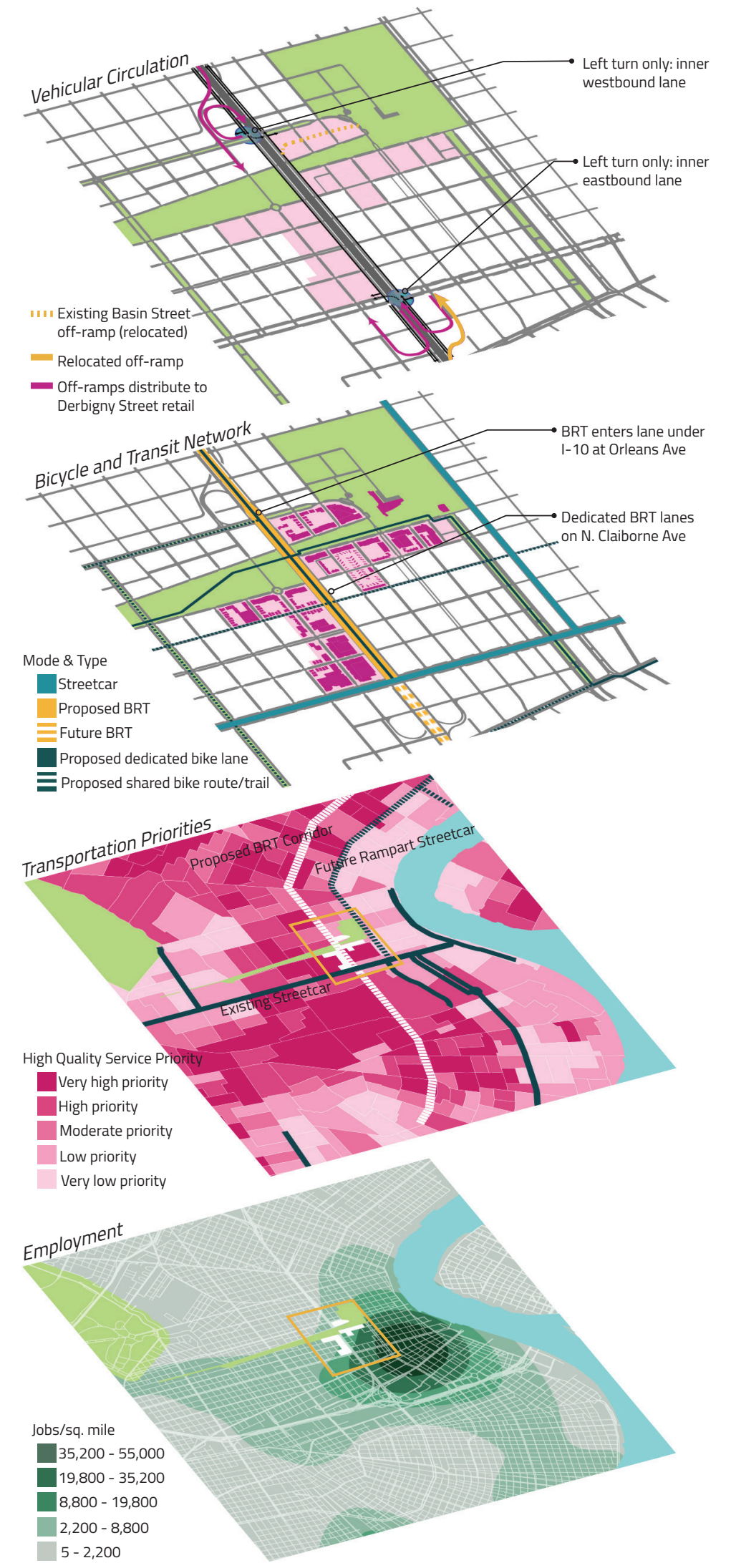
THE CROSSING

GROWING CONNECTED COMMUNITIES

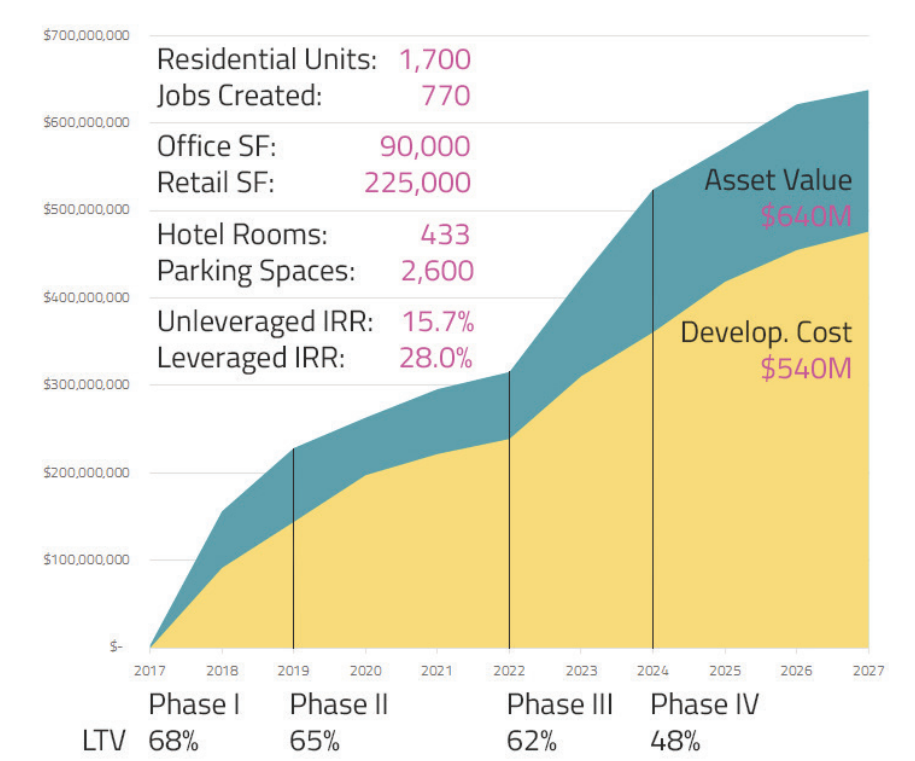
HERITAGE · HEALTH · ACCESS · EMPOWERMENT · RESILIENCE

View A: **Resilience in Bloom**

Transit **CONNECTIONS**


Vehicular Circulation
Left turn only: inner westbound lane
Left turn only: inner eastbound lane
Existing Basin Street off-ramp (relocated)
Relocated off-ramp
Off-ramps distribute to Derbigny Street retail
Bicycle and Transit Network
BRT enters lane under I-10 at Orleans Ave
Dedicated BRT lanes on N. Claiborne Ave
Mode & Type
Streetcar
Proposed BRT
Future BRT
Proposed dedicated bike lane
Proposed shared bike route/trail
Transportation Priorities
Proposed BRT Corridor
Future Rampart Streetcar
Existing Streetcar
High Quality Service Priority
Very high priority
High priority
Moderate priority
Low priority
Very low priority
Employment
Jobs/sq. mile
35,200 - 55,000
19,800 - 35,200
8,800 - 19,800
2,200 - 8,800
5 - 2,200

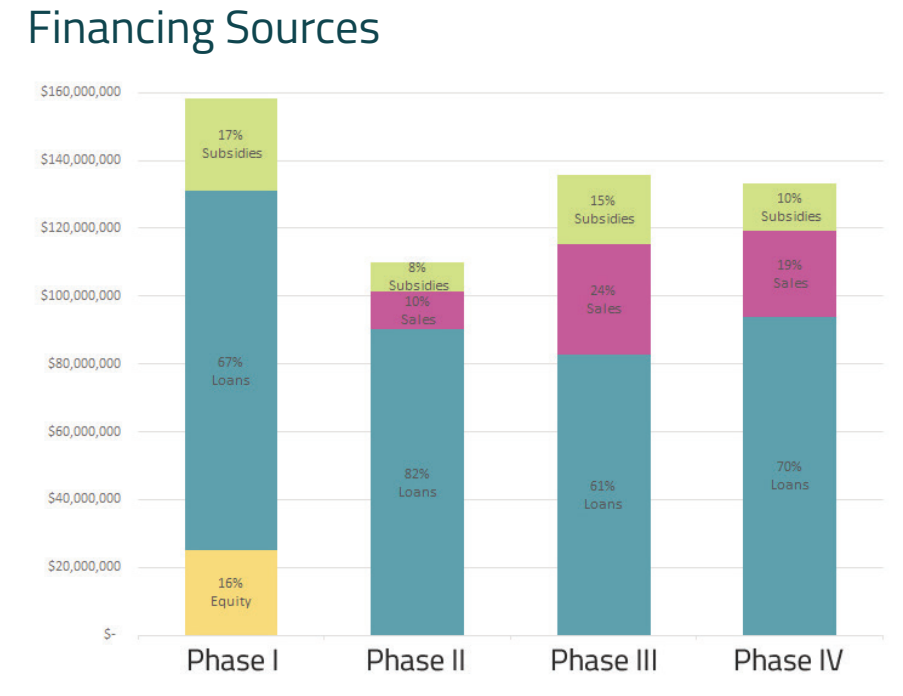
Financial **GROWTH**



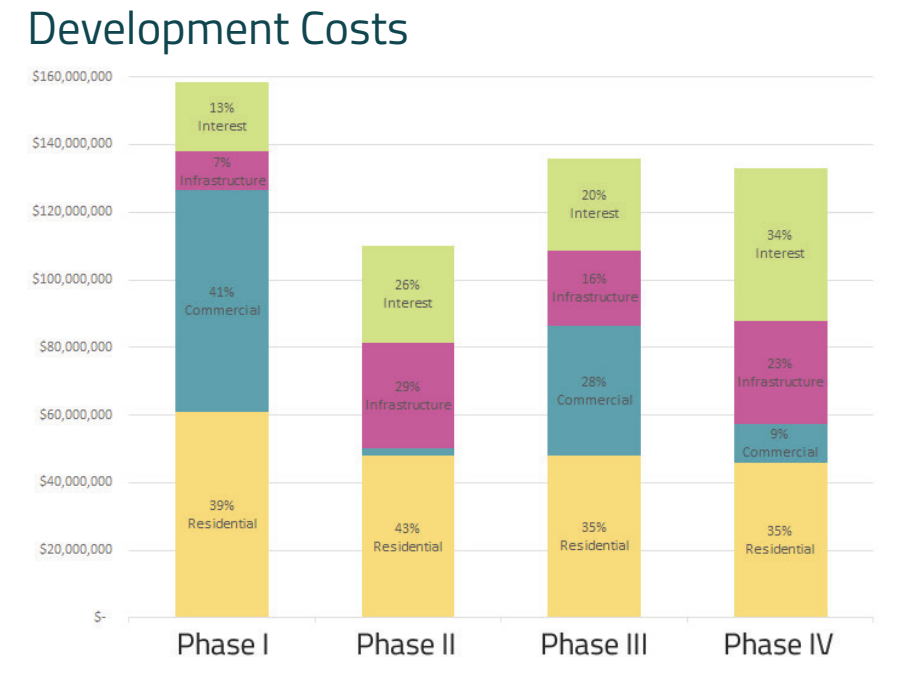
Residential Units: 1,700
Jobs Created: 770
Office SF: 90,000
Retail SF: 225,000
Hotel Rooms: 433
Parking Spaces: 2,600
Unleveraged IRR: 15.7%
Leveraged IRR: 28.0%

	Phase I	Phase II	Phase III	Phase IV
LTV	68%	65%	62%	48%

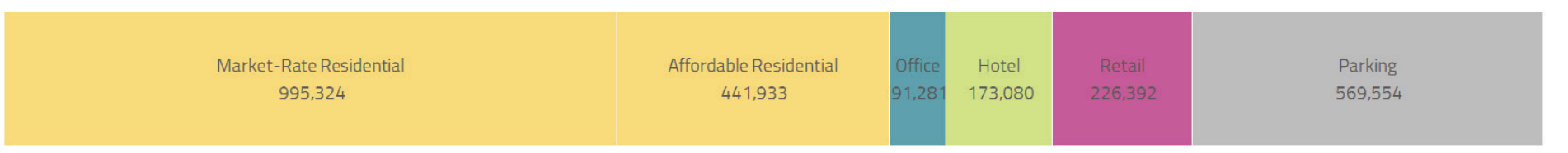
Financing Sources



Development Costs

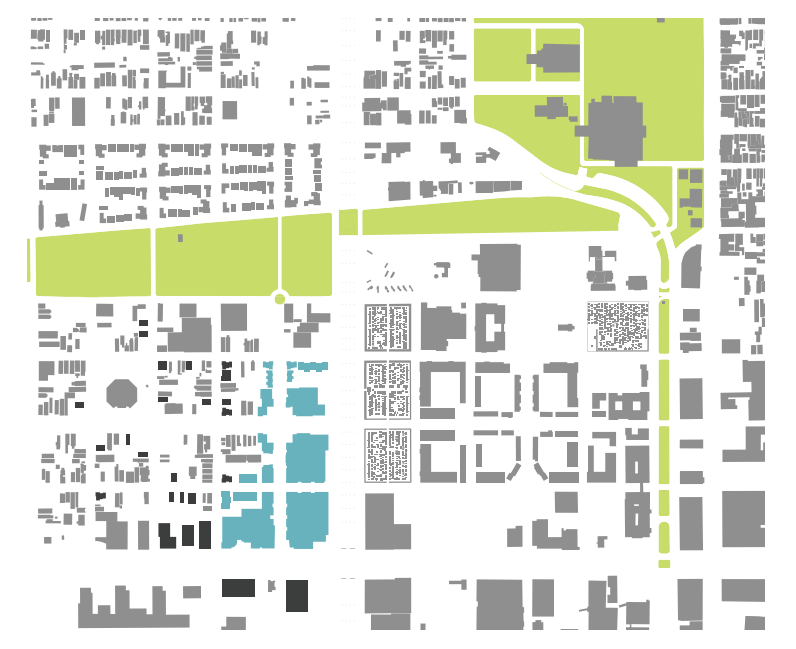


View C: **Community at Bienville Corners**



Total Buildout

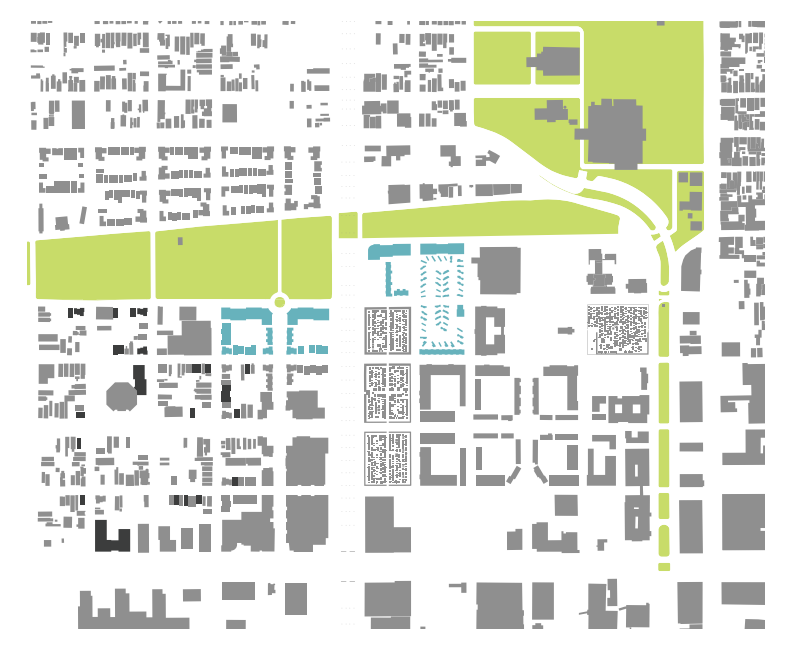
phase1 **SOWING SEEDS** 2017



TOTAL BUILDOUT	1,034,208 sqft		Units
Market-Rate Residential	319,557	31%	395
Affordable Residential	148,304	14%	174
Office	91,281	9%	
Retail	156,567	15%	
Hotel	98,425	10%	246
Parking	220,074	21%	925

HIGHLIGHTS
Flagged Hotel
Medical Office Building
Grocery Store Anchor
Retail Street
I-10 Activity Spaces

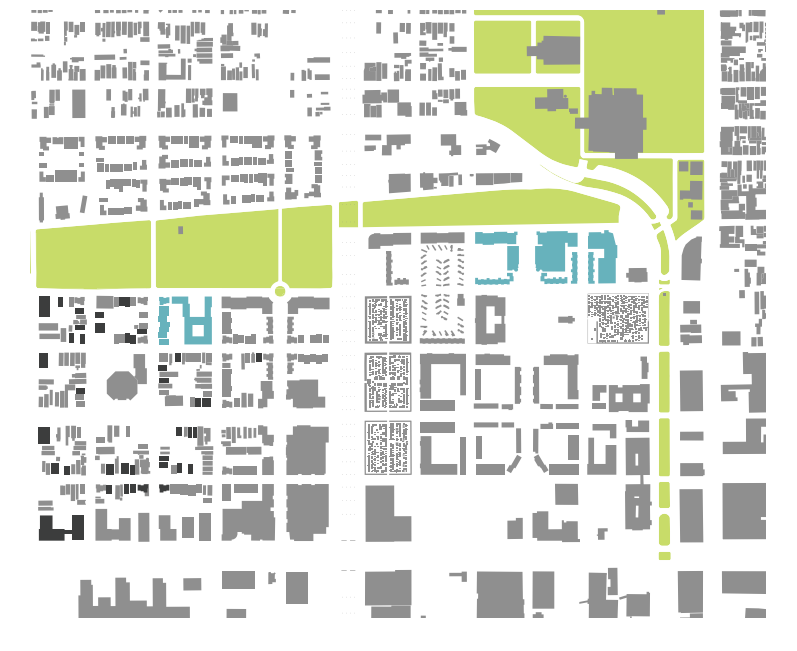
phase2 **CULTIVATING COMMUNITY** 2019



TOTAL BUILDOUT	426,120 sqft		Units
Market-Rate Residential	250,177	59%	289
Affordable Residential	108,323	25%	121
Office	0		
Retail	5,435	1%	
Hotel	0	10%	
Parking	62,185	15%	421

HIGHLIGHTS
Community Garden
RV Park Relocation
I-10 Activity Spaces

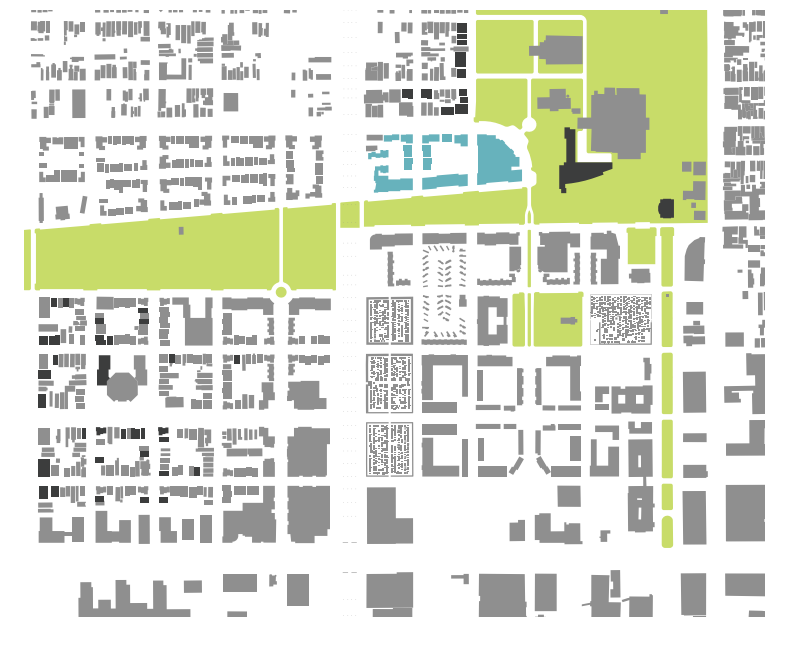
phase3 **EDGING THE GREENWAY** 2022



TOTAL BUILDOUT	602,569 sqft		Units
Market-Rate Residential	234,904	39%	273
Affordable Residential	92,366	15%	108
Office	0		
Retail	23,090	4%	
Hotel	74,655	12%	187
Parking	177,354	30%	800

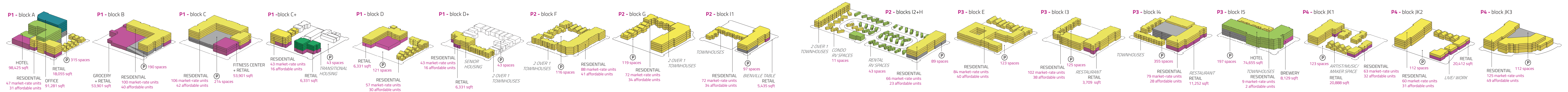
HIGHLIGHTS
Boutique Hotel
Brewery
Park Apartments

phase4 **RESILIENCE IN BLOOM** 2024

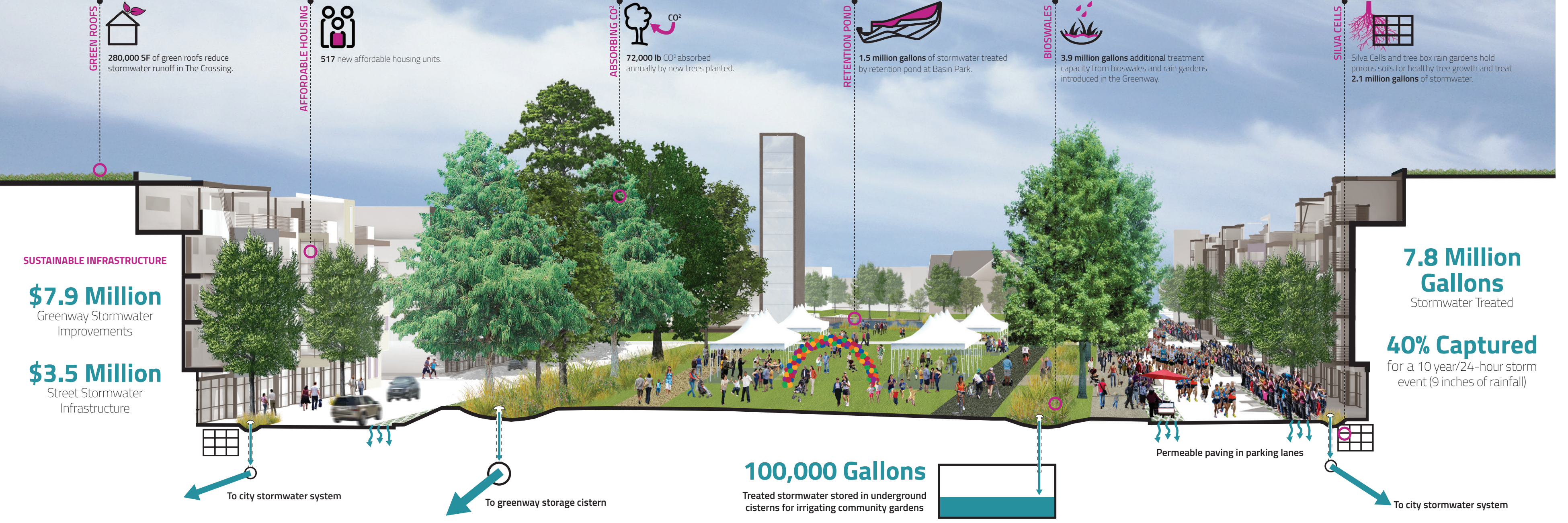


TOTAL BUILDOUT	431,417 sqft		Units
Market-Rate Residential	190,686	44%	248
Affordable Residential	92,940	22%	112
Office	0		
Retail	41,300	10%	
Hotel	0		
Parking	106,491	25%	487

HIGHLIGHTS
Basin Street off ramp removal
Resilience Center
Basin Park
Art/Music Maker Space

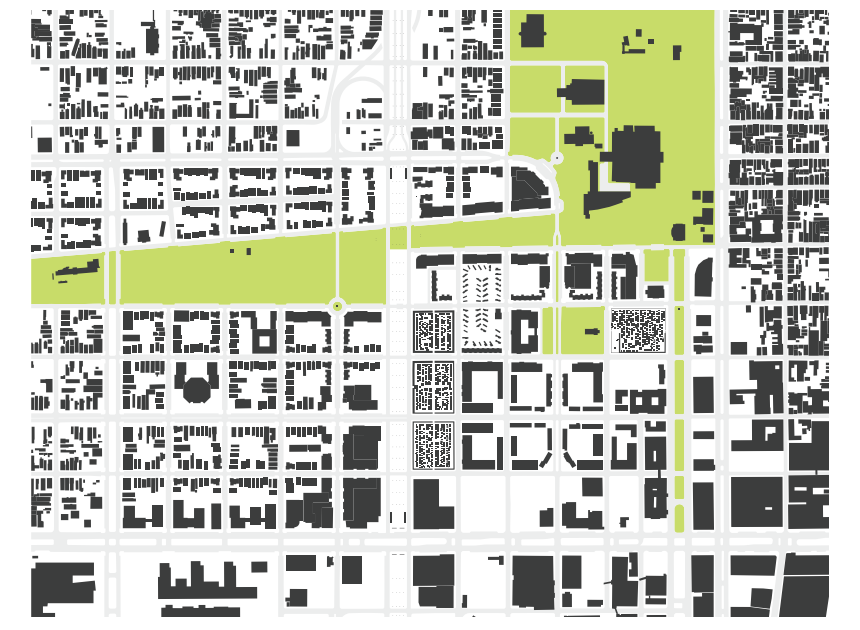

P1 - block A
HOTEL 98,425 sqft
RESIDENTIAL 47 market-rate units 31 affordable units
OFFICE 91,281 sqft
RETAIL 18,055 sqft
315 spaces
P1 - block B
GROCERY + RETAIL 53,901 sqft
RESIDENTIAL 100 market-rate units 40 affordable units
190 spaces
P1 - block C
RESIDENTIAL 106 market-rate units 42 affordable units
214 spaces
FITNESS CENTER + RETAIL 53,901 sqft
P1 - block C+
RESIDENTIAL 43 market-rate units 16 affordable units
RETAIL 6,331 sqft
43 spaces
TRANSITIONAL HOUSING
P1 - block D
RETAIL 6,331 sqft
121 spaces
RESIDENTIAL 57 market-rate units 30 affordable units
P1 - block D+
RESIDENTIAL 43 market-rate units 16 affordable units
SENIOR HOUSING
RETAIL 6,331 sqft
43 spaces
2 OVER 1 TOWNHOUSES
P2 - block F
2 OVER 1 TOWNHOUSES
116 spaces
RESIDENTIAL 88 market-rate units 41 affordable units
P2 - block G
119 spaces
RESIDENTIAL 72 market-rate units 34 affordable units
2 OVER 1 TOWNHOUSES
P2 - block I1
TOWNHOUSES
RESIDENTIAL 72 market-rate units 34 affordable units
97 spaces
BIENVILLE TABLE
RETAIL 5,435 sqft
P2 - blocks I2+H
2 OVER 1 TOWNHOUSES
CONDO RV SPACES 11 spaces
RENTAL RV SPACES 43 spaces
RESIDENTIAL 66 market-rate units 23 affordable units
89 spaces
P3 - block E
RESIDENTIAL 84 market-rate units 40 affordable units
123 spaces
P3 - block I3
RESIDENTIAL 102 market-rate units 38 affordable units
125 spaces
RESTAURANT RETAIL 3,709 sqft
P3 - block I4
TOWNHOUSES
355 spaces
RESIDENTIAL 79 market-rate units 28 affordable units
RESTAURANT RETAIL 11,252 sqft
P3 - block I5
197 spaces
HOTEL 74,655 sqft
TOWNHOUSES RESIDENTIAL 9 market-rate units 2 affordable units
BREWERY 8,129 sqft
P4 - block JK1
123 spaces
ARTIST/MUSIC/ MAKER SPACE
RETAIL 20,888 sqft
RESIDENTIAL 63 market-rate units 32 affordable units
P4 - block JK2
112 spaces
RESIDENTIAL 60 market-rate units 31 affordable units
LIVE/ WORK
RETAIL 20,412 sqft
P4 - block JK3
RESIDENTIAL 125 market-rate units 49 affordable units
112 spaces

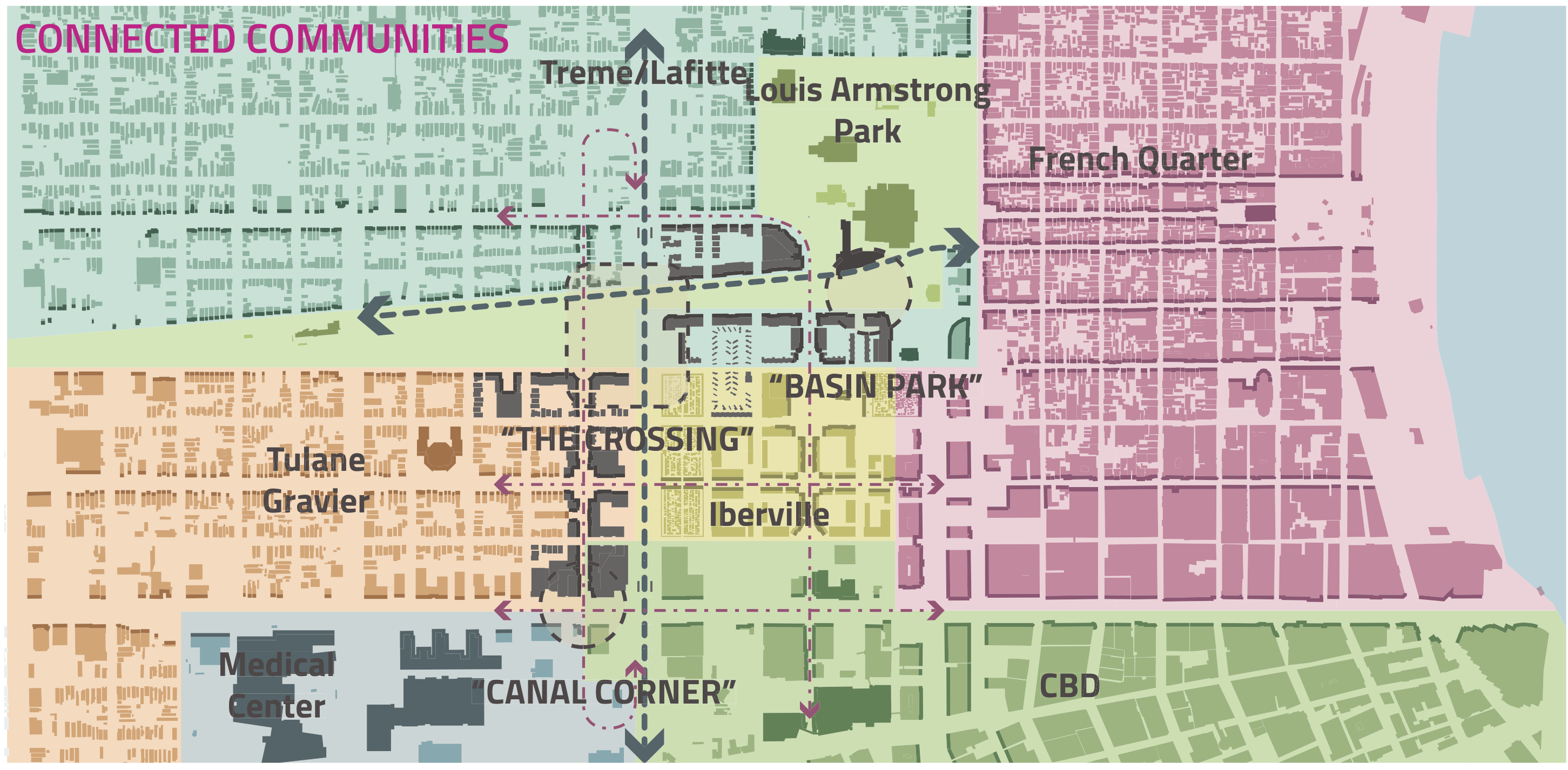
View B: **Growing Stormwater Management**

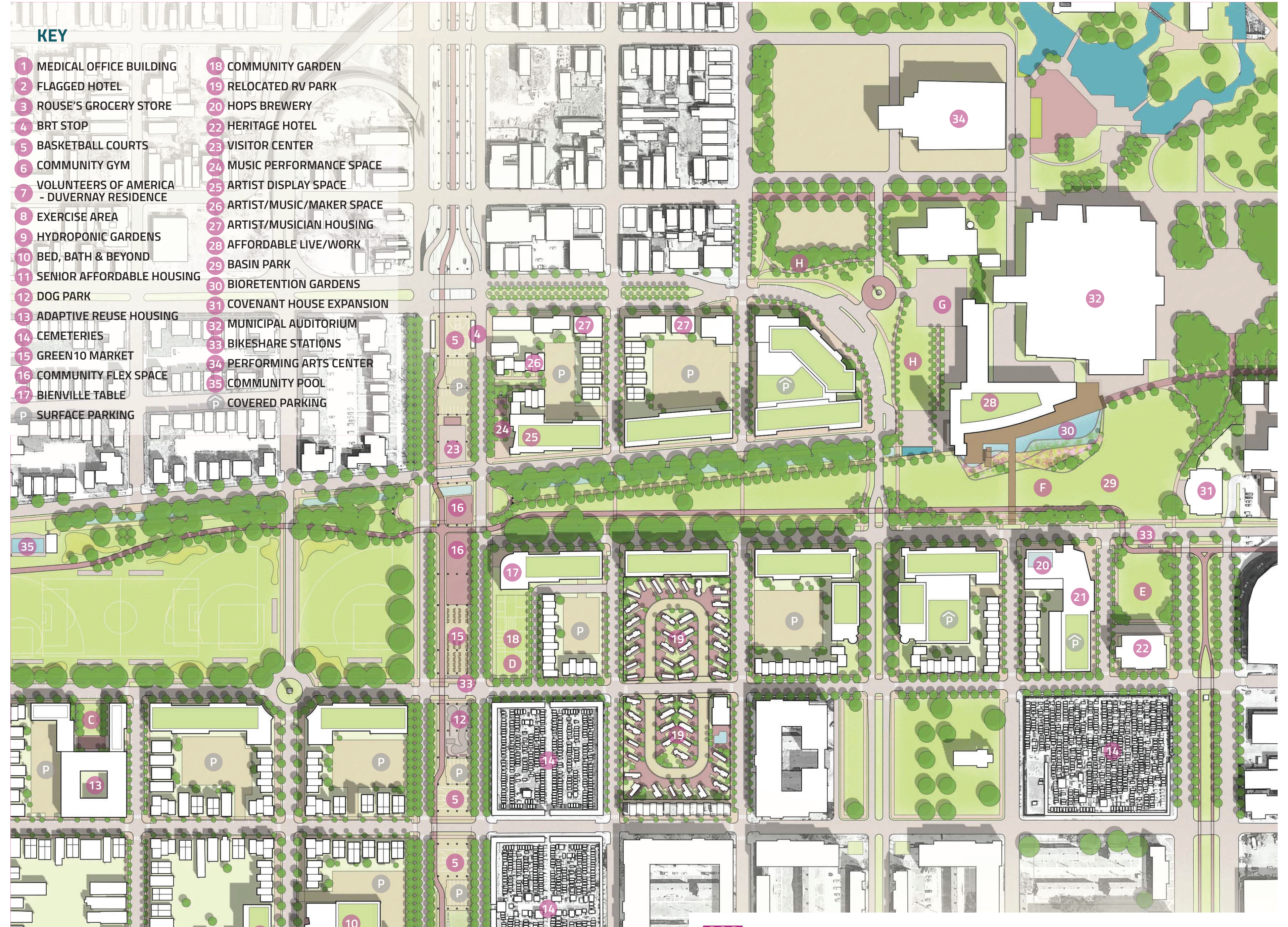

GREEN ROOFS
280,000 SF of green roofs reduce stormwater runoff in The Crossing.
AFFORDABLE HOUSING
517 new affordable housing units.
ABSORBING CO²
72,000 lb CO² absorbed annually by new trees planted.
RETENTION POND
1.5 million gallons of stormwater treated by retention pond at Basin Park.
BIOSWALES
3.9 million gallons additional treatment capacity from bioswales and rain gardens introduced in the Greenway.
SILVA CELLS
Silva Cells and tree box rain gardens hold porous soils for healthy tree growth and treat 2.1 million gallons of stormwater.
SUSTAINABLE INFRASTRUCTURE
$7.9 Million
Greenway Stormwater Improvements
$3.5 Million
Street Stormwater Infrastructure
7.8 Million Gallons
Stormwater Treated
40% Captured
for a 10 year/24-hour storm event (9 inches of rainfall)
100,000 Gallons
Treated stormwater stored in underground cisterns for irrigating community gardens
Permeable paving in parking lanes
To city stormwater system
To greenway storage cistern
To city stormwater system

EXISTING Isolated Neighborhoods

PROPOSED Connected Communities







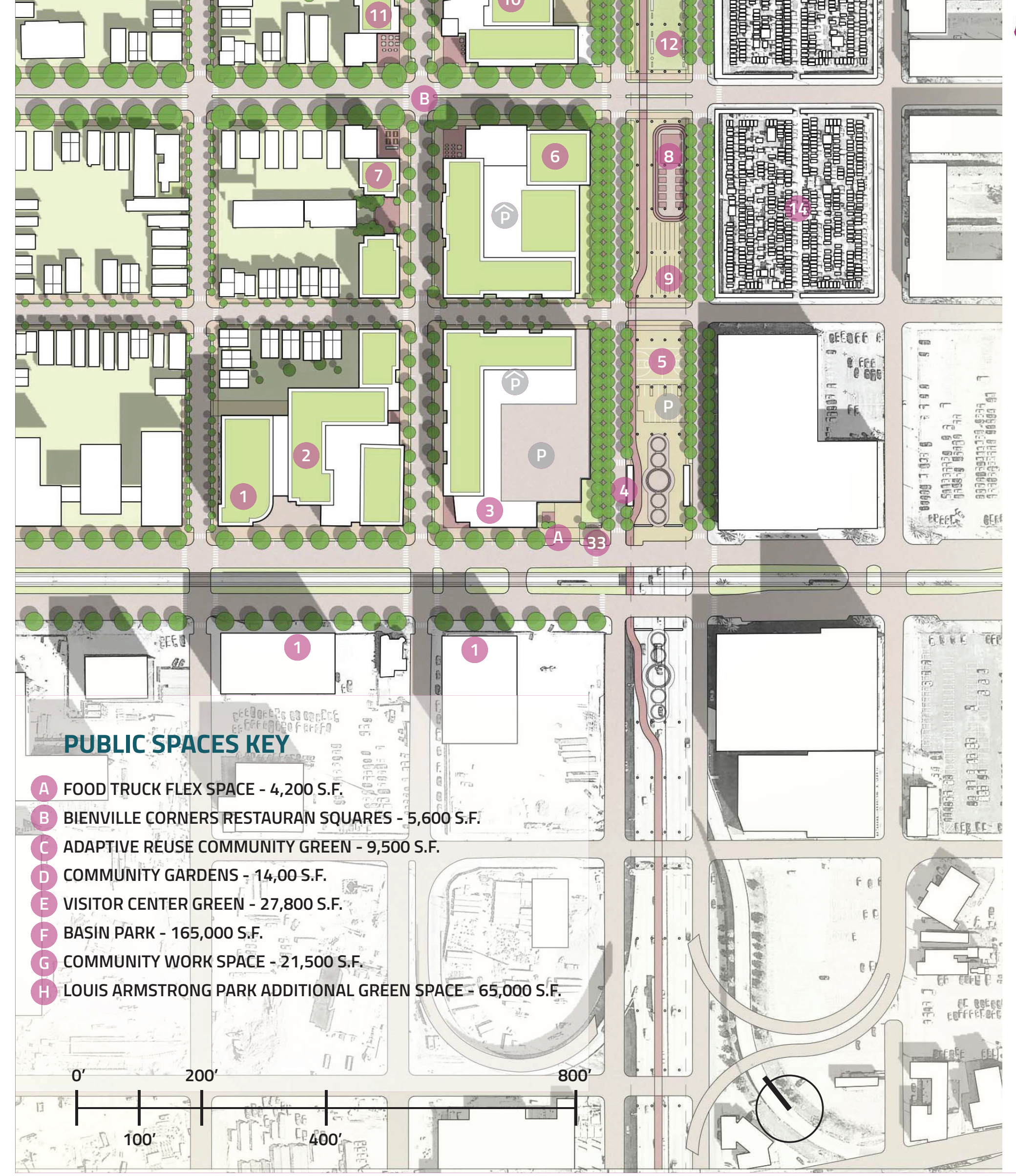
KEY

1. MEDICAL OFFICE BUILDING
2. FLAGGED HOTEL
3. ROUSE'S GROCERY STORE
4. BRT STOP
5. BASKETBALL COURTS
6. COMMUNITY GYM
7. VOLUNTEERS OF AMERICA - DUVERNAY RESIDENCE
8. EXERCISE AREA
9. HYDROPONIC GARDENS
10. BED, BATH & BEYOND
11. SENIOR AFFORDABLE HOUSING
12. DOG PARK
13. ADAPTIVE REUSE HOUSING
14. CEMETERIES
15. GREEN10 MARKET
16. COMMUNITY FLEX SPACE
17. BIENVILLE TABLE

P SURFACE PARKING

18. COMMUNITY GARDEN
19. RELOCATED RV PARK
20. HOPS BREWERY
22. HERITAGE HOTEL
23. VISITOR CENTER
24. MUSIC PERFORMANCE SPACE
25. ARTIST DISPLAY SPACE
26. ARTIST/MUSIC/MAKER SPACE
27. ARTIST/MUSICIAN HOUSING
28. AFFORDABLE LIVE/WORK
29. BASIN PARK
30. BIORETENTION GARDENS
31. COVENANT HOUSE EXPANSION
32. MUNICIPAL AUDITORIUM
33. BIKESHARE STATIONS
34. PERFORMING ARTS CENTER
35. COMMUNITY POOL

P COVERED PARKING



PUBLIC SPACES KEY

- A FOOD TRUCK FLEX SPACE - 4,200 S.F.
- B BIENVILLE CORNERS RESTAURAN SQUARES - 5,600 S.F.
- C ADAPTIVE REUSE COMMUNITY GREEN - 9,500 S.F.
- D COMMUNITY GARDENS - 14,00 S.F.
- E VISITOR CENTER GREEN - 27,800 S.F.
- F BASIN PARK - 165,000 S.F.
- G COMMUNITY WORK SPACE - 21,500 S.F.
- H LOUIS ARMSTRONG PARK ADDITIONAL GREEN SPACE - 65,000 S.F.

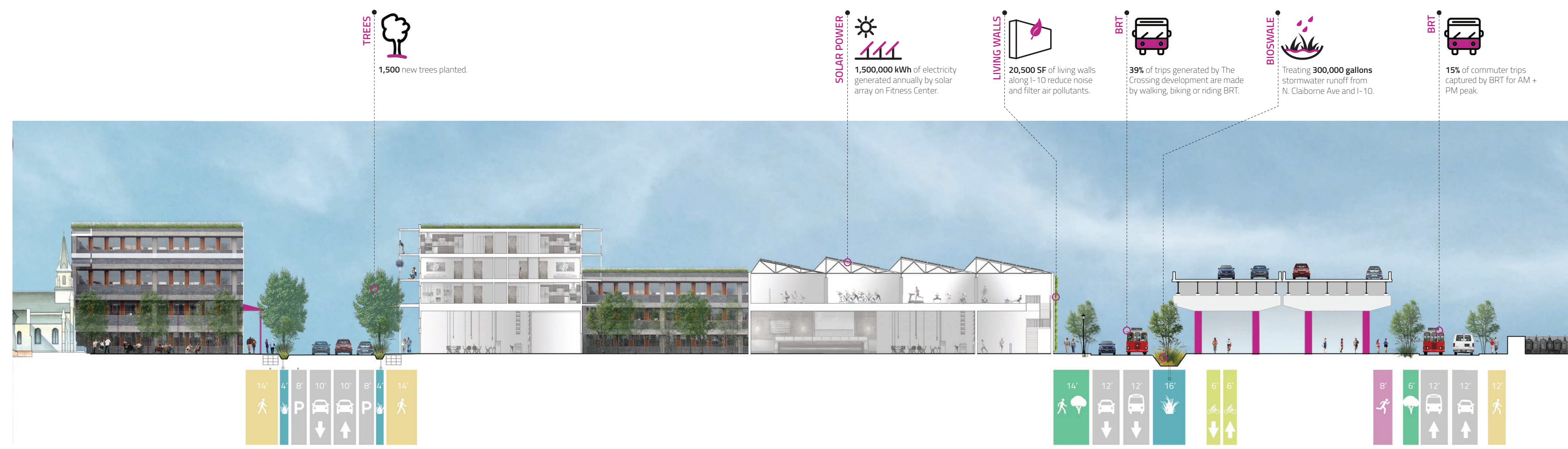
green10 Market

BIENVILLE PAWS dog park

tub+BOARD Skatepark

BASKETBALL

View D: **Transit Corridor - Access Equals Value**


TREES
1,500 new trees planted.
SOLAR POWER
1,500,000 kWh of electricity generated annually by solar array on Fitness Center.
LIVING WALLS
20,500 SF of living walls along I-10 reduce noise and filter air pollutants.
BRT
39% of trips generated by The Crossing development are made by walking, biking or riding BRT.
BIOSWALE
Treating 300,000 gallons stormwater runoff from N. Claiborne Ave and I-10.
BRT
15% of commuter trips captured by BRT for AM + PM peak.
14'
4'
8'
10'
10'
8'
4'
14'
14'
12'
12'
16'
6'
6'
8'
6'
12'
12'
12'

View E: **Parallel Places for Living, Working, Shopping and Playing**

View F: **Celebrating Musical Roots at The Crossing**