CLAIBORNE GROVE

A Cultural Canopy Weaving Together a Neighborhood

Sow Seeds

Put Down Roots

-Include adequate affordable and workforce housing to accomodate lower to middle income residents
-Leverage newfound public and private amenities of Claiborne Grove with synergistic programming

Sprout Sustainability

-Promote passive house design through efficient and simple floor plans
-Pursue LEED Certification for new commercial and multi-family construction
-Use native and adaptive vegetation throughout landscape
-Introduce smart street grid infrastructure with porous pavement and sophisticated stormwater retention system

Stormwater Drainage and Retention

Cultivate Creativity

-Design a development that respects and enhances the traditional New Orleans vernacular style
-Introduce a world-class park space underneath I-10 that transforms the neighborhood's greatest liability into the pride of the Big Easy

Vernacular Inspiration

Harvest Amenities

Massing

Movement

Placemaking

Shawn, Entrepreneur/Chef

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

Tiye, Pre-K Teacher

-Grew up in Faubourg Lafitte
-Teaches Pre-K at Lagniappe Academy
-Returned to her old neighborhood following new development

Alexa, Medical Resident

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

Hank and Marie, Retirees

-Moved to Crescent City after career in Houston
-Traded suburban home for Greenway condo
-Enjoy concerts at the Gulf Musem Lawn

Charlie, War Veteran

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

Bird's eye view of Claiborne Grove development with downtown New Orleans in the background

Street-level view from "The Grove" looking riverside towards the terminus of the Lafitte Greenway; At left, the greenway is fronted by the Lafitte Terrace RV complex

Implementation

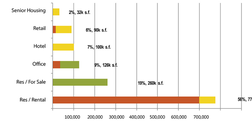
Financial Summary

8.4%	Unleveraged IRR
21.0%	Leveraged IRR
60%	Construction Loan to Cost Ratio
$44.5 mm	Public Infrastructure Improvements
$19.7 mm	Low Income Housing Tax Credits
$44.5 mm	Tax Increment Financing
$358 mm	Total Development Cost

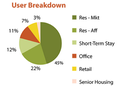
Development Summary

139 / 139	Affordable and Workforce Rentals, (45% of all rental units)
473	Market-Rate Residences, ranging from duplexes to high rises
50	Garden-Style Senior Housing Units
34	Affordable short-term Artist Studios to showcase local talent
100	Hotel rooms for business, medical and leisure travelers
600	Office jobs for small and medium-sized businesses

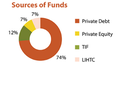
Product Type by Phase



User Breakdown

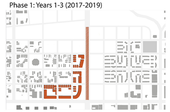


Sources of Funds

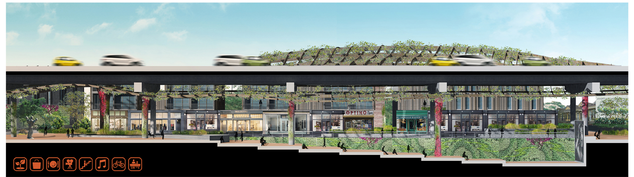


Residential Unit Breakdown

Phase 1: Years 1-3 (2017-2019)



Phase 2: Years 4-6 (2020-2022)

Phase 3: Years 7-10 (2023-2026)

Bird's eye view facing the uptown end of "The Grove," where the Lafitte Greenway traverses I-10 and meets the Museum of Gulf Ecology