

## WINN DIXIE DEVELOPMENT PROJECT

McCormack Baron Salazar (MBS) will develop the 1501 St. Louis/Winn Dixie Project in partnership with the Housing Authority of New Orleans (HANO) as a mixed income, multifamily offsite component of the Iberville/Treme Choice Neighborhood Implementation Grant awarded to HANO and the City of New Orleans. It is to be located in the CNI Area on the site of the former Winn Dixie Grocery Store, immediately adjacent to the former Iberville Public Housing site which is undergoing redevelopment as Bienville Basin.

The site has been acquired by HANO and is subdivided into two parcels that will yield residential units on each and a community/management facility on one parcel only. It is anticipated that the development will produce a total of 120 units.

The project will be developed in two phases. **Phase I** will be developed on 1.56 acres of land to include 76 units totaling approximately 61,000 sq. ft. of residential square feet and 3,500 sq. ft. of management/community spaces. **Phase II**, comprising 81 acres, will include 44 residential units totaling approximately 66,353 sq. ft. All units will be multi-family units developed in multi-story buildings designed to be compatible with Bienville Basin and the greater neighborhood.

### PHASE I

Demolition of the former 63,000 sq. ft. Winn Dixie Grocery Store has been completed on the Phase I site. Site Preparation and Public Infrastructure drawings are nearing completion. Site preparation is scheduled to begin in early 2019. Public Infrastructure work, which is scheduled to begin in the winter of 2018, will include:

- The development of Marais Street, currently a 320 l.f. undeveloped street, into a standard city street complete with trees, utilities, a new fire hydrant and lighting;
- The construction of sidewalks and the installation of sewer and drainage house connections along 497 l.f. of the existing St. Louis Street; and
- The development of a 266 l.f. Greenway along N. Villere Street (currently an undeveloped street) that will connect the new housing site to the Lafitte Greenway and Bienville Basin.

MBS received an award of Low Income Housing Tax Credits for the development of Phase I housing and construction is expected to begin in the spring of 2019. Phase I will include one four-story building with a mix of public housing/tax credit and market rate units. One and two bedroom units will include a total of 15 public housing and 15 Section 8 Project Based units serving as Iberville replacement units and 46 market rate units.

The property will be certified to Enterprise Green Communities Standard and will include Energy Star Certification. Unit set asides include 8 units for households with incomes at or below 30% and 16 units for individuals with children. A total of 12 units will meet Section 504 Accessible standards. Unit amenities include stoves, refrigerators, washers, dryers, dish washers, microwaves, HVAC systems and internet/cable access.

The project also includes community/management spaces that will serve both this development and a proposed Phase II to be developed on an adjacent parcel of land. The area will include management, leasing and maintenance offices; a fitness facility; a computer center; and multi-purpose meeting rooms.

Other amenities include a pedestrian and bicycle friendly Greenway along North Villere Street that will connect the Lafitte Greenway to the Winn Dixie site and the Bienville Basin site.

Supportive services, such as referral services; recreation and wellness programs for tenants of all ages; parenting support; tutoring, after school and summer programs for children; and financial and life skills support will be available to all tenants.

## **SECTION 106**

The Winn Dixie Project is compliant with the Programmatic Agreement Among The City Of New Orleans, The Housing Authority Of New Orleans, The Louisiana State Historic Preservation Officer, and The Advisory Council On Historic Preservation Regarding The Choice Neighborhoods Initiative Iberville/Treme Transformation Plan in New Orleans, Louisiana. As such, SHPO has reviewed and approved the 70 % building design for Phase I.

Earth Search Inc. (ESI) performed archaeological monitoring services during the demolition of the Winn Dixie building, as per the requirements of SHPO. ESI has completed a Phase I Archaeological Investigation of New Orleans City Square 162 (16or734), Orleans Parish, for the Winn Dixie Phase I site, and it is under review by SHPO. The management summary concludes with recommending 11 loci for NRHP test excavation units.

## **FINANCING**

The total development cost for Phase I is approximately \$23.2M. It will be financed with HANO Capital Funds, National Housing Trust Funds, Low Income Housing Tax Credit Equity, and a FHA Insured Mortgage. A request has also been submitted to the City of New Orleans for HOME funds to complete the financing package.

Phase II is currently in planning and is estimated to cost \$12M.