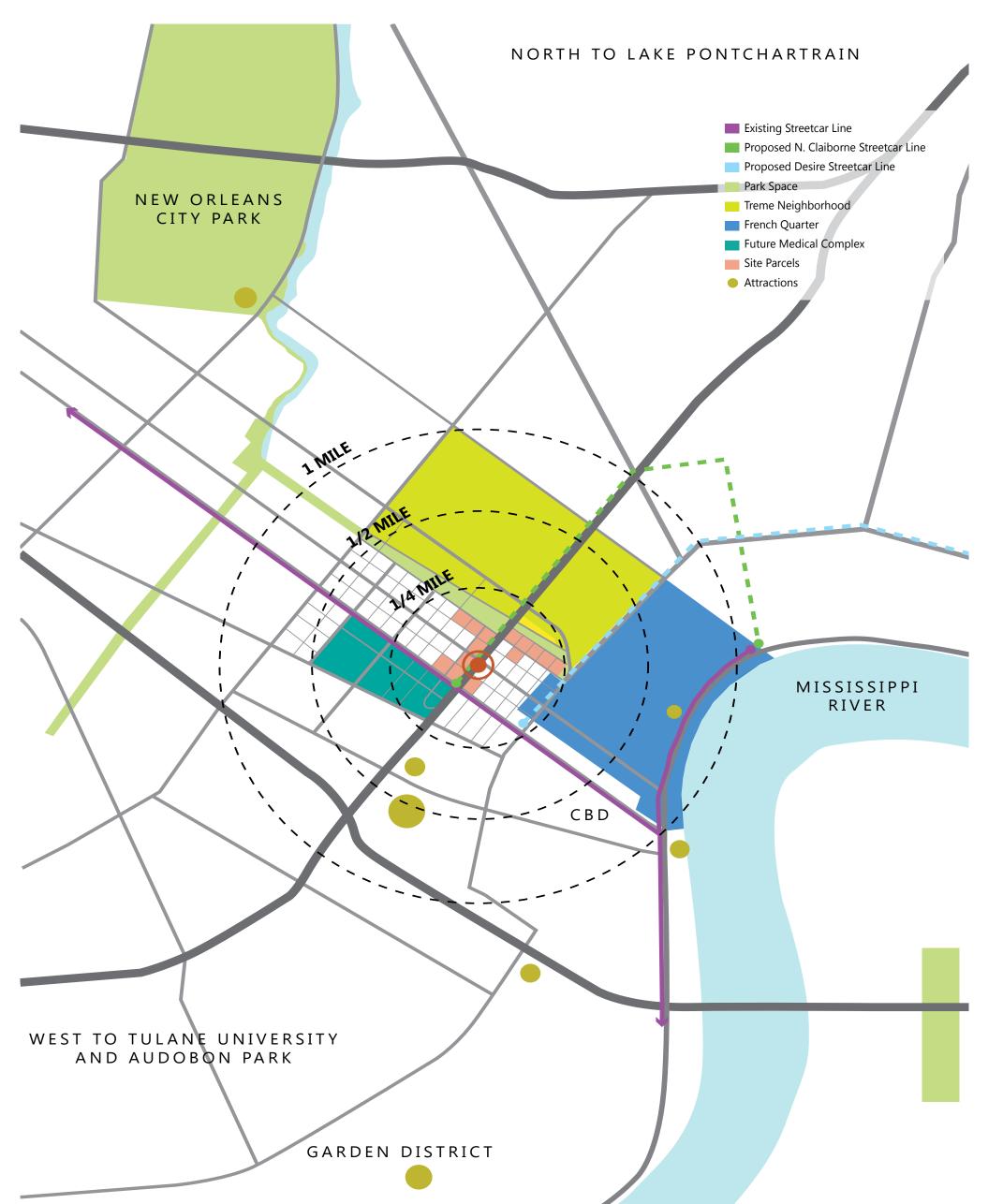


#### "The Grove" at Canal Street looking northeast

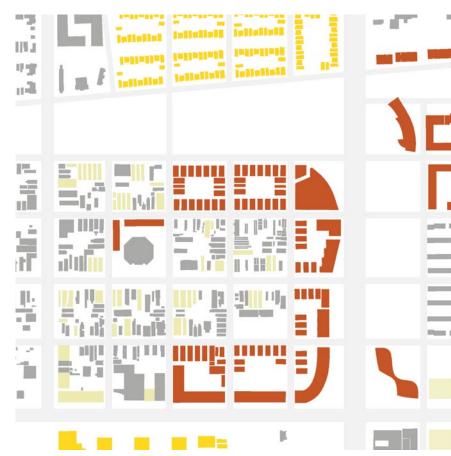
#### Land Use



### **Recognize City Connections**



# **Figure Ground**





# Affordable + Workforce Units

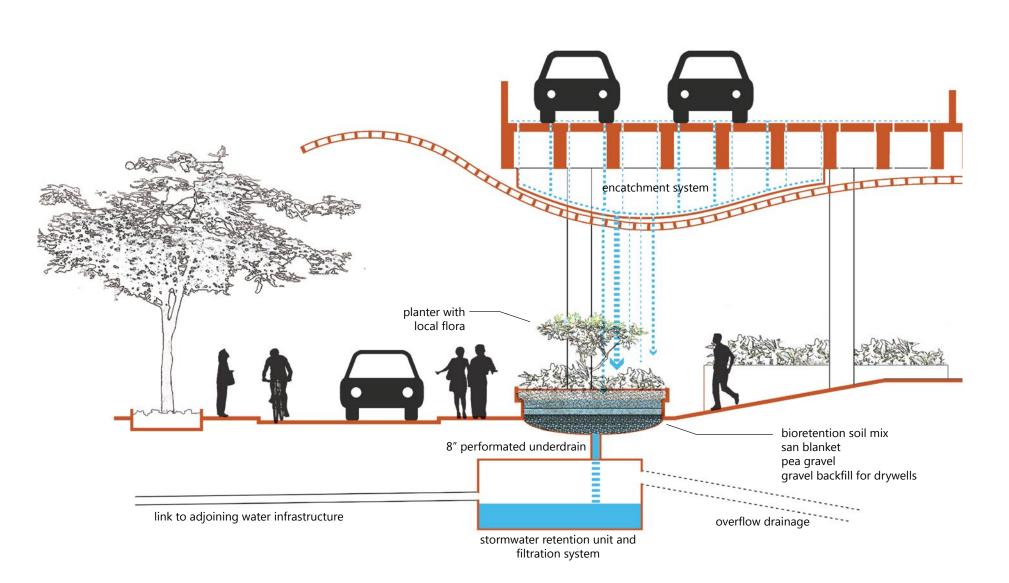


# **Establish Place**

Suggested Development



# **Harvest Natural Resources**





-Graduate of NOLA Culinary Institute -Sous Chef at Arnaud's -Purchases seasonal produce at the Grove farmer's market

-Grew up in Faubourg Laffite -Teaches Pre-K at Lagniappe Academies -Returned to her old neighborhood following new development.

-Recent transplant from Memphis -Works at University Hospital Complex -Enjoys jogging in the Grove between shifts



"The Grove" + Museum of Gulf Ecology at St. Louis Street and North Claiborne Avenue



#### -Move to Crescent City after career in Houston -Traded suburban home for Greenway condo -Enjoy concerts at the Gulf Museum Lawn following new development.

-Lives in a furnished rental on Canal Street -Has physical therapy at VA Hospital -Enjoys convenient transit and amenities



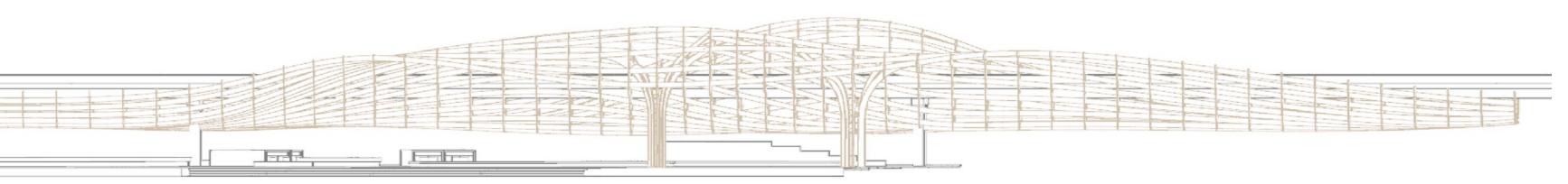
Phase 1: Years 1-3 (2017-2019) Eife EEU) 他早路 EERINGE 

# **Buildout Summary**

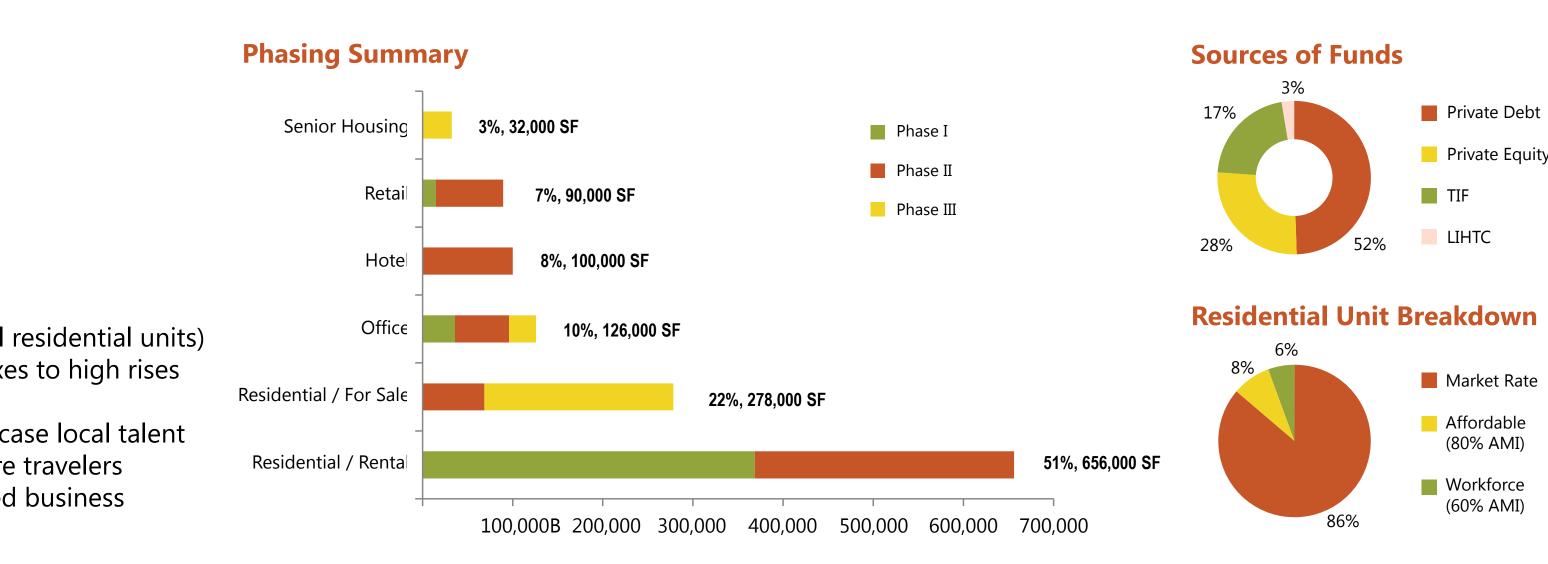
#### **Financial Summary**

- 9.5% Unleveraged IRR
- 21.3% Leveraged IRR
- 65% Construction Loan to Cost ratio

Traditional Shotgun House Typology







Traditional Shotgun Duplex Typolog

Scale-up the typology for a multi-family format

Stagger setbacks of individual units to create dynamic streetscape Team 150617