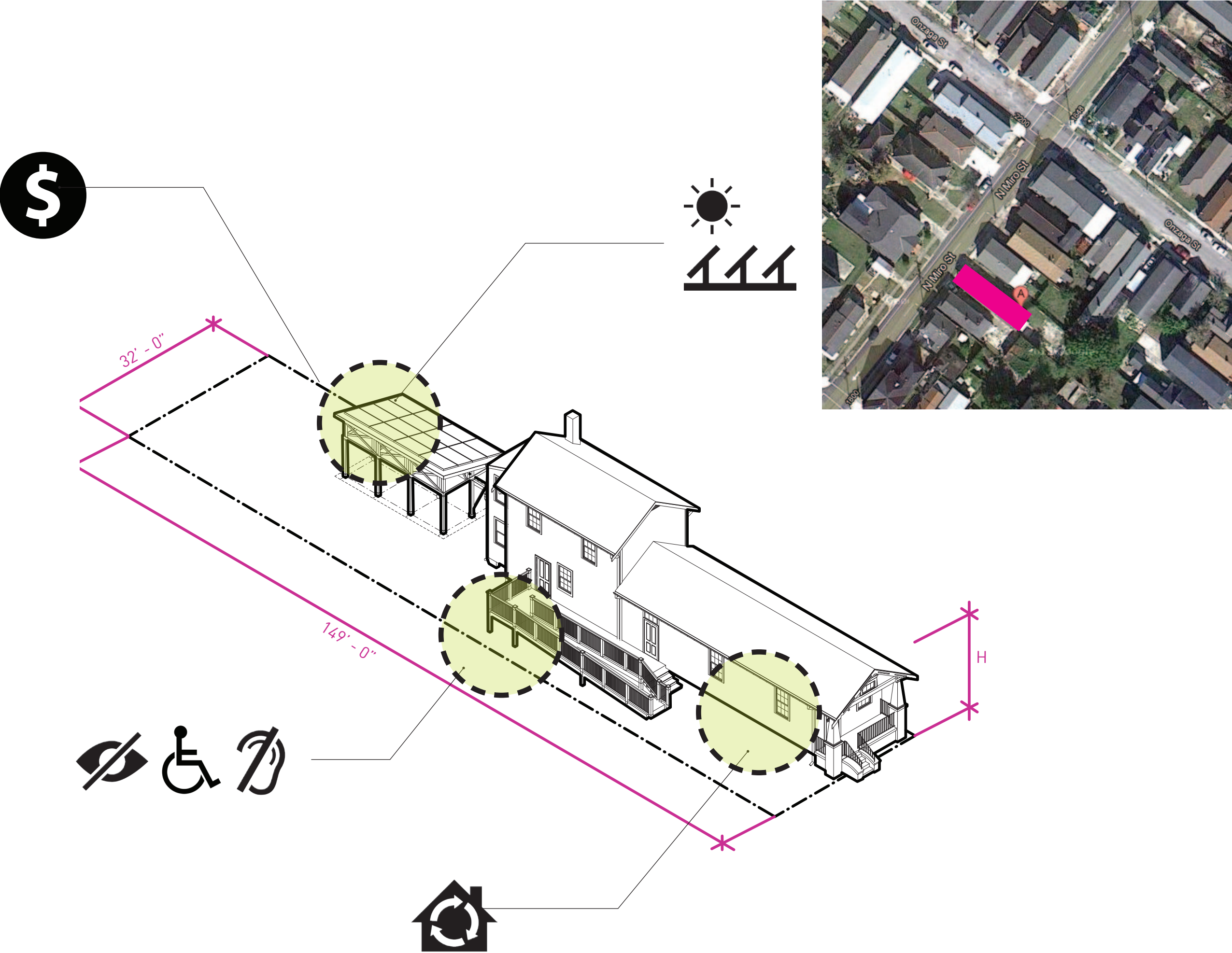
Neighborhood Stabilization Program (NSP2) Partial Funding



**HISTORIC
COMPATIBILITY**

HISTORIC COMPATIBILITY

INTEGRATED SYSTEM. BEST-CASE SCENARIO



BUILDING ELEVATION @ 1618-20 N MIRO STREET

SUSTAINABILITY

SPRAY FOAM TEST CASE VS. BLOWN CELLULOSE

AVERAGE HERS RATING: 40



SPRAY FOAM INSULATED RESIDENCE

AVERAGE HERS RATING: 45



BLOWN CELLULOSE INSULATED RESIDENCE

SUSTAINABILITY

BLOWN CELLULOSE



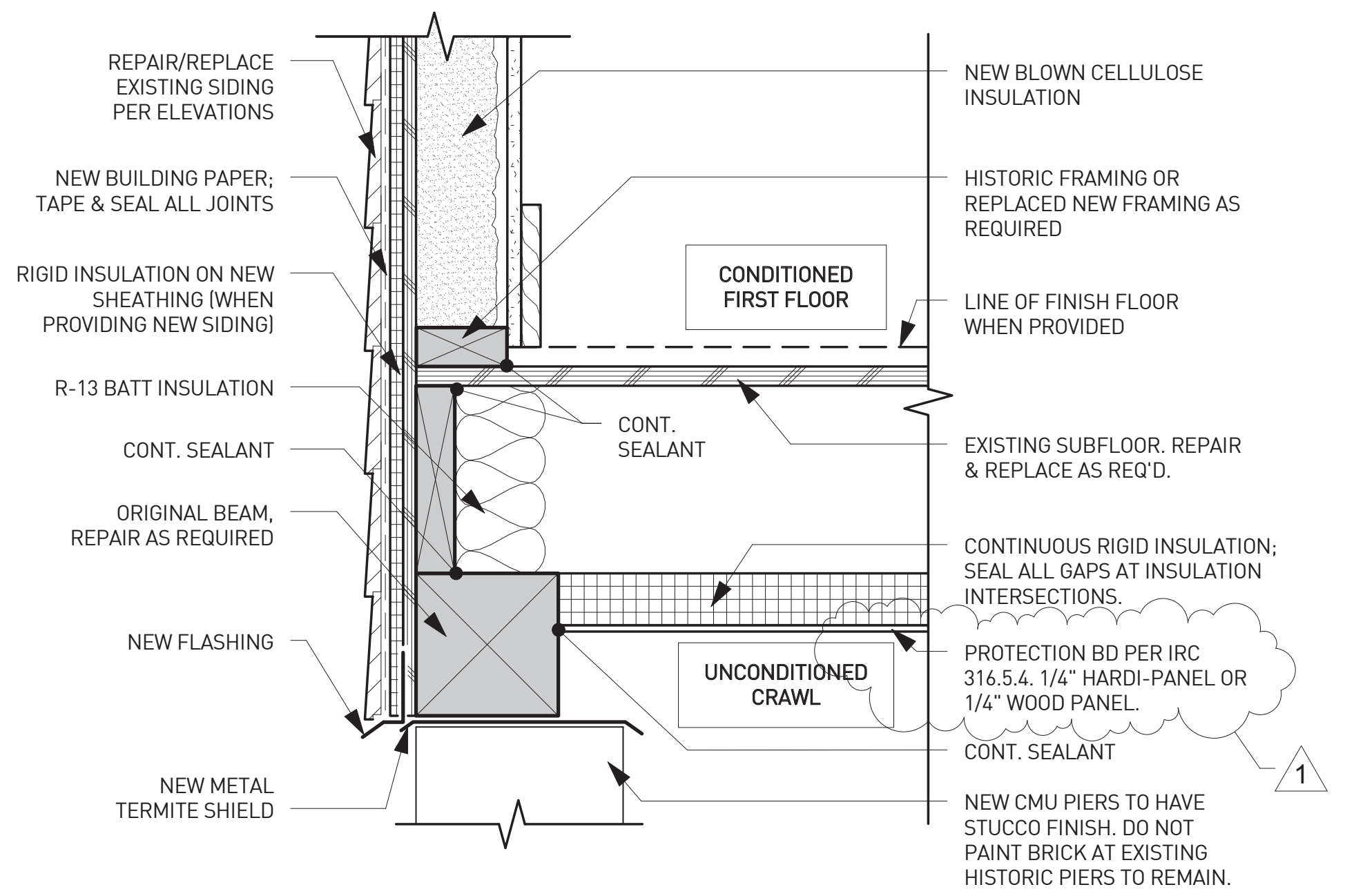
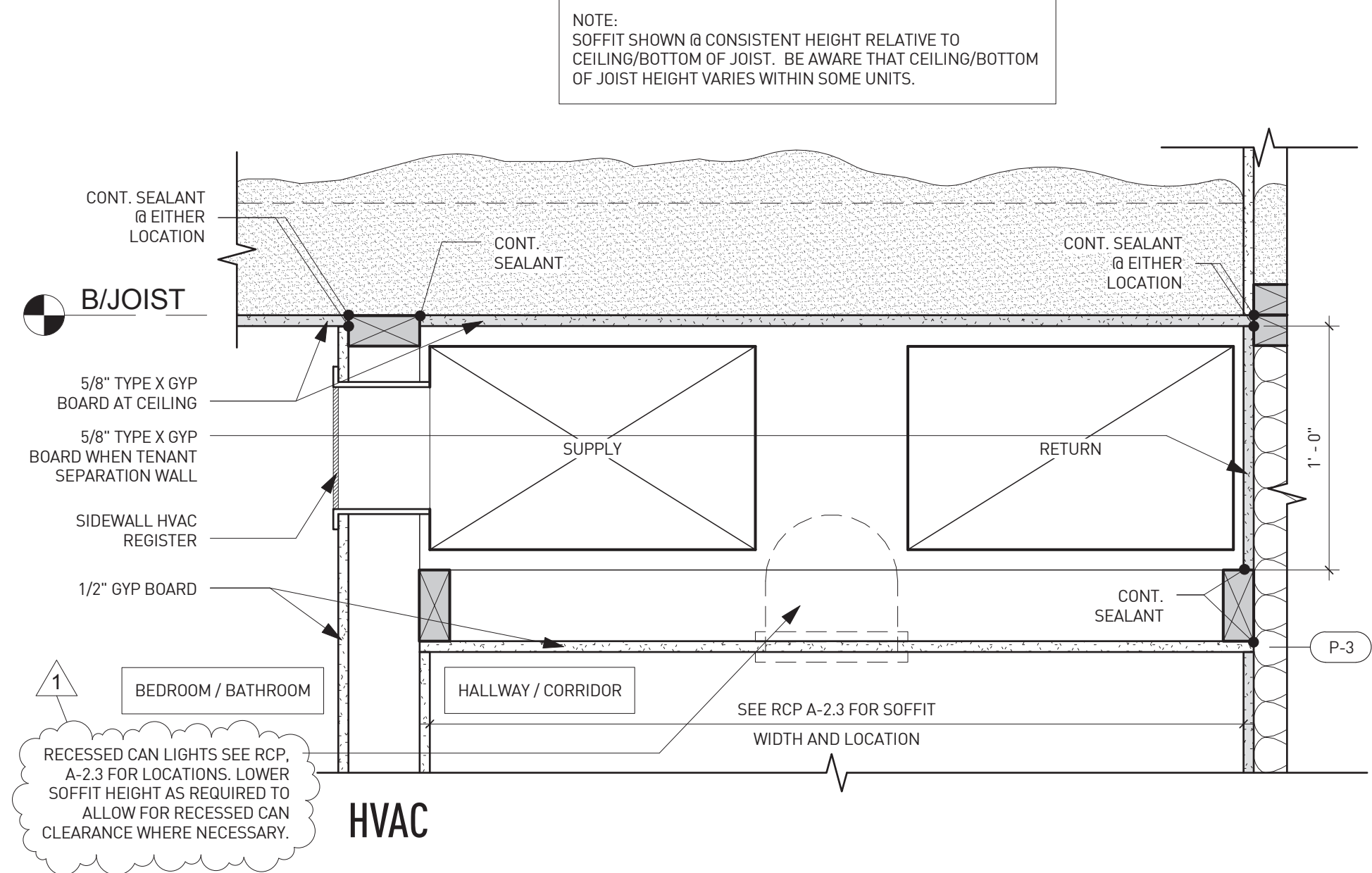
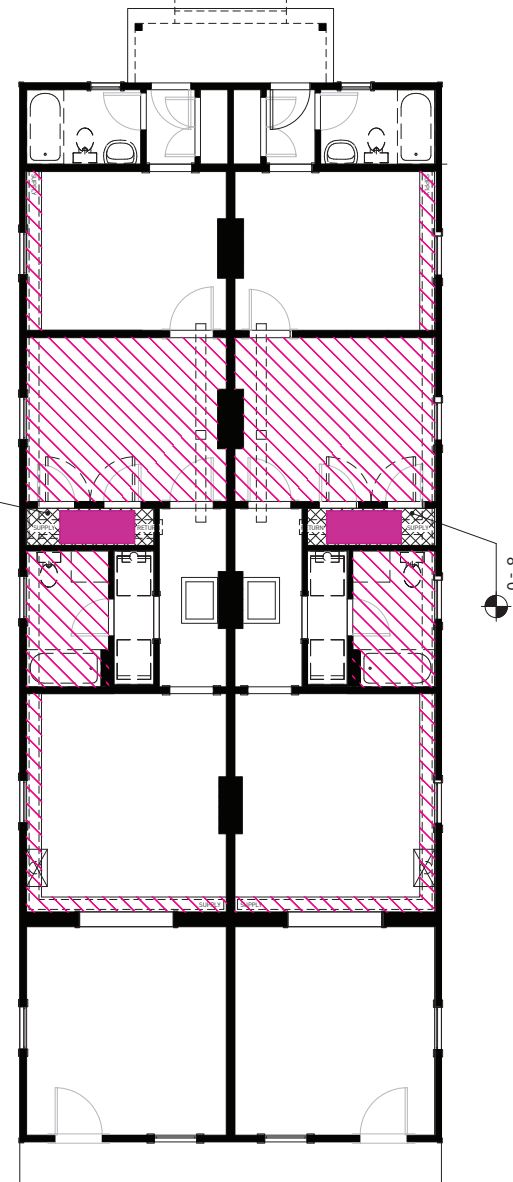
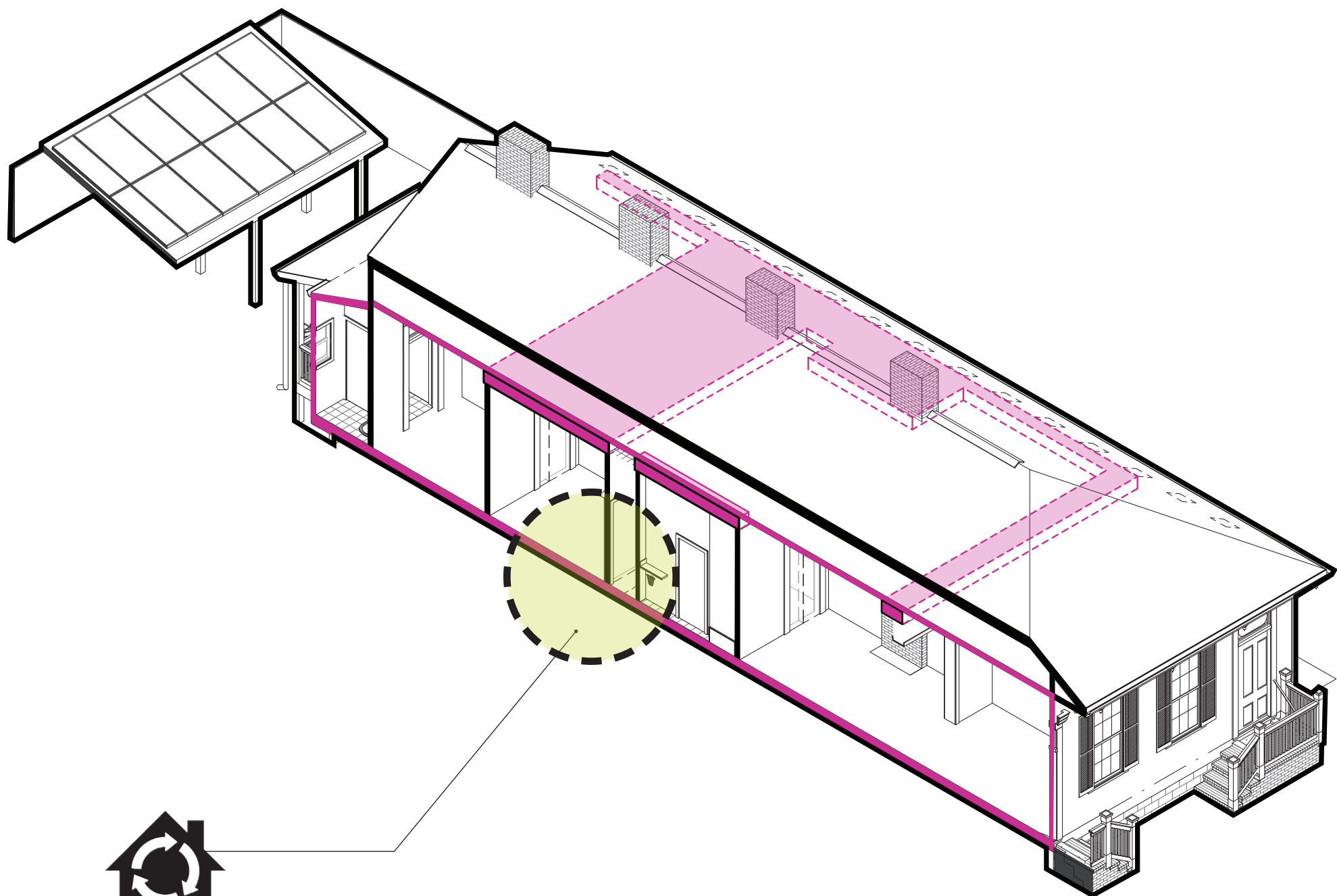
ALL HVAC IN COND.SPACE



CRAWL SPACE CHALLENGE



AIR SEALANT CHALLENGES

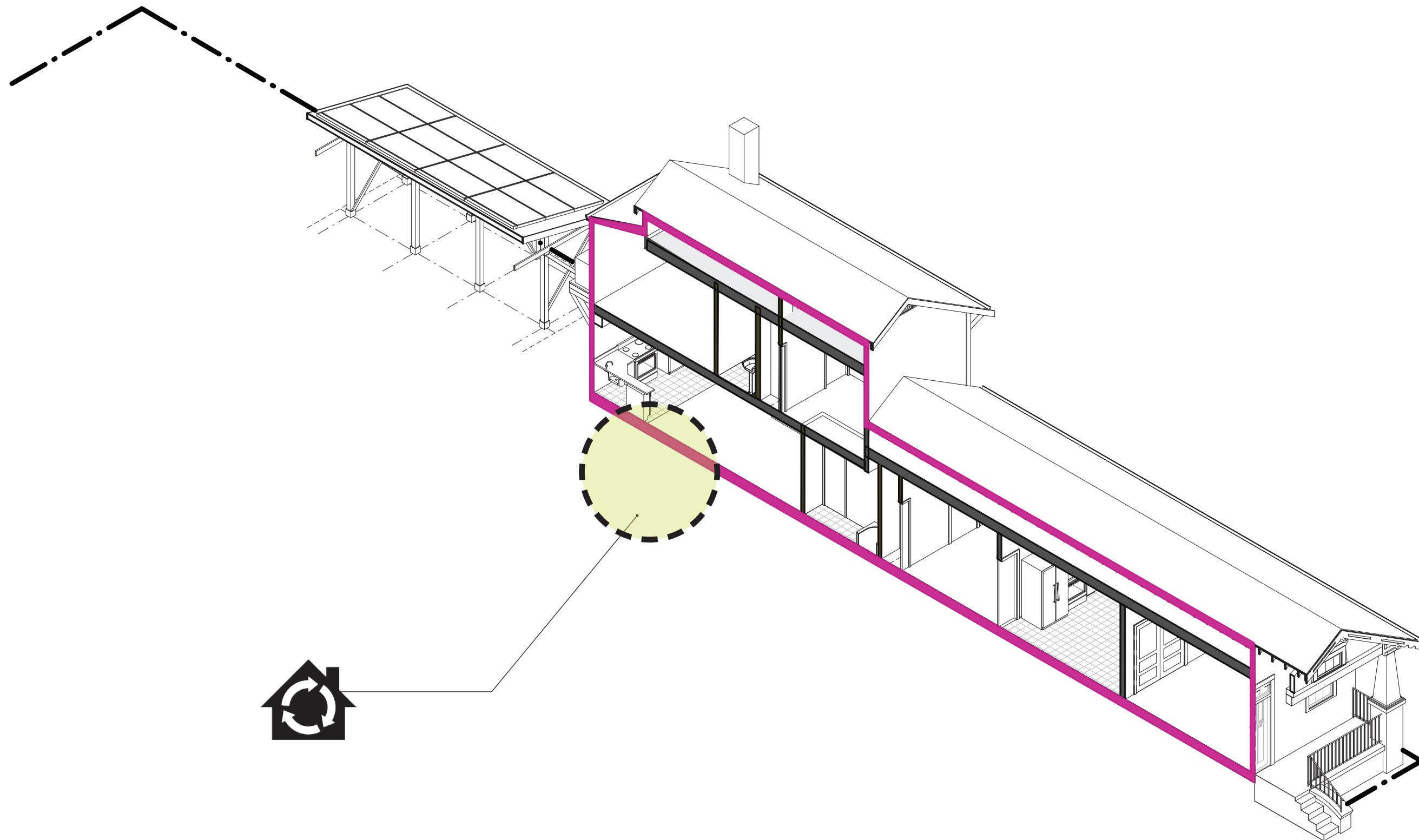


CRAWLSPACE

SUSTAINABILITY

SPRAY FOAM TEST STUDY APPROVED BY NPS

◆ 80% of houses used spray foam

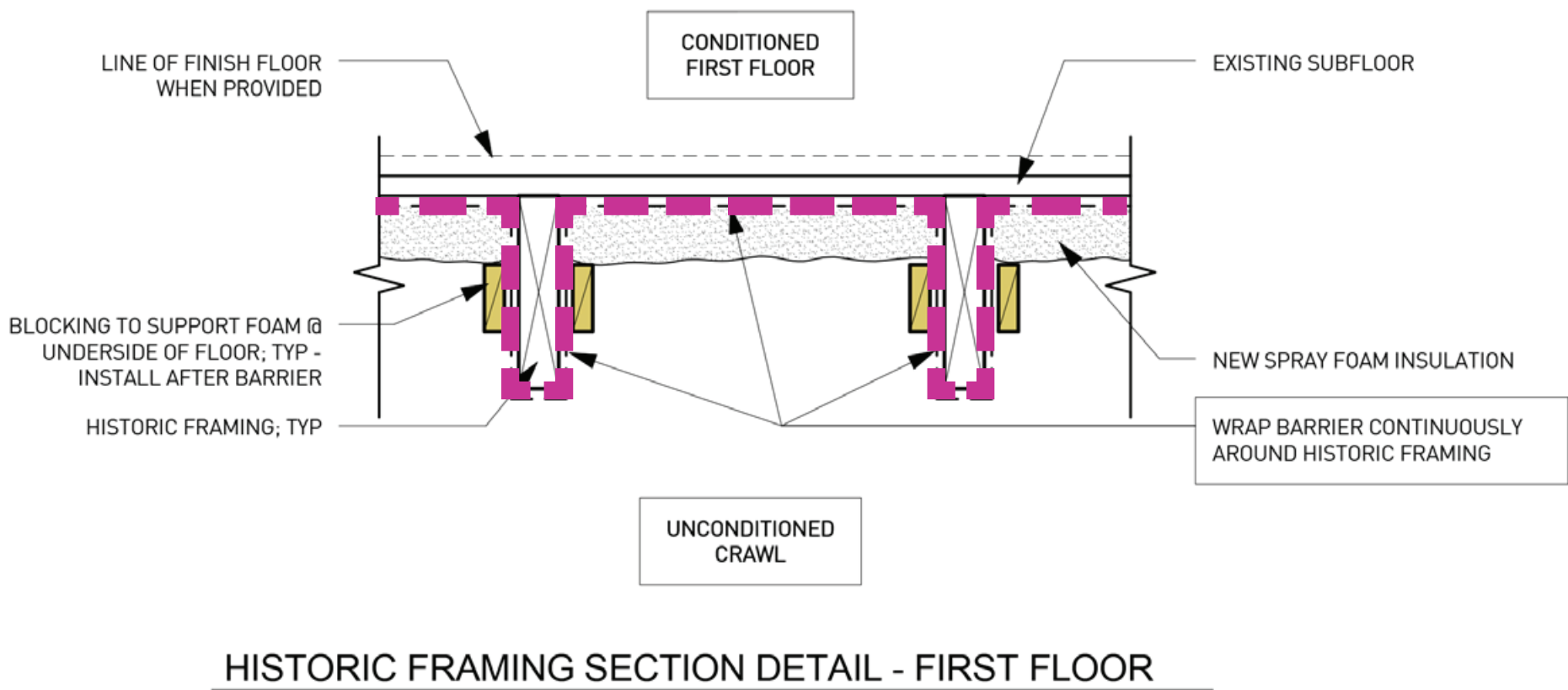
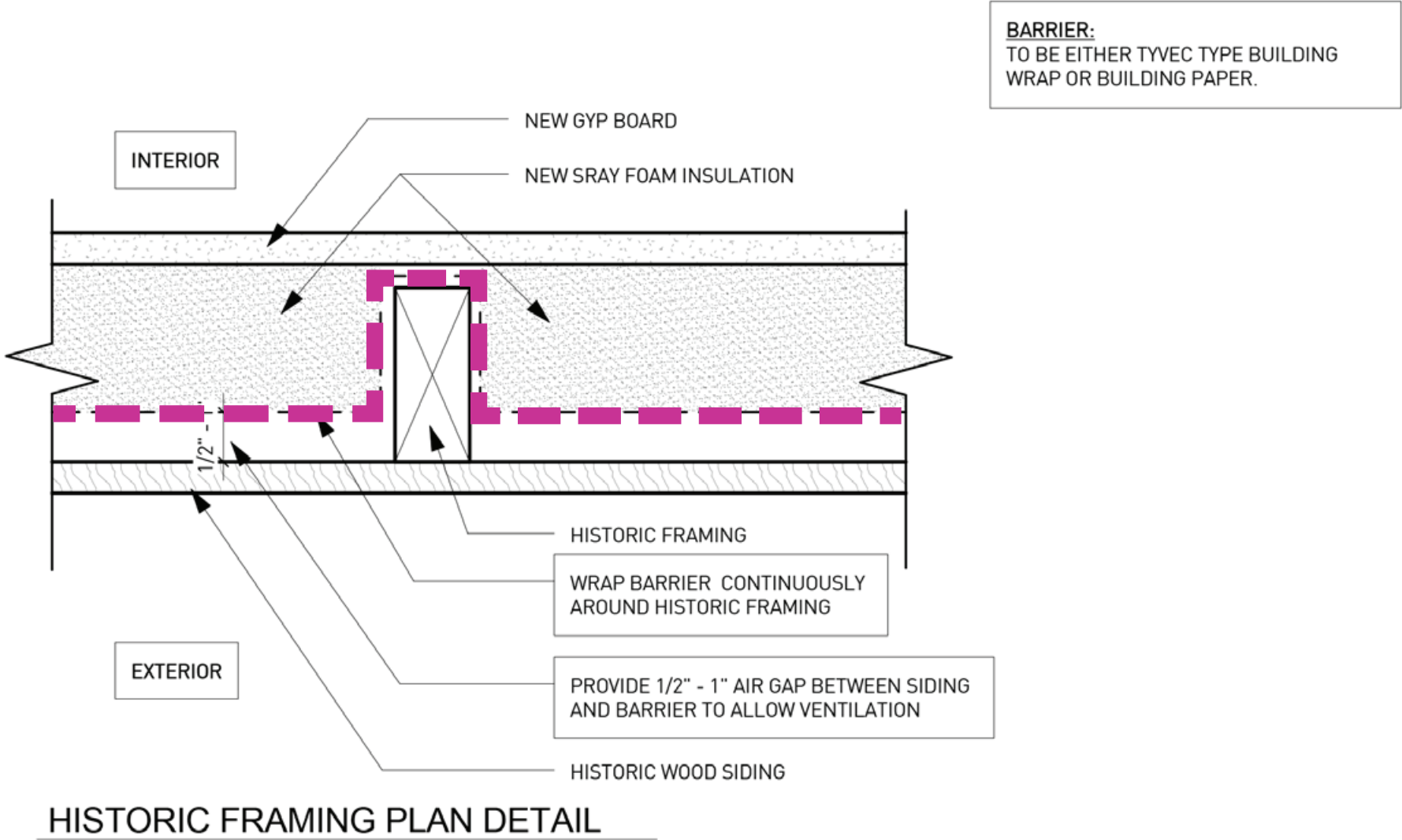


SPRAY FOAM INSULATION

SUSTAINABILITY

SPRAY FOAM TEST STUDY APPROVED BY NPS

- ◆ Protects historic integrity of structure
- ◆ Allows for *REVERSIBILITY*
- ◆ Improves overall efficiency of historic homes



SUSTAINABILITY

SITE SPECIFIC SOLUTIONS

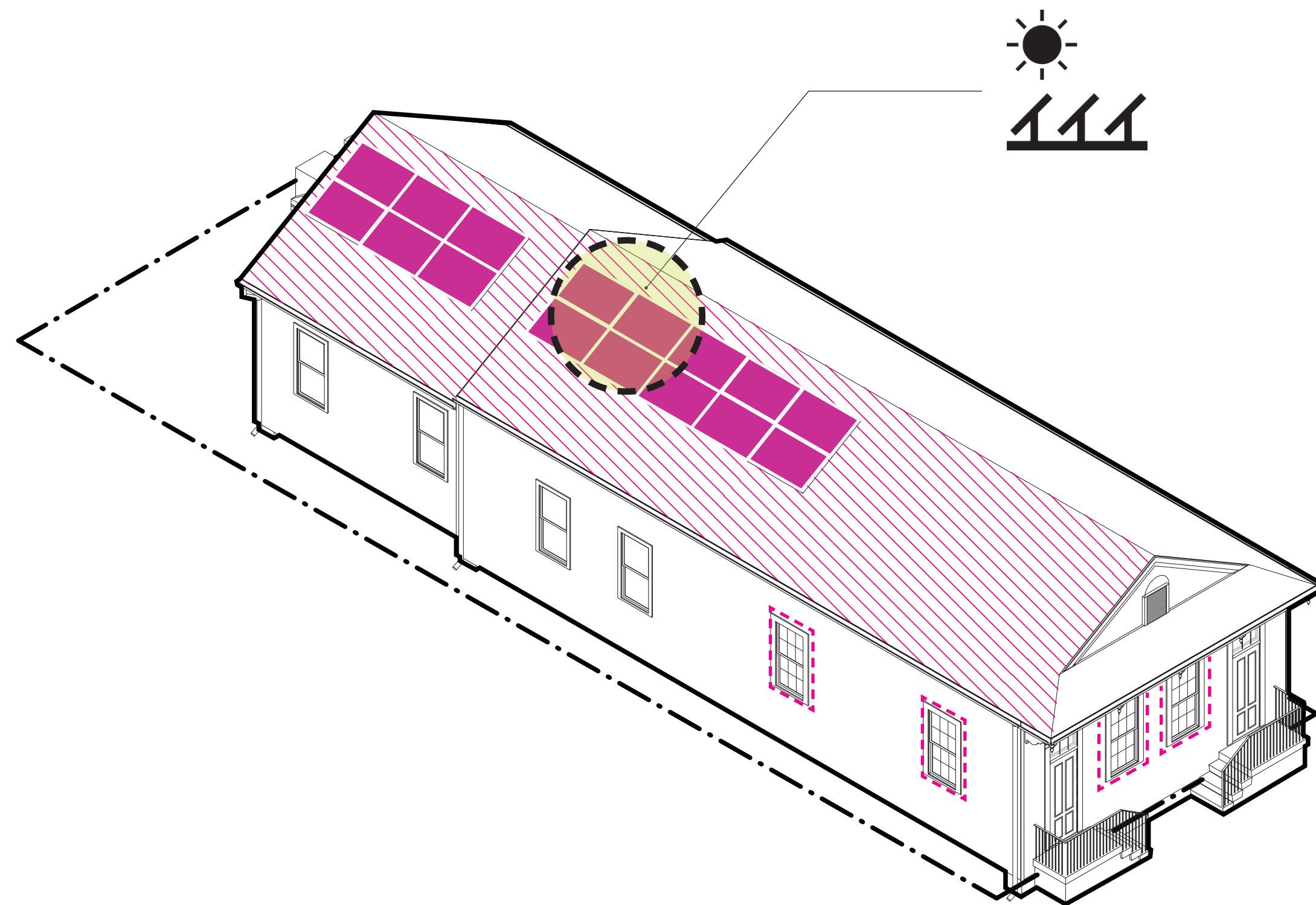
SOLAR REQUIREMENTS PER HOUSE

			NONE AT ALL	ONLY ON HOUSE	ONLY ON REAR SHED	ON BOTH HOUSE & REAR SHED	NUMBER OF PANELS	EXISTING DUPLEX		CUSTOM SOLAR SHED INFO		METAL SOLAR SHED REQUEST	METAL SOLAR SHED REQUEST - NPS APPROVAL	METAL SOLAR SHED REQUEST - SHPO APPROVAL	
#															
IBERVILLE OFFSITE REHAB 1															
1.01	2215-17	St. Philip				X	14.	Y	V	8'0"		Y	X	X	
1.02	1711-13	LaHarpe			X		12.								
1.03	1618-20	N Miro Street			X		16.						Y	X	X
1.04	1526	N Prieur				X	9.								
1.05	218	N Dorgenois			X		8.	N			8'0"		Y	X	X
1.06	2546-48	Bienville				X	12.	Y			9'0"		WOOD		
1.07	1727-29	Bienville		X			20.	Y			HOUSE ONLY				
1.08	1704	Laharpe		X			6.								
1.09	319-21	N Rocheblave				X	20.	Y			8'0"		Y	X	X
1.10	2325-27	Gov. Nicholls		X			20.	Y			HOUSE ONLY				
1.11	1001-03	N Galvez St	X					Y			NONE				
1.12	2604-06	St Peter St		X			16.	Y			HOUSE ONLY				
1.13	416-18	N Prieur			X		10.	Y			10'0"		Y	X	X
IBERVILLE OFFSITE REHAB 2															
2.01	926-28	N Tonti		X			20	Y	V	HOUSE ONLY					
2.02	1455-57	N. Robertson			X		12.				10'				
2.03	1577	N Derbigny				X	10.				10'		Y	X	X
2.04	2131	D'Abadie				X	12.								
2.05	1808	Columbus	X								NONE				
2.06	2539-41	St Ann St				X	17.	N			8'0"		Y	X	X
2.07	2328-30	St Ann St		X			16.	Y			HOUSE ONLY				
2.08	2547-49	St. Ann St				X	15.	Y			8'0"		Y	X	X
2.09	2309-09A	Conti			X		10.	N		V	ALIGN W/ OTHER		WOOD		
2.10	1018-20	N Tonti St				X	26.	N		V	8'0"		Y	X	X
2.11	2217-19	Conti Street			X		12.	Y			8'0"		Y	X	X
2.12	1717-19	N Rocheblave			X		8.	Y			8'4.5" AFF		Y		X
2.13	1538-40	N Rocheblave			X		16.	Y			8'0"		WOOD		

SUSTAINABILITY

PHOTOVOLTAICS. ENERGY STAR APPLIANCES. TANKLESS WATER HEATER. INTERIOR STORM WINDOWS.

◆ Solar panel location challenges



◆ Flexible compact tankless heater.

◆ Repaired windows with magnetic storm windows.

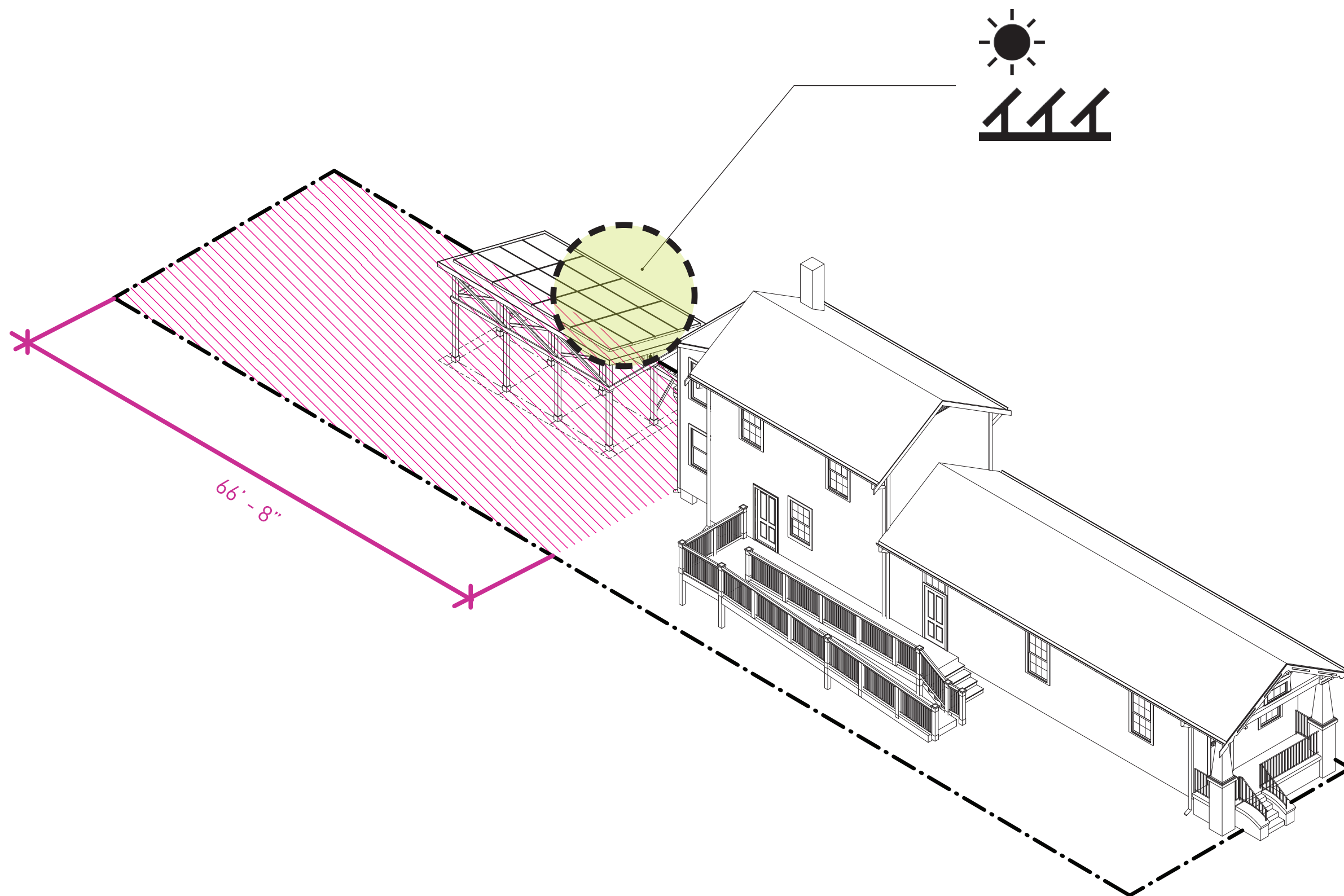


SOLAR PANEL @ 8522-8524 PLUM ST

SUSTAINABILITY

COORDINATION BETWEEN ENERGY REQUIREMENTS AND HISTORIC REQUIREMENTS

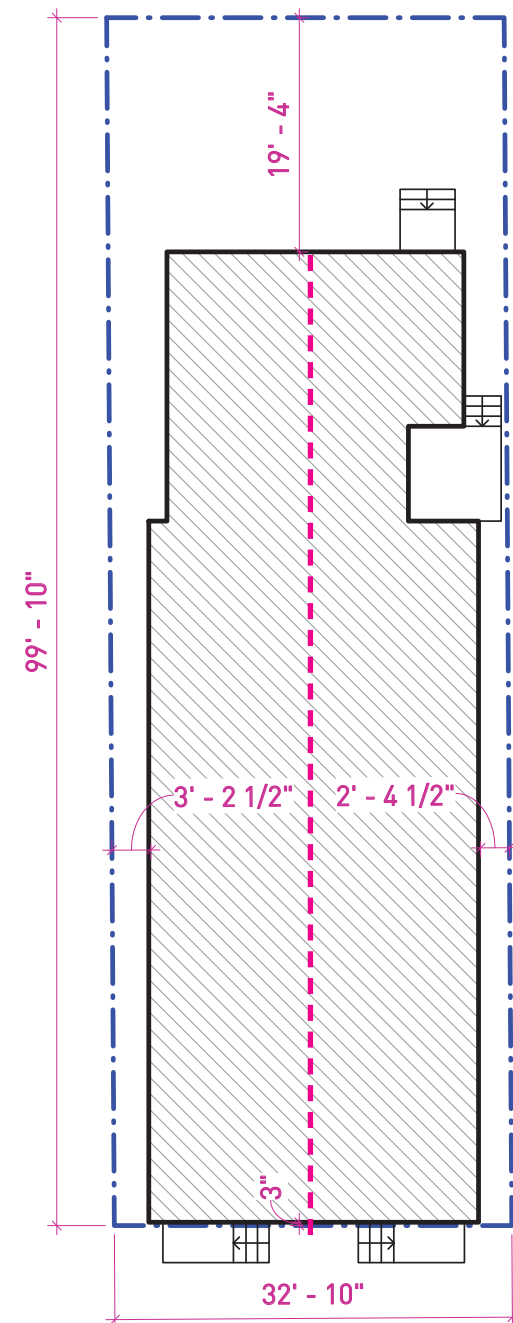
- ◆ Solar sheds are installed in long lots.
- ◆ Zoning Coordination



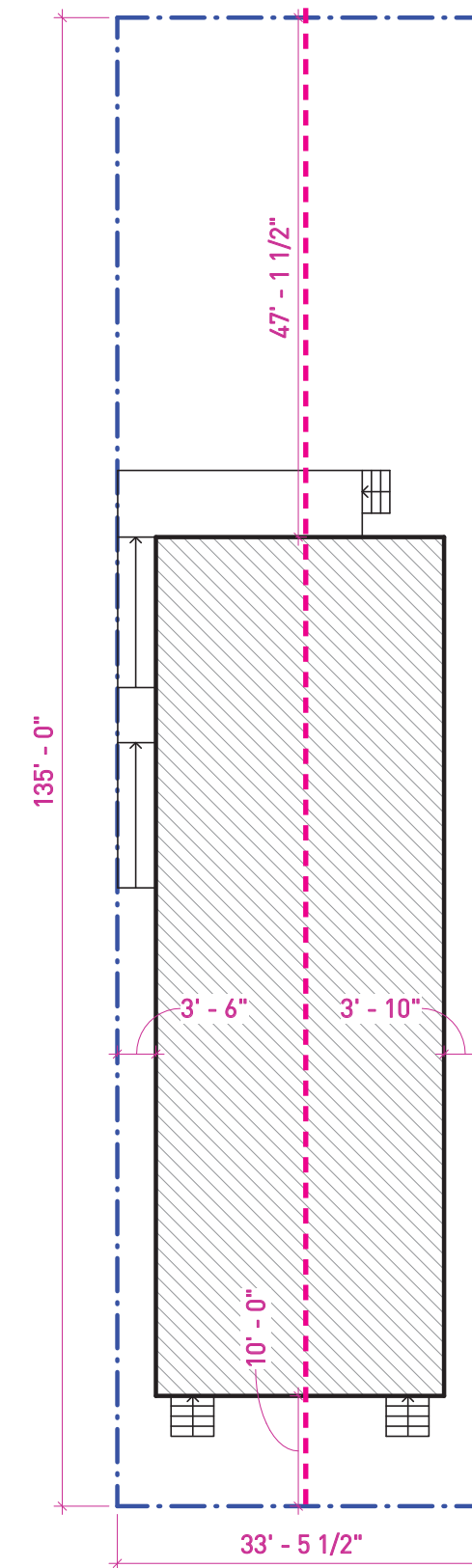
SOLAR PANEL @ 8522-8524 PLUM ST

ACCESSIBILITY - LOT SIZES IN NEW ORLEANS

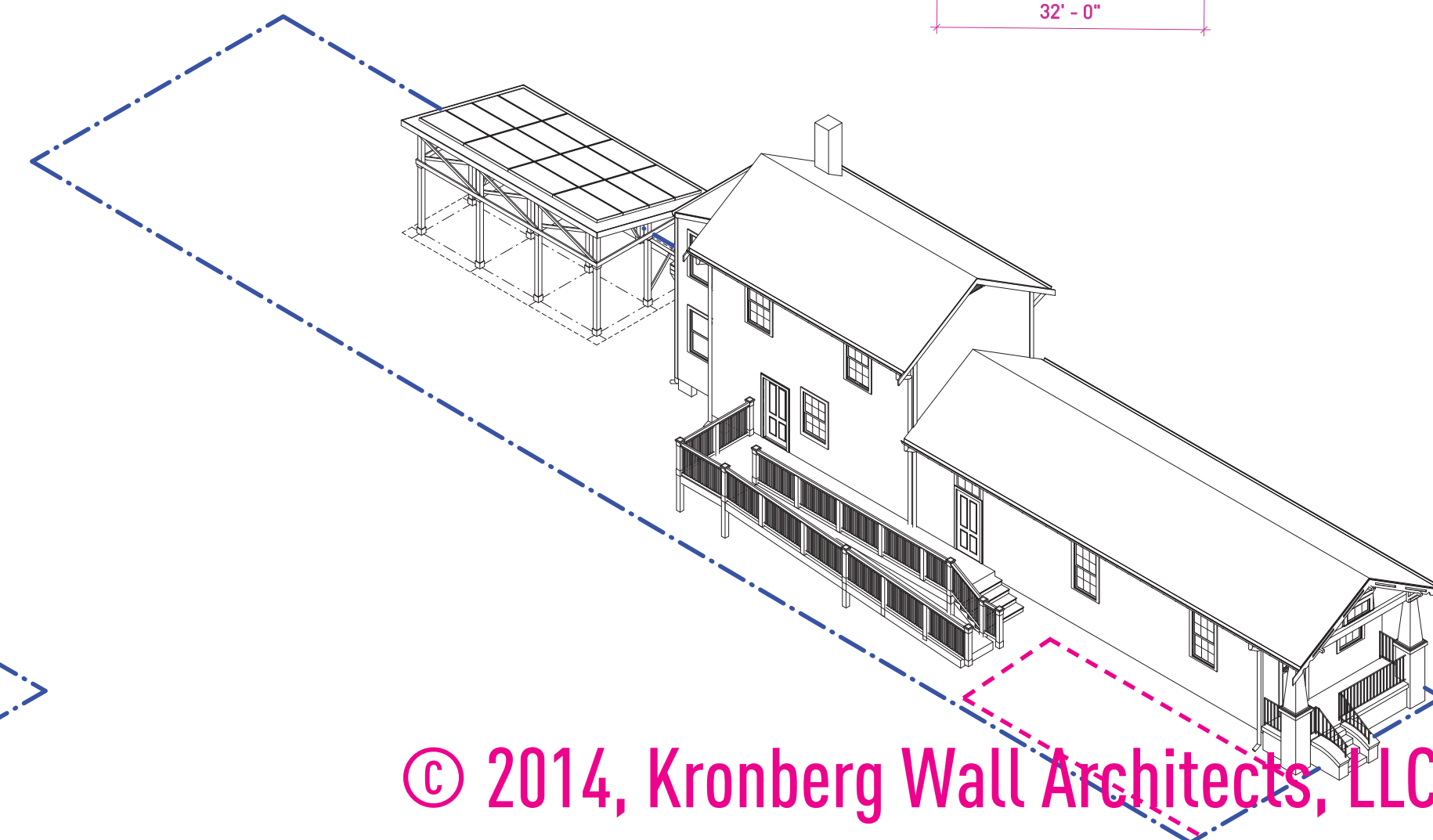
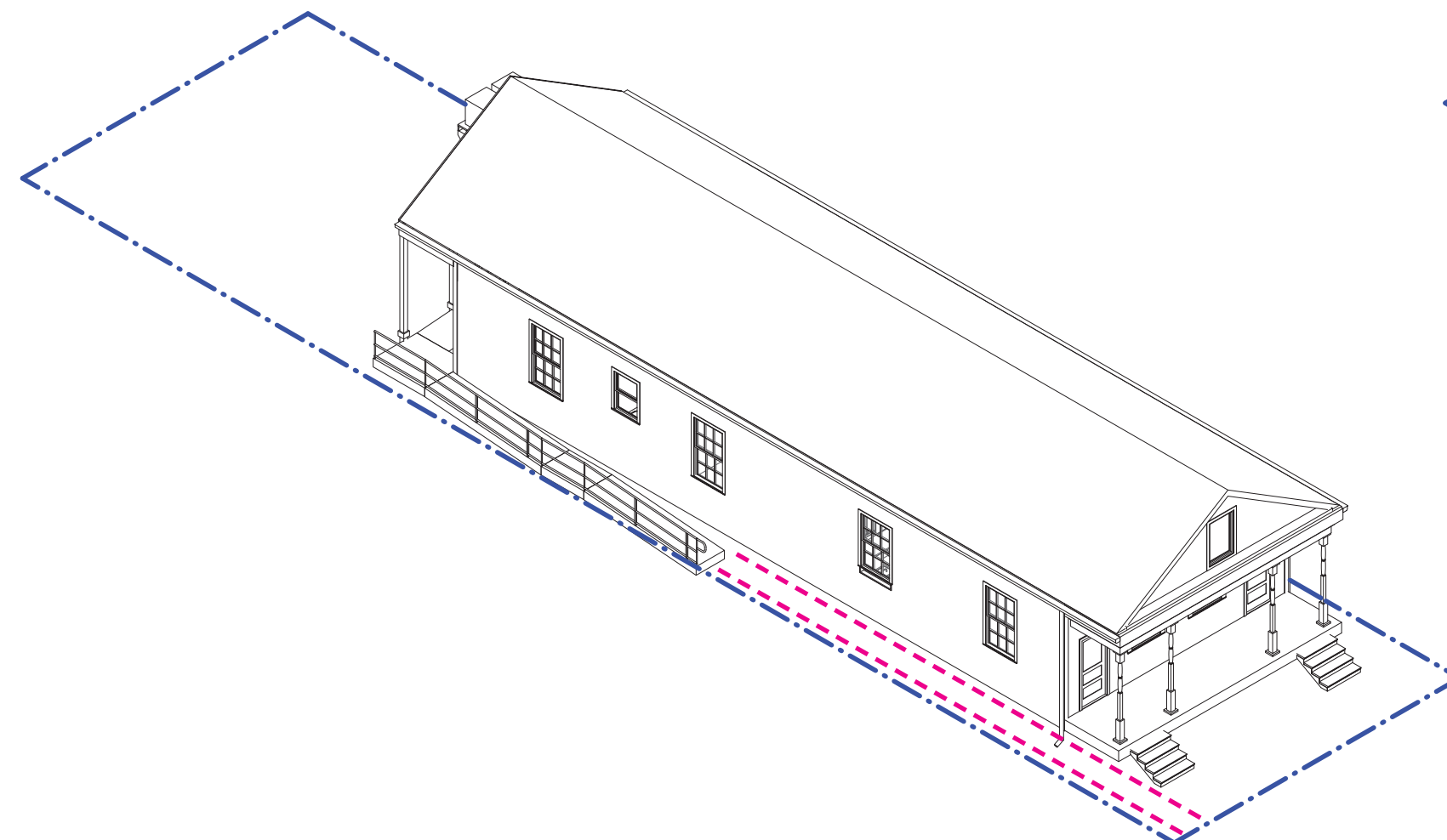
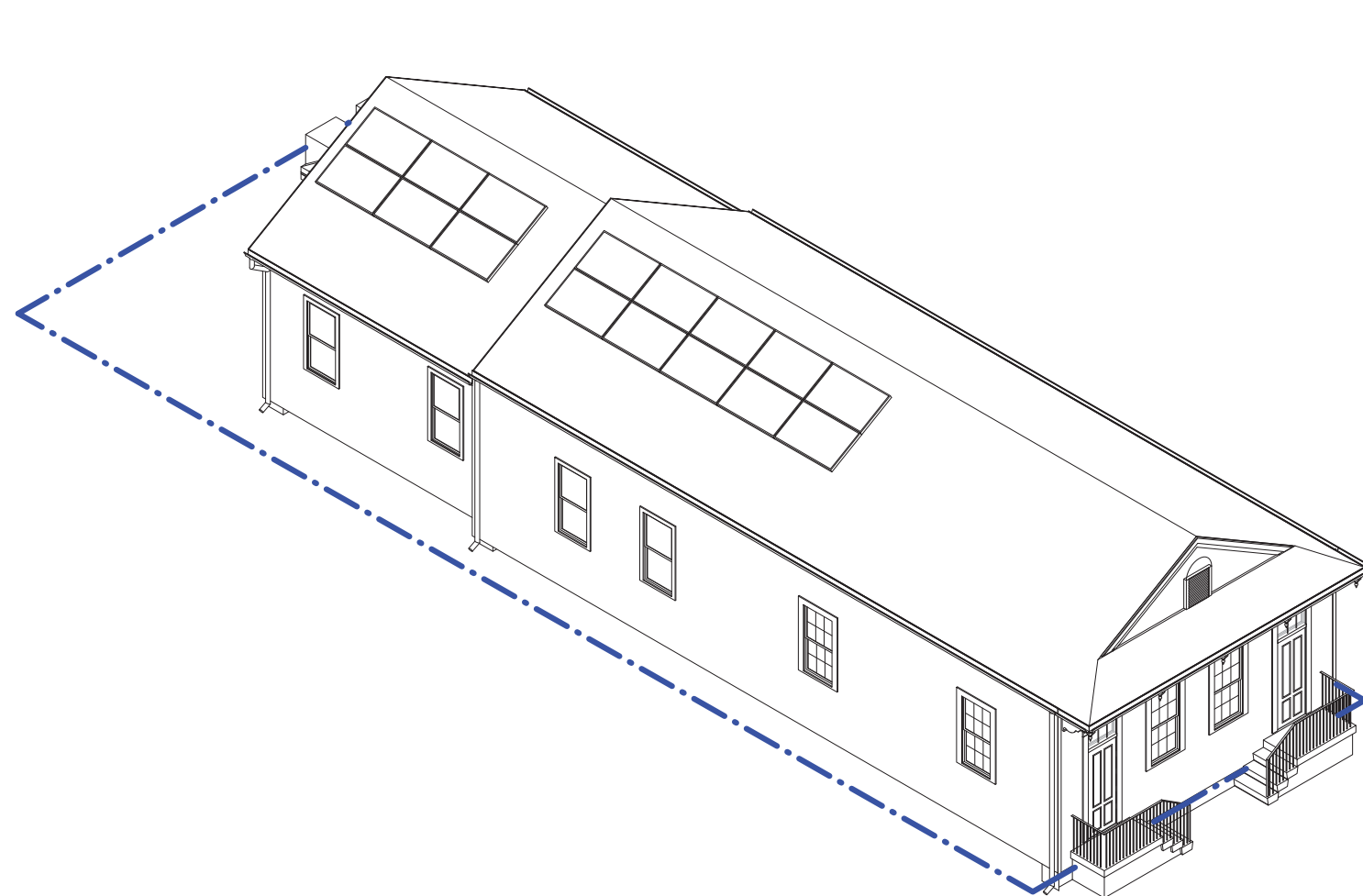
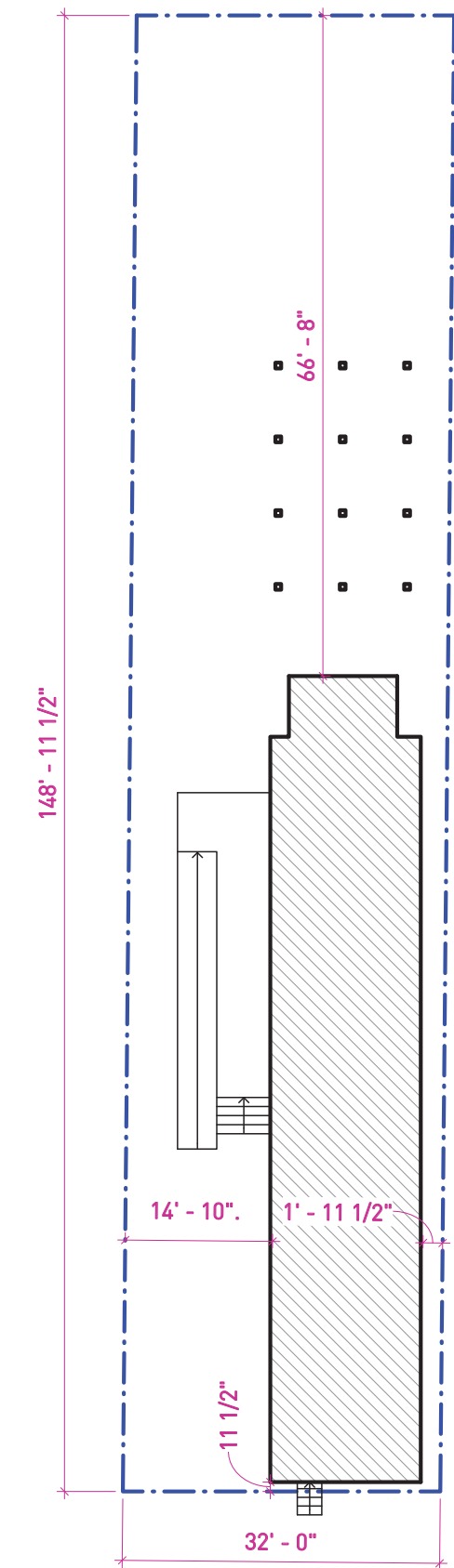
1.



2.



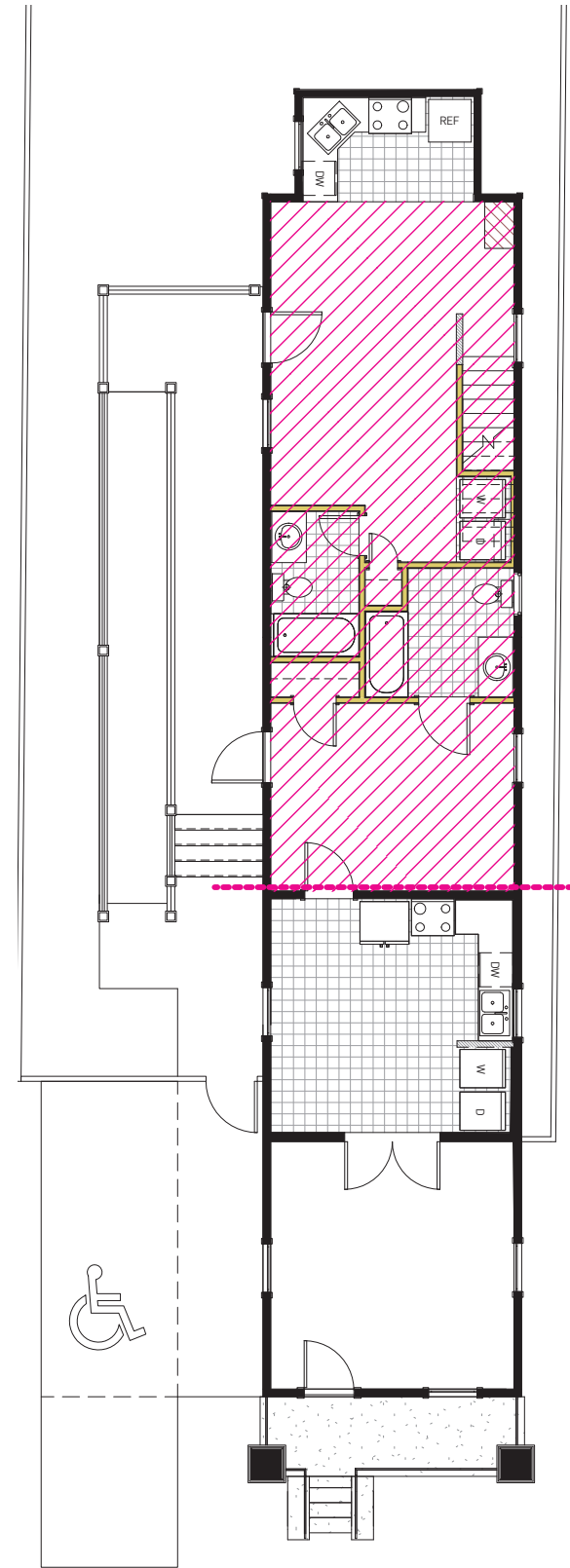
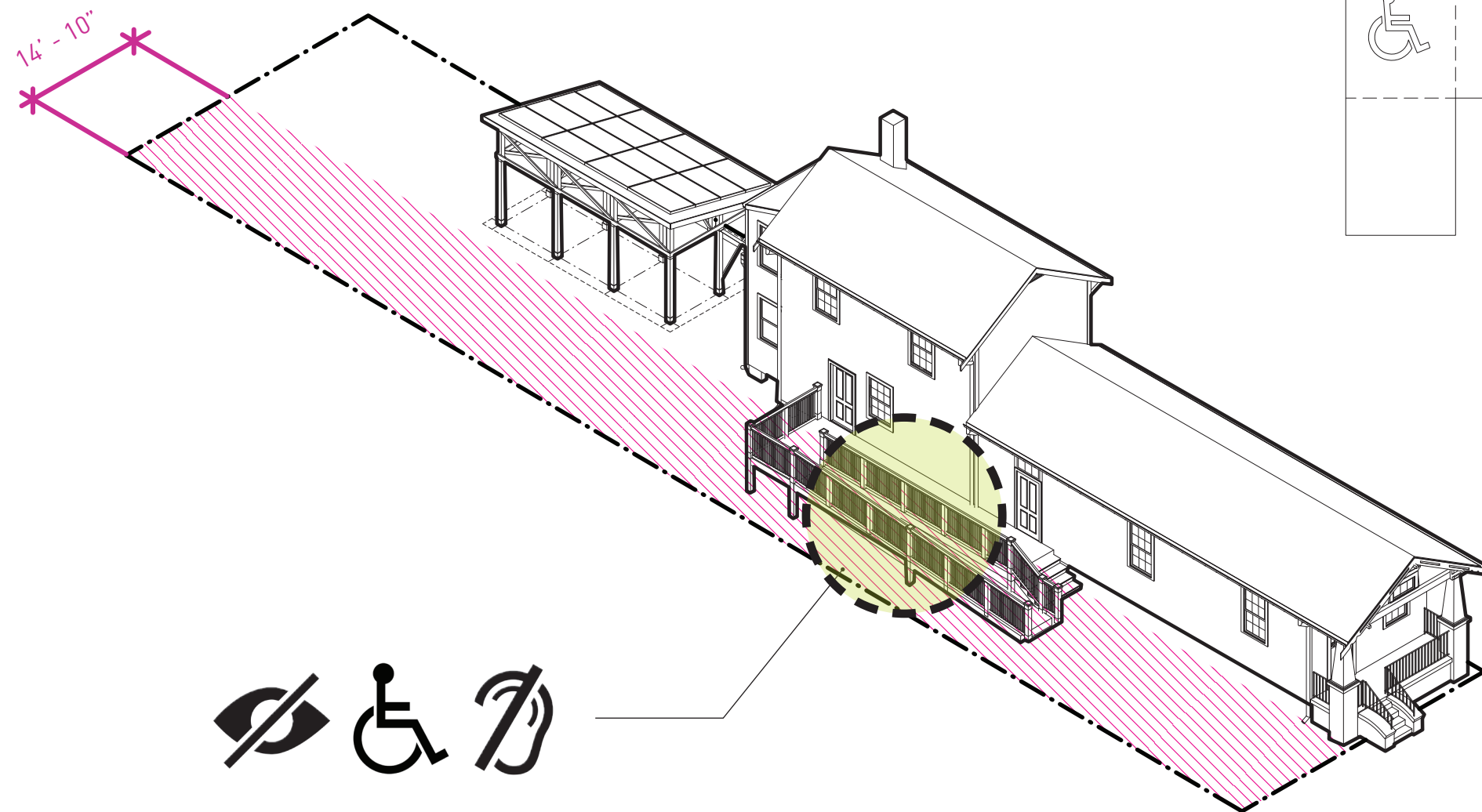
3.



ACCESSIBILITY

DISTRIBUTED UNITS

- ◆ More than 15% of all homes were required to comply with UFAS accessibility
- ◆ HDLC railing requirements



ACCESSIBILITY @ 1618-20 N MIRO STREET

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AFFORDABLE FOR TENANTS. NOT AFFORDABLE TO BUILD

AM R NORS

010602552 62552 E8061 entno_KIL_SPO_MAIL_01_20121020_032629

+60%

in utilities,
compared to similar
historic homes in
the area

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AFFORDABILITY

LAYERING HISTORIC, FEDERAL AND STATE TAX CREDITS

NPS



SHPO

STATE
HISTORIC
PRESERVATION
OFFICE



NSP2

NEIGHBORHOOD
STABILIZATION
PROGRAM 2
(US DEPARTMENT
OF HOUSING AND
URBAN DEVELOPMENT)



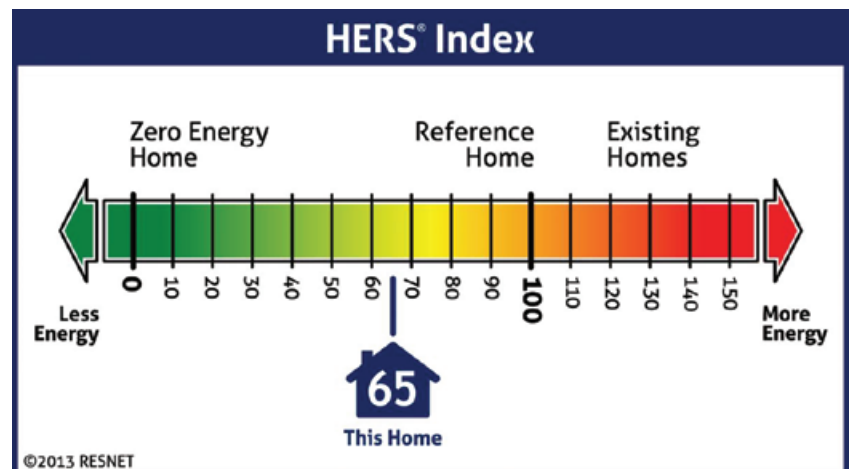
LIHTC

LOW
INCOME
HOUSING
TAX CREDITS

**SOLAR TAX
CREDITS**



**SUSTAINABILITY
CERTIFICATIONS**



NEIGHBORHOOD REVITALIZATION THROUGH SENSITIVE REDEVELOPMENT



When revitalization of our distressed neighborhoods is done well, it is almost unrivaled in the ability to advance simultaneously the “triple bottom line” goals of sustainability: improving the environment, the economy, and social equity.

— People Habitat, Kaid Benfield



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