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Analysis of Spirit of Charity Innovation District: Community Engagement, Development & Planning

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Analysis of Spirit of Charity Innovation District: Community Engagement, Development & Planning

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MURP 4050/5050 – DR. MICHELLE M. THOMPSON

DECEMBER 10, 2018

Agenda

INTRODUCTION.....	3
CONTENT ANALYSIS.....	4
HISTORY.....	6
BACKGROUND.....	8
COMMUNITY ENGAGEMENT.....	26
BOUNDARY EVALUATION.....	38
CONCLUSION.....	45

Introduction

The purpose of this project is to give an overview of history, background, planning process of the Spirit of Charity Innovation District and the upcoming development of the former Charity Hospital Building.

Content Analysis

- Purpose of content analysis is to evaluate all forms of documents and articles available to see what major themes are discussed and carried out to get a sense of what qualities are the most important in the SCID.
- Analyzation of 100 resources

Content Analysis

5

<i>Zoning</i>	9
<i>Community Engagement</i>	7
<i>Tax Increment Financing (TIF)</i>	15
<i>Downtown Development</i>	15
<i>LSU Real Estate and Facilities Foundation</i>	17
<i>City Planning Commission</i>	7
<i>Affordable Housing</i>	22
<i>Innovation District</i>	33
<i>Main Street</i>	5
<i>Charity Hospital</i>	73
<i>Land Use</i>	14
<i>Transportation</i>	24
<i>Homeless</i>	13

History

- 1735: L'Hopital des Pauvres de la Charité was founded by Jean Louis
- 1743: Second version of hospital-renamed Charity-managed by Ursuline Nuns
- 1785: Third hospital was built by Spanish Colonial rule
- 1815: Fourth hospital was built by the State of Louisiana
- 1833: Fifth hospital was complete and managed by Daughters of Charity, French order
- 1834: Medical College of Louisiana was created
- 1860: One of the largest medical facilities in the world
- 1884: Tulane Medical School was established from Medical College of Louisiana going private



Source: Charity Hospital Ambulance (1912)

History

- 1931: Louisiana State University opened LSU Medical School
- 1939: Sixth and final hospital was opened
- 1973: State of Louisiana creates the Department of Health & Human Resources, began controlling Charity Hospital
- 1993: Master Plan for the New Orleans Regional Medical Center
- 1996: Louisiana state legislature converts statewide charity system into LSU Health ownership
- 2005: Hurricane Katrina, Charity Hospital closes
- 2015: University Medical Center of New Orleans opens
- 2016: New Orleans Veterans Affairs Hospital opens



Source: Newly constructed sixth Charity Hospital (1939)

Affiliated Groups

- ▶ 1532 Tulane Partners – The team assembled by 1532 Tulane Partners represents a financially strong, diverse group capable of handling the complexities of a large project that is not only massive in size but also important to the history and fabric of the community that surrounds it. 1532 Tulane Partners, Inc. stands ready to restore, renovate and reinvigorate the Charity Hospital Building and provide for it and the adjacent buildings to become a vibrant, living hub in the New Orleans Biodistrict transforming the prominent, iconic structure into an adapted, vertically integrated development.
- ▶ Biodistrict New Orleans – The Greater New Orleans Biosciences Economic Development District (GNOBEDD), now referred to as BioDistrict New Orleans, is a state-enabled economic development district (with taxing and bonding authority) that was created by the State of Louisiana in 2005 and charged with the responsibility of growing both the programmatic and physical development components of the biosciences sector of the New Orleans economy.
- ▶ City of New Orleans –The City of New Orleans actively works to achieve a transparent and trust government. Celebrating its 300th Tricentennial Anniversary, the city elected its first female mayor, LaToya Cantrell. Mayor Cantrell pledges to produce results that will create a more equitable and safe New Orleans for all residents.

- ▶ Design Jones, LLC – The landscape architecture team at DesignJones, LLC is adept at tying neighborhood empowerment, disaster recovery, innovative planning and design solutions together. They implement unique approaches to landscapes forged by intensive research in areas that include comprehensive water management, building resilient communities, preservation of the built environment, a wide range of planting strategies and effective land use and planning.
- ▶ George Washington University Real Estate and Urban Analysis – As the real estate consultant for Greater New Orleans Foundation, the CREUA of George Washington University is committed to conduct influential real estate research focusing on walkable urban place development and management, housing finance policy, and international real estate.
- ▶ Greater New Orleans Foundation - The Greater New Orleans Foundation looks to create a resilient, sustainable, vibrant community in which individuals and families flourish and the special character of our region is preserved, celebrated, and supported. Recognizing that New Orleans is more than a city—it is an interconnected region—it serves the surrounding parishes of Assumption, Jefferson, Lafourche, Orleans, Plaquemines, St. Bernard, St. Charles, St. James, St. John the Baptist, St. Tammany, Tangipahoa, Terrebonne, and Washington.
- ▶ HRI Properties – The HRI Executive Team brings decades of leadership in architecture, hospitality, service, finance, and urban planning. HRI is a catalytic developer and has the tools and experience to put Charity back into commerce. HRI Properties has a reputation for providing the highest quality of service, leading to long-term relationships with residents and guests.

- ▶ JLL South - As the real estate consultant for LSU, Jones Lang LaSalle is an American professional services company and a world leader in real estate services. JLL will buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate. From tech startups to global firms, their clients span industries including banking, energy, healthcare, law, life sciences, manufacturing and technology.
- ▶ LSU Health Louisiana State University - The present organizational structure of LSU Health Sciences Center New Orleans was implemented in 1965. The Louisiana State University Health Sciences Center New Orleans has teaching, research, and health care functions state-wide, through its six professional schools and eight Centers of Excellence, as well as the more than one hundred hospitals and other health science related institutions throughout the State, Region, Nation, and the World, with which they maintain affiliations. The Louisiana State University System is a land-, sea- and space-grant institution with academic programs in all areas of science, engineering, humanities, arts and social sciences.
- ▶ New Orleans Business Alliance – A public-private partnership, New Orleans Business Alliance (NOLABA) is the official economic development agency for the City of New Orleans. Now an accredited economic development organization (AEDO), NOLABA was formed in 2010 through a coalition of business and civic leaders to employ the best practices in economic development to reposition New Orleans as the ideal intersection of commerce and culture.

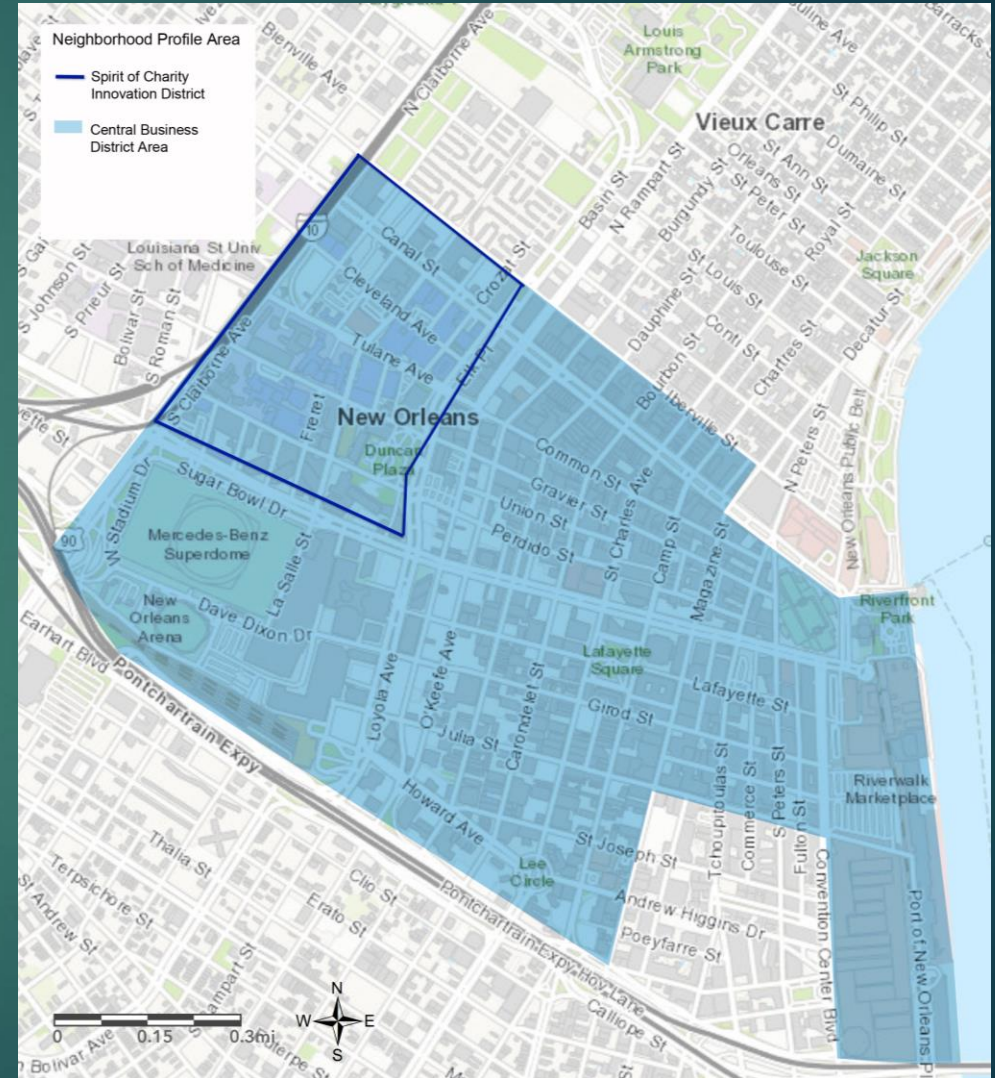
- ▶ New Orleans Downtown Development District – The Downtown Development District of New Orleans (DDD) was created by the Louisiana Legislature in 1974 as the nation’s first assessment-based business improvement district (BID) to provide enhanced services in economic development, cleaning and safety. The DDD is governed by an 11-member Board of Commissioners who represent a cross section of the diverse Downtown community. Its mission is to drive the development of Downtown New Orleans and be the catalyst for a prosperous, stimulating, innovative heart of the Crescent City.
- ▶ Tulane University School of Medicine - Tulane strives to be a distinctive, preeminent research-intensive medical school, transforming health through discovery, lifelong learning, and patient-centered health care. They improve human health and foster healthy communities through discovery and translation of the best science into clinical practice and education; to deliver the highest quality patient care and prepare the next generation of distinguished clinical and scientific leaders.
- ▶ University of New Orleans – MURP 5050 Land Use and Planmaking is a fall 2018 course that provides students with an understanding of land use planning principles, methods and formats. In addition, students gain the skills needed to create an effective and appropriate land use plan for a small city.
- ▶ Urban Land Institute – ULI Louisiana is a District Council of the Urban Land Institute. ULI is a non-profit research and education organization. ULI Louisiana’s work is essential to the responsible development of the Gulf Coast and the State as a whole. Their experts diagnose current challenges and look ahead to identify opportunities for change.

Neighborhood Profile

_GNOF had the data center provided physical, social and cultural research

_Data center define geographic area of the CBD boundaries include SCID

_Provide vital data for planning process and to make strategic decisions



CBD/SCID Profile Map. Source: ESRI (by Hoang Tao)

Diversity and Inclusion

_The guiding principles is to seek the voices of all stakeholders to ensure the charity hospital's spirit of inclusion (pop. 2,634, 25% black, and 59% white)

_To achieve the ideals of having a diverse group of stakeholders take part in the planning process

Total numbers	Central Business District			Orleans Parish		
	2000	2012-2016	MOE*	2000	2012-2016	MOE*
Population	1,794	2,634	336	484,674	382,922	na
Total households	921	1,709	157	188,251	154,844	na
Family households	174	391	100	112,977	76,776	na

Racial & ethnic diversity	Central Business District			Orleans Parish		
	2000	2012-2016	MOE*	2000	2012-2016	MOE*
Black or African American	32.9%	25.0%	7.1%	66.7%	59.3%	.1%
White	55.2%	59.2%	3.6%	26.6%	30.6%	.0%
Asian	5.9%	7.9%	4.1%	2.3%	2.9%	.1%
American Indian	.3%	.0%	.5%	.2%	.1%	.0%
Other	.7%	.0%	.9%	.2%	.3%	.1%
2 race categories	1.7%	1.3%	1.2%	1.0%	1.4%	.1%
Hispanic (any race)	3.2%	6.6%	3.3%	3.1%	5.5%	.0%

Source: Data Center

Affordable Housing

_The charity's goals for a equity city

_Rental and housing costs have grown exponentially in NOLA (27% in poverty & 41% rent burden)

_SCID development needs to address economic and housing inequality

	Central Business District			Orleans Parish		
	2000	2012-2016	MOE*	2000	2012-2016	MOE*
Population in poverty						
People living in poverty	32.3%	27.3%	7.0%	27.9%	26.2%	0.7%
People living at or above poverty	67.7%	72.7%	4.5%	72.1%	73.8%	0.7%

Housing affordability by owner/renter status	Central Business District			Orleans Parish		
	2000	2012-2016	MOE*	2000	2012-2016	MOE*
Owner occupied paying 30% or more of income on housing	na	28.2%	15.5%	na	31.5%	1.3%
Renter occupied paying 30% or more of income on housing	na	41.1%	9.1%	na	60.4%	2.0%

Transportation

_SCID is very accessible neighborhood (15 min travel)

_Locating new jobs and affordable housing in this area will maximize the value already invested in the existing RTA transit system

_Complete street design to improve walkability (43% walked)

Travel time to work, workers 16+	Central Business District			Orleans Parish		
	2000	2012-2016	MOE*	2000	2012-2016	MOE*
Average travel time to work (minutes)	17	15	3	26	24	1
Less than 30 minutes	91.0%	89.0%	10.0%	66.4%	68.7%	0.9%
30 to 44 minutes	0.8%	7.8%	4.8%	20.3%	20.2%	0.7%
45 to 59 minutes	2.3%	1.4%	1.9%	6.1%	4.8%	0.3%
More than 60 minutes	5.9%	1.7%	1.9%	7.2%	6.2%	0.4%

Type of transportation, workers 16+	Central Business District			Orleans Parish		
	2000	2012-2016	MOE*	2000	2012-2016	MOE*
Car, truck, or van	42.5%	44.2%	7.5%	76.4%	78.6%	0.5%
Public transportation	13.6%	2.1%	2.1%	13.2%	7.7%	0.4%
Bicycle	2.0%	2.0%	2.2%	1.2%	3.1%	0.3%
Walked	37.7%	42.7%	10.0%	5.2%	4.7%	0.3%
Other means	0.0%	0.8%	1.1%	1.3%	1.2%	0.2%
Worked from home	4.3%	8.3%	5.7%	2.7%	4.3%	0.3%

Source: Data Center

Economic Development

_Changing markets and locations for capital investment and employment growth are looking at innovation district

_Seeking to locate in SCID to attract a educated workforce (66% with college degree)

_Changes are powered by the growth of the knowledge economy (13% professional, Scientific, Technical sector)

Level of schooling, 18+	Central Business District		
	2000	2012-2016	MOE*
Less than 9th grade	11.6%	0.4%	1.7%
9th to 12th grade, no diploma	9.5%	7.2%	3.7%
High school diploma or GED	18.0%	12.9%	6.5%
Some college, no degree	15.5%	13.3%	4.0%
Associate's degree	3.8%	5.6%	2.9%
Bachelor's degree	25.4%	34.9%	5.9%
Graduate or professional degree	16.2%	25.6%	5.1%

Workers living in the neighborhood by industry sector	Central Business District	
	2004	2015
Total number of workers living in the neighborhood	975	1,570
Agriculture, Forestry, Fishing and Hunting	0.0%	0.0%
Mining, Quarrying, and Oil and Gas Extraction	2.2%	3.7%
Utilities	1.4%	0.1%
Construction	3.7%	2.6%
Manufacturing	2.6%	3.2%
Wholesale Trade	4.0%	2.2%
Retail Trade	6.8%	5.7%
Transportation and Warehousing	4.6%	3.8%
Information	1.0%	2.6%
Finance and Insurance	5.5%	5.6%
Real Estate and Rental and Leasing	1.6%	1.7%
Professional, Scientific, and Technical Services	8.1%	13.3%
Management of Companies and Enterprises	2.8%	2.8%
Administration & Support, Waste Management and Remediation	13.6%	8.3%
Educational Services	12.3%	10.5%
Health Care and Social Assistance	9.8%	9.7%

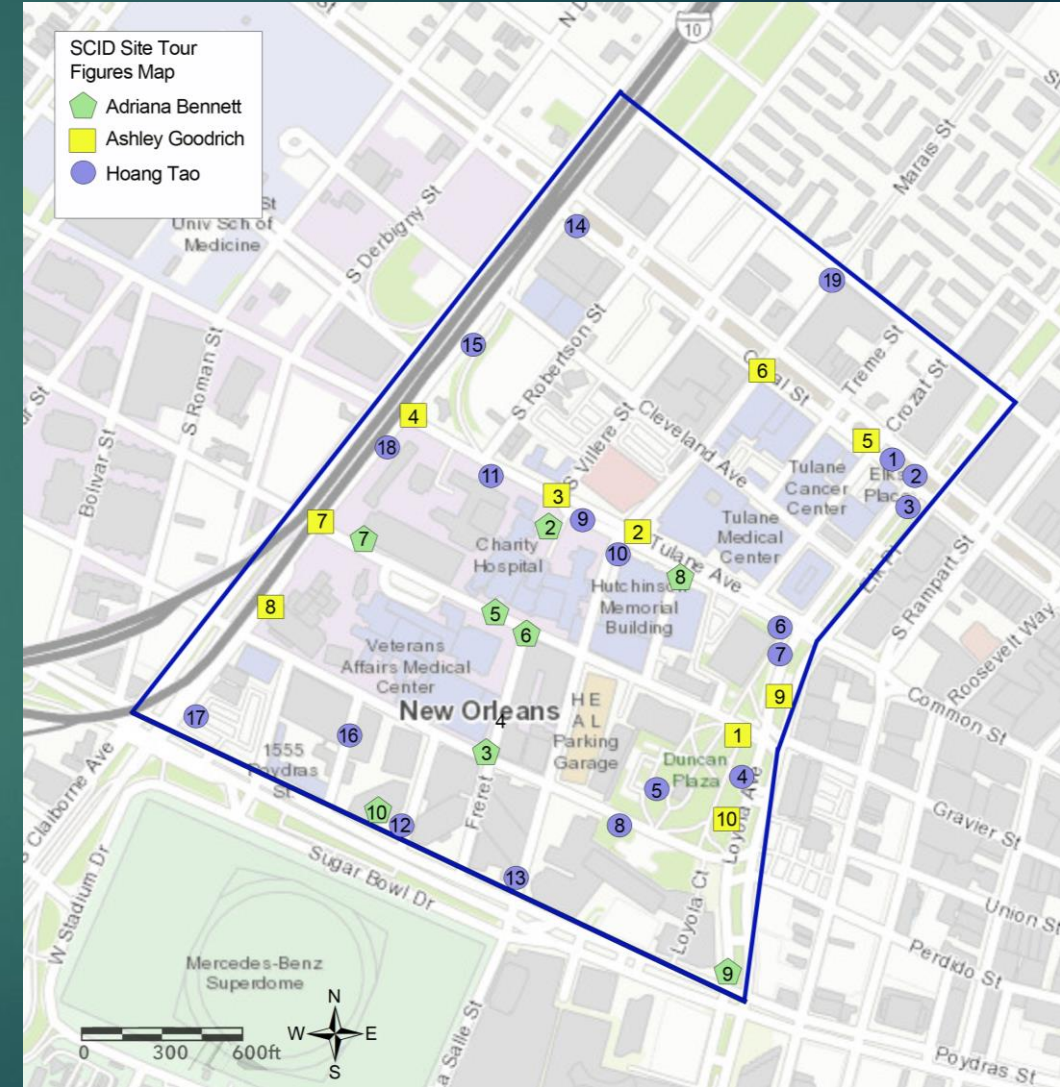
Source: Data Center

On-site Inventory of SCID

_Site tour selected 40 properties for status survey with field observation notes/photos to give broader & integrated picture

_Site Reconnaissance was an important systematic & diagnostic tool to understand SCID urban context

_Used Kevin Lynch's elements five of mental mapping SCID (e.g. path, district, edge, node, and landmark)



SCID Site Tour Figures Map. Source: ESRI (Hoang Tao)

Landmark

_Points of reference, which are usually external edifice and object

_Architectural and artwork that give visual clues to identity of surrounding area

_Sizable Charity Hospital Building and modest Molly Marine Statue



Nodes

20

_Focal points for people and activities (local & visiting)

_Enhance the physical characteristic to be the focus and epitome public space

_Area of a musical loci in Duncan Plaza and tourist intersection in front of Joy Theater as art and culture destination



Source: Duncan Plaza and Joy Theater (Hoang Tao. 9/8/18)

Edges

_Linear boundaries between the references of two spaces

_I-10 boundary edge and border vacuum with homeless informal settlements along the Claiborne Corridor

_Solid barrier walls and parking structures creating edges that impact neighborhood the complete street walkability



Paths

_Channel along which people move and observe how the environmental elements are arranged & interrelated

_Elks Place neutral ground filled with tree, monuments and public artworks

_Walking, biking, bus, streetcar and automotive pathways on Loyola Avenue



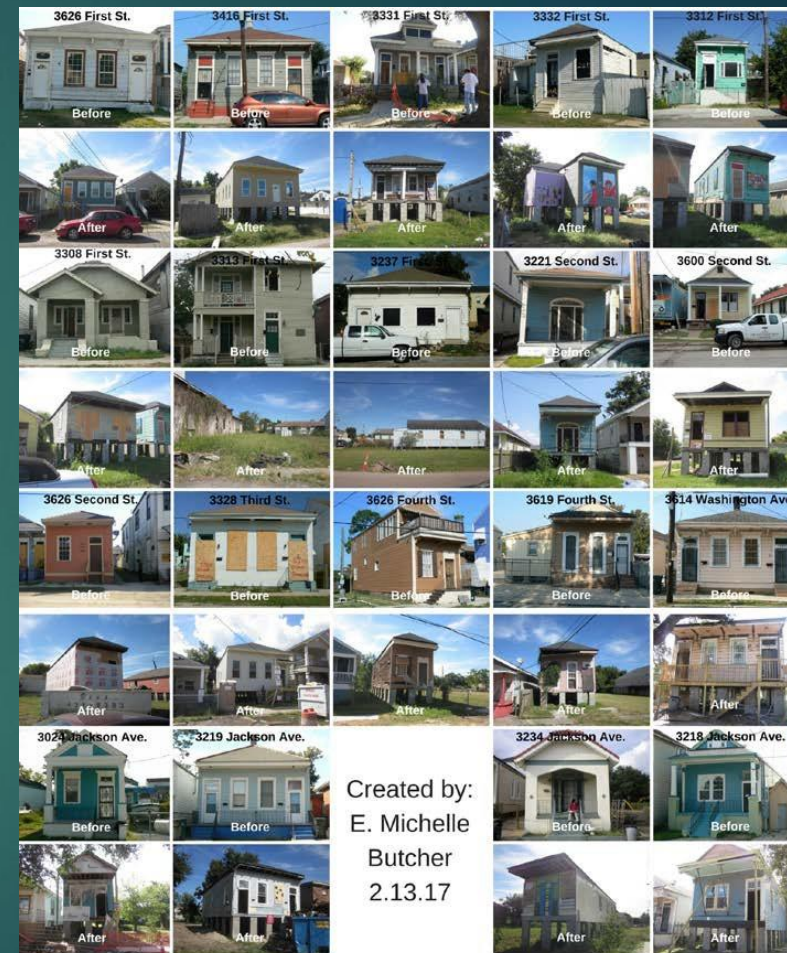
Off-site Hoffman Historic Affordable Homes

23

_Adjacent Veterans Affairs / LSU Medical Complex lead to the relocations historical homes in 2011

_Of the 81 homes relocated, 19 were Hoffman Triangle and 13 continue to be part of the before and after spatial analysis

_Contextual understanding of the need for inclusion and how the housing issues has displaced residents



Created by:
E. Michelle
Butcher
2.13.17

Hoffman Triangle

Survey Methodology

_Windshield survey was quick site reconnoitered in a vehicle covering a large area to recorded property conditions & took photos

_Using various site to update the property cards information (e.g. nolaassessor.com, property.nola.gov)

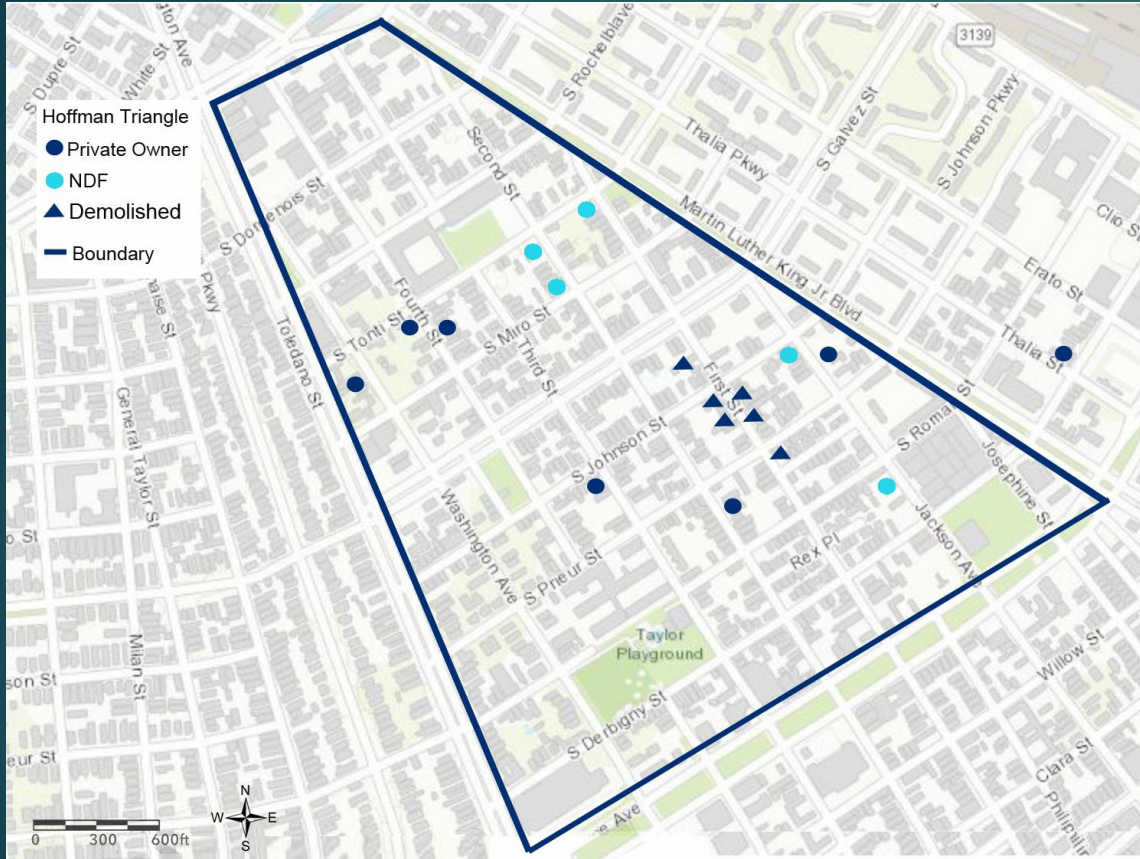
_Data include locations, owners, condition, vacancy, last sale date & last sale price, and property value

Hoffman Triangle Historic Affordable Homes Property Information Report



Owner:	Tax Bill	Address	Geoin.
New Orleans Neighborhood Development Foundation	412404603	3626 Second St. New Orleans, LA 70125	41040019
Mailing Address:	1429 S RAMPART ST NEW ORLEANS, LA 70113	Source:	NOLAASSESSOR.COM
Neighborhood:	Hoffman Triangle		
Date of observation:	10/4/2018	Report By:	Hoang Tao
Date of report:	10/8/2018	Organization:	Neighborhood Development Foundation
Assessment Information		Source:	NOLAASSESSOR.COM
Assessment Value:	\$28,000	Property Condition:	Good
Tax Bill Status:	Paid	Building Condition:	Good
		Field Notes:	
Tax Bill Amount:	\$3,350		
Parcel Information		Source:	NOLAASSESSOR.COM
Size of Parcel:	3422	Square feet	
Size of Building (sq ft):	1088	Square feet	
Vacant:	Yes		
Use (former or current):	Residential	Use:	Two Family
Sales Information	Available	Source:	NOLAASSESSOR.COM
Last Sale Date:	12/22/2015		
Last Sale Price:	\$15,000		
Lien Information	N/A	Source:	CNO TAX WEBSITE https://services.nola.gov/service/nrc/Cloud-aws-evls/Type=1&TaxBill=412404610
Total:	\$28,000		
Land:	\$17,100	Building:	\$10,900
Eligible Property Inspection Report:	ENVHADB-10-00524	Source:	CNO CODE ENFORCEMENT

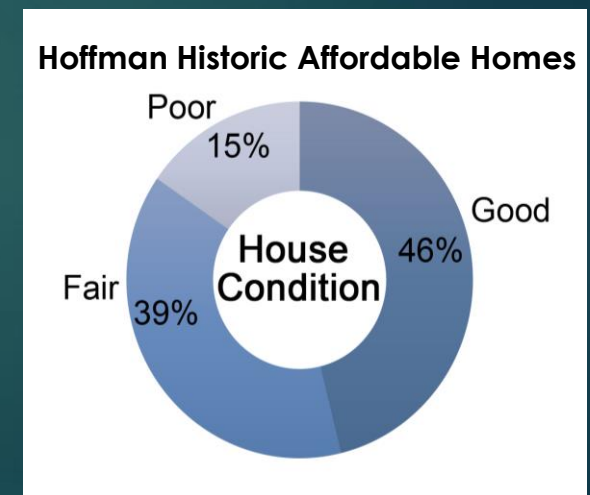
Properties Status/Condition



Hoffman Historic Affordable Homes

Address Label	Owner	Home Condition				Vacant?	Last Sale Date	Last Sale Price(\$)
		2011	2016	2017	2018			
3221 Second Street	Alvin & Karen Brown	Fair	Poor	Fair	Fair	Yes	6/1/18	43,000
3600 Second Street	NDF	Fair	Poor	Fair	Good	Yes	12/22/15	20,000
3626 Second Street	NDF	Fair	Poor	Good	Fair	Yes	11/22/15	15,000
3328 Third Street	Elizabeth Pace	Poor	Fair	Good	Good	No	3/24/17	143,000
3619-3621 Fourth Street	Robert Jones	Good	Poor	Poor	Good	No	12/22/15	20,000
3626 Fourth Street	Alvin & Karen Brown	Good	Poor	Poor	Poor	Yes	6/1/18	38,000
3614 Washington Avenue	Tamara & Terry Singleton	Fair	Fair	Good	Good	Yes	4/12/18	165,000
3024 Jackson Avenue	NDF	Poor	Poor	Fair	Good	Yes	12/11/15	15,000
3219 Jackson Avenue	Alvin & Karen Brown	Good	Fair	Poor	Poor	Yes	6/1/18	48,000
3234 Jackson Avenue	NDF	Good	Poor	Poor	Fair	Yes	12/22/15	15,000
3914 Erato Street	NDF	Poor	Good	Fair	Fair	Yes	12/22/15	20,000
2420 Gravier Street	NDF	Good	Poor	Fair	Fair	Yes	12/22/15	31,000
1323 South Derbigny Street	Henry Ovide	Fair	Poor	Good	Good	No	6/18/18	160,000

- _7 homes are private owner
- _10 homes are vacant
- _85% homes are in good/fair condition



Community Engagement

_GNOF community engagement processes included forming committees of local experts and stakeholders to outline a comprehensive planning strategy

_DesignJones facilitate the community engagement meetings with resident who live, work, and use transit within SCID



Research and Analysis

_George Washington formed national and local experts

_Contributed expertise in urban design, urban development and urban planning

_Share research on strategic planning for regional-serving place at meetings



Employment/Economic Development

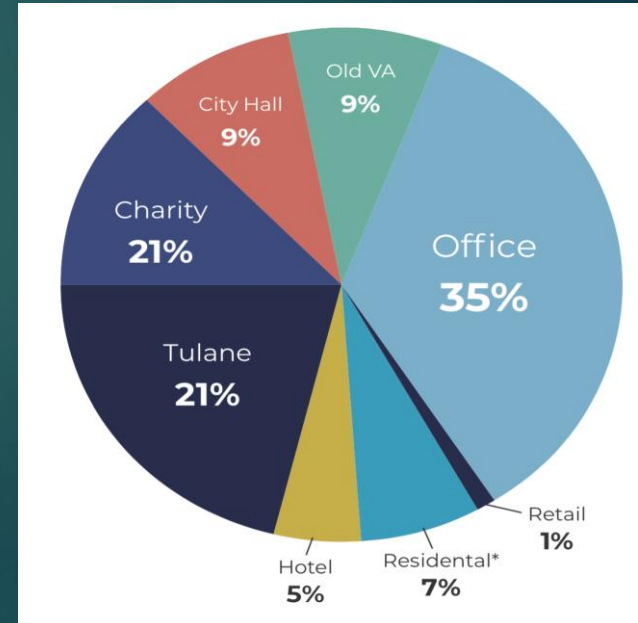
E-2 Regional Employment – Encourage the location of more regional-serving¹ employment, such as financial, professional services, utility, construction, newspaper and metropolitan government (county, city, etc.) workers.

Probable Consequences: Not only direct increase in number of workers but indirect increase in support local-serving workers. Some increase in retailing, restaurant trade and hotel business. May increase prestige of the place. Somewhat higher rents potentially achievable.

Requires: Regional recruitment effort. High quality of life factors, such as cultural institutions, nearby executive neighborhoods, urban character, etc., if office oriented. Superior freeway and rail connections and parking.

Market Risk: Moderate.

Political Risk: Moderate if directly competing for some uses in region.



GNOF Working Groups Meetings

- _Large working groups (+50 stakeholders) composed of business and civic leaders
- _All-day working sessions on July 23rd and August 30th
- _Help to provide an overview of SCID urban conditions and form a strategy plan that reflect the ideals they would like to see



GNOF Stakeholder Meetings

_Local experts in the fields of housing, workforce, economic development, equitable development, anchor institutions, land use, and mobility

_Formed subcommittees which were co-chaired by 2 experts in the field (+10 members).

_July-August, 14 subcommittee meetings were held to discuss and make recommendations

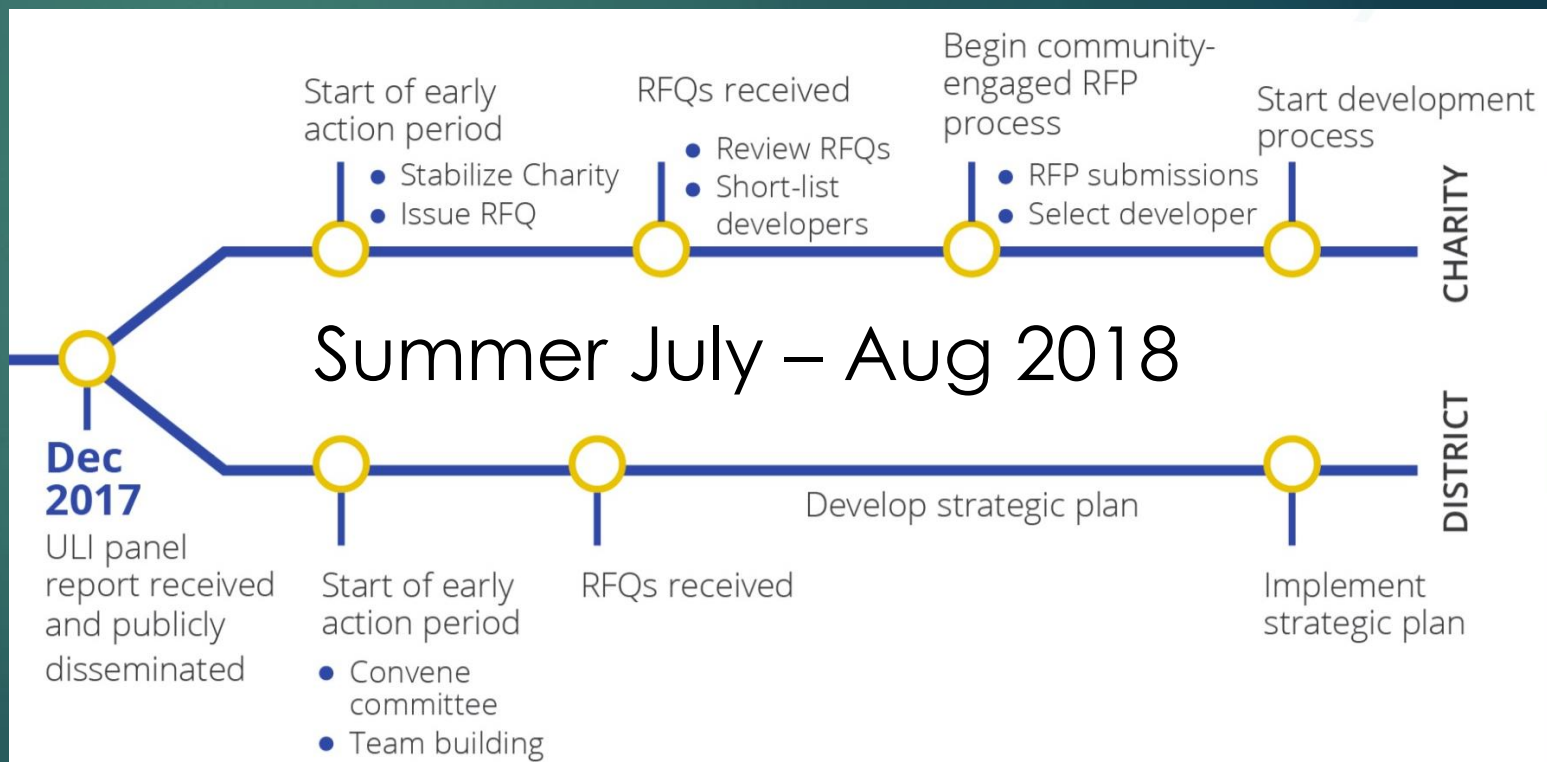


GNOF Strategy Sessions

_These groups focused on sharing and forming a consensus around the feedback from meetings

_Supported engagement and provided research information

_Stakeholders forums gave important input into the SCID strategic plan



DesignJones Community Engagement

31

_DesignJones (2018) believe that “adequate time and resources must be given over to understanding how these interests actually interact with one another”

_Continue to identify and acknowledge local expertise, follow local guidance, and collaborate their knowledge into the SCID design, planning, and development process



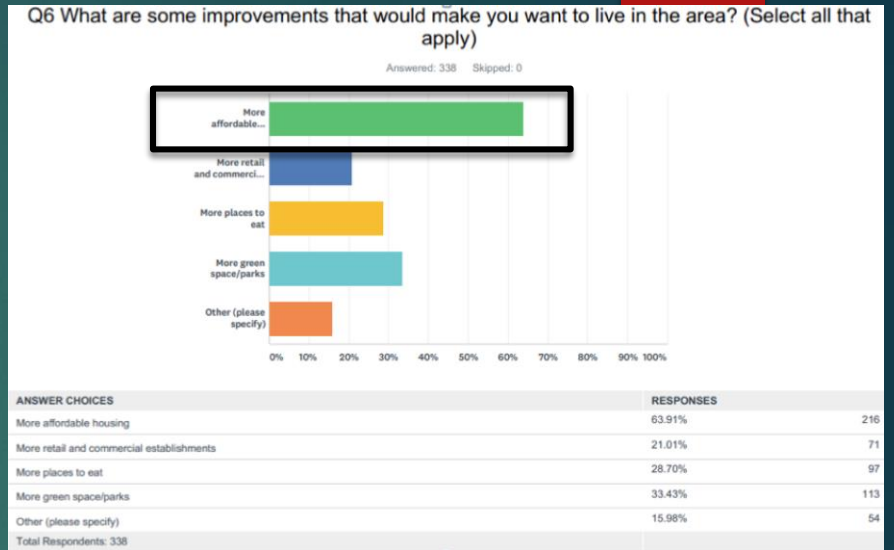
Source: DesignJones SCID Office. DesignJones, 2018

Community Outreach

_Engagement in different levels from surveys to residents walk into SCID office. 338 surveys online, at food truck, bus/streetcar stop, & gov. facilities (64% affordable housing improvement)

_Effective field interviews was an useful technique for gathering quantitative information and qualitative knowledge (e.g. Ms. Florence's practical metis)

_Website provided survey, media announcements, planning process, meetings, research & more information



We are dedicated to informing and engaging our community about the redevelopment of Charity Hospital & the surrounding area.

The Greater New Orleans Foundation has begun the start of its Strategic Planning Process for the Spirit of Charity Innovation District. The Foundation will work with local experts and stakeholders in New Orleans to outline a comprehensive strategy that will lead to robust job growth, as well as equitable and inclusive development in the neighborhood surrounding the former Charity Hospital.



Image: Urban Land Institute



Image: DesignJones, LLC

ABOUT

COMMUNITY ENGAGEMENT WORKSHOPS

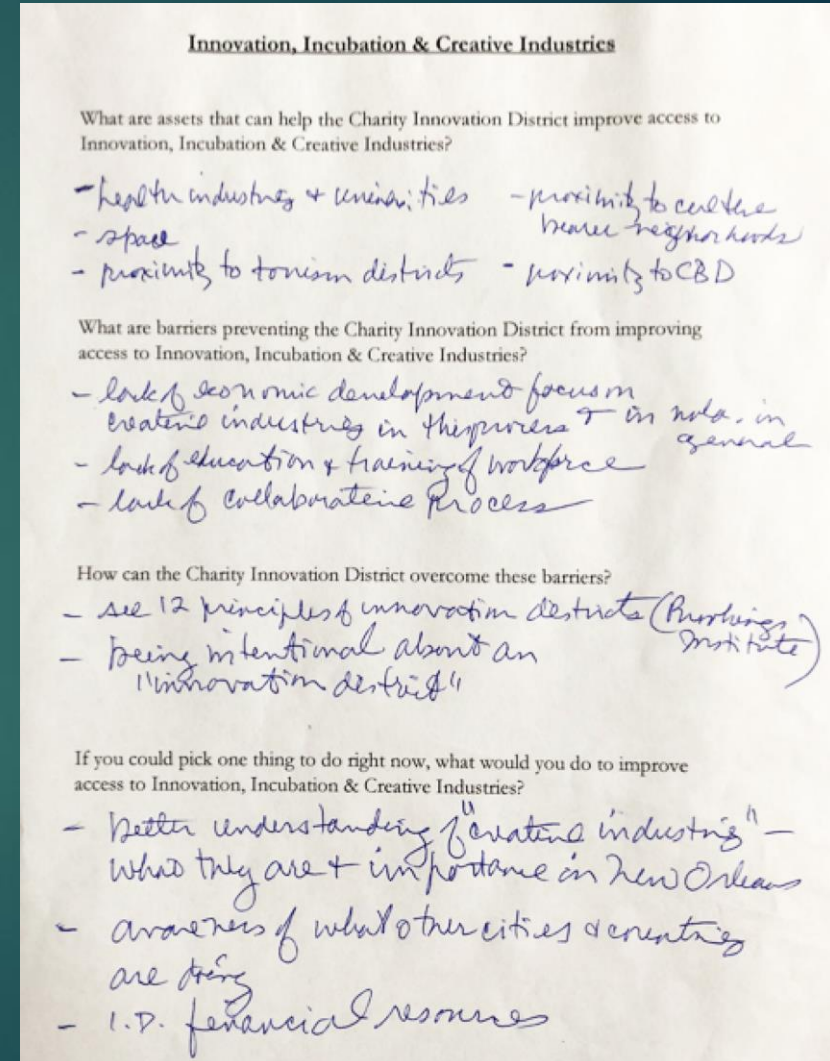
Local Knowledge and Input

33

_Facilitated 3 community engagement meetings with board range of residents in the participatory planning process (July 25, Aug 13 & Aug 28)

_Provided information on survey, planning process, and innovation districts

_Given opportunities (e.g. speaking & writing) to provide suggestions on district anchor, homelessness, equity, park/green infrastructure, creative industry, education, transportation, & Charity Hospital building



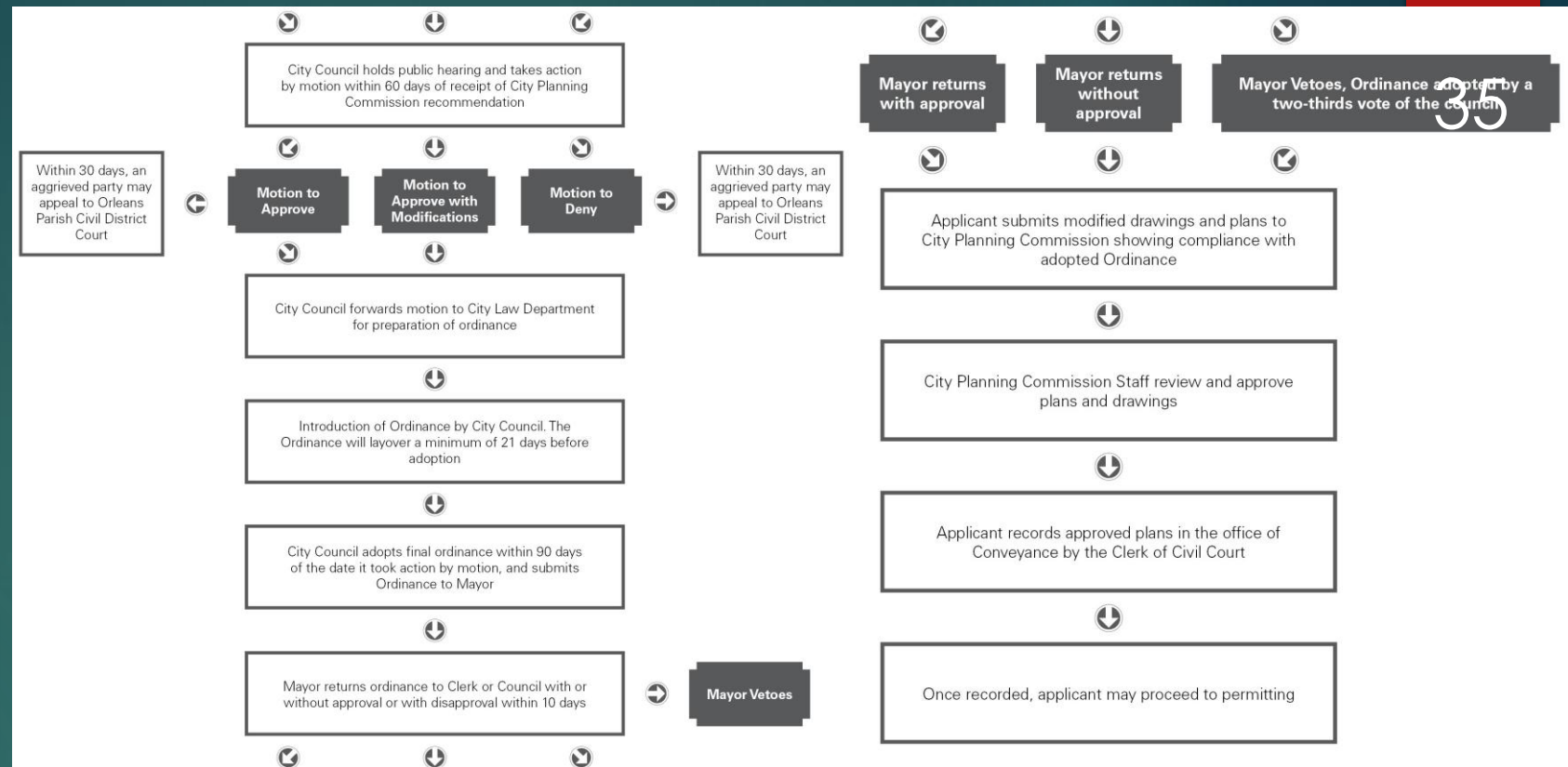
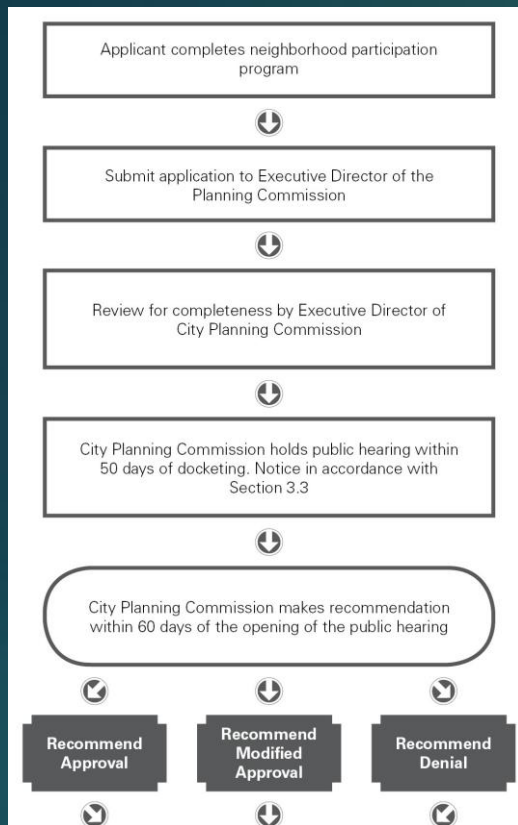
Citizen Participation

_Most vocal criticism “came from people who believe the public has not been adequately consulted or informed about the future of the Charity Hospital building” (Design Jones, 2018).

_Local resident have the clearest and most accurate perception of needs and priorities of their community and should make decisions to have true citizen power.

Arnstein (1969) Ladder of Citizen Participation





The Neighborhood Participation Requirement: Generally the purpose of the Comprehensive Zoning Ordinance (CZO) of the City of New Orleans (CNO) is to state guidelines for the building construction process for any major construction project within city boundaries. In order to receive permits for construction compliance, there is a design review process which includes a pre-approval neighborhood participation program (NPP) depending on the category and size of the project. CNO Ordinances are located in ARTICLE 4 APPLICATIONS AND APPROVALS of the Comprehensive Zoning Ordinance (CZO). Due to the scale of the Charity Hospital development project (over 40,000 sq. ft.) the CZO will regulate what documents and process are required for the redevelopment of the hospital.

- **The Project NPP shall include the following information:**
- A brief description of the proposal, including estimated start and end dates, a development plan for the project, known needed variances, and citations for each.
- An outlined area map and a contact list for notifying the individuals and entities identified in Section 3.3 of CZO.
- A general description of how parties on the contact list will receive information on the project, including a statement as to which public notification techniques will be used for the project.
- A general description of how parties on the contact list will be informed of any changes or amendments to the proposed project after the applicant's initial contact.
- A statement as to how those impacted by the proposal will be provided an opportunity to discuss the request if issues or questions should continue or suddenly arise.
- The applicant shall provide the typed Project NPP and notice, including email notification to applicable registered neighborhood associations of an opportunity for interested parties to attend a meeting to discuss the proposed application not less than fourteen (14) nor more than thirty (30) days after the date on which the applicant provides notification to the parties on the contact list. In addition, the applicant shall notify the City Planning Commission of the meeting date, time, and location not less than fourteen (14) days prior to the meeting (CZO 4.4).

According to the State of Louisiana both LSU and City of New Orleans are political subdivisions. Political subdivision is a legal term defined to be almost any kind of parish, town, school district, road, drainage, village and more (O'N). The LSU Foundation and its affiliated organizations such as LSU REFF are tax exempt non-profit private organizations. According to the IRS, all 501 (c)3 organizations are private, unless they request and opt-in to become a public non-profit. Private foundations are subject to more restrictions, and much of their income is received from a smaller group donors and from investment income (Weikart). A summary of the LSU Foundation and its affiliates are described from the LSU Foundation's website. Their mission is to support on behalf of LSU.

Arbitration with FEMA after Hurricane Katrina:

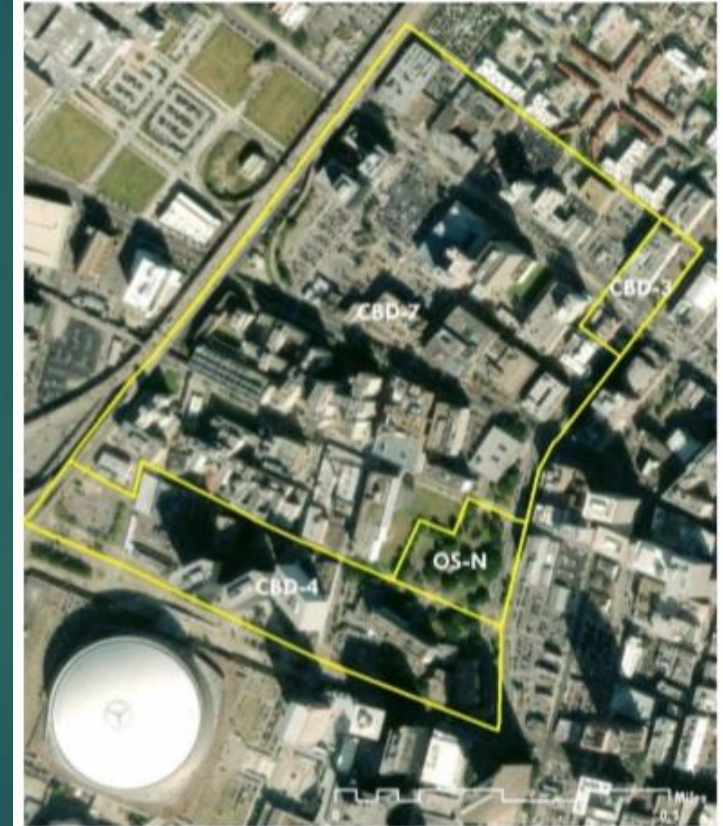
Charity Hospital is owned by the Board of Supervisors of Louisiana State University (LSU) Agricultural and Mechanical College. LSU HCSD was the nominal applicant for the first PA appeal. LSU Health Sciences Center New Orleans (LSU HSCNO) is the applicant for this PA appeal. It is unclear whether LSU HCSD and LSU HSCNO are separate entities, whether LSU HCSD has changed its name, or if LSU HSCNO is a successor in interest to LSU HCSD. Regardless, LSU HCSD, FP&C and LSU HSCNO are all subordinate to the State of Louisiana, which was a signatory to the Arbitration Agreement, thus binding the various "applicants" to its terms.

- The zoning of the future SCID District Boundary by the City of New Orleans City Planning Commission (CPC) is already in accordance with the current uses and future land use. The maximum FAR (Floor Building Ratio) is 12:1.
- Charity Hospital at 1532 Tulane Avenue is zoned CBD -7, CBD Bio-Science District with future land use as Mixed Use Health/Life Sciences Neighborhood (<http://property.nola.gov/>). The City of New Orleans states that Mixed Use Health/Life Sciences FLU shall “provide areas for hospitals, offices, supportive retail and residential uses to create a vibrant neighborhood center with job growth in the medical care and research sectors” (CZO).
- These Land Uses can be found at <https://czo.nola.gov/article-17/> with a further detailed chart. Nearby areas of the Spirit of Charity District include these zones: CBD-3, CBD-4, CBD-7, MUHLS, LS, MC, INS

Zoning & Future Land Use

Current zoning

Figure 4. Zoning



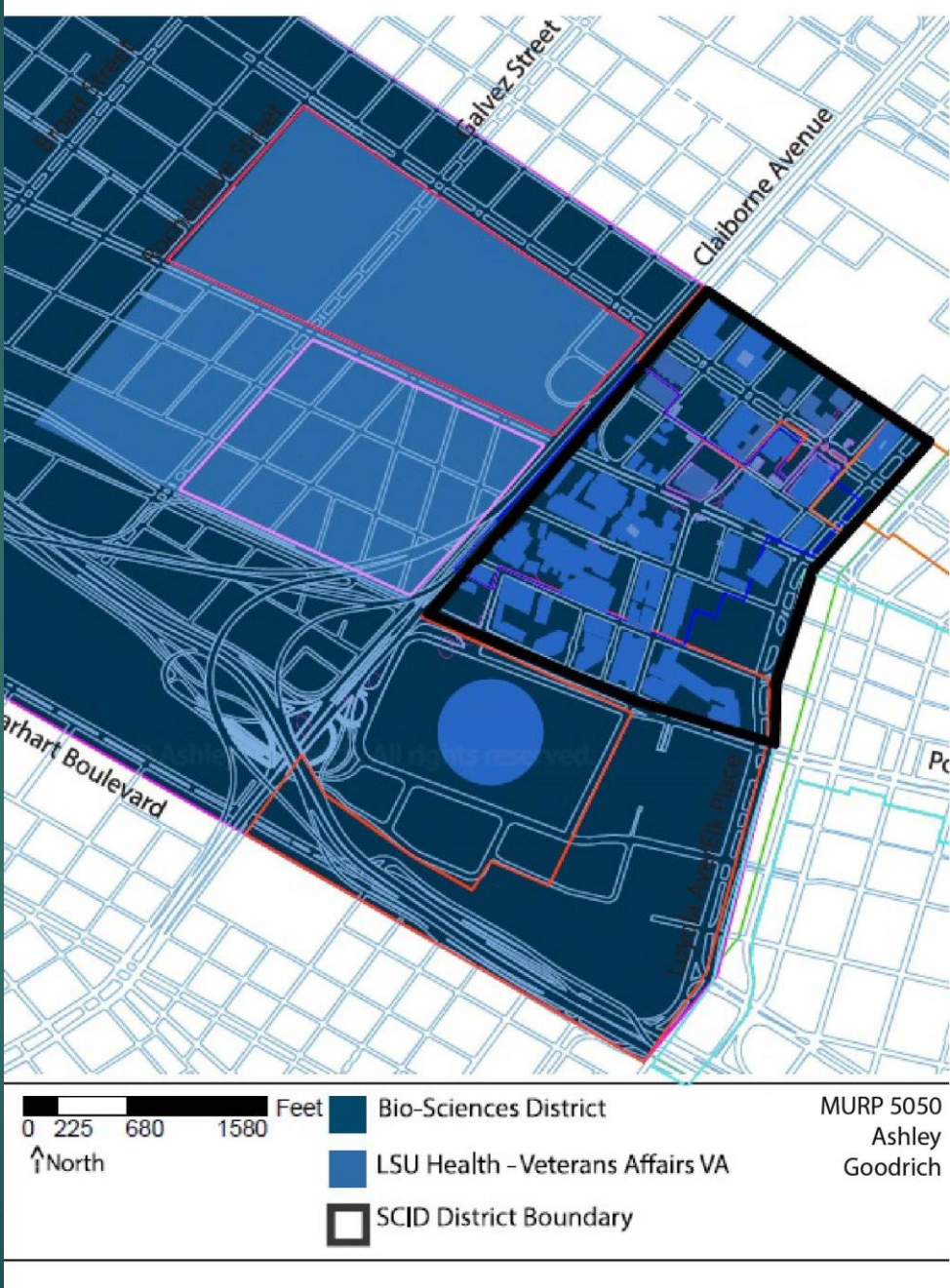
Source: City of New Orleans Open Data. Zoning District. Link: <https://data.nola.gov/dataset/Zoning-District/25ka-xtj7>

The New Orleans Business Alliance – the Bio-Sciences District New Orleans.

Surrounding the Spirit of Charity Innovation District boundary are several pre-existing economic development districts. This area has taxing and bonding authority within its boundaries.

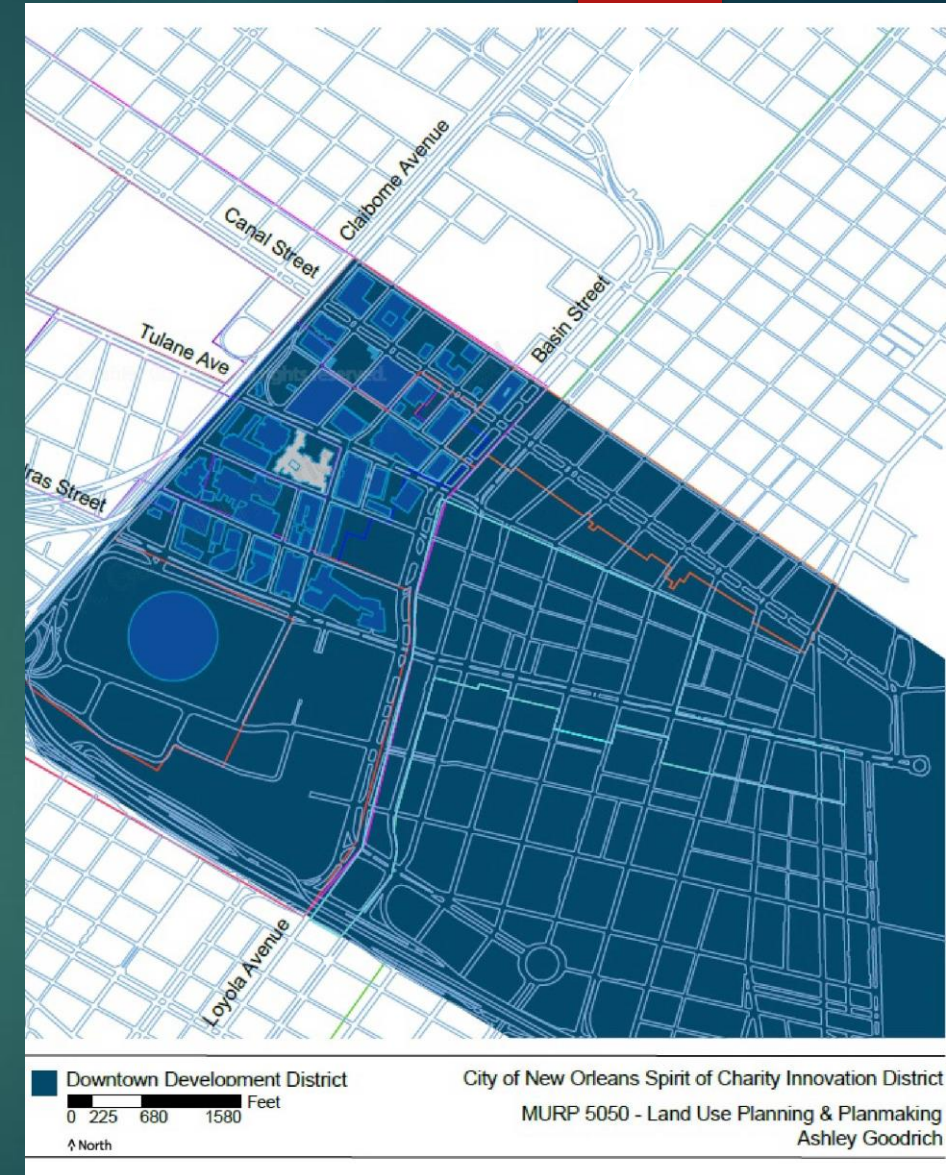
- “BioDistrict New Orleans is a state-enabled economic development or geopolitical district charged with growing both the programmatic and physical components of a 1,500-acre area spanning downtown and into Mid-City. The BioDistrict was created to develop a biosciences industry that will foster world-class research and development; local, regional, and global healthcare delivery; and stable, well-paid jobs for professionals, managers and workers with a wide range of skills. Under a Cooperative Endeavor Agreement (CEA) between NOLABA and the BioDistrict Board of Commissioners NOLABA provides daily administrative tasks in direct support of the BioDistrict” (NOLABA).

BioDistrict New Orleans



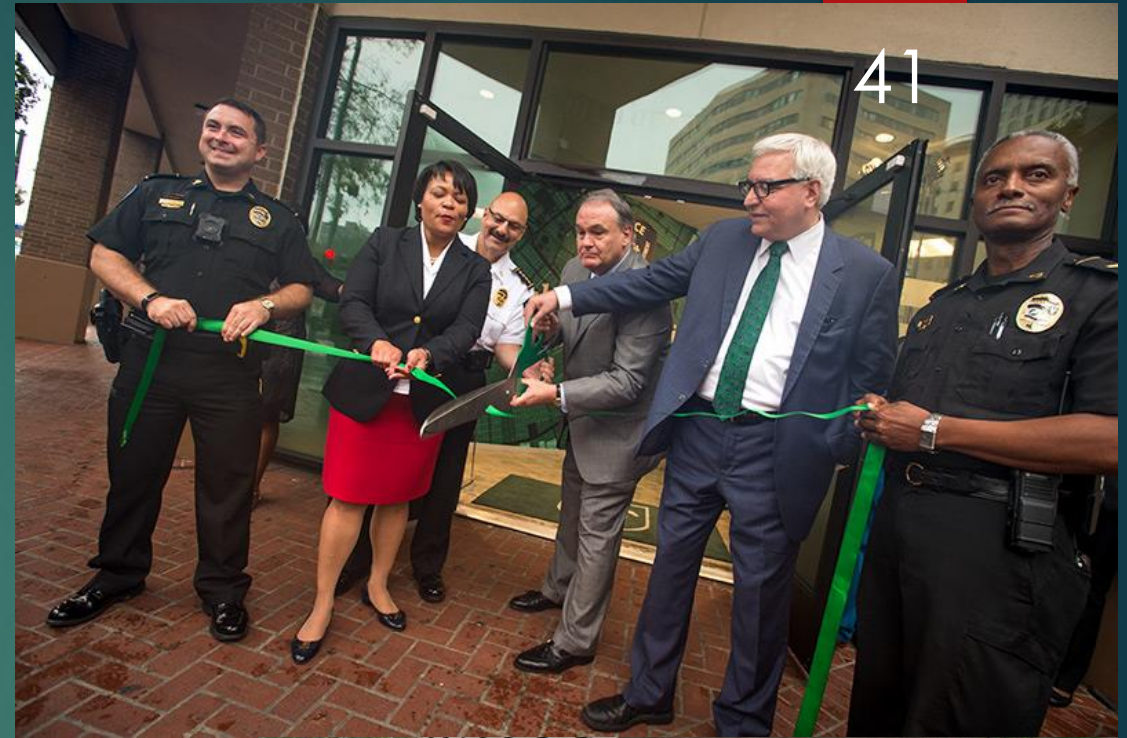
Downtown Development District of the Central Business District in the City of New Orleans:

- “The Downtown Development District of New Orleans (DDD) was created by the Louisiana Legislature in 1974 as the nation’s first assessment-based business improvement district (BID) to provide enhanced services in economic development, cleaning and safety. The DDD services the area bounded by Iberville Street, the Pontchartrain Expressway, Claiborne Avenue and the Mississippi River. The DDD is governed by an 11-member Board of Commissioners who represent a cross section of the diverse Downtown community (DDD).
- “The safety of our residents and workforce is a top priority of the DDD. Downtown is one of the safest neighborhoods in New Orleans, thanks in part to the DDD’s robust Public Safety Team, enhanced police presence, private patrol detail and the efforts of our citizens” (DDD). The Downtown Development District is also concurrently working on park improvements to Duncan Plaza. These enhancements are to reflect the City of New Orleans’ Resilience Strategy and other green infrastructure plans.



Downtown Development District

- Within one mile or less of the Spirit of Charity District are five separate Fire Stations, including one within the SCID District, Station 14 at 1552 Cleveland Ave. The others are located in nearby neighborhoods: Station 2 at 801 Girod Street, the French Quarter Station 9 at 449 Esplanade Avenue and Station 7 at 1441 S Peters Street, as well as Central City 2000 Martin Luther King Boulevard.
- There are three NOPD police districts surrounding the Spirit of Charity District. Both LSU Health and Tulane have their respective stations nearby their medical facilities, 1201 Tulane Avenue – Deming Pavilion and 435 Bolivar Street - Library, Administration, and Resources Center.
- There are more than ten RTA routes and four JET routes that service 1532 Tulane Avenue, and nearly all of the routes in the city including the streetcar service Canal Street. Currently, there are seven routes supplying twenty-four hour service to the Spirit of Charity District Boundary.

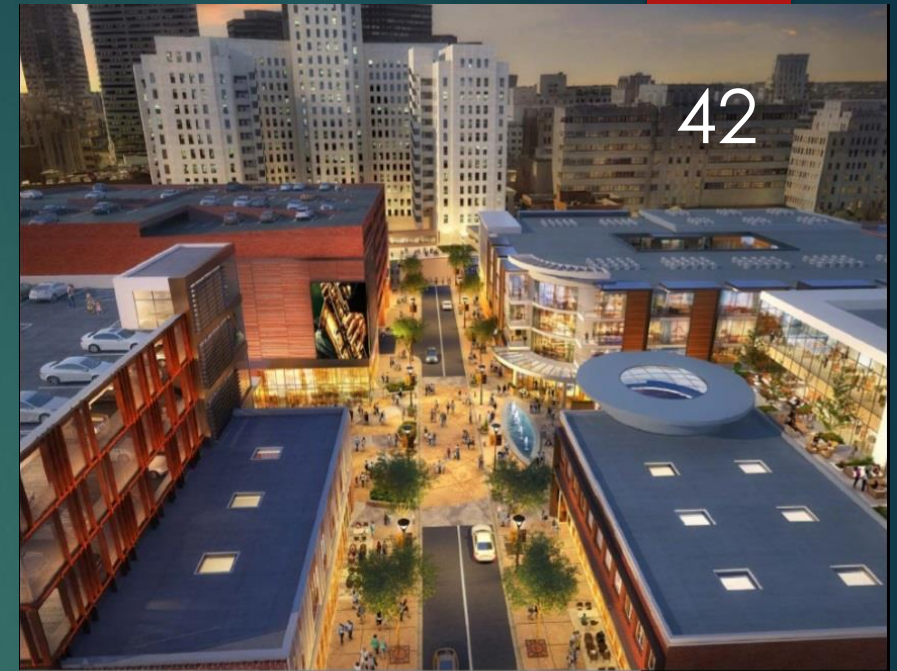


Police – Fire - Public Transit

The HRI Iris Team was primarily composed of New Orleans based Historic Restoration, Incorporated with Iris Development, LLC. Their proposal stated that the public investment in this project would be a powerful symbol for the city's post-Katrina future. *"The short answer is economic...Those benefits alone justify the project. More important is creating an Innovation District (ID). Achieving that is the heart of our vision"* (HRI, p.1).

- Option 1: The first scenario relies heavily on City Hall being the anchor tenant, although the document makes clear that option hasn't been fully explored with city officials. City Hall would take up about 440,000 square feet, HRI estimates, leaving about 244,000 square feet for housing and 18,000 square feet of retail. Parking is estimated to take about 40,000 square feet.
- Option 2: If City Hall doesn't materialize as a tenant, HRI would pursue office tenants for the building and push the housing component of the building up to 324,000 square feet. This option would also increase the amount of retail space to 62,000 square feet.
- Option 3: If no office tenants emerge, HRI envisions a heavy emphasis on housing, with 534,000 square feet set aside for housing. That scenario does not include any square footage for retail, parking or other uses, leaving much of the building's 1 million square feet unaccounted for. (Nola.com)

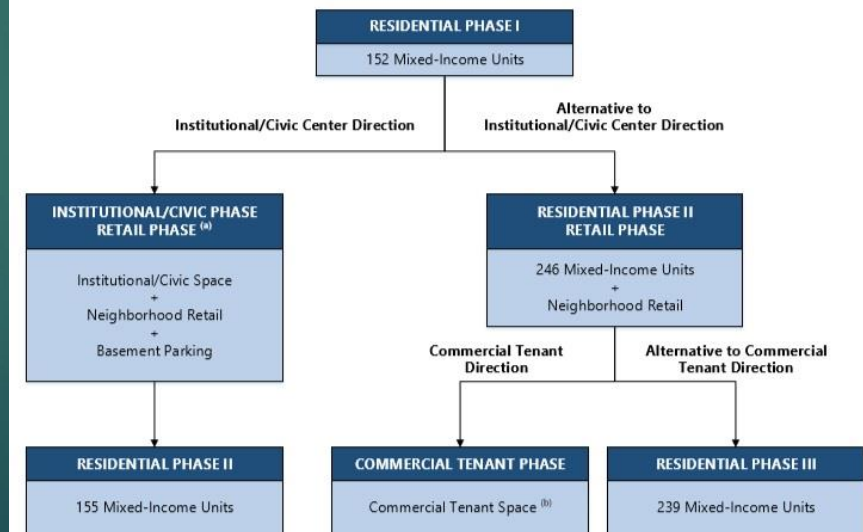
HRI/IRIS Team



42

Rendering of Retail-Based Mixed Use Project (Aerial View)

Charity Hospital Redevelopment Decision Tree

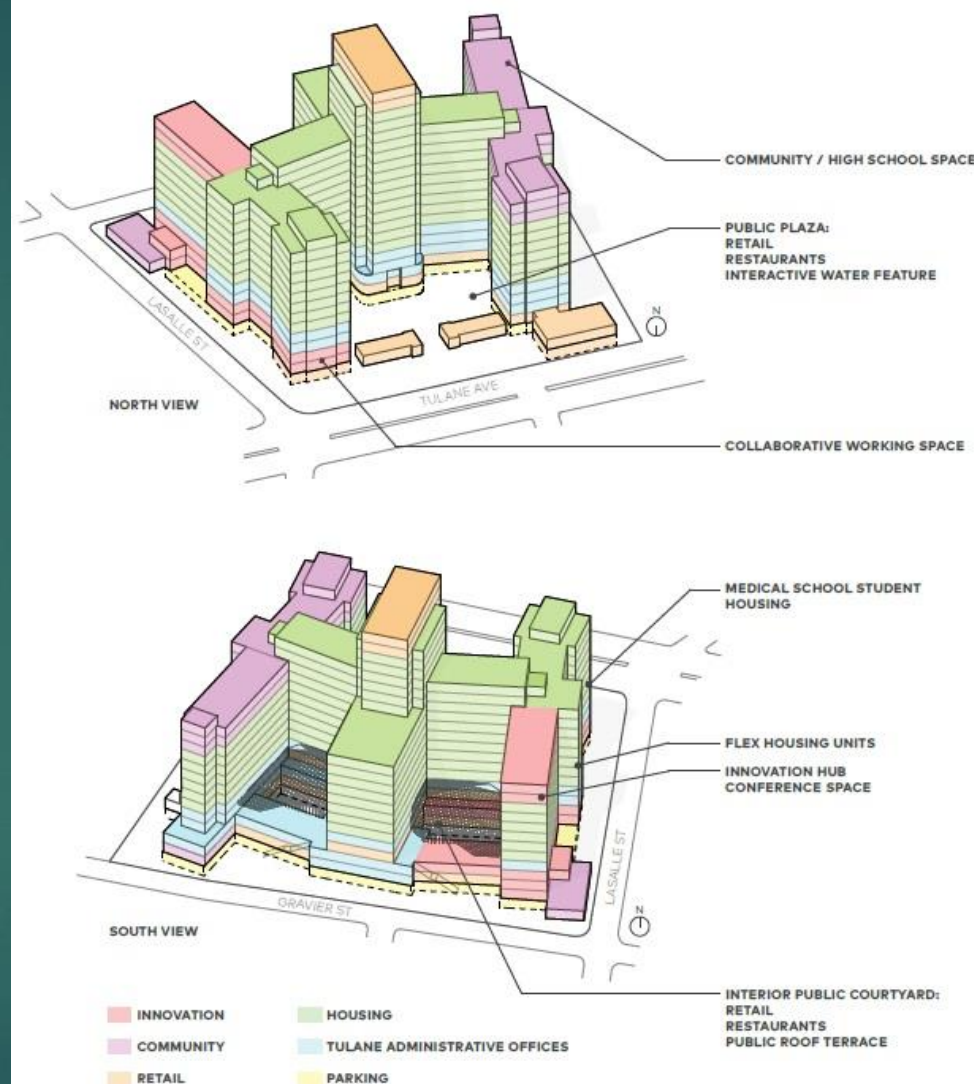


The combination group of 1532 Tulane provides expert opinions of each individual field of development, who hope to work with the community to revitalize the Charity Hospital. This proposal includes an emphasis to make a large portion of the building into housing, with an agreement from Tulane University for a specified commitment for office space.

Subsides for the Tulane financing plan anticipate using \$80 million in state and federal tax credits, and do not plan to rely on a tax increment finance plan being proposed for the surrounding district.



1532 Tulane Partners



Conclusion

45

_ Provide an overview of the Spirit of Charity Innovation District planning concepts, frameworks, institutions, movements and methods.

_ Help future works on a better understanding of land use planning at multiple scales, from citywide to small neighborhoods.

_ "We Believe there is no better way to honor the Spirit of Charity that gives this district its identity and purpose than to implement this ambitious plan with fidelity to its goals" of inclusion and equity (Kopplin, A. GNOF. 2018).



Source: Charity Hospital (Hoang Tao. 9/8/18)

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Thank you!
Questions?