



# Sustainable New Orleans Plan

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# Sustainable New Orleans Plan

Is a redeployable, city-scaled, public-private partnership to:

- 1.Train** - veterans, dislocated workers, low income, disconnected youth and the aged
- 2.Rebuild** - abandoned, adjudicated & blighted homes, schools & commercial properties
- 3.Create** - a sustainable redevelopment industry and new green business owners
- 4.Support** - the security, environmental and energy aspirations of the Nation

# Standard of Sustainability (SOS)

## The SOS is:

- A **functional** building **performance standard** that gives a specific criteria based **definition** to the term “**sustainable**” home
- A **higher** and **more rigorous** standard than ICC, LEED and Energy Star
- Addresses the **unique environmental challenges** posed by New Orleans’ climate
- A **Sustainable house** is **safe, healthy, comfortable, net-zero, and durable** for generations
- Was **publicly vetted** and endorsed by the City Council of New Orleans

# Training Component of the Plan

## Includes:

- **Creating a Regional Building Science, Training, and Research Center (CEBE)**
- Building facilities sufficient to graduate 500 students in 2 years
- Develop and Institute a Student Training Program that includes:
  - Three months of classroom instruction
  - Five months of in-field apprenticeship training
- **Creation of a Business Incubator for Green Businesses**
- Training Component Graduates will (one or all):
  - become licensed contractors
  - accredited building science professionals
  - start their own Green businesses

# Sustainable New Orleans Plan

## Additional Components

- **NOLA 99:** Deconstruct, remediate lead from soils and rebuild 99 new SOS homes that replace blighted, infill properties,
- **RiverGardens:** Build 100 new SOS affordable apartments,
- **Star School:** Renovate a storm-damaged school to SOS and house the CEBE & NOLA 99 programs,
- **Urban Revitalization Center:** Renovate a historic commercial building to SOS, to house a host of alternative food, energy, environmental, healing and community development programs,
- **EcoPark:** Establish a Green Business Incubator Program.

# CEBE

## ***Will:***

- **Provide the classroom instruction and administration of the apprenticeship program**
- ***Perform research into the development of climate-specific, best building practices***
- ***Form strategic alliances with established educational, industrial, and government partners***
- ***Assist homeowners, developers and builders with the use of the best and appropriate building technologies for retrofitting existing homes, building new homes, and for retrofitting and building commercial buildings.***

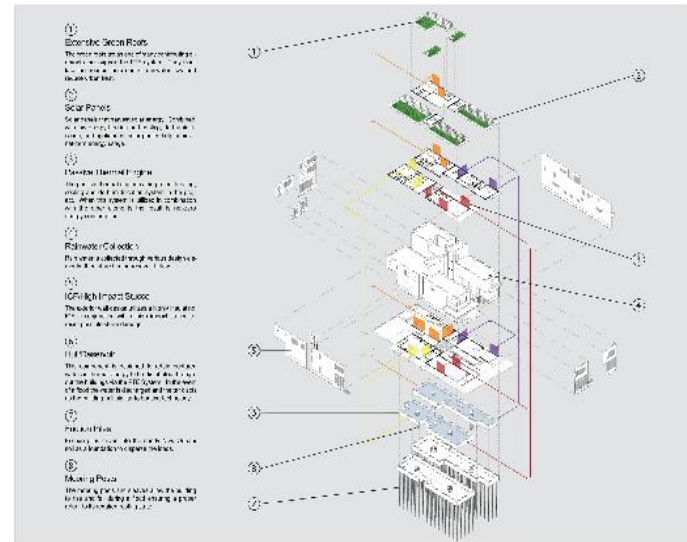
# NOLA 99

- The **apprenticeship program** put the students to work rebuilding 99 of the city's ~20,000 adjudicated, abandoned and **blighted homes**, to the **SOS** level of performance (**each** of the city's **neighborhoods** will have an example of a truly **sustainable home**)
- These 99 homes will serve as **practical examples** of how to evaluate, plan, deconstruct, remediate and rebuild to the **highest level of performance**
- The students who have completed the classroom and the apprentice programs will be able to take the State's Building contractor exam, obtain business liability insurance, and enter the **EcoPark's green business incubator program**

# NOLA 99



rendering of 1700 St. Roch Avenue proposal



axonometric of building systems



1700 St. Roch Avenue before deconstruction



deconstruction of the existing buildings



lumber reclaimed from deconstruction of existing building



map of Faubourg St. Roch Project area

## Sustainable New Orleans Plan NOLA 99 Faubourg St. Roch Project



① St. Roch Market



② Neutral Ground



③ St. Roch Housing



④ 1700 St. Roch Ave.



⑤ St. Roch Cemetery



⑥ St. Roch Park



# *Star School*

- Will be the site of the CEBE and the **in-class training** program
- Is located in one of the **most devastated areas** of New Orleans, damaged by the ravages of Katrina, and has not been functionally refurbished
- Will serve as **an SOS example** of how to **refurbish schools** and commercial properties
- Will become **a critical asset** in the **revitalization** of an otherwise depressed, low-income housing **neighborhood**.

# Star School



Sustainable New Orleans Plan

Our Lady Star of the Sea School

Center of Excellence within the Built Environment  
(CEBE)



# *Urban Revitalization Center*

- Provides **offices** for The ReGen Group and the Green Business Incubator, as well as Nola Solar, the New Orleans Carbon Exchange and retail space for **local shops**, books stores and craft
- Has been recognized as the **catalyst** to kick start the **revitalization** of the entire St. Roch/St. Claude Corridor
- Will be rebuilt to the SOS standard, and thus serve as a demonstration of **sustainable urban redevelopment**
- Houses a facility that cares for the **holistic rejuvenation** of the people in the neighborhood including a **Street University**, a **co-op grocery store**, **hydroponics gardens**, a **health food restaurant**, **yoga**, and a **Women's and Infants Center (WIC)**

# Urban Revitalization Center



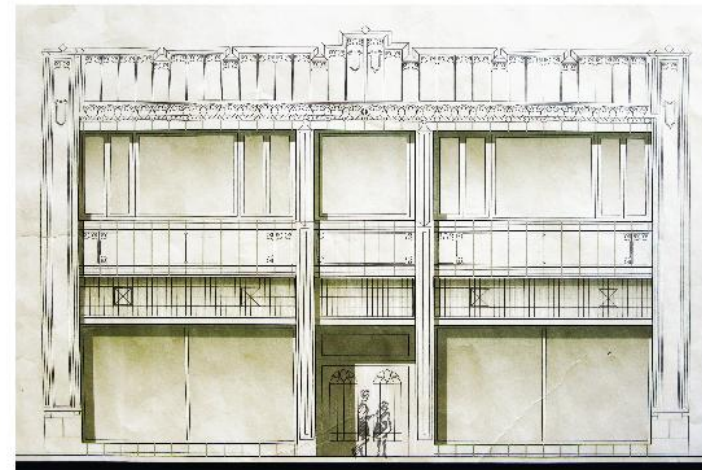
rendering of New Orleans Healing Center as viewed from St. Claude Avenue



historical view of St. Claude avenue looking towards Universal Furniture Building



view of Universal Furniture Building pre-Katrina



drawing of original 1928 building elevation

**Sustainable New Orleans Plan**  
**New Orleans Healing Center**

# *RiverGardens*

- Is directed at **new construction** for low, very-low and mixed-income housing projects
- Will provide the **incremental funding** sufficient to reach the SOS level of performance via upgrades of the **design and construction for 100-units of affordable and mixed-income apartments**
- **Will serve as an example of marginal increase in first-costs will dramatically reduces of operating and maintenance expenses of publicly financed low and mixed income housing.**
- As it is directed for low, very-low and mixed-income housing it will show that people of **all income levels and backgrounds** can benefit from our Nation's energy efficiency, **energy-independence** goals

# *EcoPark*

- Is the **green business incubator** component of the Plan
- **Will provide** graduates of the Plan training program with the **business tools, financing and economy-of-scale purchasing power** to create and run successful businesses
- Works in conjunction with the **Idea Village and the Urban Revitalization Center**
- Is an economic development engine focused on market transformation.

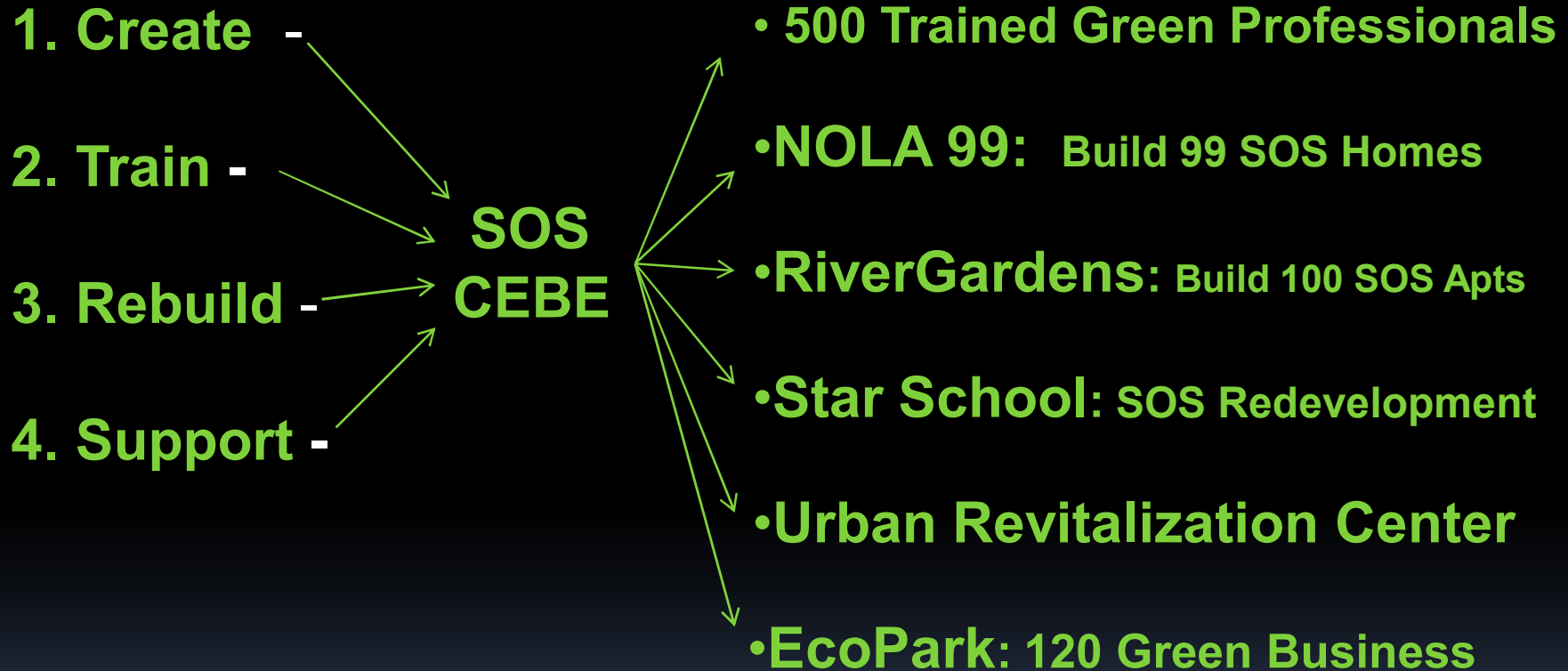


# Project Funding

The Standard of Sustainability (SOS)	\$ 500K
Our Lady Star of the Sea School	\$ 2.1M
Urban Revitalization Center	\$ 2.5M
CEBE and 500 Person Training	\$ 11.0 M
NOLA 99 (99 SOS Homes)	\$ 12.2M
EcoPark (Business Incubator Program)	\$ 1.0M
River Gardens (100 SOS Apt Units)	\$ 3.0M
Accounting and Oversight (2.5%)	\$ 875K
Contingency and Overhead (~10%)	\$ 3.6M
<b>Totals (80% public/20% private)</b>	<b>\$ 36.7M</b>

To accomplish all of these objectives the ReGen Group is leveraging \$7.3 million of private funds with a request for \$29.4 million in federal public funds.

# Summary



**Totals (80% public/20% private)**

**\$ 36.7M**



# Thank You



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