

www.neworiverfront.com

October 30, 2008



new orleans riverfront

**Reinventing
the Crescent**

ESKEW+DUMEZ+RIPPLE

HARGREAVES ASSOCIATES

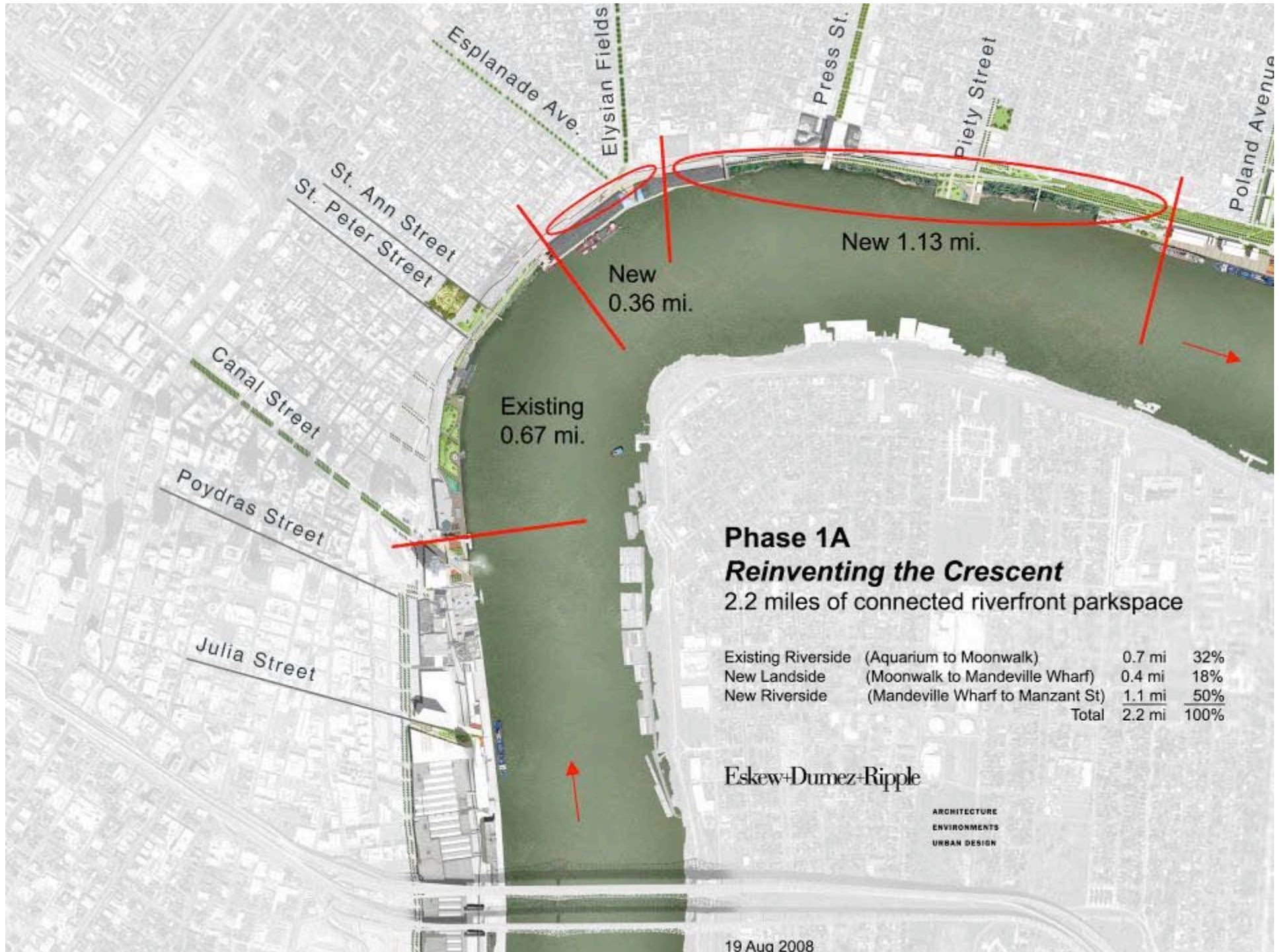
CHAN KRIEGER SIENIEWICZ

MICHAEL MALTZAN

DAVID ADJAYE

REINVENTING THE CRESCENT DESIGN TEAM





19 Aug 2008



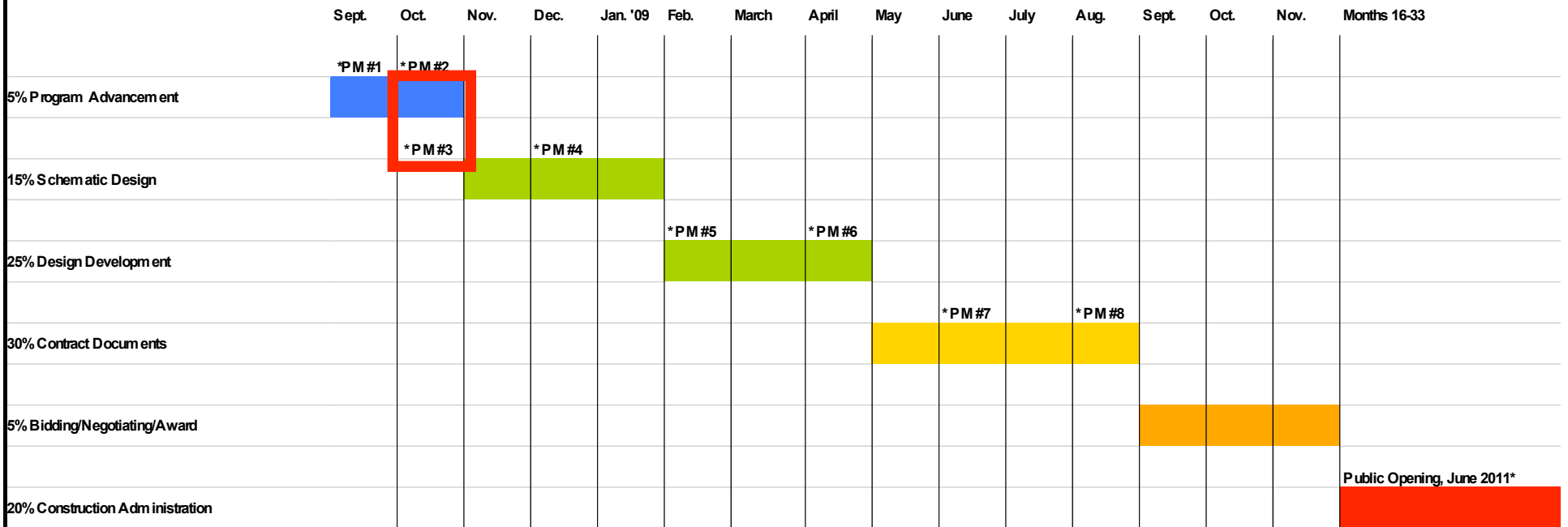
Project Boundary
40 Acres
1.5 miles



Park Area 20 Acres

(Exclusive of rail, batture, wharf ruins)

PHASE 1A PROJECT SCHEDULE



Public Meeting #1 September 17, 2008

Public Meeting #2 October 6, 2008

Public Meeting #3 October 30, 2008

Public Meeting #4 December 3, 2008

NOCCA

Holy Angels

NOCCA

(TBA)

Key Milestones

Notice to Proceed	September 1, 2008
Schematic Design Start	November 1, 2008
Design Development Start	February 1, 2009
Contract Document Start	May 1, 2009
Bidding/Negotiating Start	November 1, 2009
Groundbreaking	December 1, 2009
Construction Administration Start	December 1, 2009
New Mayor's Inauguration	May 2010
Construction Completion	June 1, 2011
Public Opening	June 2011

PHASE ONE PROGRAMMING



Key Public Concerns

An aerial photograph of a city waterfront, showing a wide river or bay with a city skyline in the background. The foreground features a road, a parking lot, and some buildings. The image is dimmed to serve as a background for the text.

1. Permitted Uses
2. Governance
3. Access
4. Locally Inspired Design
5. Parking & Traffic

1. Permitted Uses

All proposed uses are permissible under the traditional “P-Park” Zoning Designation

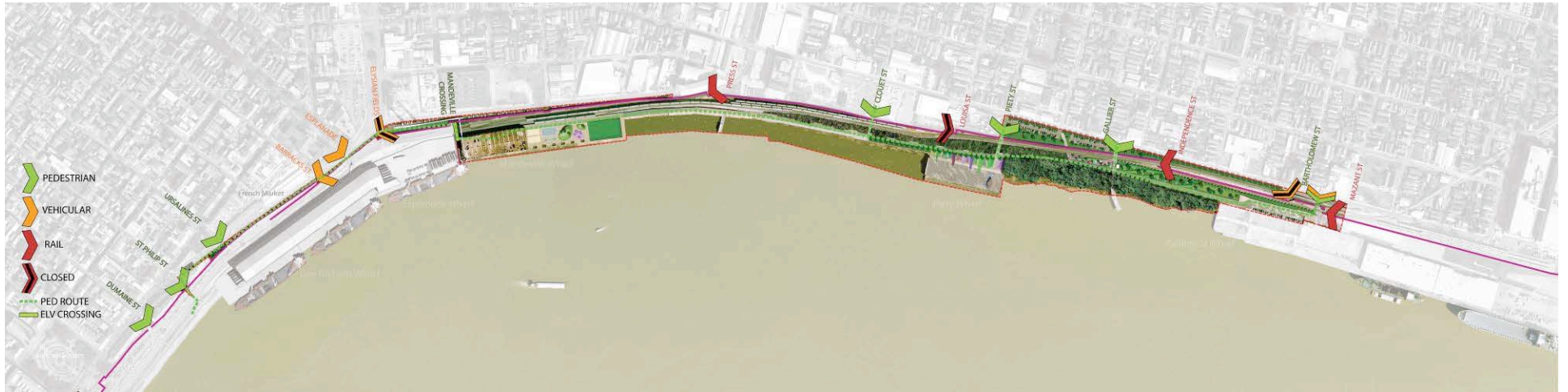
- Open Public Park Space
- Architectural Components (Conditional Use as required)

2. Governance

- Applicable City Ordinances
 - Noise (City Charter Ordinance 23174)
- Park Management Agreement (Audubon Precedent)
 - Hours of Operation
 - Vendors / Solicitation
 - Maintenance
 - Security
 - Special Events / Rentals
- Conditional Use Provisos as necessary

3. Access

- Pedestrian (Grade Level)
- Pedestrian (Elevated Mandeville Crossing)
- Service & Maintenance Vehicles
- Security & Emergency Response Vehicles
- Day Use Parking (Limited to Pauline Wharf Rear Apron)
- Future extension of RTA Riverfront Streetcar



Floodwall Access



PEDESTRIAN

VEHICULAR

RAIL

CLOSED

PED ROUTE

ELV CROSSING

ELYSIAN FIELDS

ESPLANADE

BARRACKS ST

URSALINES ST

French Market

ST PHILIP ST

Gov Nicholls Wharf

DUMAINE ST

Jackson Square



MANDEVILLE
CROSSING

PRESS ST

CLOUET ST

Mandeville Wharf

ade Wharf

Mandeville Wharf Ruins



LOUISA ST

PIETY ST

GALLIER ST

INDEPENDENCE ST

BARTHOLOMEW ST

MAZANT ST

Piety Wharf






Paoline St Wharf



Emergency Access

(Police, Fire, EMT, Security, Maintenance, PoNO)



-  PEDESTRIAN
-  VEHICULAR
-  RAIL
-  CLOSED
-  EMERGENCY, SECURITY,

URSALINES ST

ST PHILIP ST

DUMAINE ST

BARRACKS ST

ESPLANADE

ELYSIAN FIELDS

French Market

N Peters St Sidewalk
(Expansion/Restriction)

Gov Nicholls Wharf

Esplana





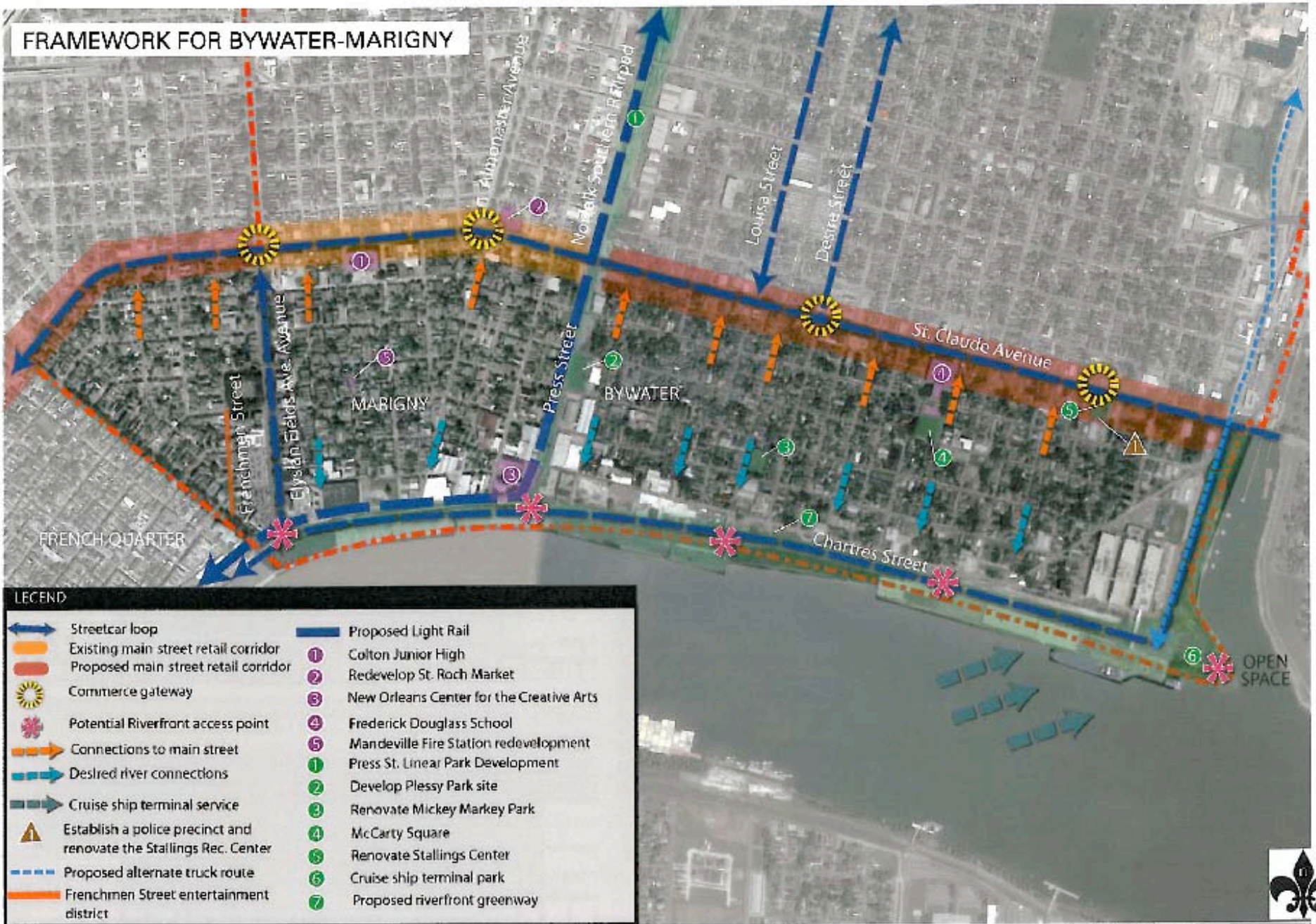
4. Locally Inspired Design

- Regulatory Reviews
 - HDLC / CPC / VCC / Section 106 Review
- Site Specific Design Strategies
 - Incorporation of Cultural Scripting Narratives
 - Adaptive Reuse of Post-Industrial Site Artifacts including 1926 Mandeville Wharf Shed
 - Indigenous Landscape Materials



VCC/HDLC REGULATORY REVIEW

FRAMEWORK FOR BYWATER-MARIGNY



LEGEND

- | | |
|--|--|
| Streetcar loop | Proposed Light Rail |
| Existing main street retail corridor | Colton Junior High |
| Proposed main street retail corridor | Redevelop St. Roch Market |
| Commerce gateway | New Orleans Center for the Creative Arts |
| Potential Riverfront access point | Frederick Douglass School |
| Connections to main street | Mandeville Fire Station redevelopment |
| Desired river connections | Press St. Linear Park Development |
| Cruise ship terminal service | Develop Plessy Park site |
| Establish a police precinct and renovate the Stallings Rec. Center | Renovate Mickey Markey Park |
| Proposed alternate truck route | McCarty Square |
| Frenchmen Street entertainment district | Renovate Stallings Center |
| | Cruise ship terminal park |
| | Proposed riverfront greenway district |

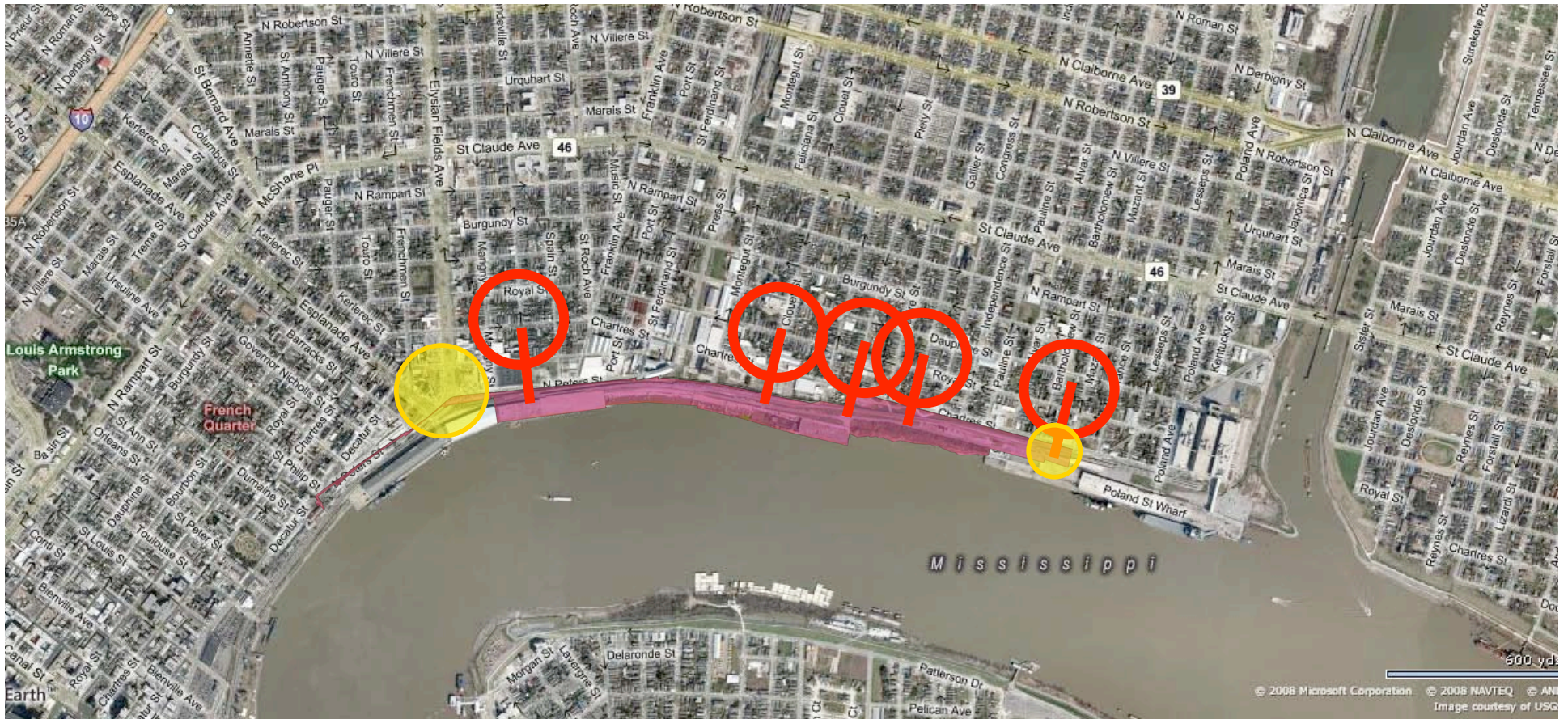


UNOP MASTER PLAN FOR MARIGNY AND BYW

5. Parking & Traffic

An aerial photograph of a city waterfront, likely New Orleans, showing a river, a road, and buildings. The image is dark and serves as a background for the text.

- **Daily Use**
 - 202 Metered Parking Spaces (includes 170 new & 32 realigned parking spaces)
 - Residential Parking Permit as Neighborhood Management Strategy
- **Special Event Use**
 - Poland Wharf Rear Apron
 - French Market Parking Lots
- **Intersection Signalization**



PARKING AND TRAFFIC MITIGATION

- P Residential Permit Parking (RPP) Program in Adjacent Neighborhoods
- Major Intersection Signalization at Esplanade Ave., Elysian Fields Ave., North Peters St. & Floodwall Opening
- Minor Intersection Signalization at Mazant Street and Floodwall Opening

Parking

From a Traffic Engineering vantage point
The Downriver Park concept
will **NOT** generate
problem traffic or parking
and there are no prescriptions
for such light program

(Urban Systems, traffic engineers)

Parking

New Orleans
Comprehensive Zoning Ordinance
does **NOT** prescribe
parking requirements for **public parks**
(confirmed with City Planning)

Parking

San Francisco Municode
& Boston Zoning Code
are representative of most cities in

NOT

listing a requirement of any kind
for **public open space** parking

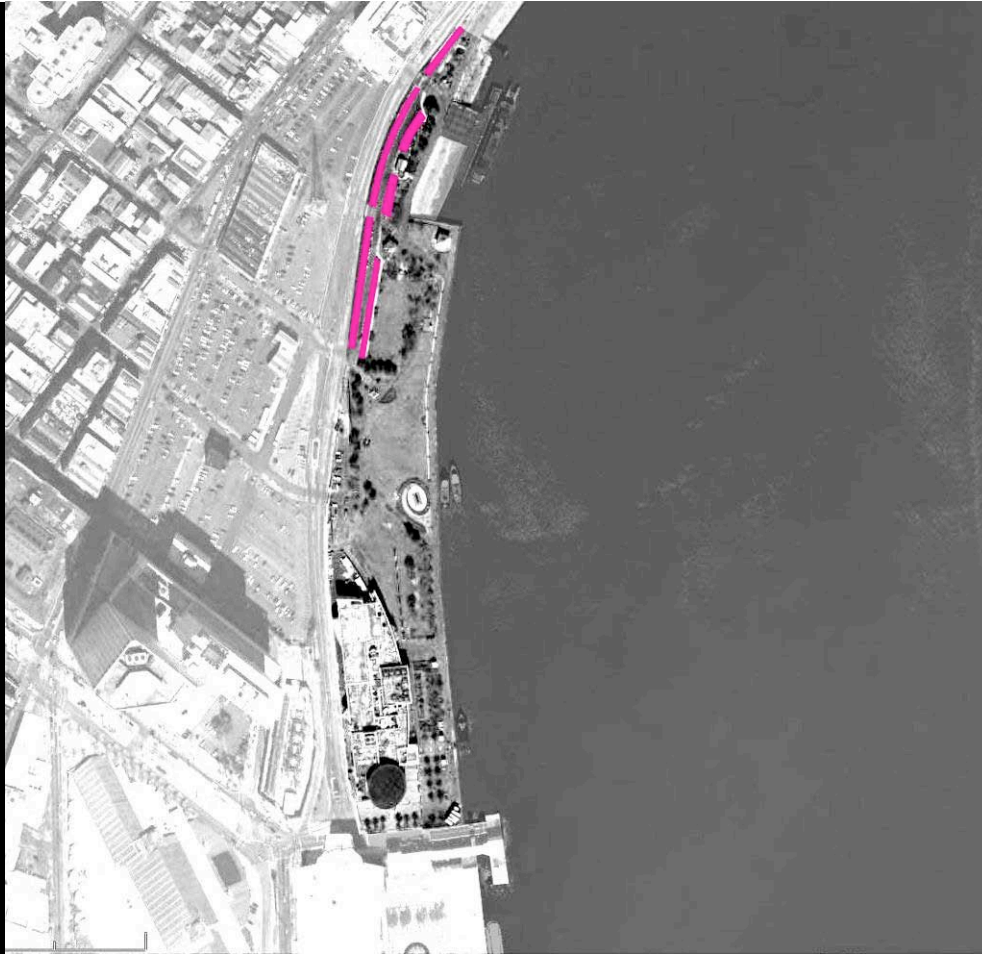
Parking

Cambridge Massachusetts Zoning Ordinance is more exhaustive than most municipalities in listing requirements for a diversity of uses, *however,*

ZERO parking requirements are set for
“public parks, playgrounds, or
public recreation buildings”



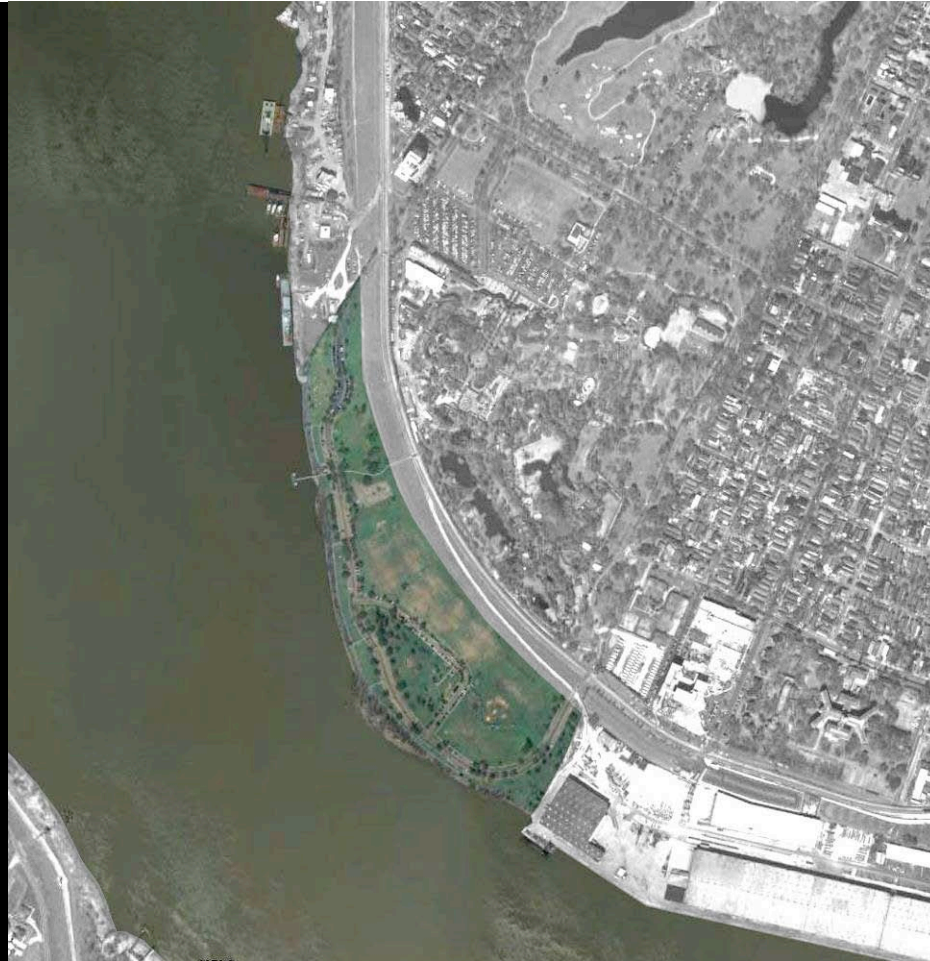
Woldenberg Park
New Orleans



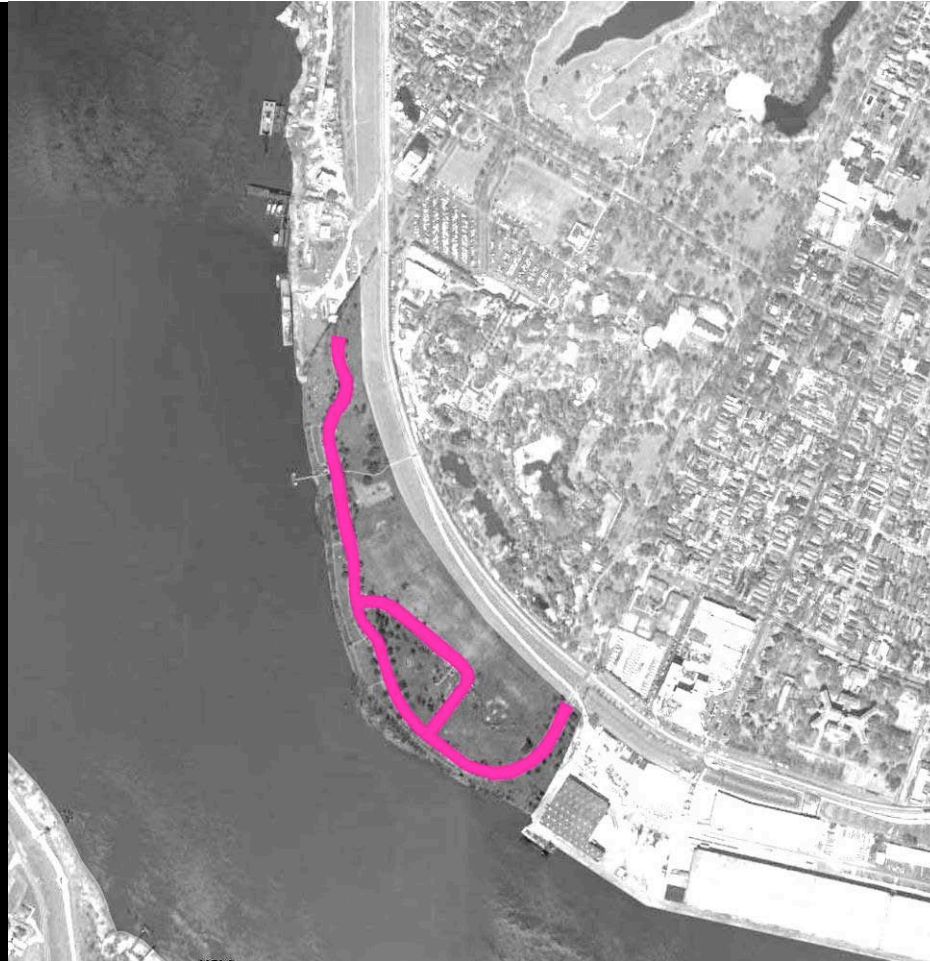
16 Acres

95 spaces **5.9** Cars/Acre

[95 lot]



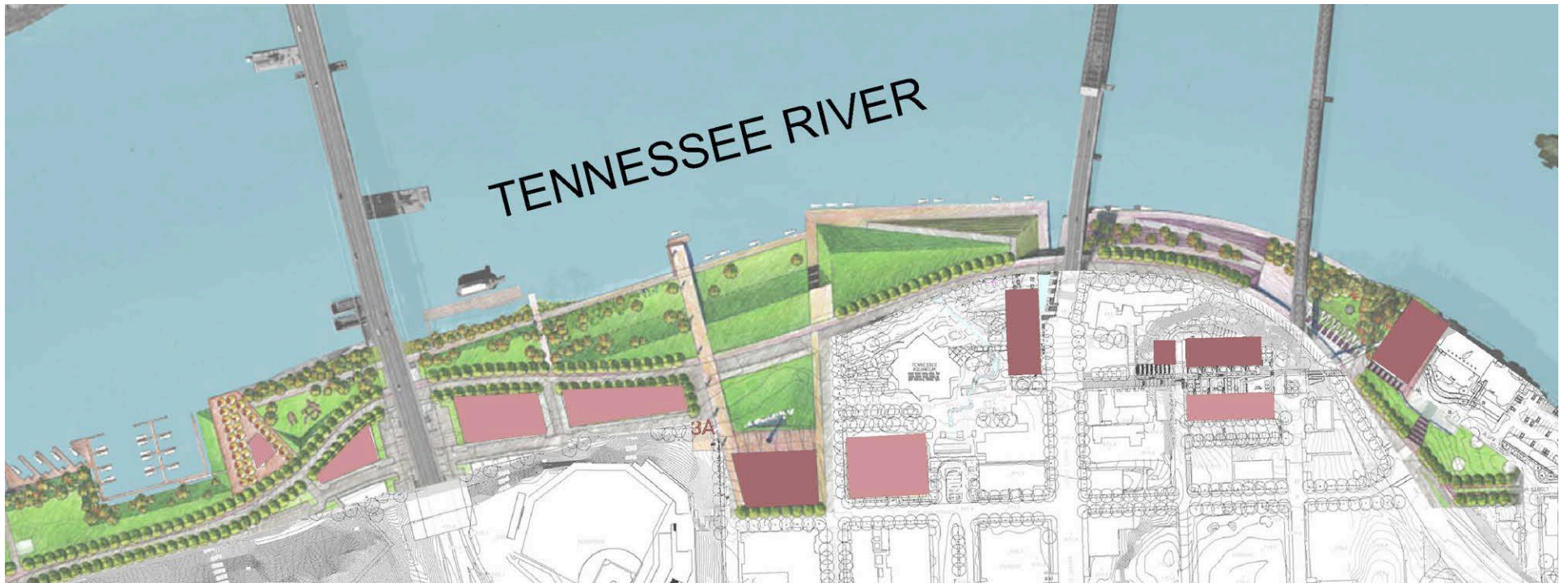
Riverview Park “The Fly”
New Orleans



60 Acres

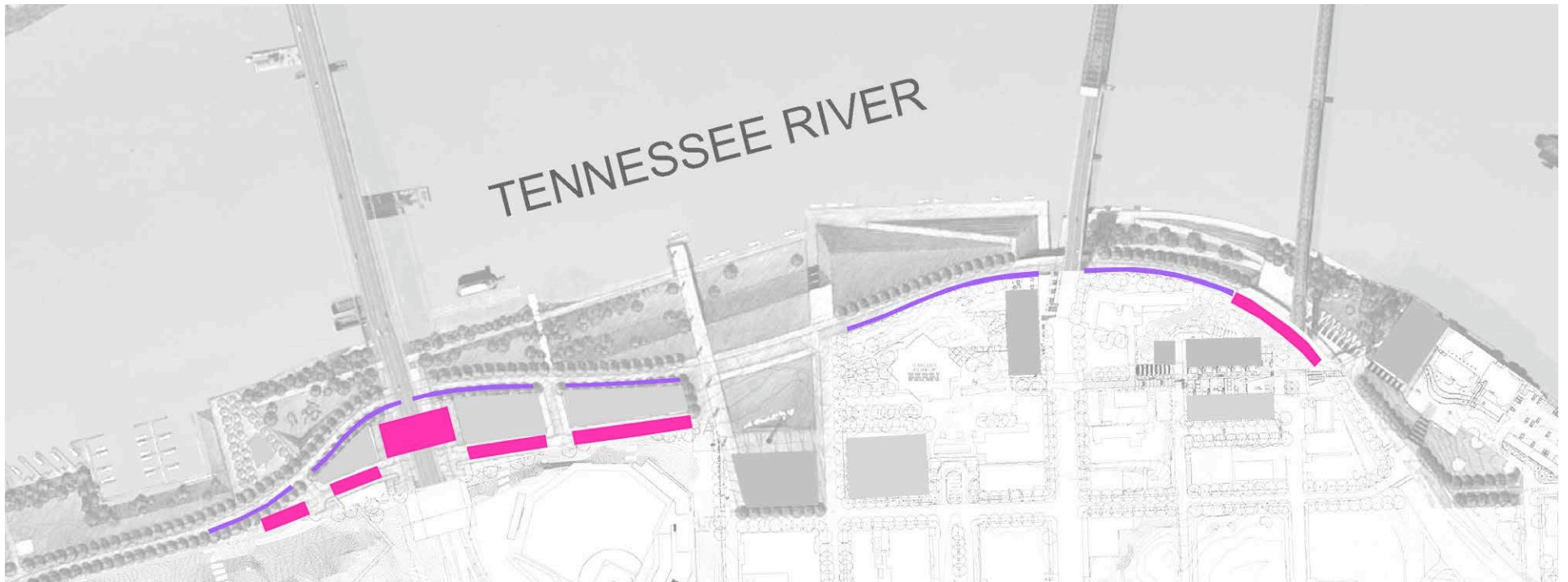
400 spaces **6.7** Cars/Acre

[400 Lot]



Chattanooga 21st Century Park

Chattanooga Tennessee



18 Acres

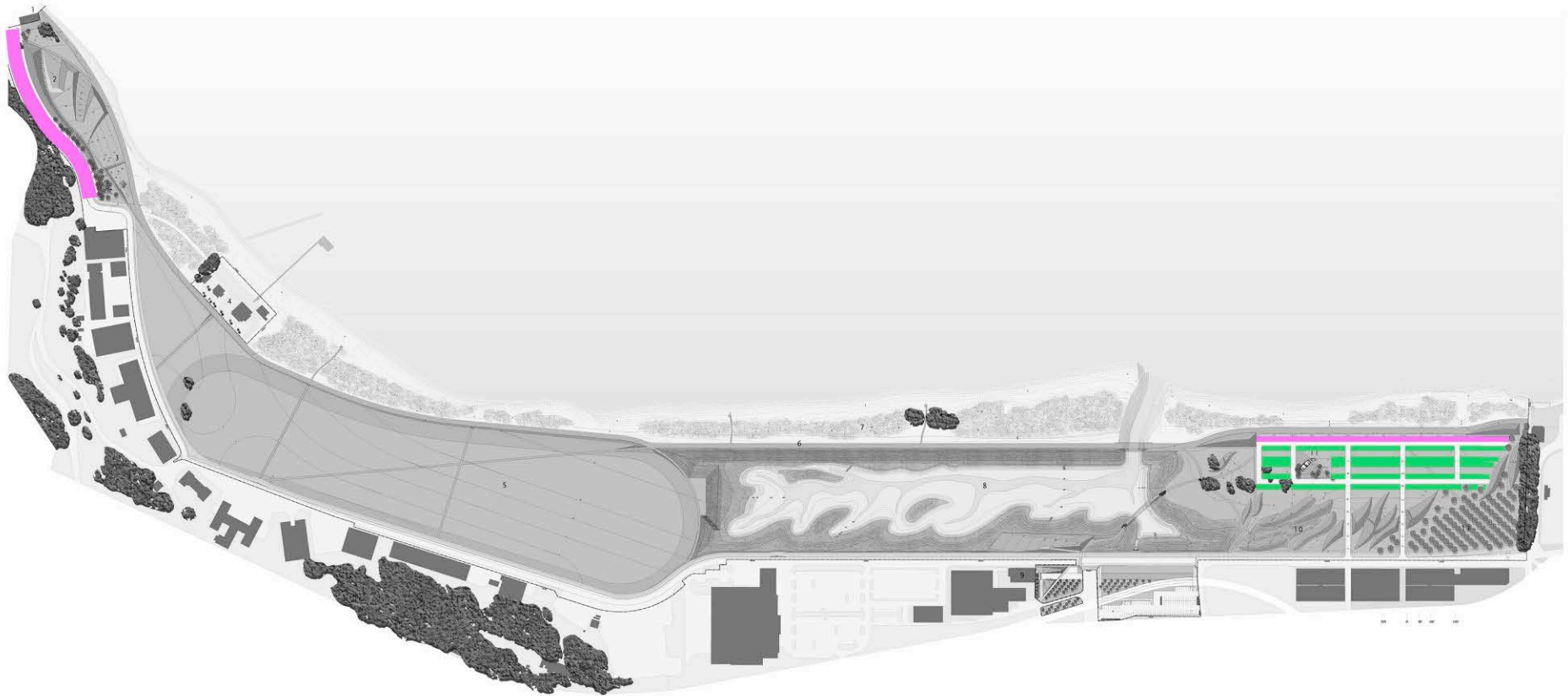
295 spaces **16.4 Cars/Acre**

[208 lot + 87 on street]





Crissy Field
San Francisco California



100 Acres

660 spaces **6.6** Cars/Acre

[260 lot + 400 grass]





Louisville Waterfront Park

Louisville Kentucky



81 Acres

522 spaces **8.7** Cars/Acre

[522 lot]





Downriver Park

New Orleans



20 Acres

202 spaces **10.1** Cars/Acre

[**160** lot + **42** on street]



32
onstreet parallels

French Market

Gov Nicholls Wh



ELYSIAN FIELDS A

30

offstreet head in

MARIGNY ST

N PETERS ST

offstreet head in

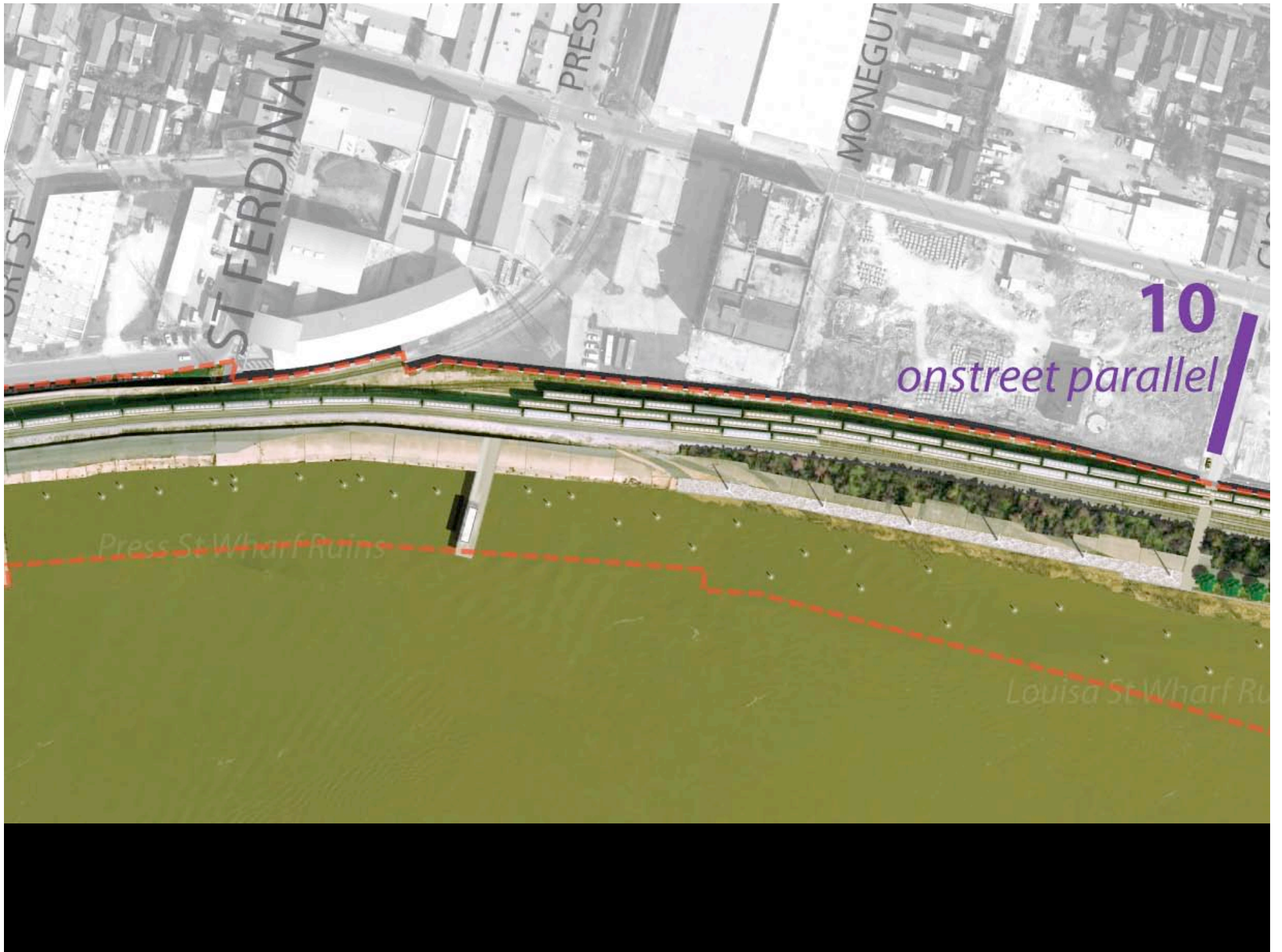
35

MANDEVILLE ST

SPAIN ST

FRANKLIN AVE

Mandeville Wharf



ST FERDINAND

PRESS

MONEGUT

10

onstreet parallel

Press St Wharf Ruins

Louisa St Wharf Ruins



CHARTRES ST

LOUISIANA ST

PIETY ST

DESIRE ST

CALLIER ST

40

offstreet head in

20

offstreet head in

Piety Wharf



Pauline St Wharf

35
offstreet head in



PARKING COMPARISON

<i>Waterfront Parks</i>	<i>Length</i> <i>(miles)</i>	<i>Area</i> <i>(acres)</i>	<i>Total</i> <i>Spaces</i>	<i>Total Spaces</i> <i>/Acre</i>
NOLA Woldenberg Park	0.3	16	95	5.9
NOLA Riverview 'The Fly'	0.6	60	400	6.7
Crissy Field	1.5	100	660	6.6
Louisville Waterfront	1.15	60	522	8.7
Chattanooga w/ Marina	1.0	18	295	16.4
NOLA Downriver Park	1.5	20	202	10.1



SPECIAL EVENTS PARKING

French Market Parking (Behind Floodwall)	347 spaces
South Farmer's Market Parking (at Elysian Fields)	130 spaces
North Farmer's Market Parking (at Elysian Fields)	154 spaces
Poland Avenue Wharf (Port of New Orleans)	
250 spaces	

TOTAL SPECIAL EVENTS PARKING **881 Spaces**



EDGEWORTH HIRPLE - HARRIS & ASSOCIATES - CHAN ERICER SIEMEWICZ - MICHAEL MALIZZI ARCHITECTURE - ADRIE ASSOCIATES - NEW ORLEANS BUILDING CORPORATION

REINVENTING THE CRESCENT DOWNRIVER PARK

6 OCTOBER 2008

PROGRAMMING ILLUSTRATIVE



ESCHENWALD ZIMMERMAN ASSOCIATES CHAN KRUEGER SIEMERINCZ MICHAEL MALTZAN ARCHITECTURE ADJDP ASSOCIATES NEW ORLEANS BUILDING CORPORATION

REINVENTING THE CRESCENT DOWNRIVER PARK

30 OCTOBER 2008
REVISED PROGRAMMING ILLUSTRATIVE





BARRACKS ST

GOV NICHOLS ST

URSALINES ST

DECATUR ST

NPETERS ST

French Market

N Peters St Sidewalk
(Expansion/Restriping)

Gov Nicholls Wharf







ELYSIAN F

MARIIGNY ST

MANDEVILLE

SPAIN

FRANKLIN

PORT ST

N PETERS ST

N Peters St Parking

Mangny Parking

ADA-accessible Pedestrian Crossing

Stage (under shed)

Adaptive Reuse of Shed

Care/Restroom (Under shed)

Sand Volley ball

Court

Bocce

River Windows

Playground

Seating

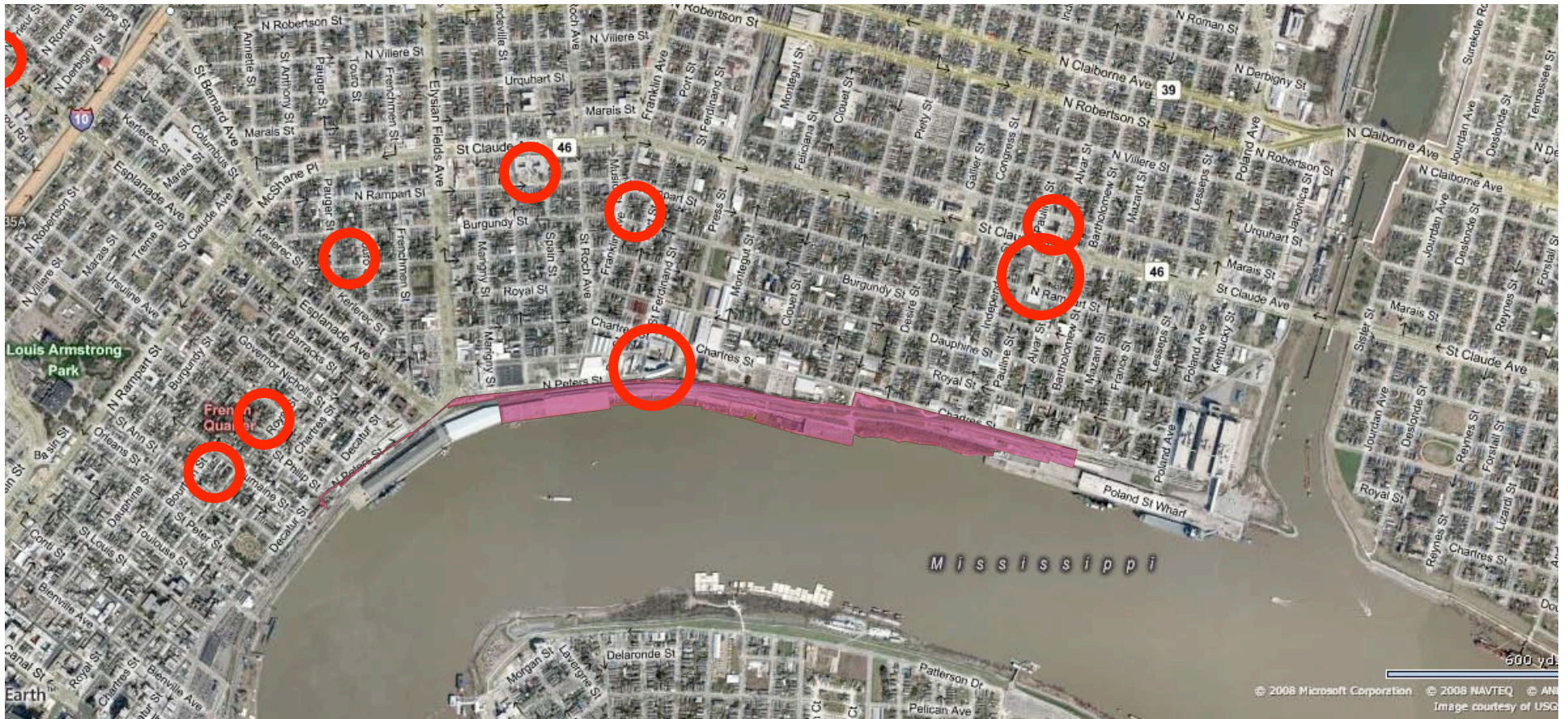
River Turbine (interpretive & underwater)

Mandeville Lawn (0.5ac artificial turf)

(fence)

Mandeville Wharf

Esplanade Wharf



ADJACENT SCHOOLS

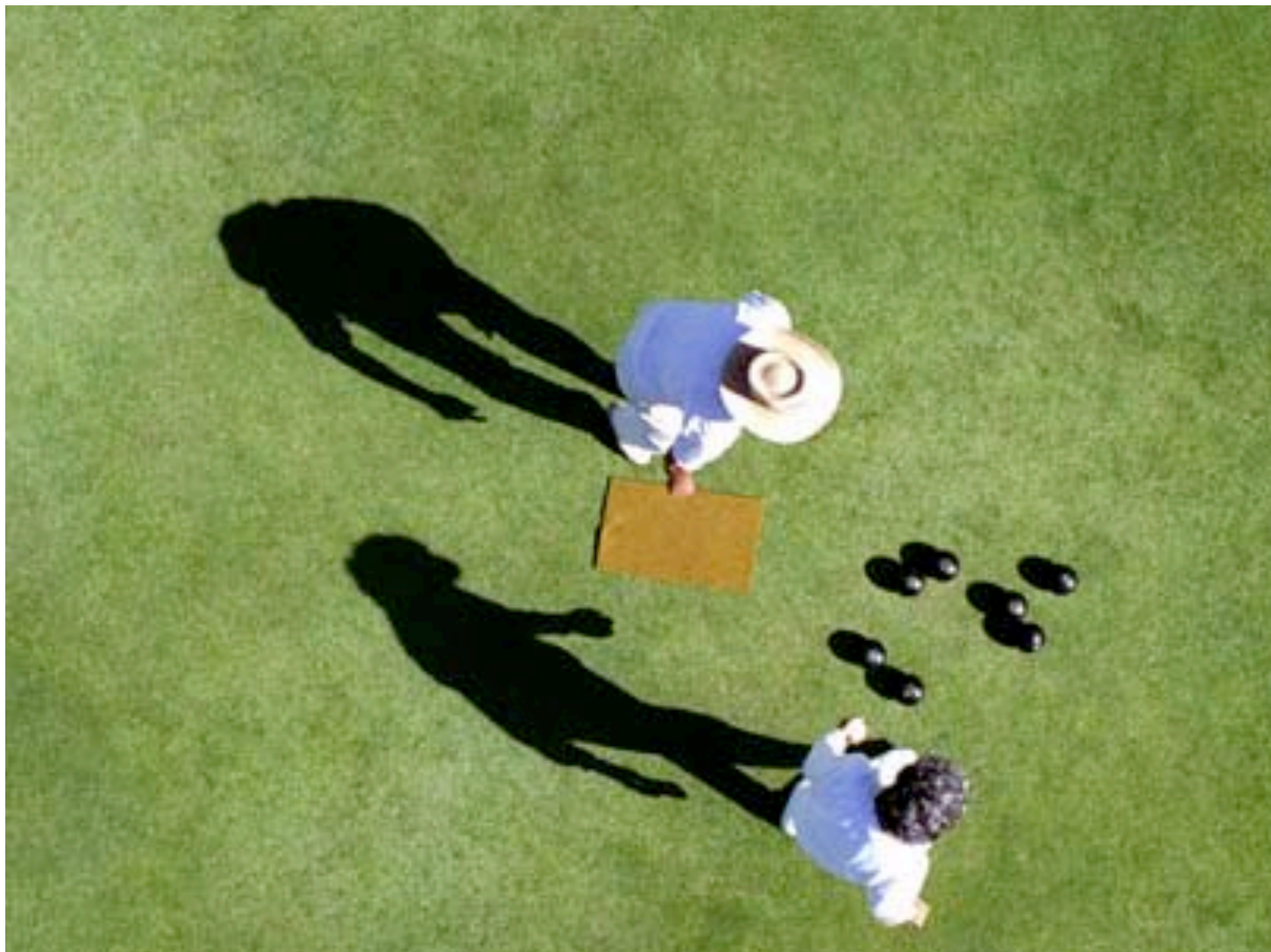
Drew	K-8	600 students	NO Public
McDonough 15	K-8	400 students	NO Public
Colton	K-8	1000 students	NO Public
Douglas	High School	1000 students	NO Public
Cathedral Academy	K-8	300 students	Catholic
St. Gerard Majella	K-8	100 students	Catholic
St. Peter Claver	K-8	300 students	Catholic
St. Pauls	K-8	200 students	Lutheran
NOCCA	High School	500 students	LA State

TOTAL STUDENTS 4,400 Students



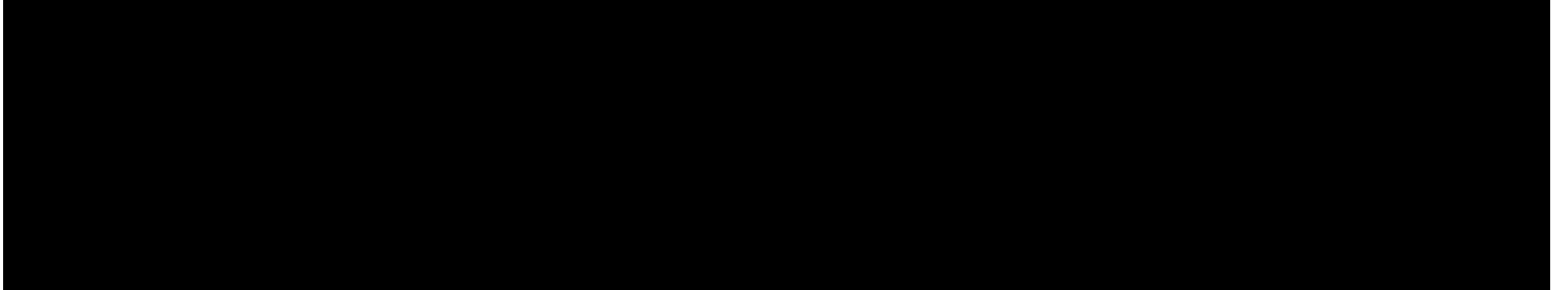






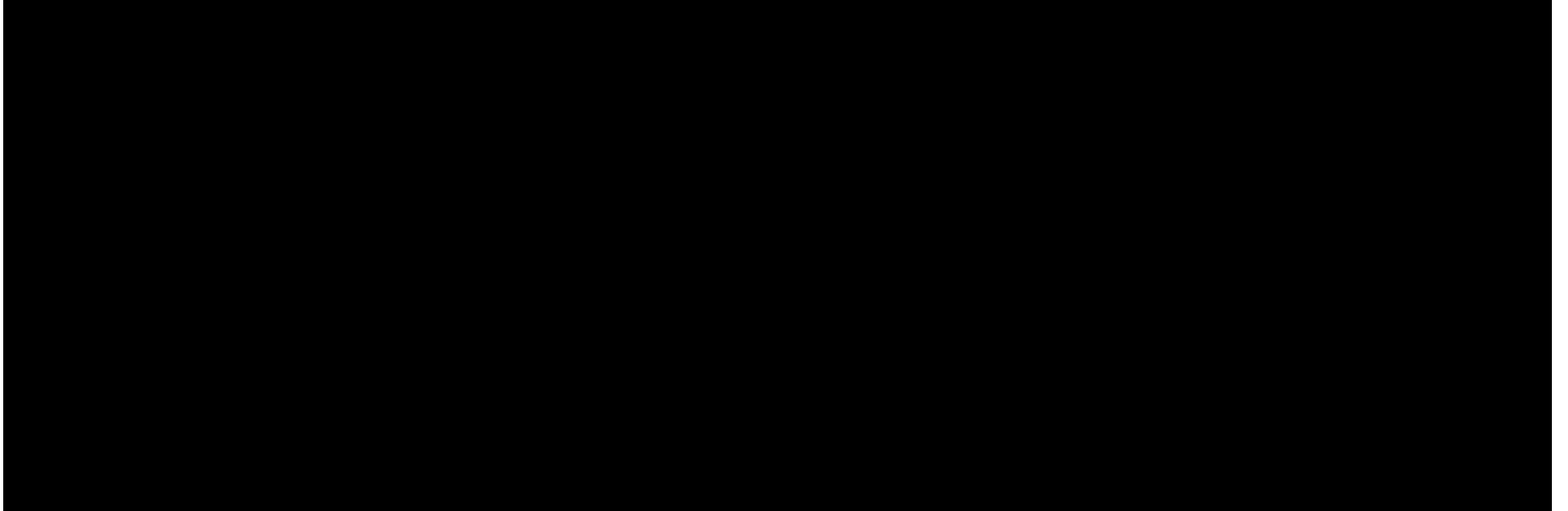
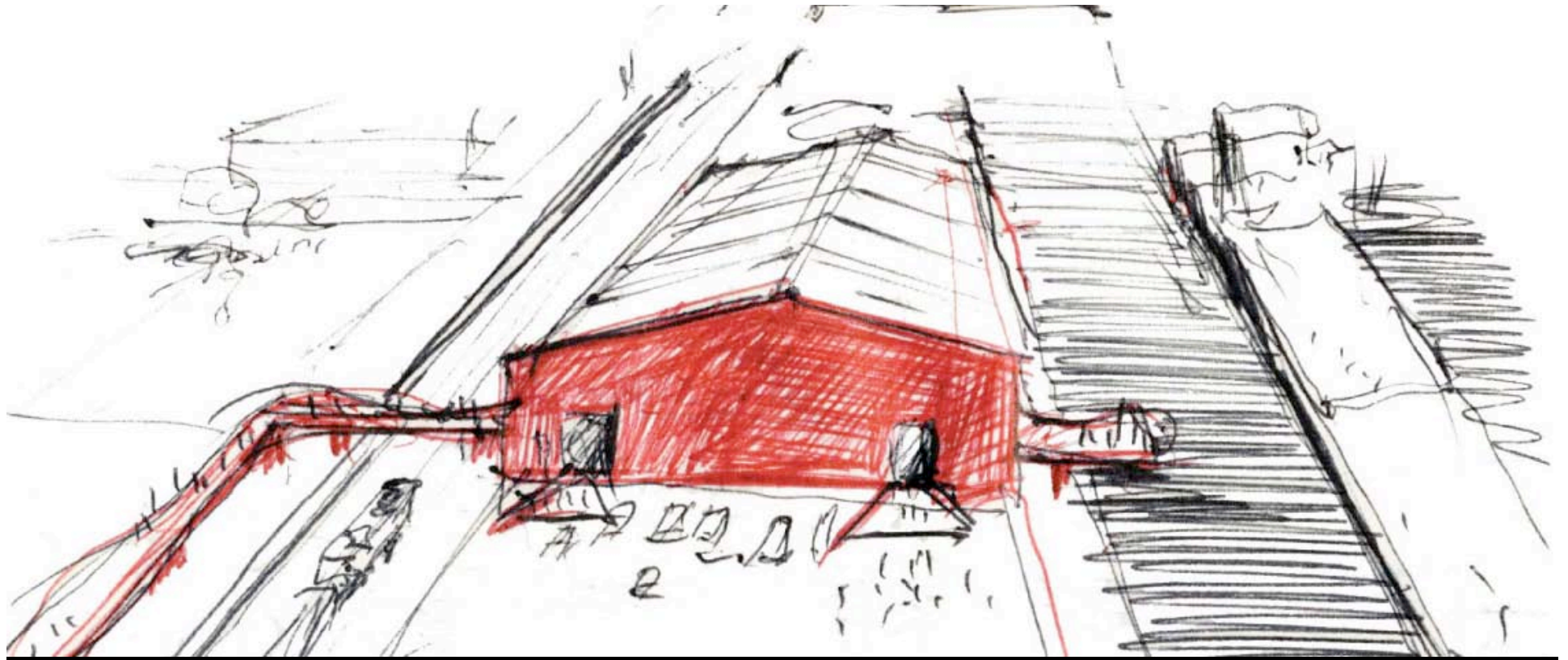


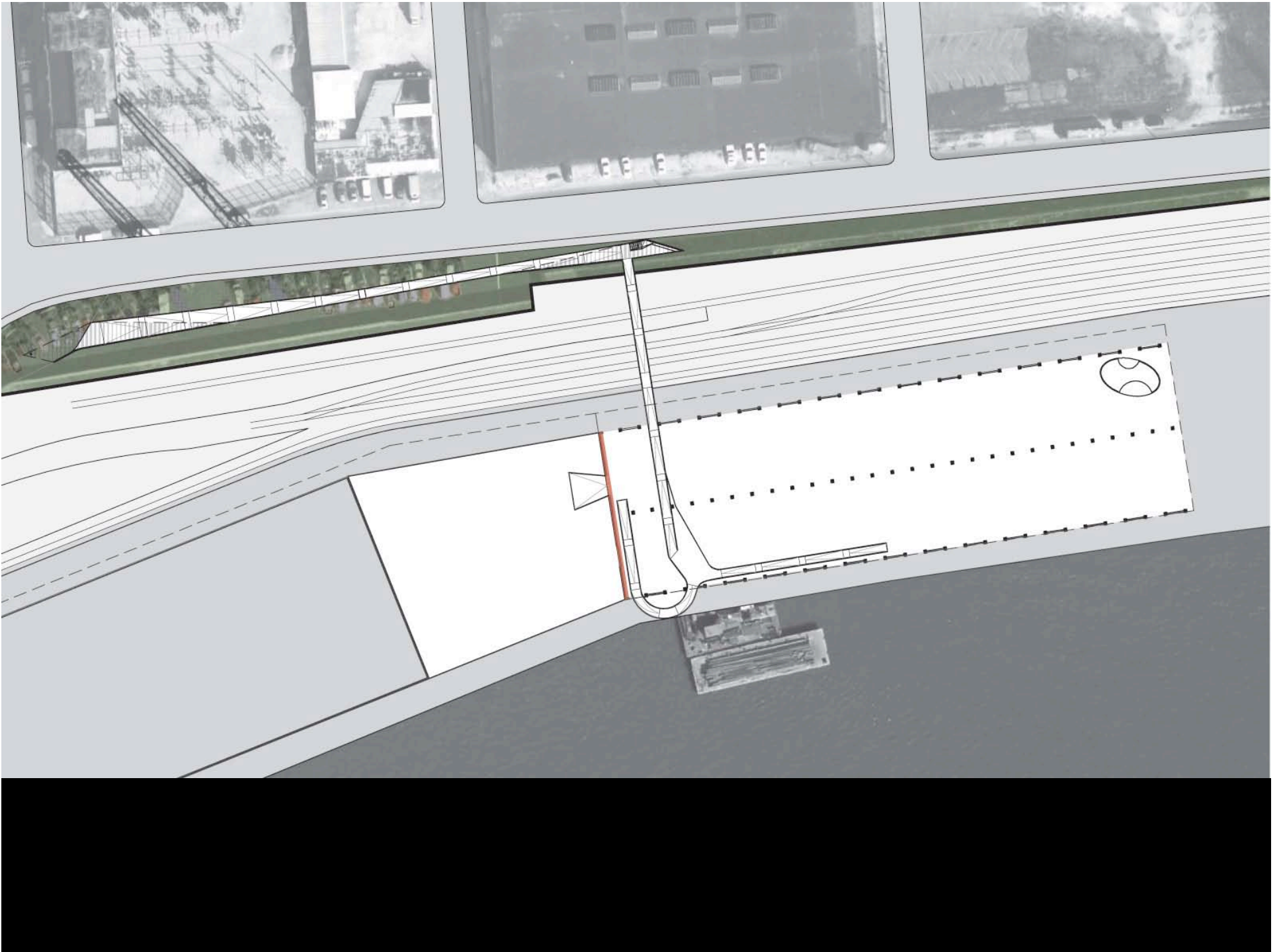


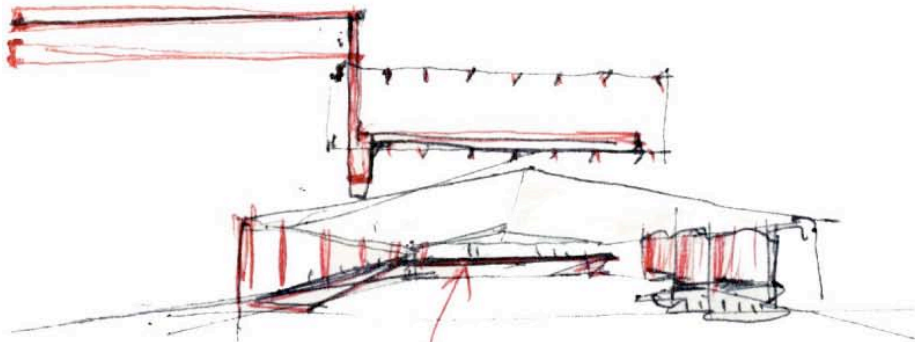




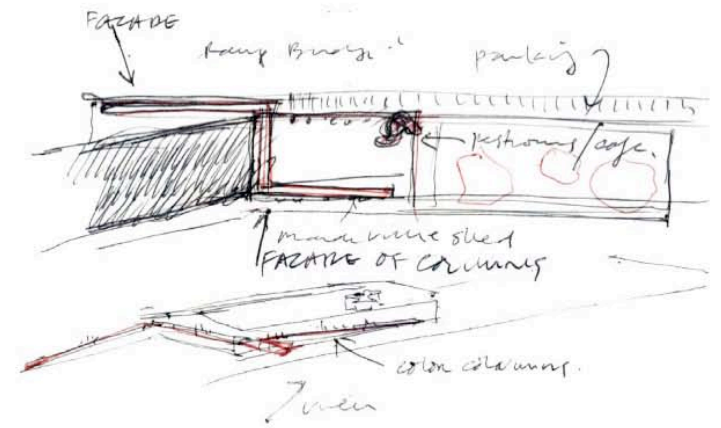


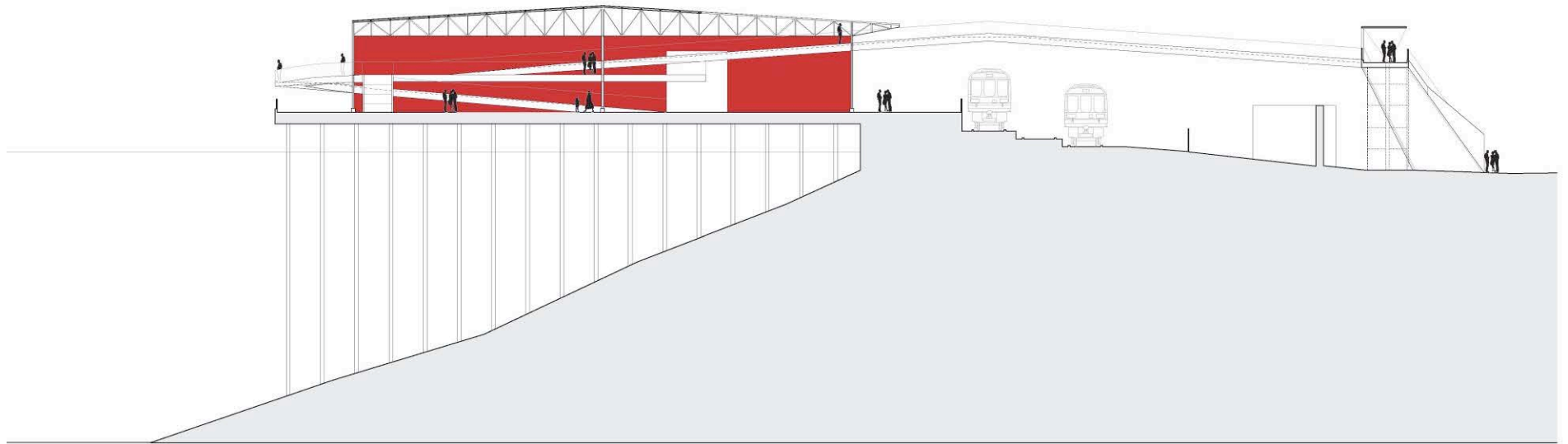






ALTERNATIVE FOR PERFORMANCE,
REGIONS, ETC.

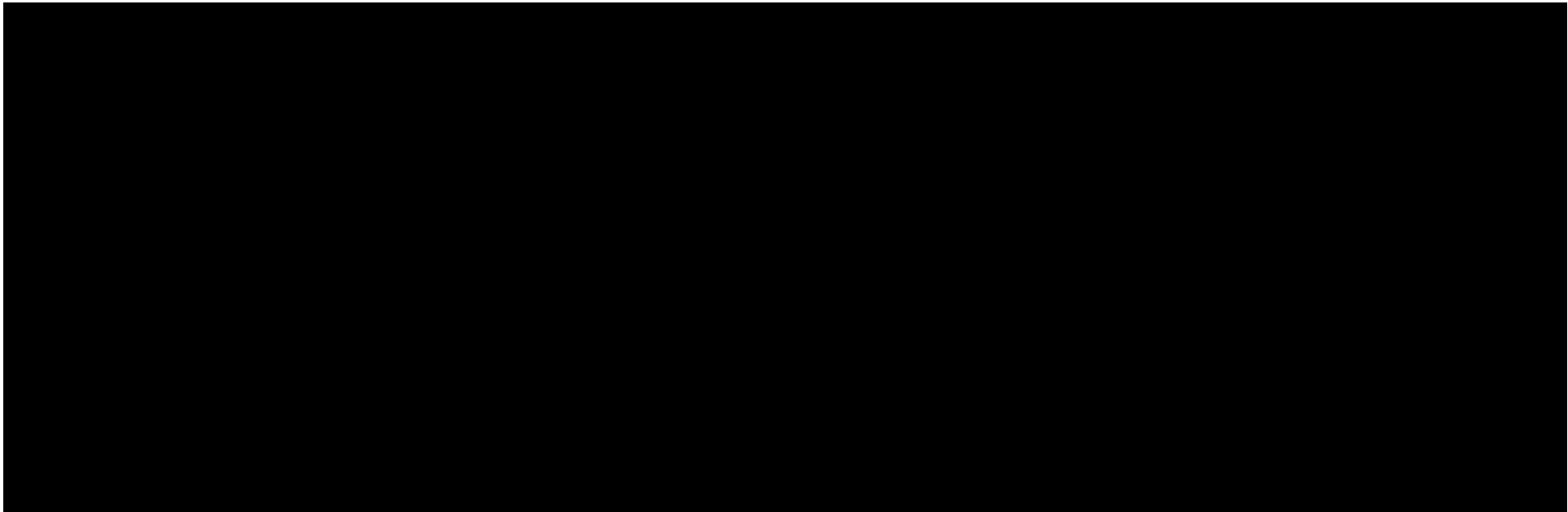


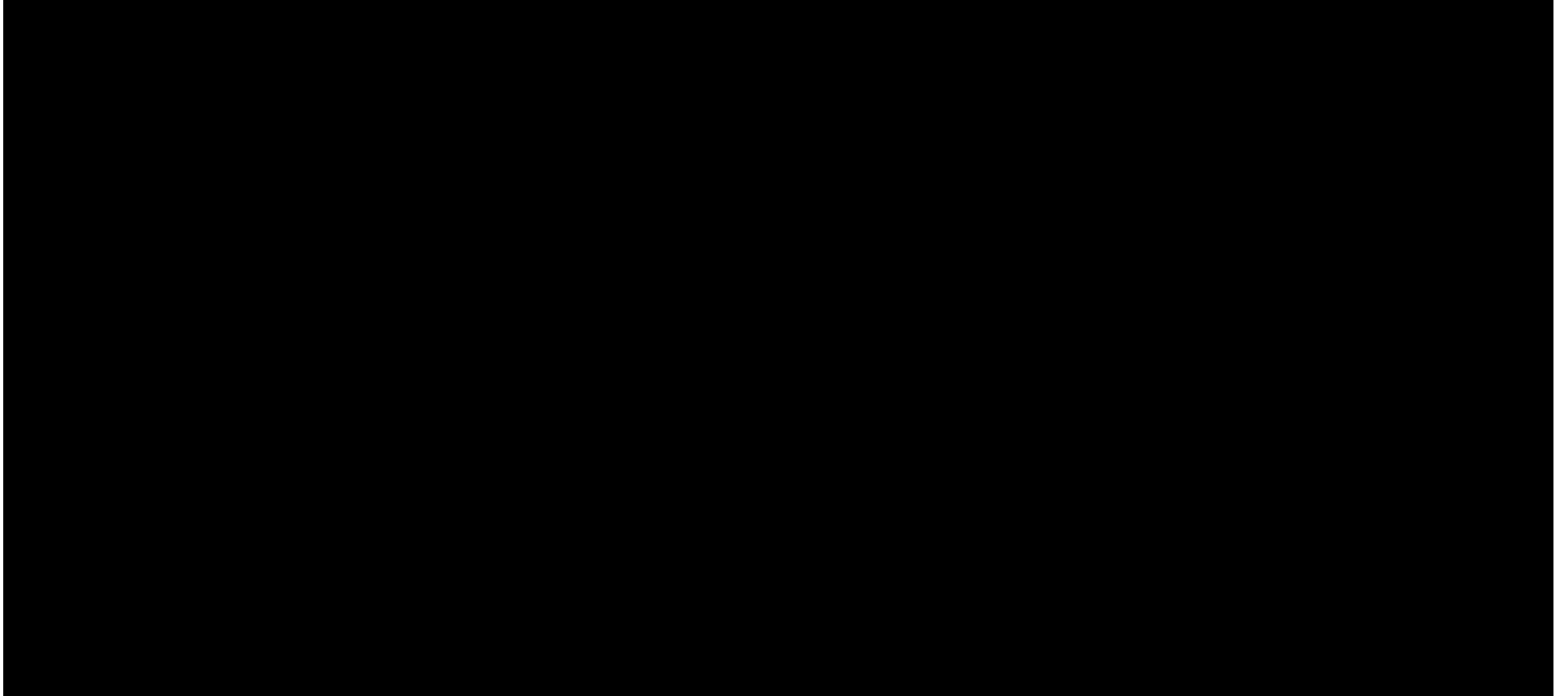


NEW ORLEANS RIVERFRONT
MICHAEL MALTZAN ARCHITECTURE, INC.

NEW ORLEANS RIVERFRONT
MICHAEL MALTZAN ARCHITECTURE, INC.

SECTION | 1'-3/8" | 9











Clouet St Parking

Promenade
(saw cut asphalt)

Naturalized Native Landscape

Wind Turbines

Oyster shell paving

Solar Shaded
Swings

Press St Pier

Louisa St Wharf Ru







ST A



Promenade
(saw cut asphalt)

Solar Shaded
Swings

Press St Pier

Wharf Ruins









HARTRES ST

LOUISA ST

PIETY ST

DESIRE ST

GALLIER ST

Naturalized Native Landscape

Piety St Parking

Cobble Pavement (Artifact)

Gallier St Parking

Naturalized Native Landscape

Gardens

Playground

Stage

Public Art Venue (curated + lighted)

Projection on Wall

Sun Deck (repair wooden deck)

Shaded Seating

Sanctuary

Batture

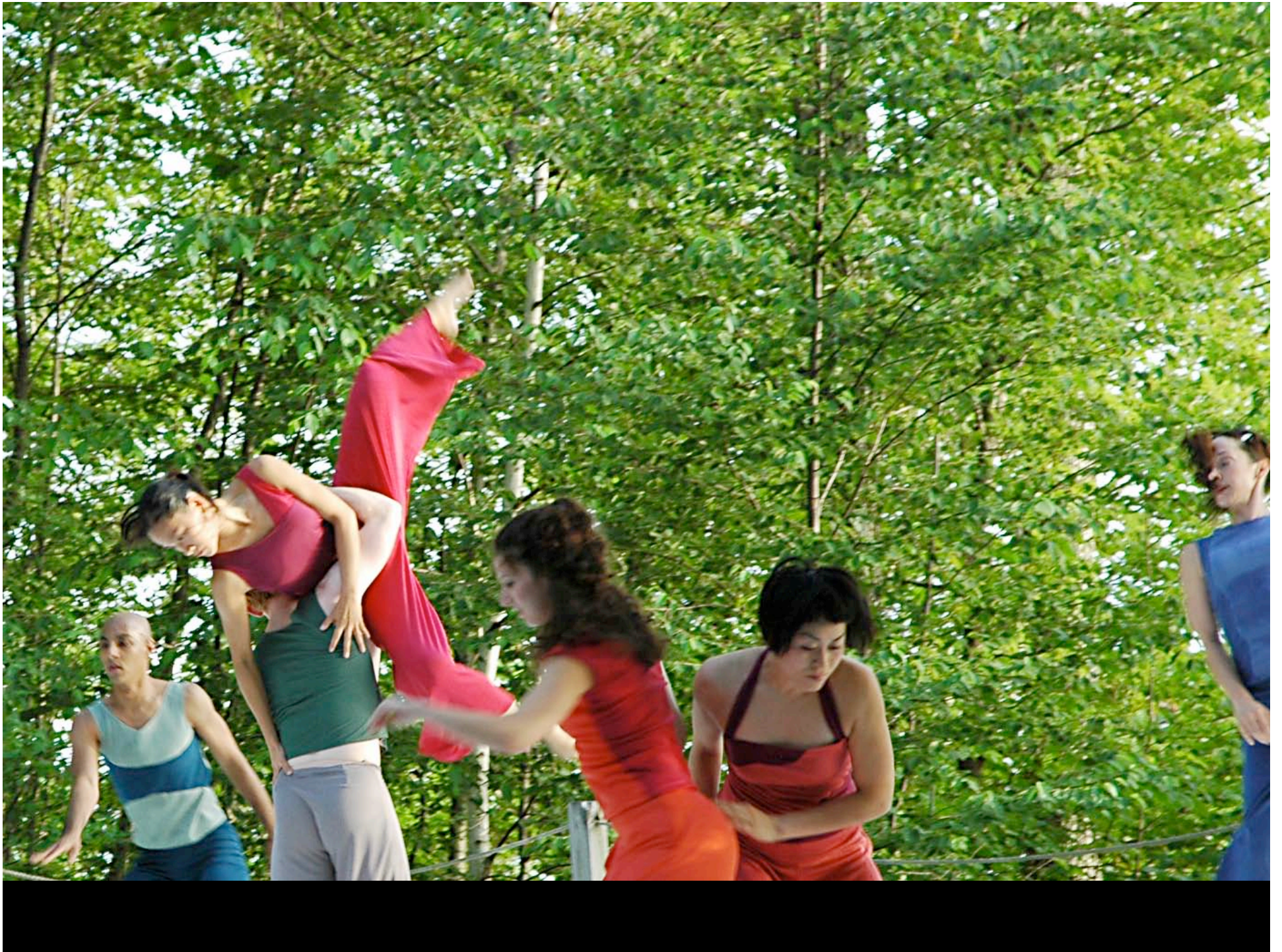
Restroom

Piety Wharf

Solar Shaded Swings

Gallier St Pier









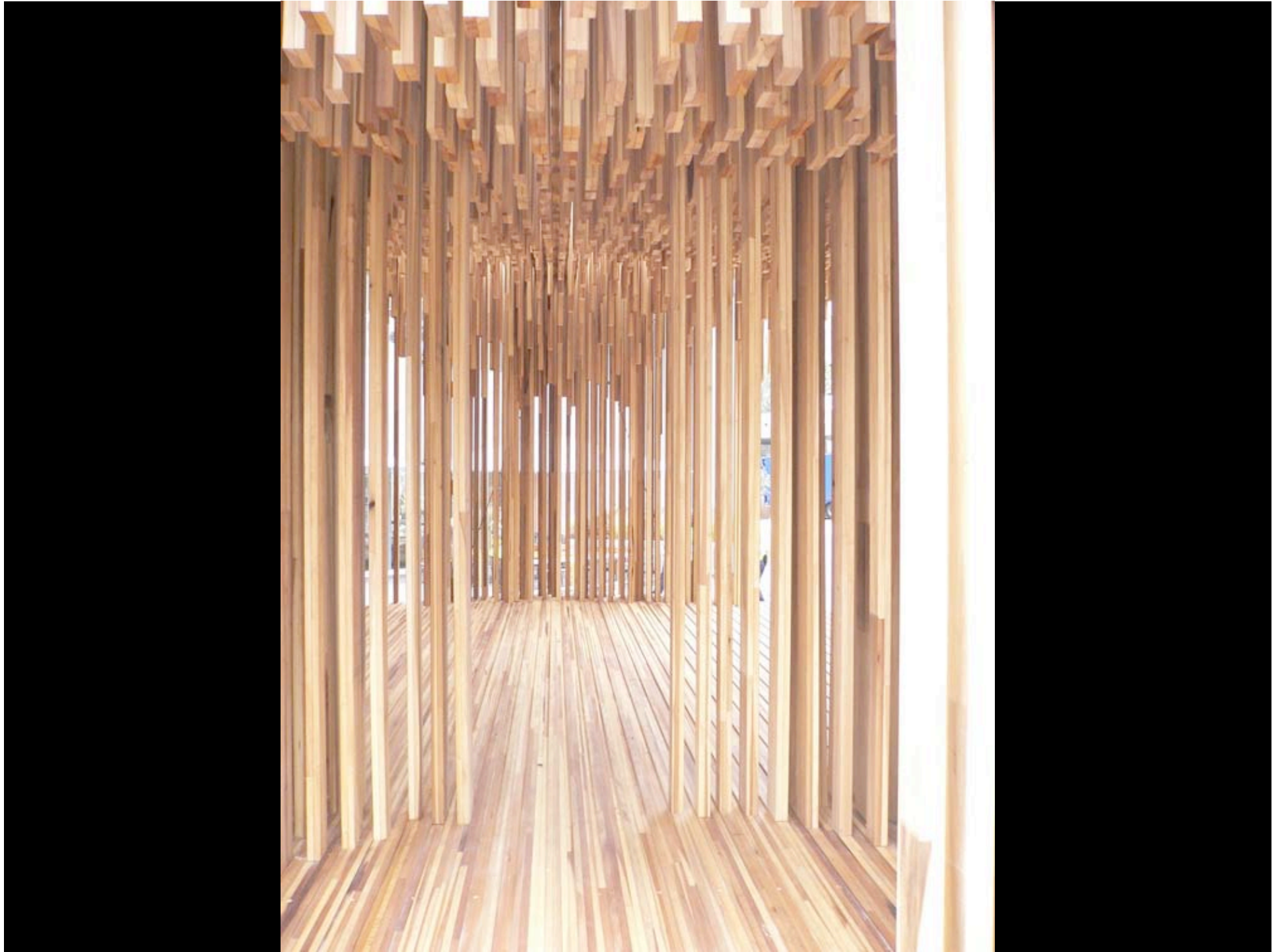


Gardens

Public Art Venue
(paved + lighted)

Sun Deck
(repair wooden deck)

Wharf





HARTRES ST

LOUISA ST

PIETY ST

DESIRE ST

GALLIER ST

Naturalized Native Landscape

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Piety Wharf

Solar Shaded Swings

Gallier St Pier





CONGRESS ST
INDEPENDENCE ST
PAULINE ST
ALVAR ST
BARTHOLOMEW ST

Restroom
Chartres St Parallel Parking
Landforms
Picnic
Dog Run
Batture
Solar Shaded Swings
Pier

Pauline St Wharf
Pauline Parking















ST FERDINAND ST

PRESS ST

MONEGUT ST

CLOUET ST

CHARTRES ST

LOUISA ST

PIETY ST

oys
D pole buoys)

Solar Shaded Swings

Press St Pier

Promenade
(slow asphalt)

Wind Turbines

Naturalized Native Landscape

Oystershell paving

Clouet St Parking

Naturalized Native Landscape

Naturalized Native Landscape

Louisa St Wharf Ruins

Piety Wharf

Stage

Public Art Venues
(Litigated + Lighted)

Shaded Seating

Sun Deck
(Repair Workstation Deck)

Sanctuary

Gardens

Projection on Wall





Program Concentration

www.neworiverfront.com

October 30, 2008