



Office of Jonathan Tate
New Orleans, Louisiana USA
www.officejt.com

A House is Housing.

MMDC Form* Book

Democratizing development in the
Medical District Neighborhoods.

MMDC
OJT

Form* Book

Democratizing development in the
Medical District Neighborhoods.

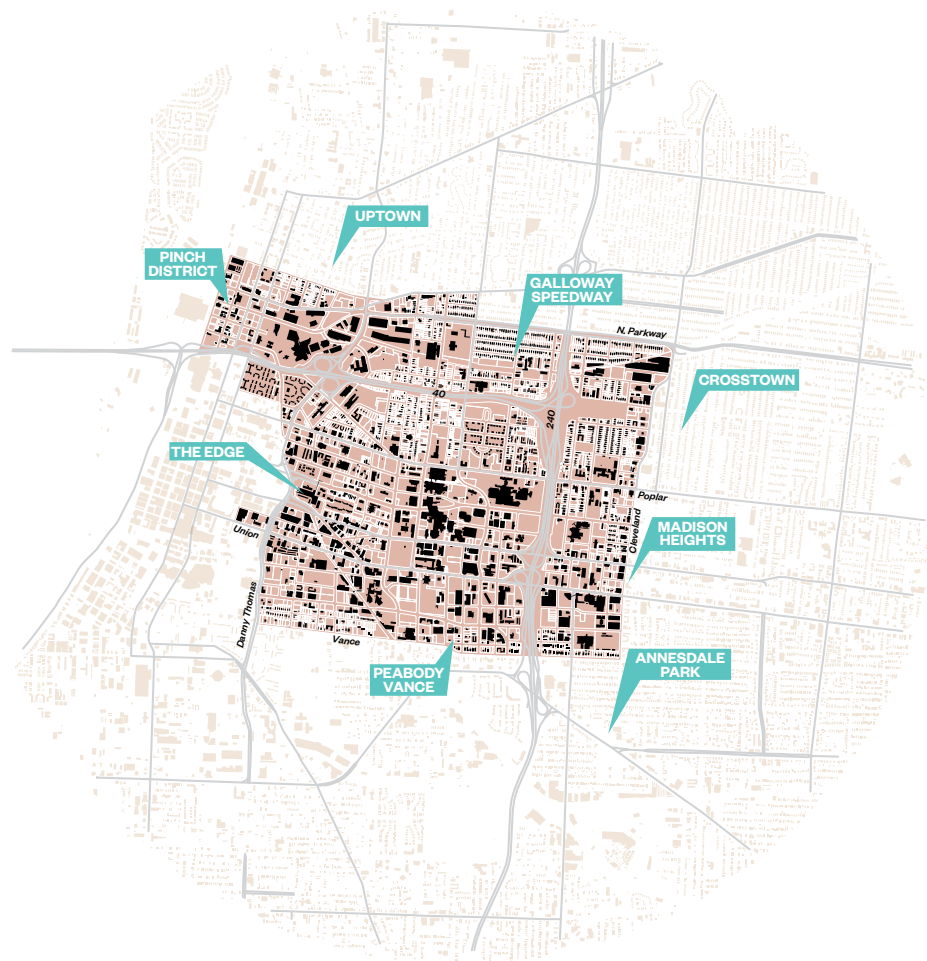
MMDC
OJT

Form* Book

Democratizing development in the Medical
District Neighborhoods.

MMDC Form* Book

Democratizing development in the Medical
District Neighborhoods.



This is the Memphis Medical District.

Introduction

The Memphis Medical District is a 2.6 square mile area - located between Downtown and Midtown - composed of the city's largest concentration of medical and educational facilities, set against the backdrop of distinct and historic neighborhoods.

The **Memphis Medical District Collaborative** (MMDC) is a community development organization working with anchor institutions to strengthen the connections, communities, and campuses in the Memphis Medical District so they are more vibrant, prosperous, and equitable. MMDC's programs and incentives work to strengthen the neighborhoods in the District to make the area more livable, vibrant, and safe.

We're here to help you.

It's our goal to help you understand the potentials for developing a typical lot in the area, and to give you the tools you need to understand development, which in turn will help you get a handle on financing, construction timeline, etc. If you own a parcel, you probably want to know what you can build on it. This guide is intended to help you figure out a few basic things to get underway to figure out if you're able to build a single-family house, a double, or add an ADU.

Let's get to work!



Developing Your Lot

Zoning Parameter Basics

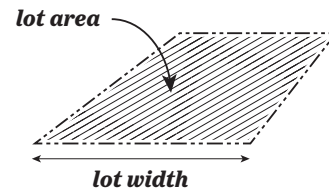
Use Designations

The UDC describes the “use” of a lot in a chart that cross references use designations with zoning types. Zoning will guide you towards what’s allowed — whether it’s a single-family house, a two-family house, or an apartment building, or another kind of development entirely.



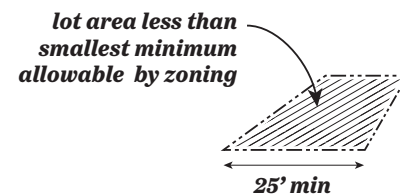
Lot Minimums

The UDC often gives minimum lot areas and widths to determine how densely you can build on a site. Each use designation typically comes with its own lot minimums.



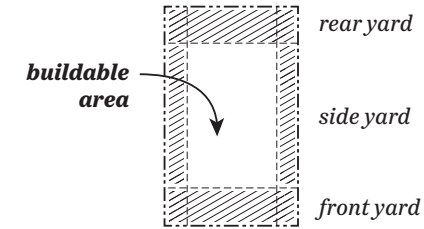
Non-Conforming Lots

If your lot doesn’t meet the minimum lot width or area for the smallest use (usually a single family house) — you may have a “non-conforming lot.” The UDC has a provision for construction on non-conforming lots: as long as the width of the lot is 25-feet or greater, you can build a single family house. This allows for some infill development schemes on overlooked lots within the city.



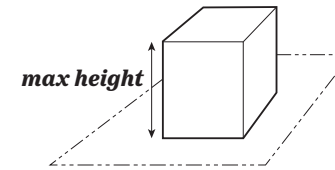
Setbacks

Setbacks, or yards, are designations of how much space you’ll need to give your building on each side.



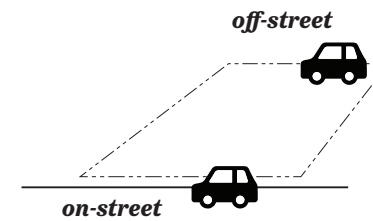
Building Height

Building heights limit how many stories you can put on your building.



Parking Requirements

Each development type comes with certain parking requirements that are defined in the later chapters of the UDC. Typically, there’s a 1:1 requirement for parking — one unit requires one parking spot. Some larger developments require additional parking (multifamily buildings may require up to 1.5 per dwelling unit, depending on the number of bedrooms). Often the parking spaces are allowed to be on-street, but sometimes not. There are also exemptions included, such as space reductions, if you’re close to transit lines.



MARKET HOUSING EQUATION

$$\begin{matrix} \mathbf{L} & + & \mathbf{C} & + & \mathbf{M} & = & \mathbf{P} \\ \textit{land cost} & & \textit{construction cost} & & \textit{margin} & & \textit{sale price} \end{matrix}$$

AFFORDABLE-HOUSING EQUATION

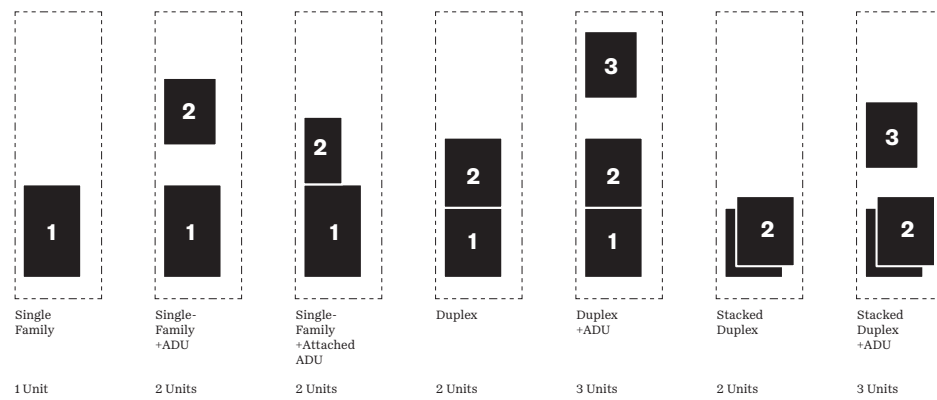
Reduce price by reducing construction cost through smaller sizes and standardized systems

$$\begin{matrix} \textcircled{\mathbf{O}} & + & \textcircled{\mathbf{C}} & + & \textcircled{\mathbf{O}} & = & \textcircled{\mathbf{\$}} \\ \textit{typical lot} & & \textit{construction cost} & & \textit{return} & & \textit{sale price} \\ \textit{land cost} & & & & & & \end{matrix}$$

Financial Basics

Understanding square foot costs, our intention is to provide a lower construction cost through standardization wherever possible. This includes reducing footprint sizes where possible, but also using standard and readily available materials in order to drive down initial costs.

However, it's important to understand that construction cost is only one component, there's other things to pay for, such as land, permitting fees, utility connections, architects' fees, maintenance costs, etc. Add your rate of return, and you're looking at your sale price (or rental cost, depending on the basics of your pro-forma).



One-and-Two-and

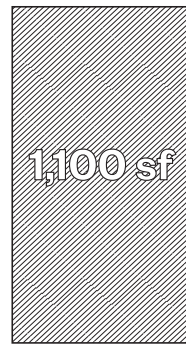
Once you've determined your lot, your lot size, and your zoning, you can move forward with looking at the kind of building you want to put on your property.

The following pages will clarify the kinds of housing that work with most lots — single-family, two-family, and accessory dwellings, and offer some plans to fit your project.

Before we get into the nitty-gritty, we'd like to propose a few basic approaches that we think will attempt to leverage various advantages for prospective home developers, either for affordability or future site adaptation.



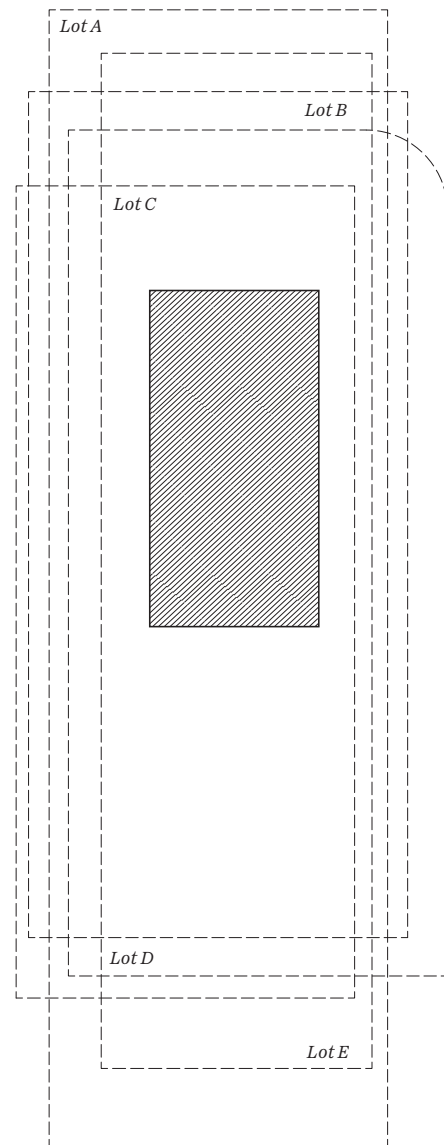
TYPICAL



TIGHT

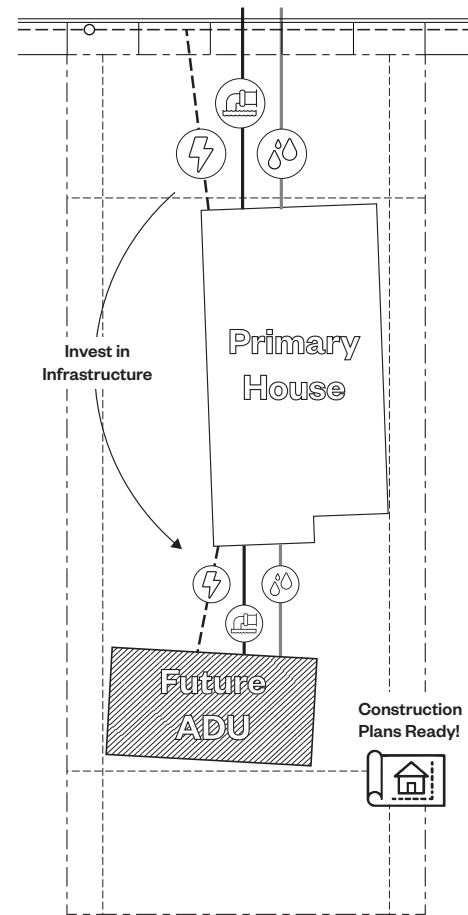
1. Right-Sizing

Reduction of footprint is, for our matters, a question of economics. Right sizing is about taking some of the “air” out of the typical floor plan, which means you’re also spending less up-front cost on per-square-foot costs like framing, flooring, siding, paint, etc.



2. Universal Fit

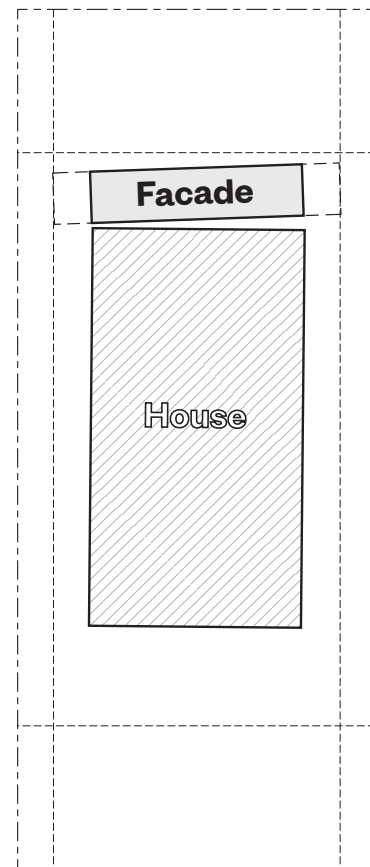
It's also a matter of finding a way to squeeze the most efficient plans onto a given site. It's a baseline from which, of course, we can expand, but it's a starting point nonetheless.



3. Preparing for More

Accessory dwelling units (ADUs) are housing units that are developed as a second building on the same lot. These units are full houses, albeit a little smaller, and have been popping up in zoning codes recently across the United States. They take various forms, whether they're pool houses in Los Angeles, garage apartments in Houston or carriage houses in Chicago. In Memphis, ADUs are now zoned for lots that are 7,000 square feet or more, and with a variance, are potentially viable on lots that are slightly smaller than that. So, even if you're not ready to build an ADU now, bringing utilities to the site to accommodate future ADUs may give you a leg up when the time is right to build another source of rental income on your primary lot.

Even if you aren't financially ready, you can always prepare for the day when it's time to build by preparing construction plans, fully issued by an architect and ready to go. When the time comes, with your construction plans in hand, all you have to do is permit and build, saving you time on the design end that you can move ahead with in building your ADU.



4. Keep the Facade Loose

Whatever neighborhood you build in, you should be able to fit in. Rather than prescribing a “universal” facade, it’s better to develop the design idea for how your house meets the street with a design professional. Even if the unit you build is a “typical” plan provided here, the front porch – or whatever you want to hang out on the street – should be a result of a discussion with you.



Capped + Columned



Floored + Ordered



Sibling Step



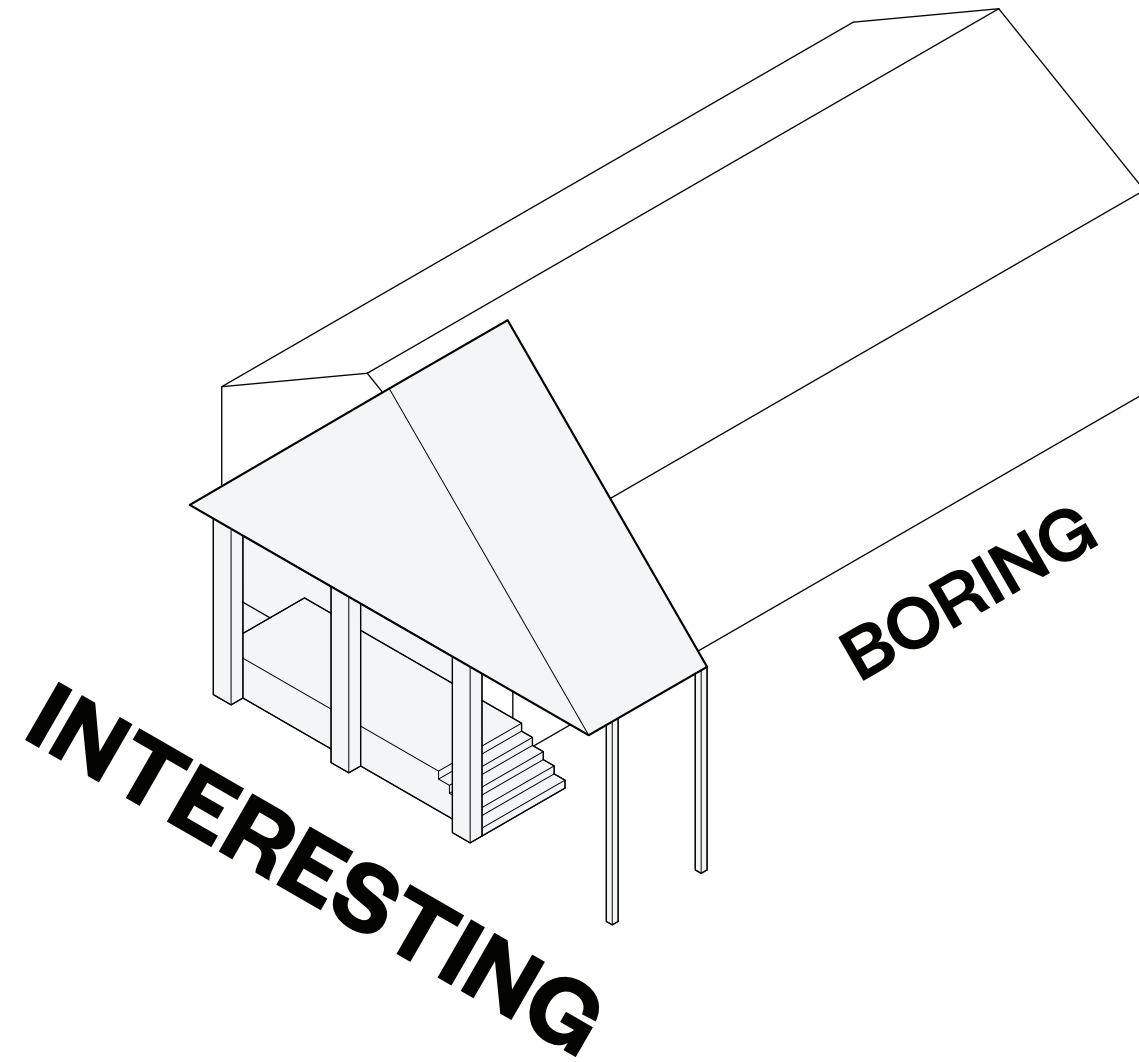
Subtractive Shed



Floater



Rustic Classic



Explicit and Implicit Associations

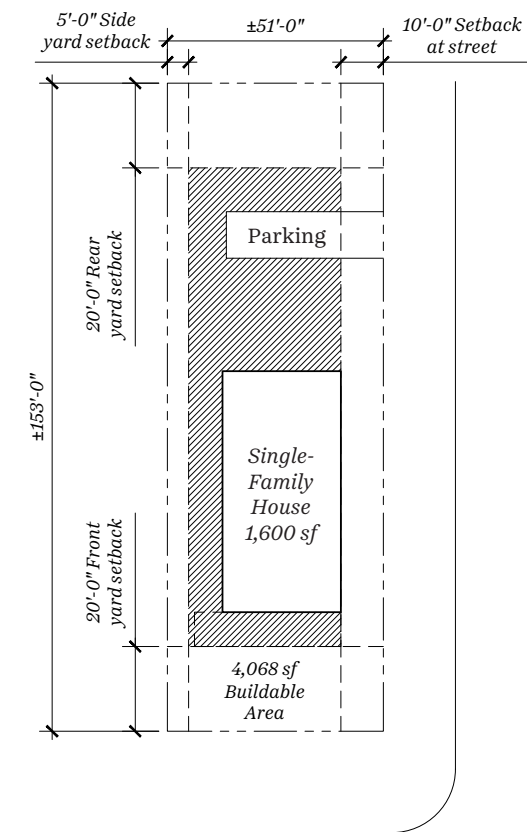
Site 1: Single-Family House

RU-3 Zoning
7,800 sf lot

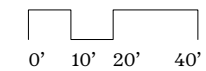


Single-Family House Site.

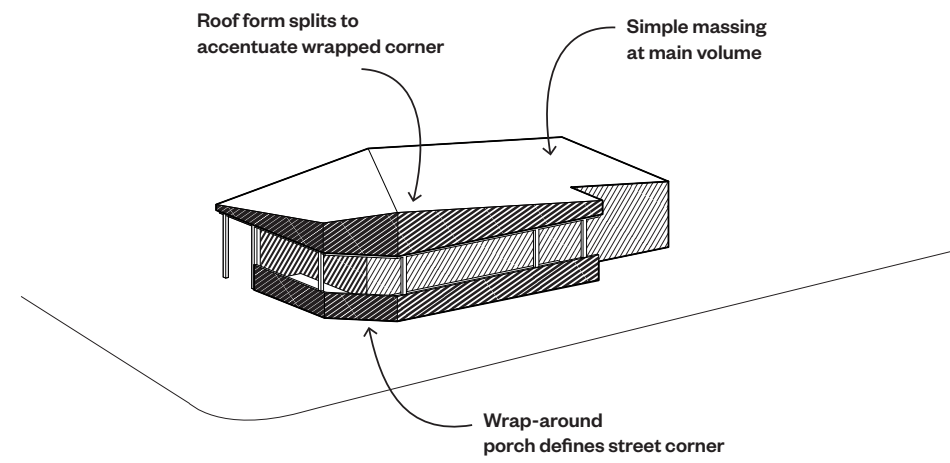
At 7,800 sf, this site is very large for a single-family lot, allowing a larger footprint for a house in the RU-3 zone. Typical single-family lots require 6,000sf at a minimum.



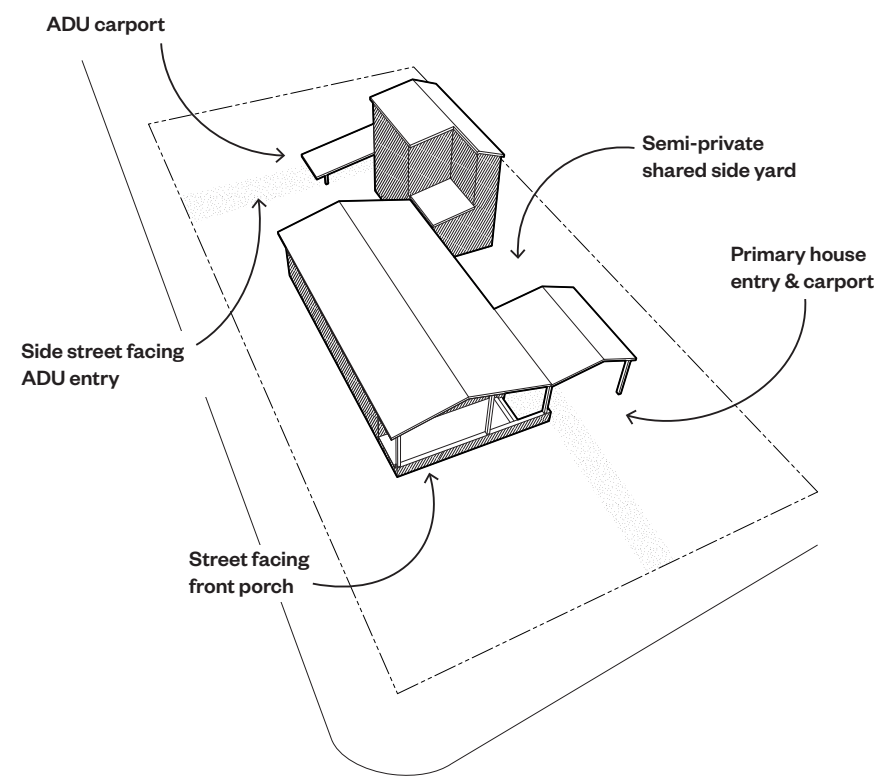
Site Plan Diagram



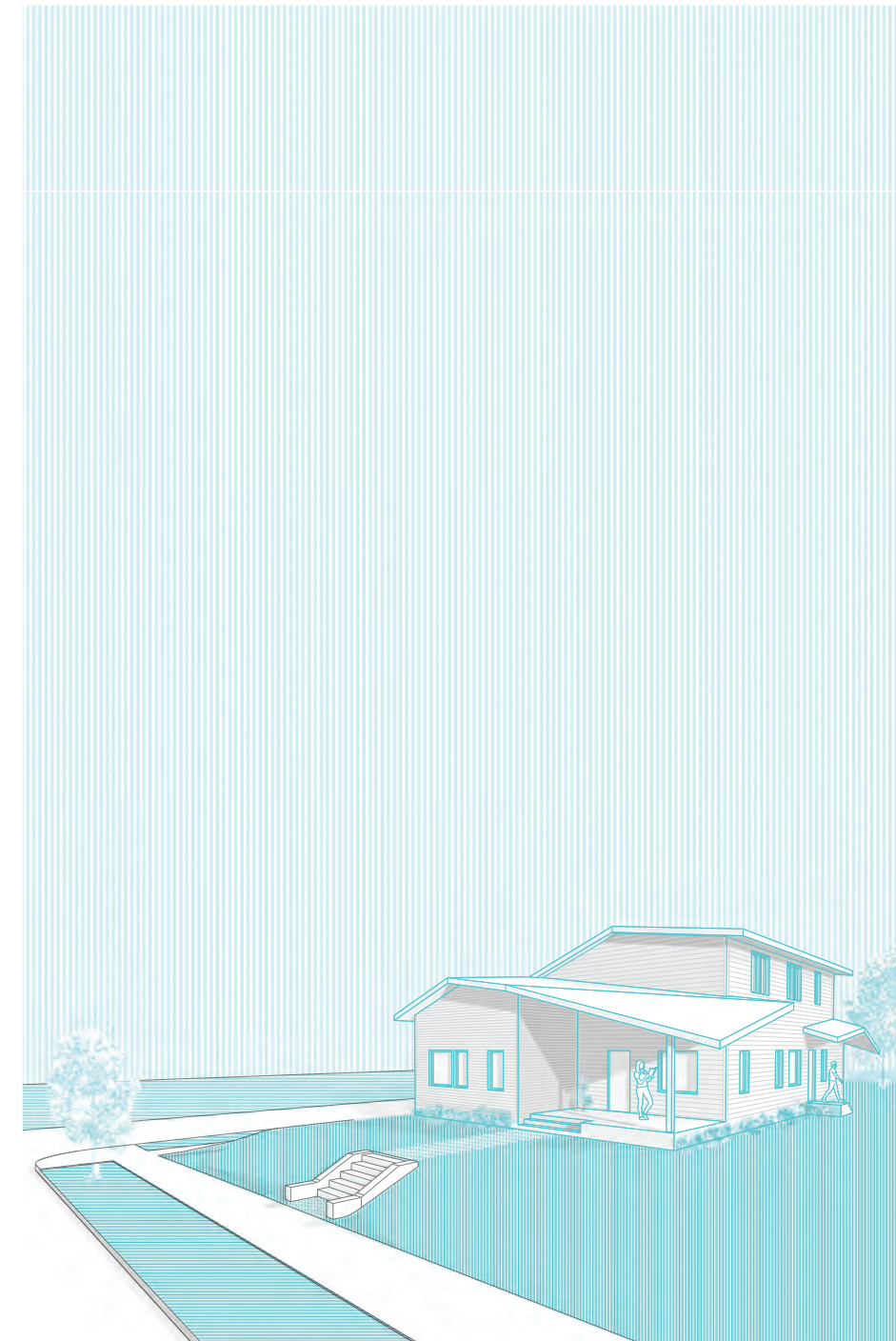
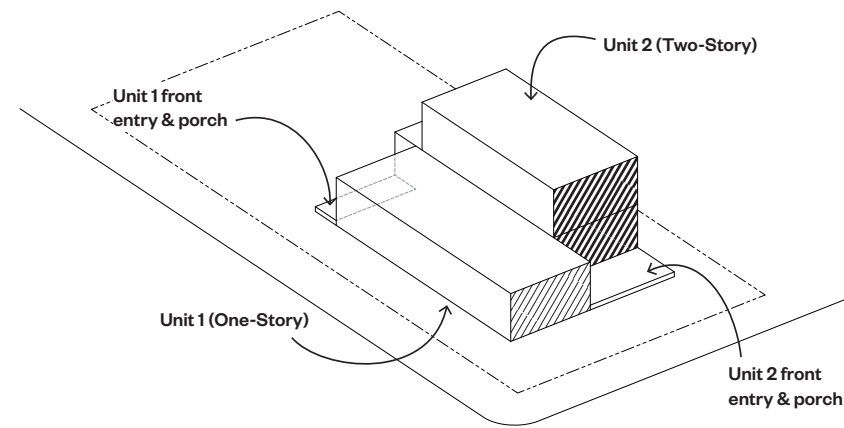
Site 1: Single-Family House



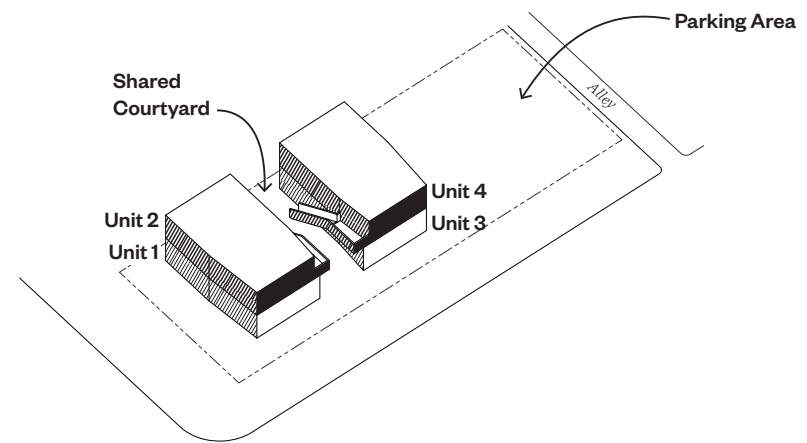
Site 2: Single-Family House + ADU



Site 3: Two-Family House



Site 4: Split Four-Plex

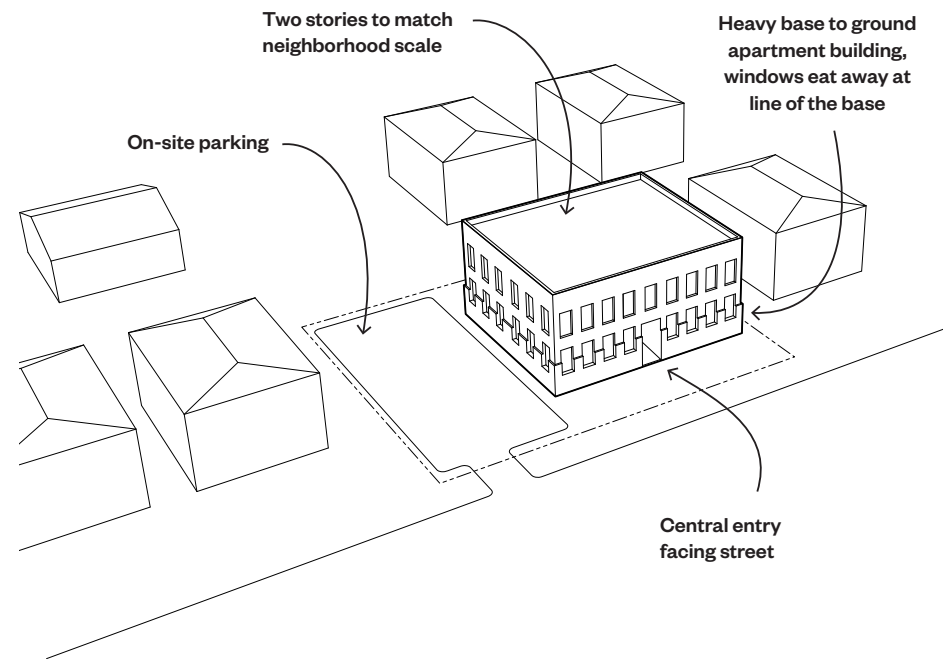


In order to make the development more affordable, the approach uses multiple primary structures designed to meet IRC requirements as two two-family houses on the same lot. In other parts of the city this is called a “bungalow court.”



Site 5: Apartments

8-Unit Building



The Starter Home* *agenda*

An opportunistic urban housing program created to develop entry-level homes for the speculative market that prioritizes: contemporary design that is site based and not prototypical; programmatic diversity to address a range of buyers, from first-timers to downsizers; densification through infill of overlooked odd or irregular vacant land; right-sizing as a means of addressing both environmental concerns and to insure availability; a product that enables household economic diversity in rapidly gentrifying historic urban cores; and to do this without subsidization.

**Holes in the City.
Cracks in the Market.**

The Starter Home* uses metro- specific land-based opportunities as central to its functioning:

Each urban area has its own particular “cracks” – under-utilized or altogether ignored lot types or zoning designations that escape normative planning efforts and development models. Identifying under-utilized land in cities is a process that itself has to be treated on a case by case basis, and involves an analysis of relative potentials. As a financial model, this opportunism affords the ability to find resource-rich neighborhoods, the benefit of which is in its contribution both to the network-based planning scheme of the Starter Home* as well as the freedom and adaptability central to its architectural strategy.

In the pursuit of urban “cracks,” the requirement of contiguous parcels is in many cases abandoned in favor of the potential offered by a dispersed development – each parcel becomes part of an active whole, and the model of compensatory costs that applies in cases of normatively planned developments is applied across phases, requiring the integration of development and design interests.↔

A 2001 survey of 83 cities across the U.S. found that on average, 15% of a given city's land was vacant – whether due to contamination, location, irregular shape, size, or disinvestment.

fig. 017

Ann O'M Bowman and Michael A. Pagano, "Vacant Land in Cities: An Urban Resource"



Bakersfield's downtown cul de sacs represent a significant, and growing, urban street type with built-in underutilized spaces. As the city continues to allow developers to build cul de sacs in dense downtown neighborhoods, there is opportunity to couple Starter Home* development with normative housing development.



Austin's creeks and streams flow through backyards, parks, highways and empty lots across the city. Running alongside them are buffer zones – undevelopable land in an ownership limbo that could be exploited for the production of housing stock.



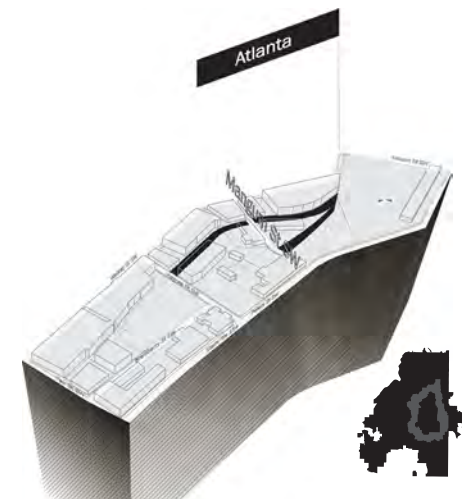
New Orleans' urban form, guided by the Mississippi and attitudes towards planning at the time of its initial development, leaves under-sized, according to normative zoning regulations, non-conforming lots that remain undeveloped. Their potential use is as a dispersed, networked development, the elements of which can be inserted in neighborhoods across the city.



Abundant parking lots in downtown Burlington are becoming obsolete as the city government invests heavily in public transportation and restricts auto access in the downtown. Demand is high for residential and commercial development, making parking lots an emerging potential in the city.



Boston's downtown - seemingly overrun and therefore devoid of development opportunities - has an un-used and un-recognized but robust supply of lots, owned and managed by the city and in many cases unattractive to downtown commercial developers.



In 1970, the Atlanta City Council abandoned all city alleyways except for 3. Most are <10 feet wide. Ownership automatically transferred to adjacent property owners, who have the opportunity to restrict access and forego maintenance, leaving alleys entirely unused.





Lot size and distribution

Lot Size



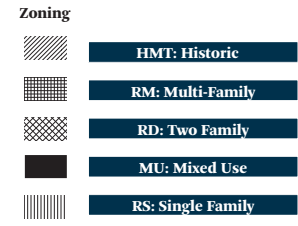
Non-conforming lots abound.

Odd lots can be found in some of New Orleans' most well-populated, desirable neighborhoods – places where schools, transportation and food networks, businesses and parks are prevalent.



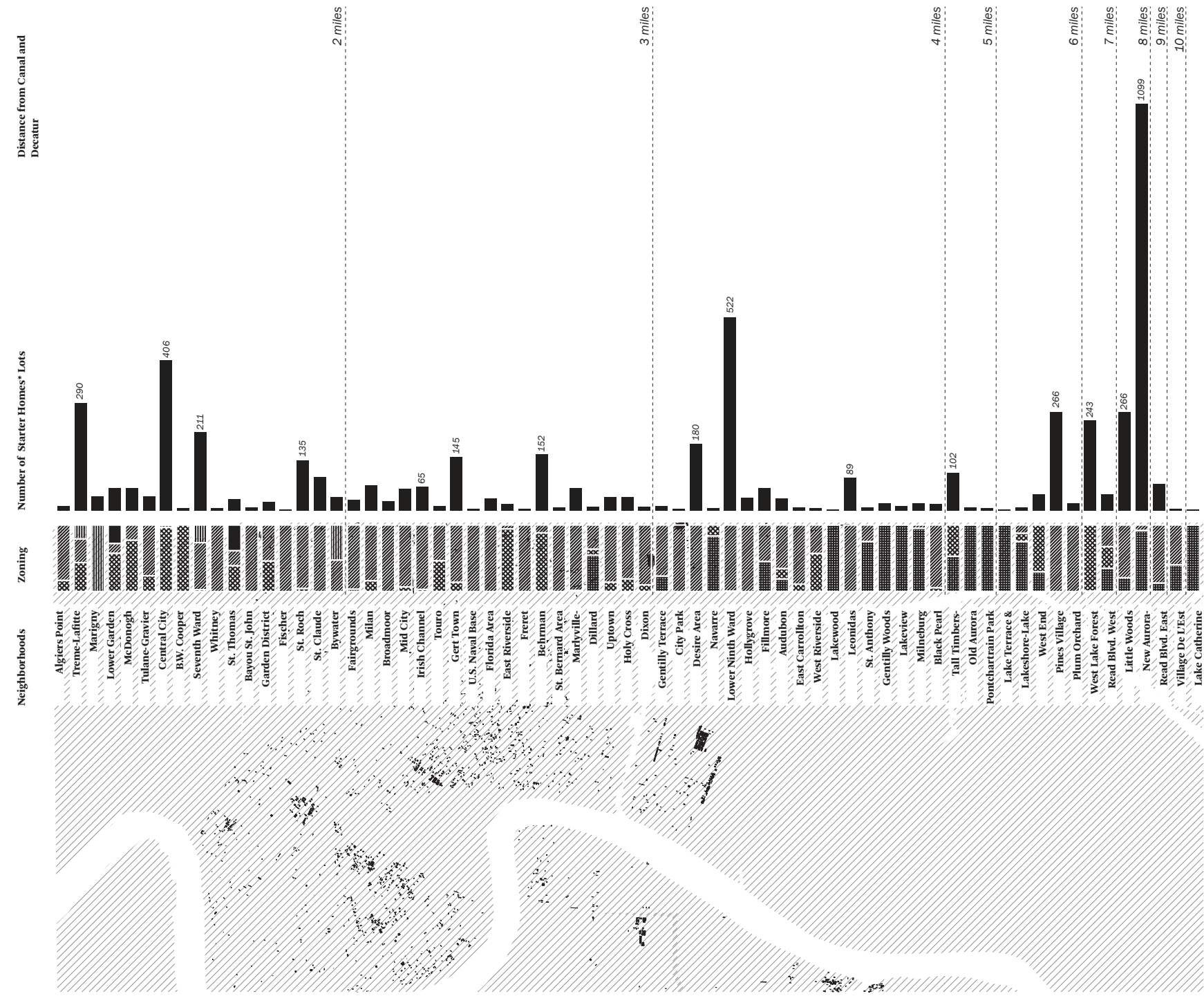


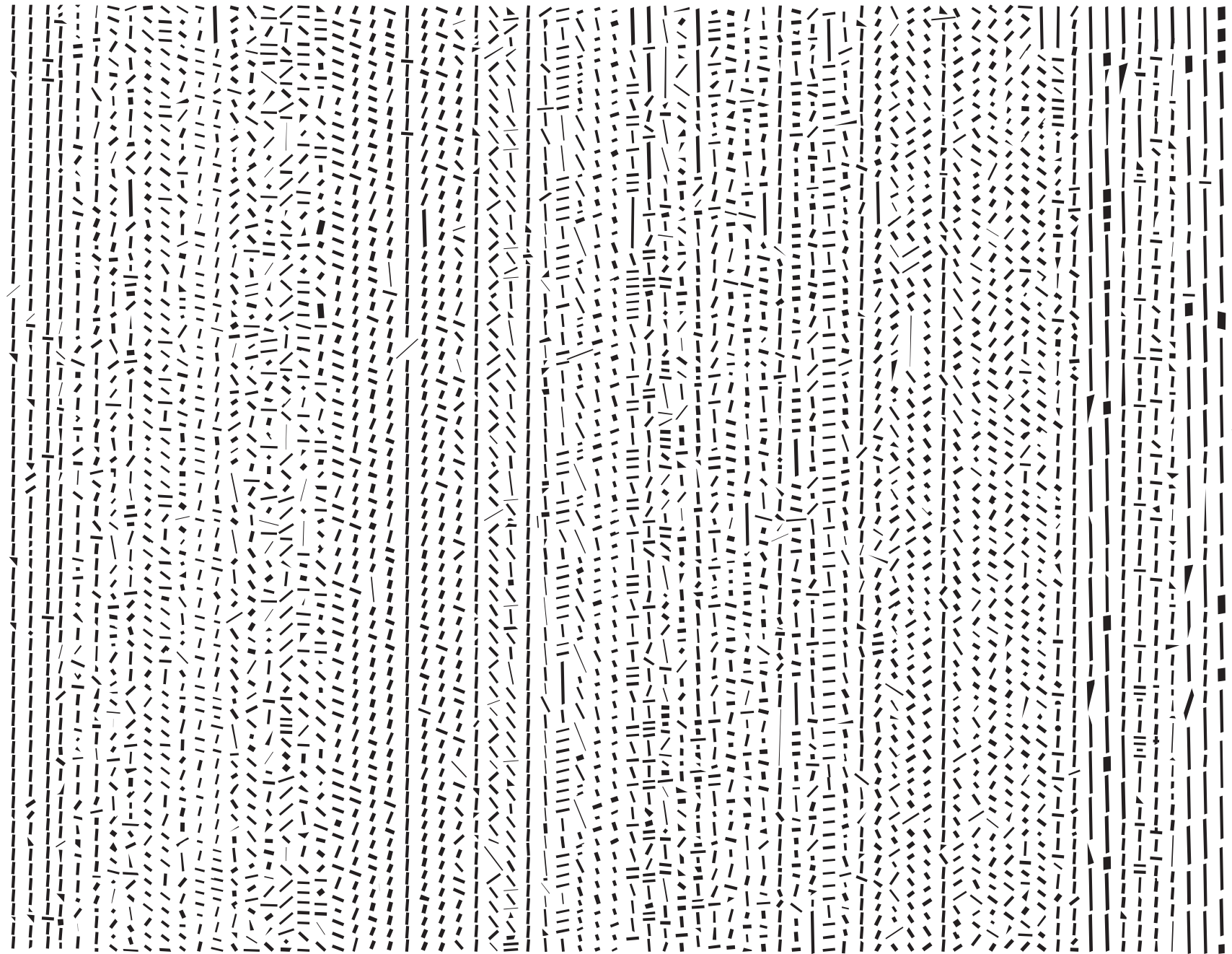
Zoning and the city



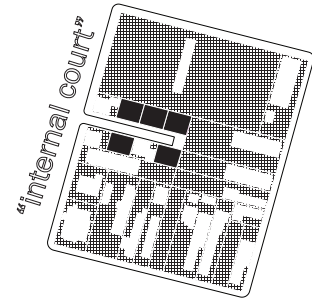
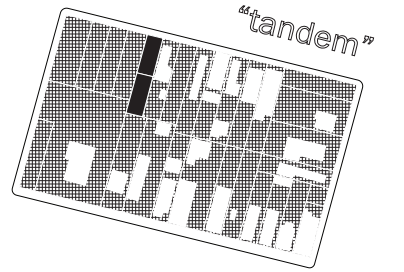
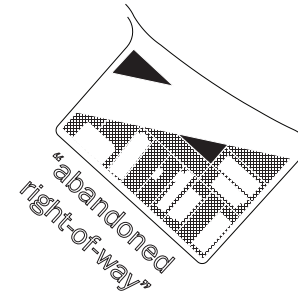
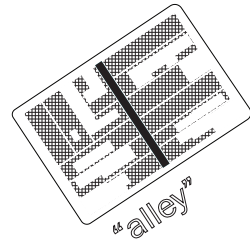
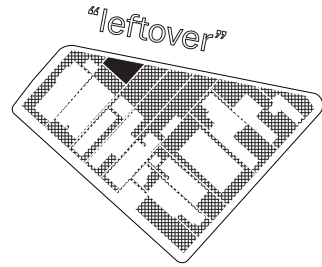
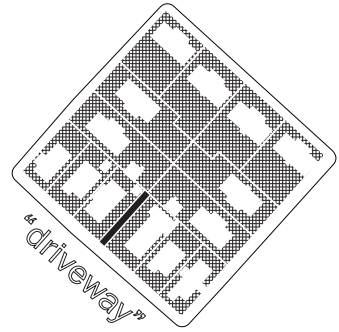
There is embedded potential in the city.

Figure 002 isolates the Starter Home* lot in its urban context in order to show both the distribution of lots across neighborhood types in New Orleans, and to begin to define the urban strategy.

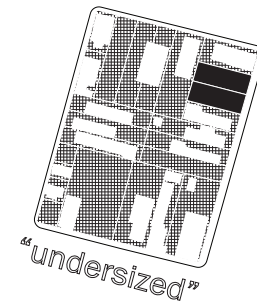
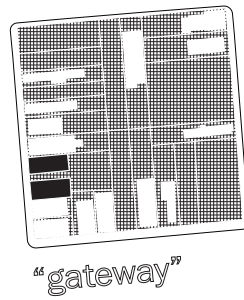
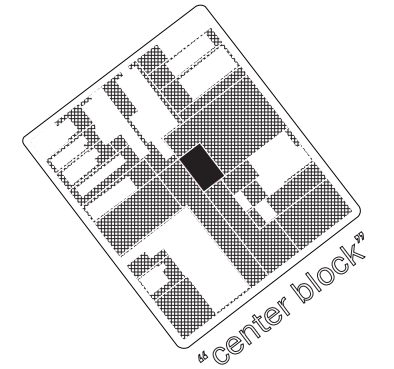
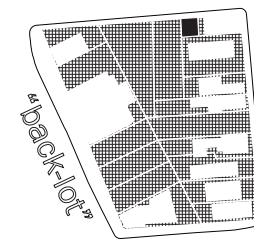
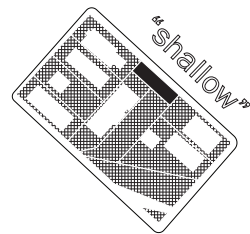
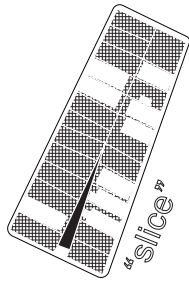
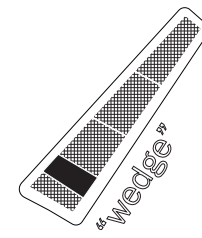


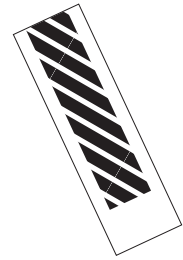


*Here are all
5,453 Starter
Home* – odd
– lots in New
Orleans.*

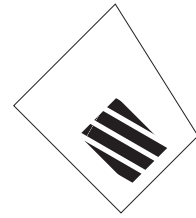


They come
in all
shapes and
sizes.

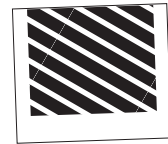




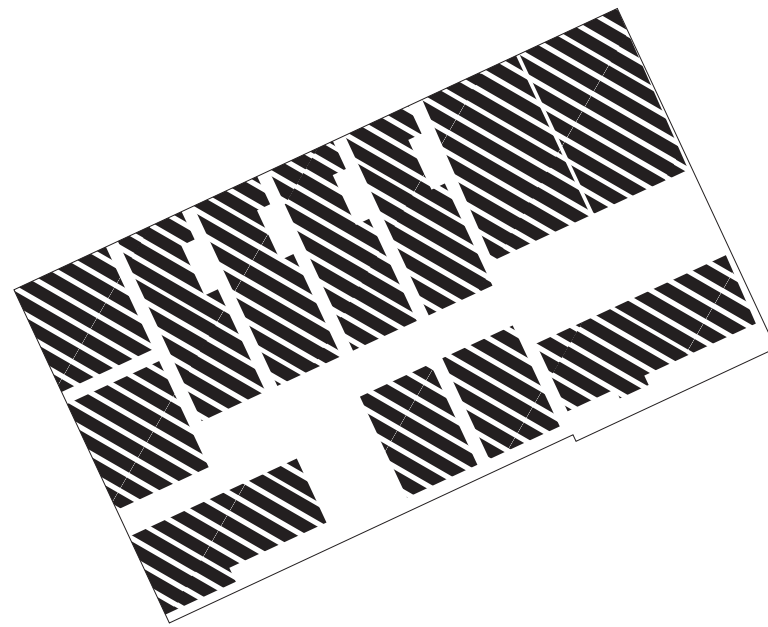
No. 1



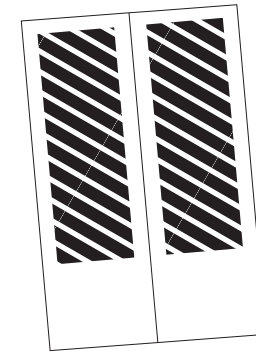
No. 2



No. 3



No. 4-15



No. 16-17

1. *Small lot,
small house.*



2. *Small lot, tiny
(self-built)
house.*



FOR SALE
KIMBERLY ANN REALTY LLC
504.628.0442

3. *Small lot,
small (family)
house.*



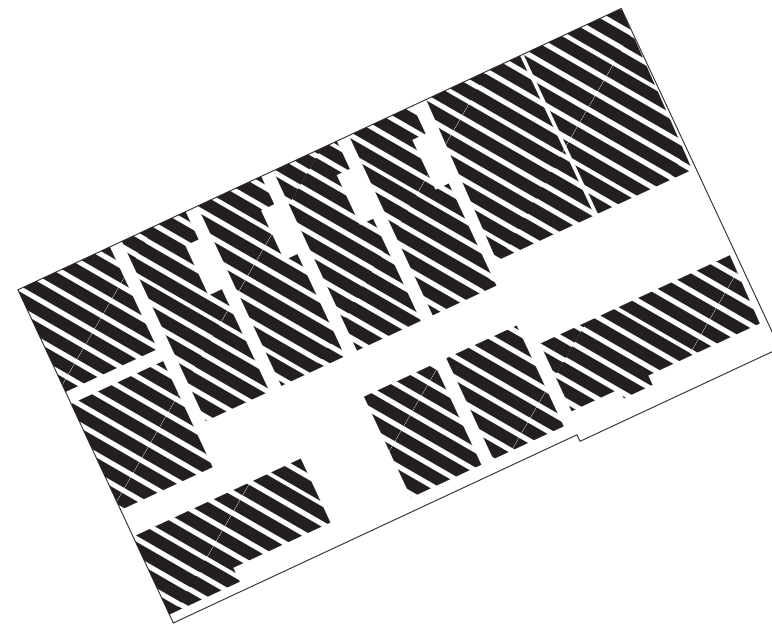
4-15. *(Subversive)
small lots,
small houses.*



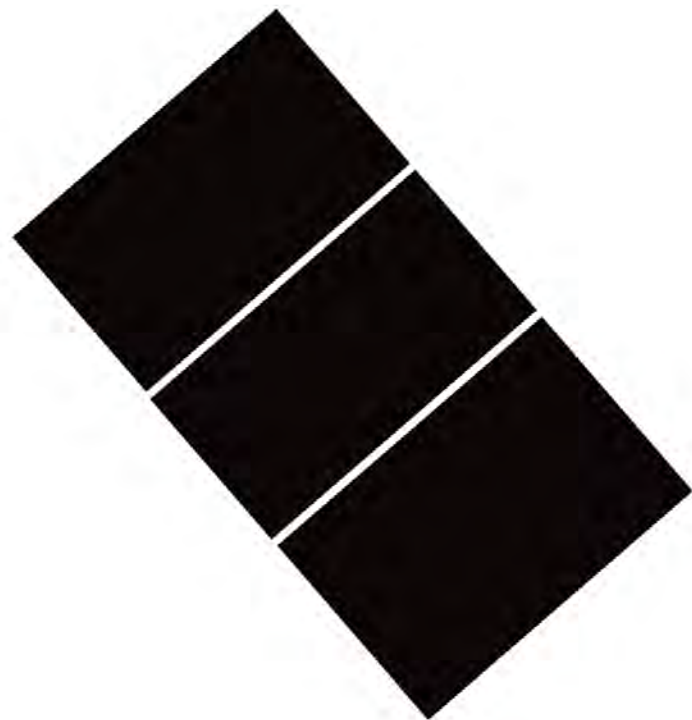
16-17. *Two lots,
smallchange.*



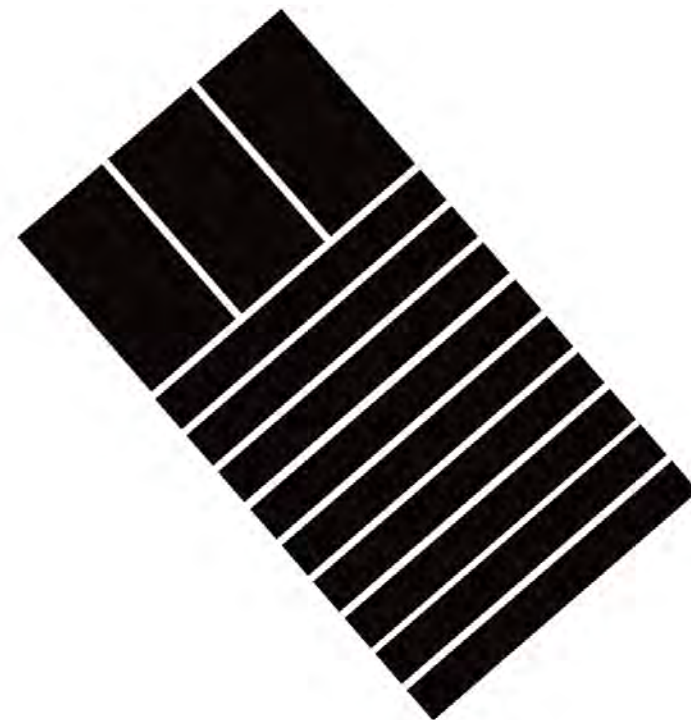
Saint Thomas and Ninth (No. 4–15).



No. 4-15



As of Right



Legal Right



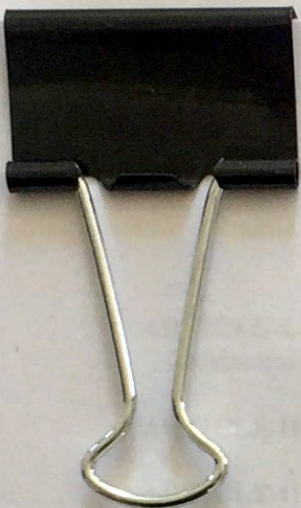
Subdivision Regulations,

August, 1999

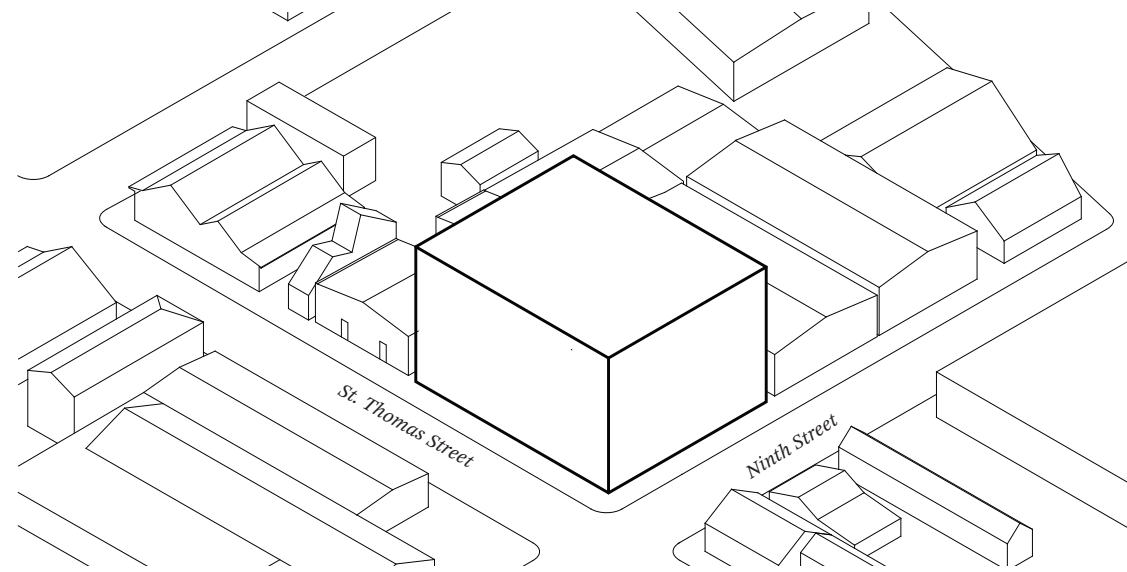
SUBDIVISION REGULATIONS

**City Planning Commission
City Of New Orleans**

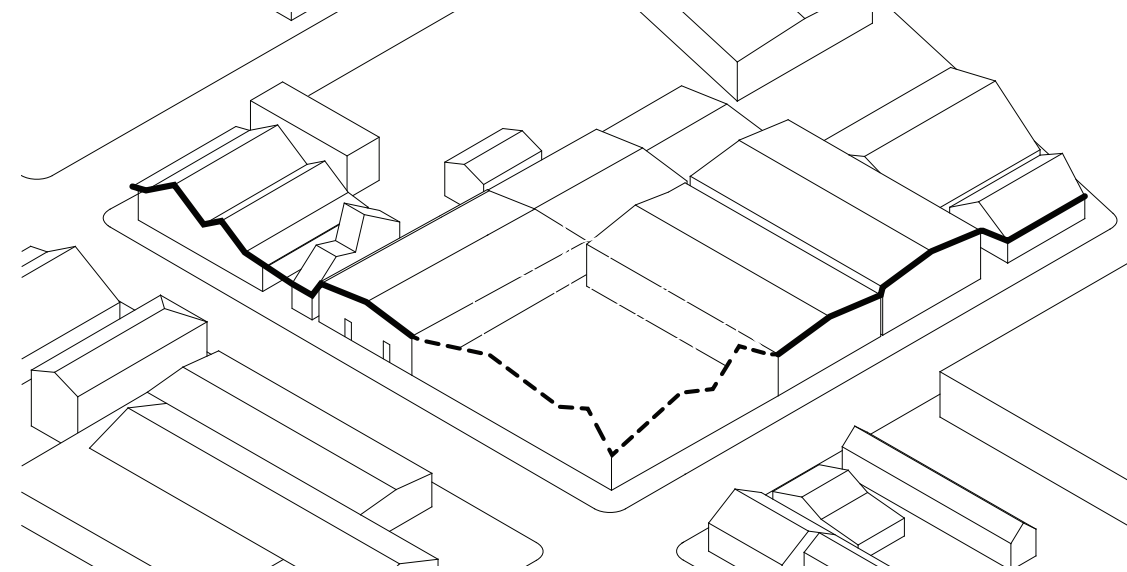
August 1999



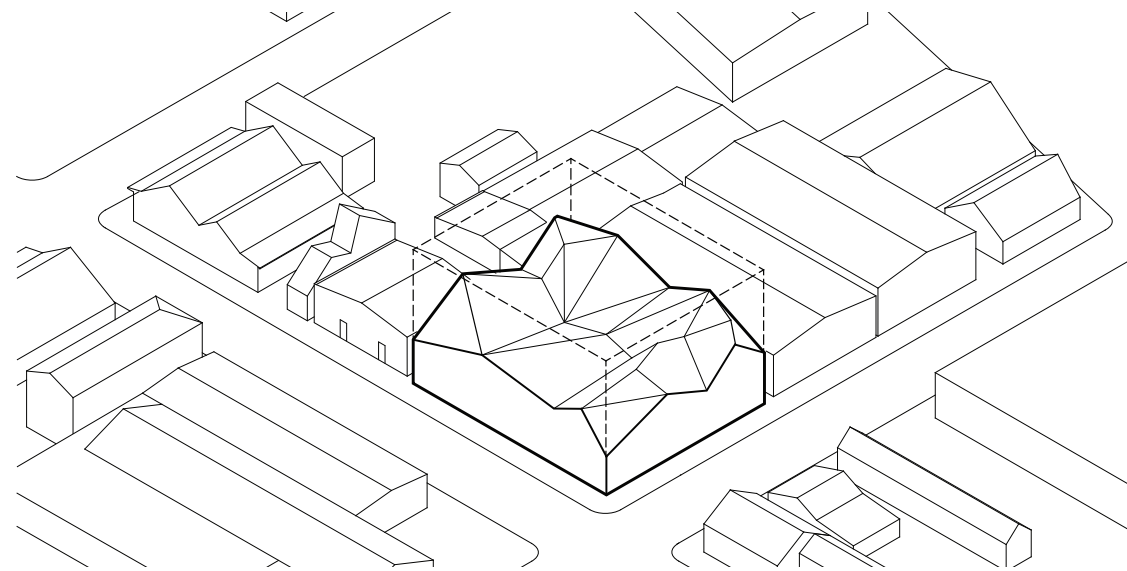
**ACT OF DECLARATION
CREATING AND ESTABLISHING
THE CONDOMINIUM REGIME
FOR THE
NINTH STREET CONDOMINIUMS**



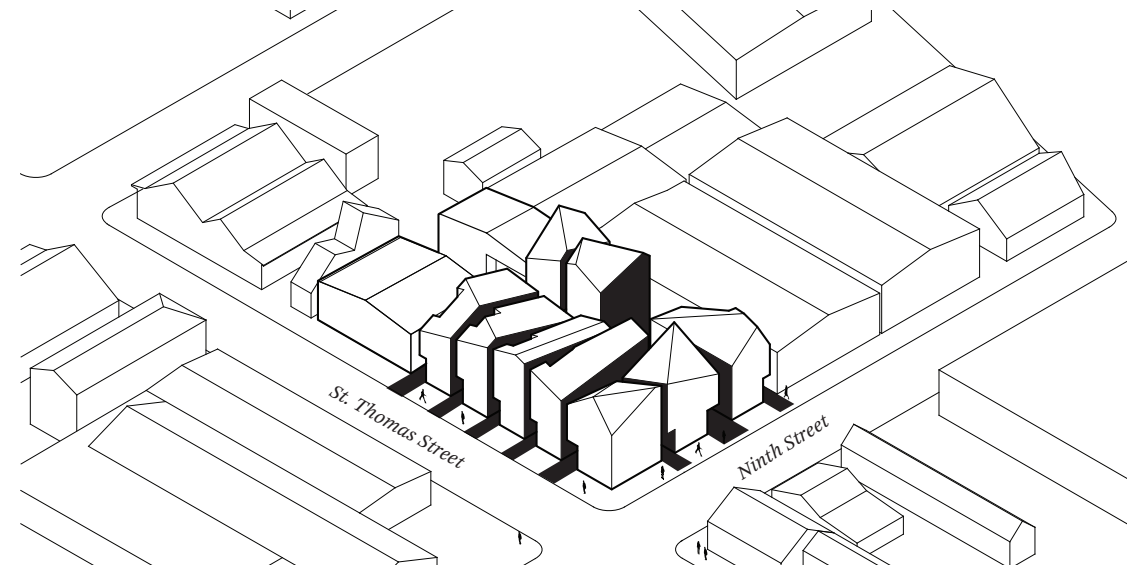
Maximum buildable envelope



Amalgamation of warehouse forms



Massing manipulation to bridge warehouse forms



Volume removed to create unit divisions, entries, and porches

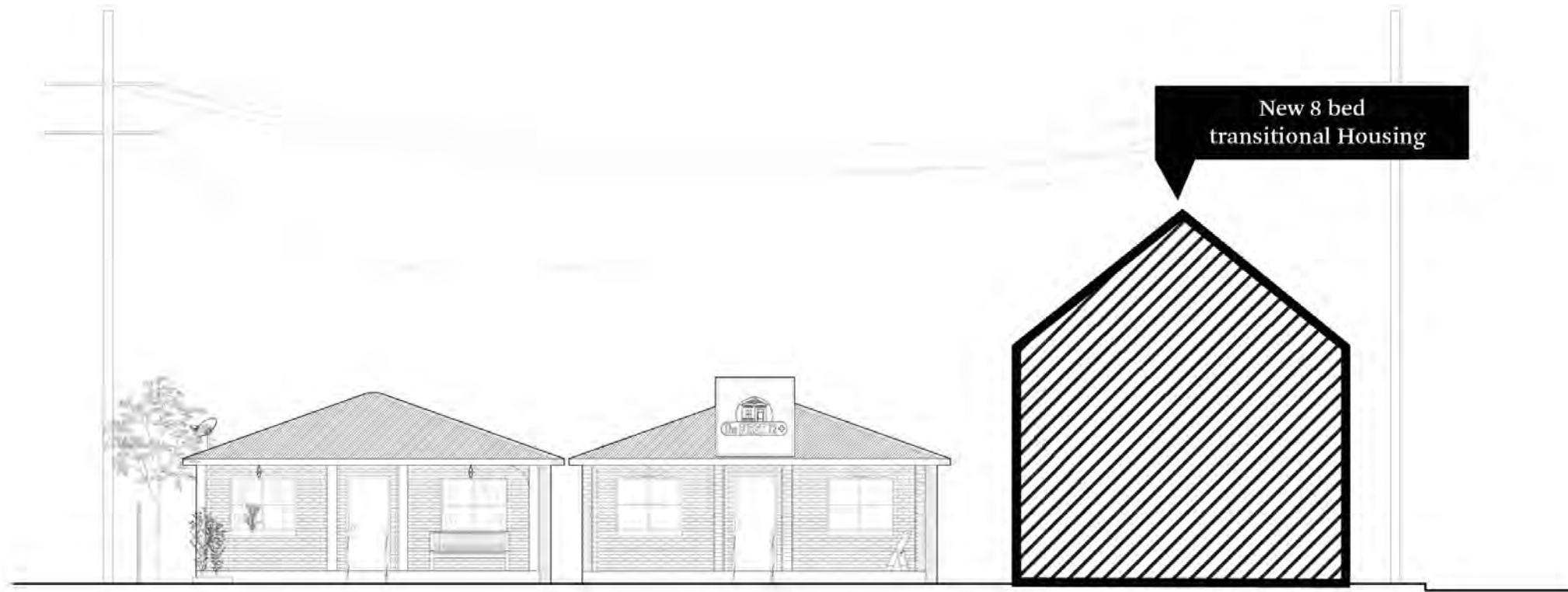






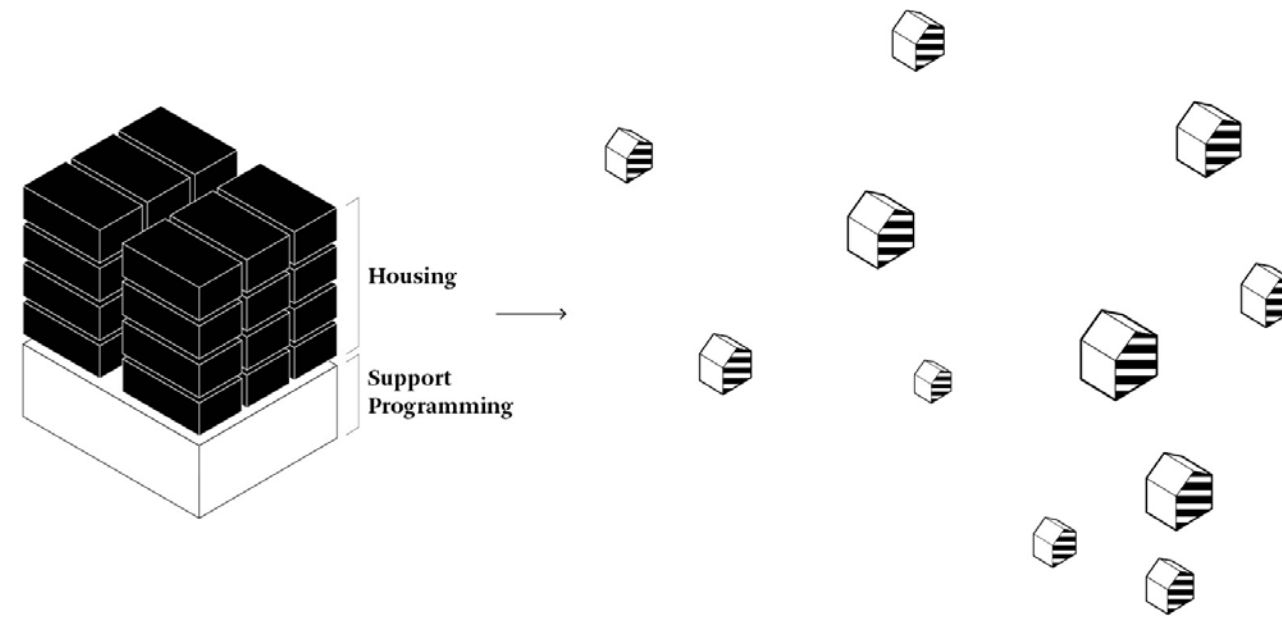






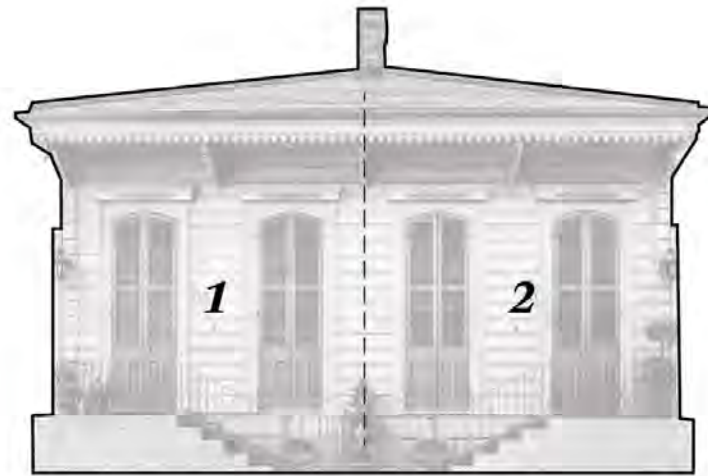
The First 72+ is a re-entry housing project that enables a holistic transition for individuals exiting the incarceration system in New Orleans

How can we maximize the capacity for formerly incarcerated individuals while also creating a housing model that can be reproduced and developed on a larger scale?

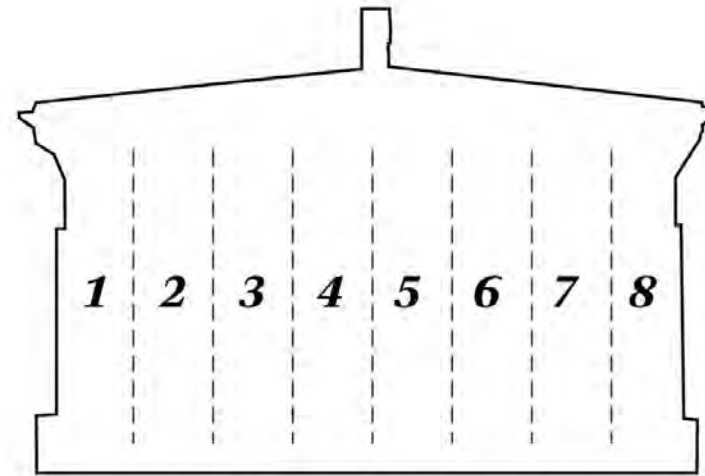


Deconcentrate to Reintegrate

$$2 = 8$$

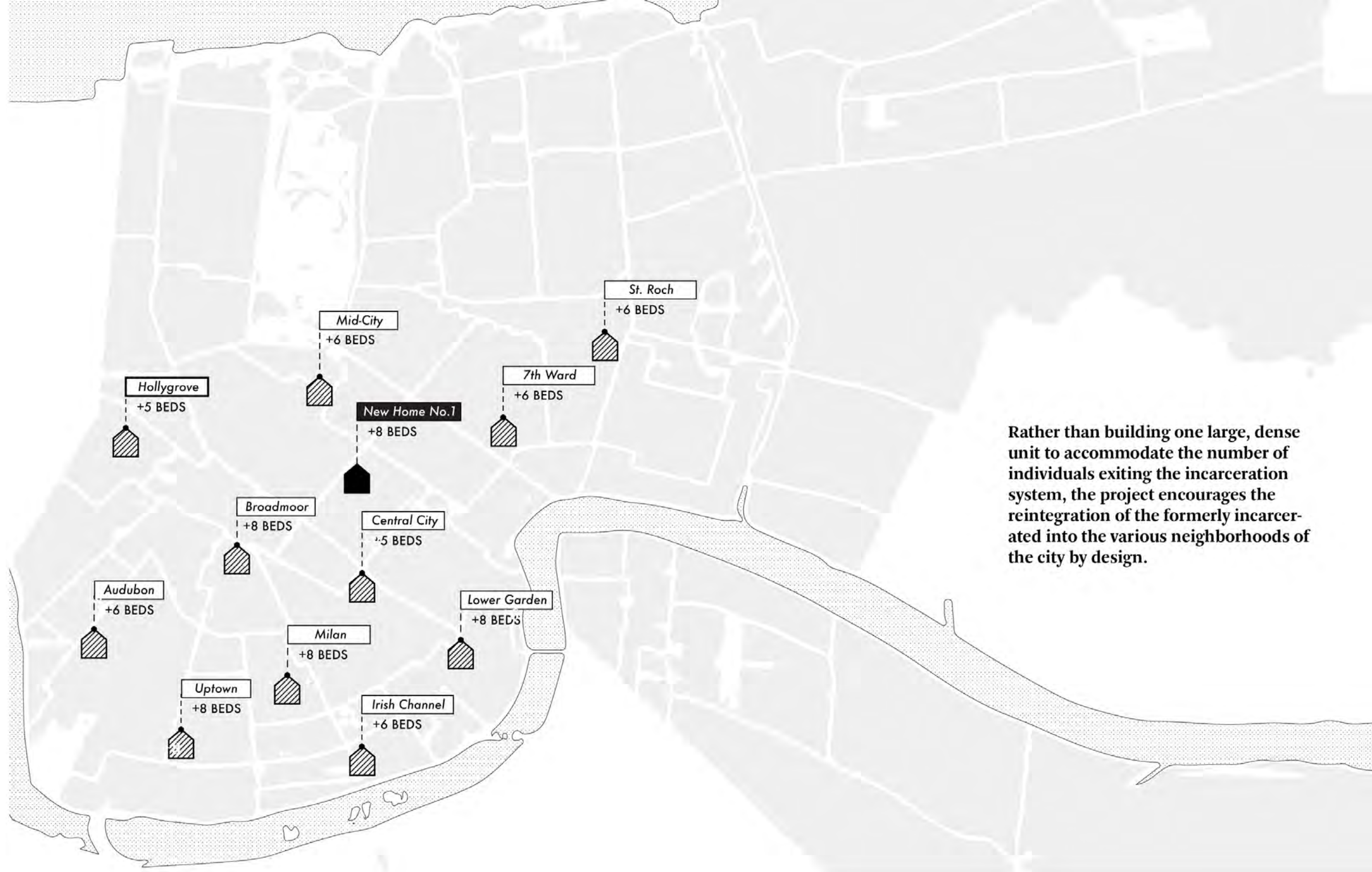


The Double Shotgun
New Orleans

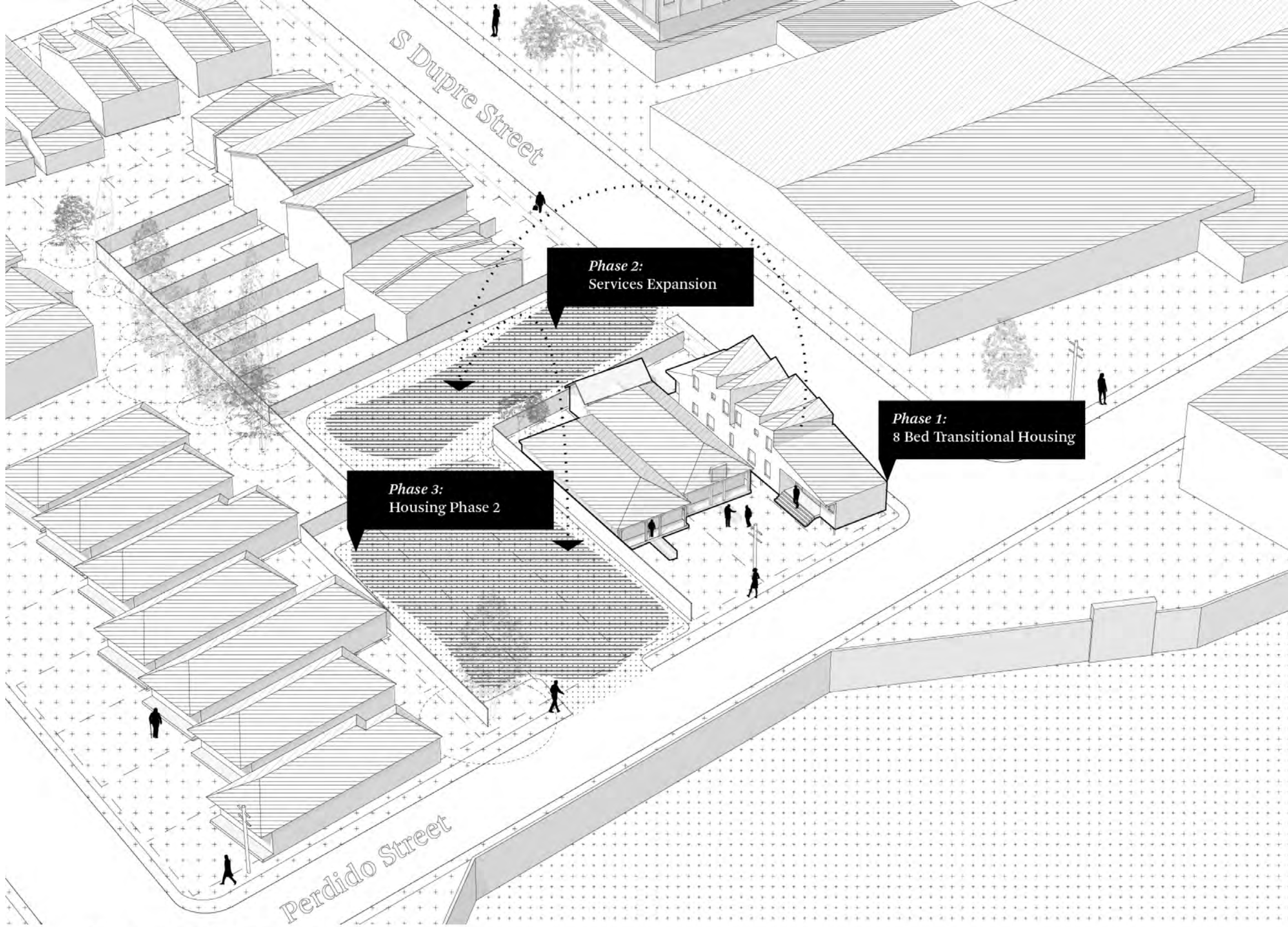


8 Bed Transitional Housing
New Orleans

Using the two-family vernacular as a multi-tenant transitional housing building makes the project easily zonable in a variety of residential neighborhoods.



Rather than building one large, dense unit to accommodate the number of individuals exiting the incarceration system, the project encourages the reintegration of the formerly incarcerated into the various neighborhoods of the city by design.







The FIRST 72+

2915

S Dupre



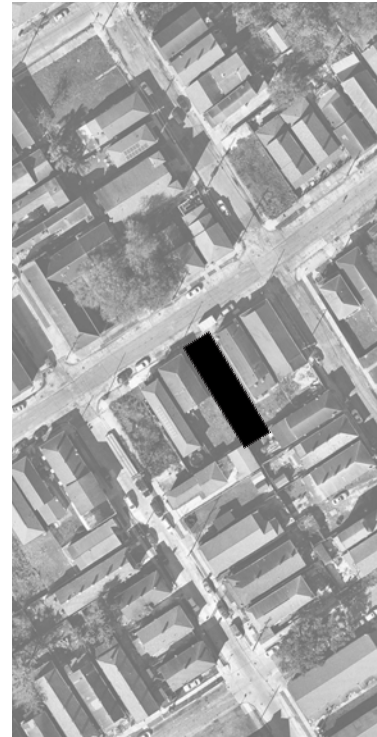
The Small Multi-Family (SMF).

In late 2022 New Orleans enacted a text amendment to the zoning ordinance allowing for the development of up to four units, with conditions, on sites previously permitted a maximum of two dwelling units. In concept this constituted a transition from restrictive and pervasive single-family zoning, offering a potential at significant, and desperately needed, densification of many neighborhoods in the city.

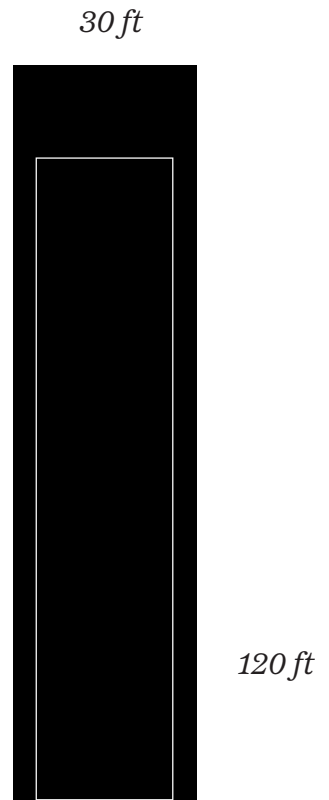
20.3.SSS DWELLING, SMALL MULTI-FAMILY AFFORDABLE

1. Small Multi-Family affordable developments shall contain no more than four dwelling units. At least one unit shall be rented to households earning no more than eighty percent (80%) of the Area Median Income (AMI) according to the Department of Housing and Urban Development's annual AMI guidelines.

a)The affordable rental unit shall be priced to be affordable to households with incomes equal to or below seventy percent (70%) of AMI.
2. The affordable housing unit shall be maintained for a minimum term of fifteen (15) years.
3. The affordable unit shall not be less than 500 square feet in gross floor area.
4. The affordable unit shall be comparable to the market-rate dwelling unit in terms of floor area and exterior finishes. Interior finishes or appliances may be different as long as functionality and longevity are retained.
5. All Small Multi-Family Affordable developments shall utilize the bulk and yard regulations for MF structures unless explicitly stated otherwise in the bulk and yard
6. Small multi-family affordable developments must have a covenant or deed restriction to ensure the affordable housing unit remains affordable for the 15-year period. This covenant or deed restriction must be disclosed to prospective buyers. The deed restriction shall be recorded in the Office of Conveyances and a copy of the recorded document needs to be submitted to the Department of Safety and Permits, Inclusionary Zoning (IZ) office prior to the issuance of a Certificate of Occupancy.
7. The affordable housing unit in a small multi-family affordable structure shall not be used as a short-term rental. The affordable housing unit in a small multi-family affordable structure also shall not be used as the owner's residence.
8. No more than one (1) unit of the total units in a development shall be permitted as a short-term rental. Any use of that one (1) unit of the small multi-family affordable development as a short-term rental shall be subject to all short-term rental requirements of the CZO and City Code. No new short-term rental permissions are associated with the use of small multi-family affordable development.



**The ordinance
changes but the lots
stay the same.**



Typical Lot

The project aims to produce a replicable development model to facilitate the application of the SMF ordinance. A selection of pre-planned dwelling types supports efficiency through unit standardization. Units are loosely arranged on conventional sites (lots) using types appropriate for project particulars.



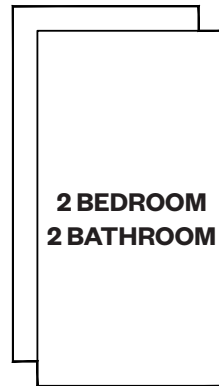
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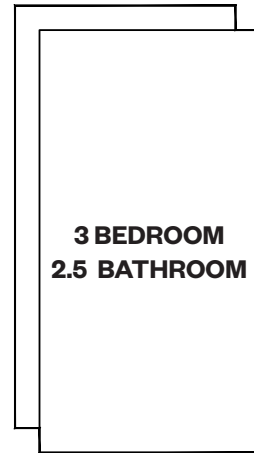
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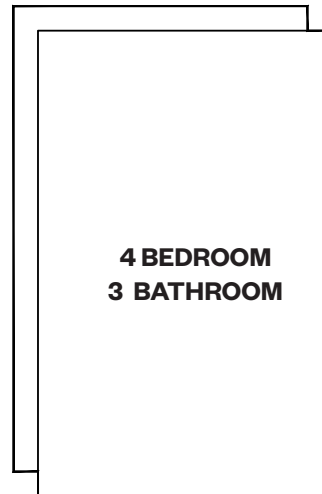
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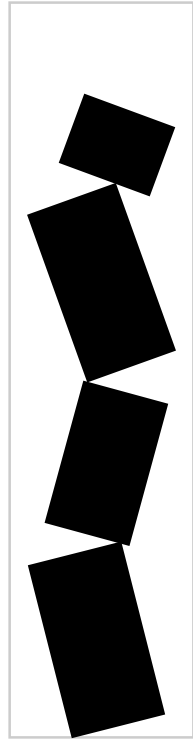


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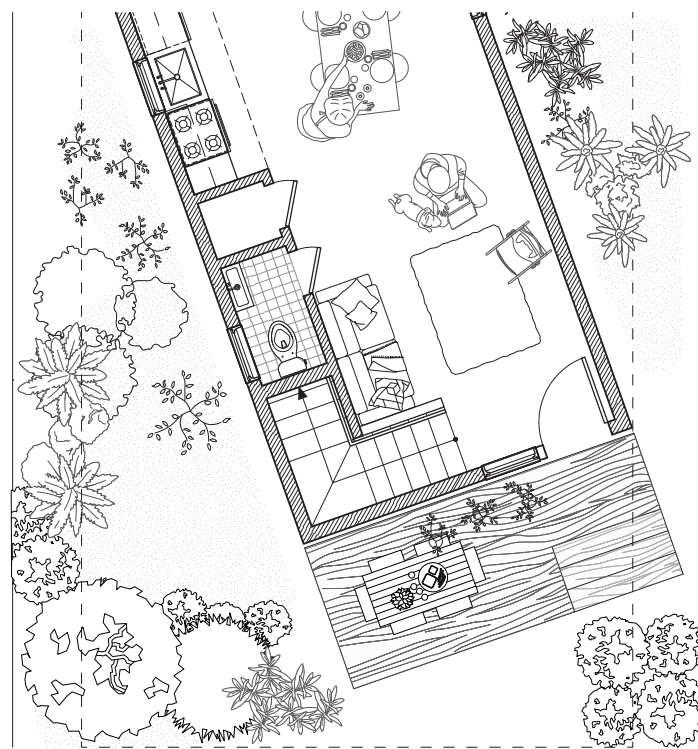
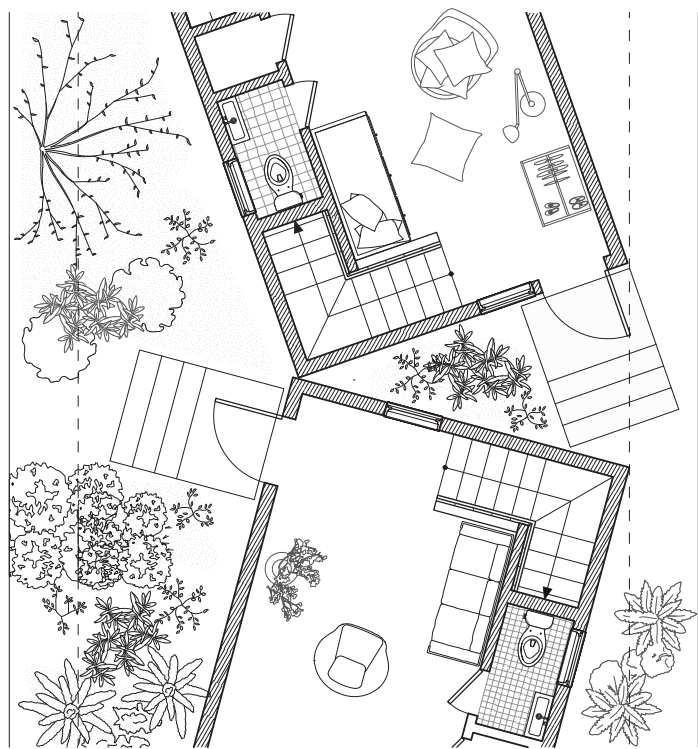
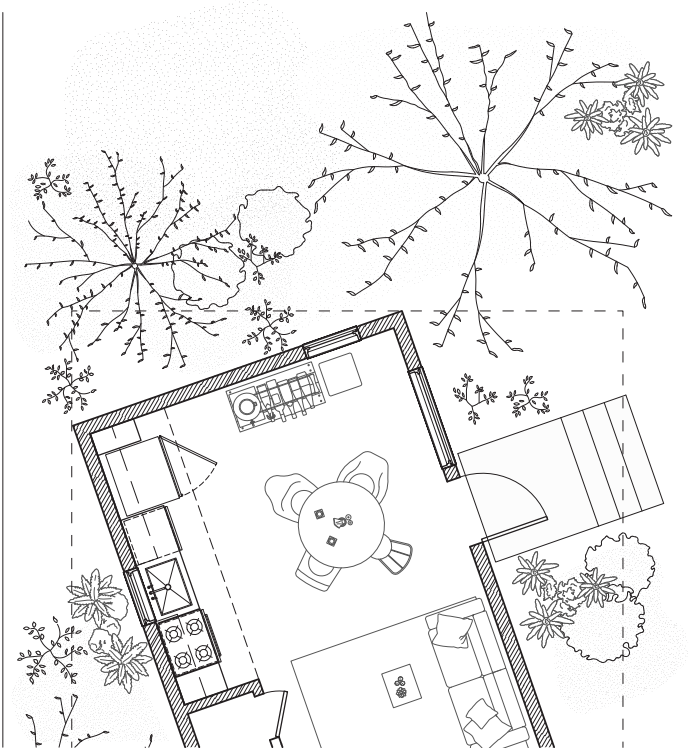


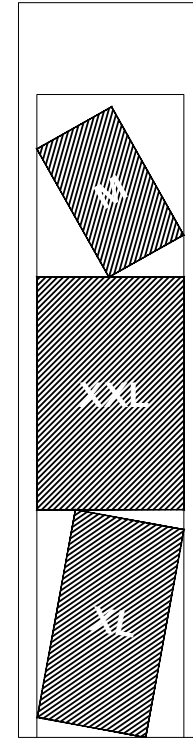
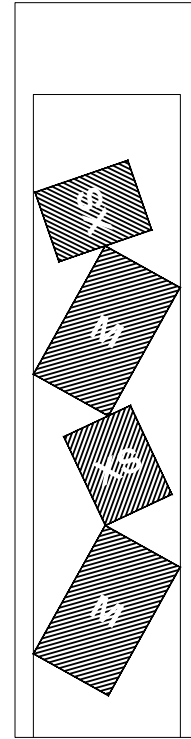
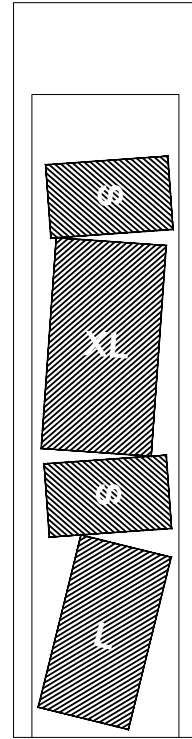
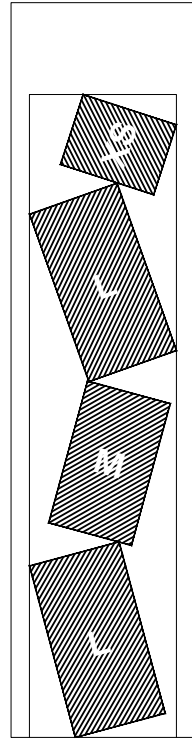
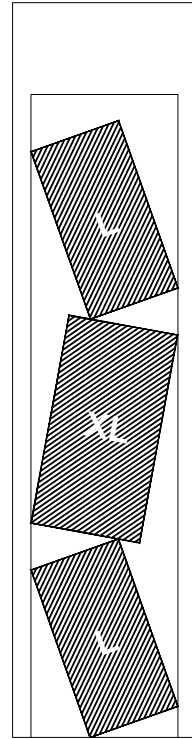
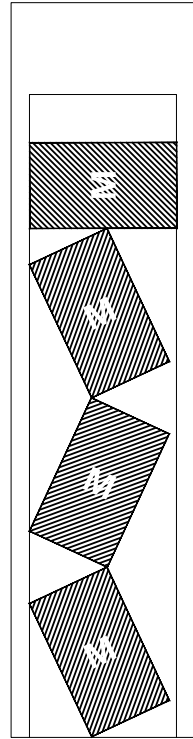
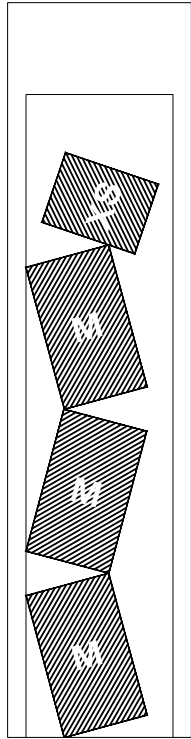
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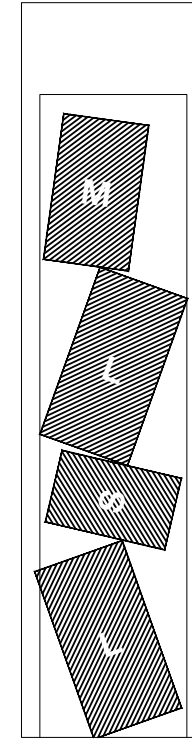
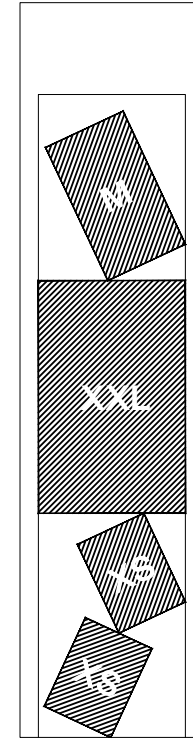
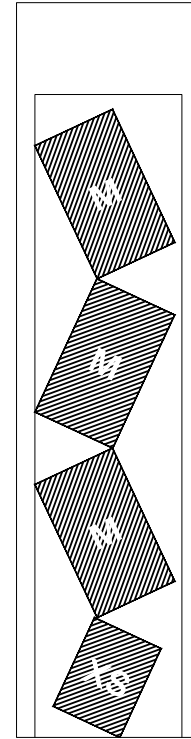
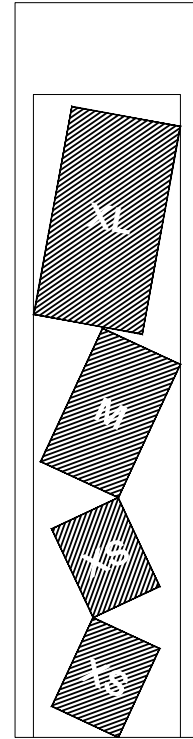
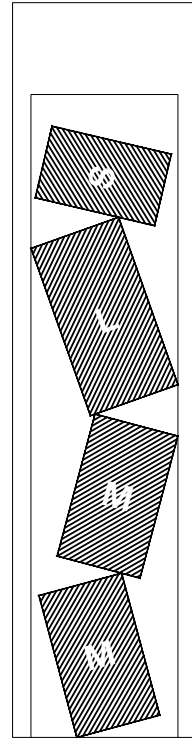
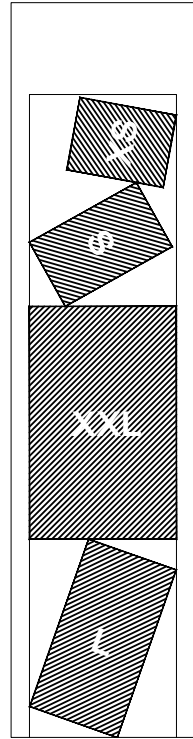
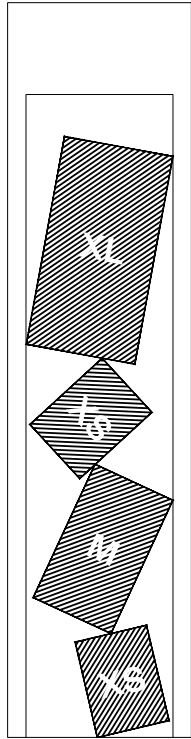
Variations on unit combinations are near limitless. With shifts in types and their placement in sequence and orientation, no project is the same. Unit arrangements create particularized spatial relationships within the site and with their context. Units have yards, front stoops, privacy, and communal associations at the ground level. The form telegraphs its purpose. The anonymity of the unit is replaced with the identity of the home.

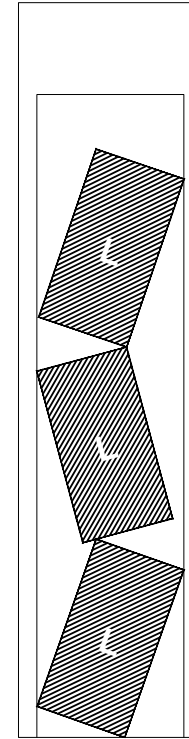
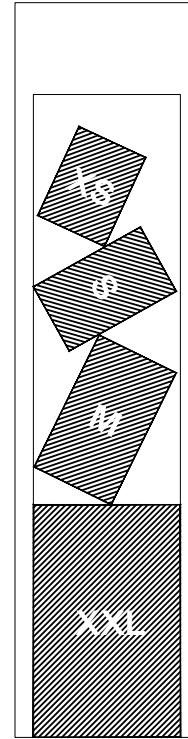
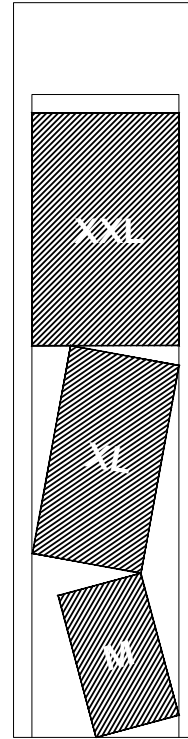
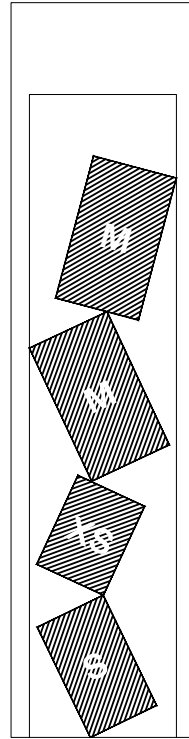
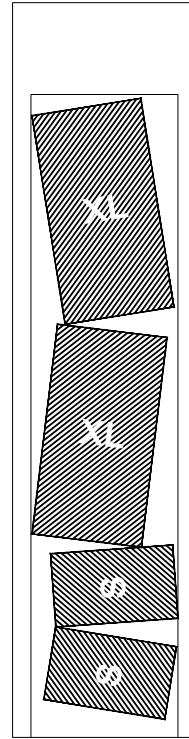
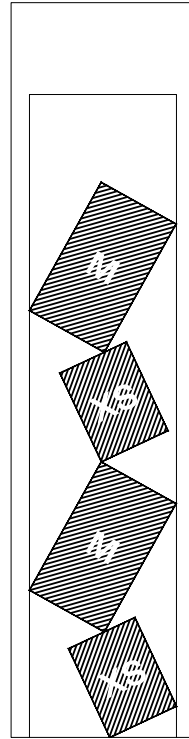
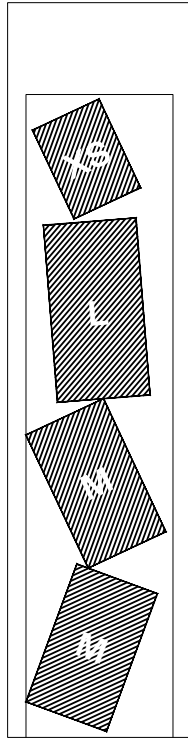


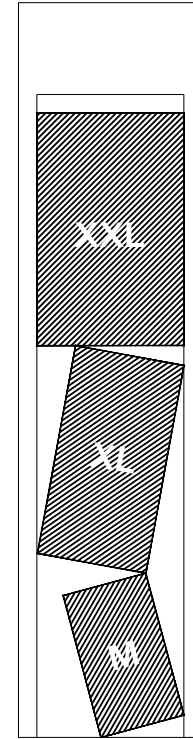
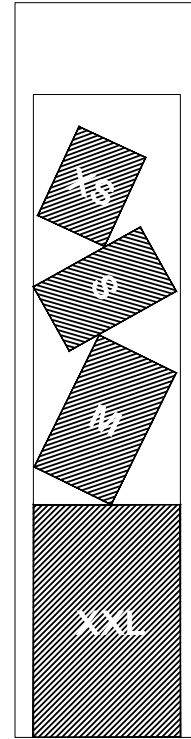
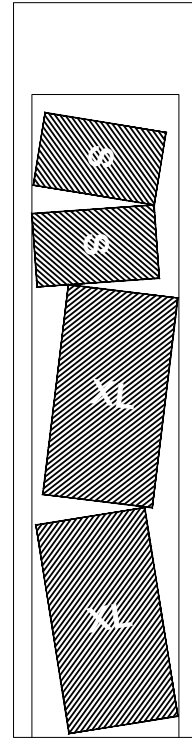
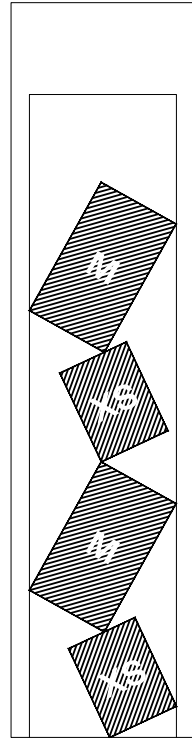
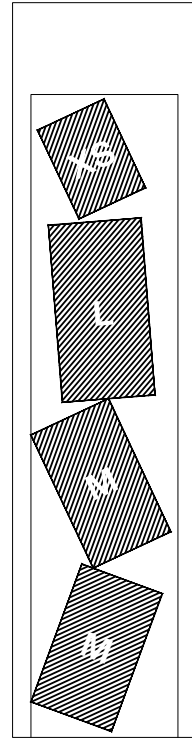
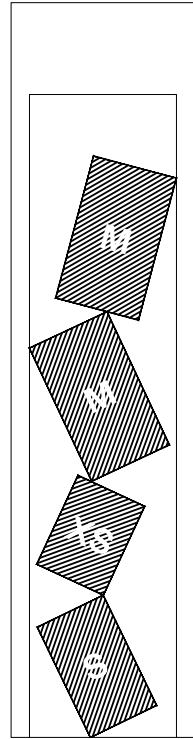
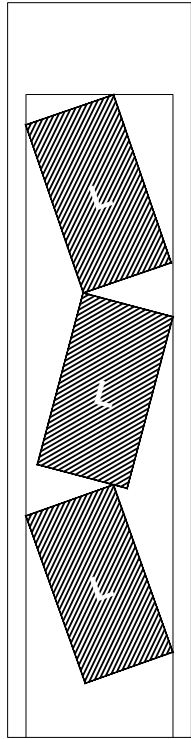
**Configuration is
the design.**

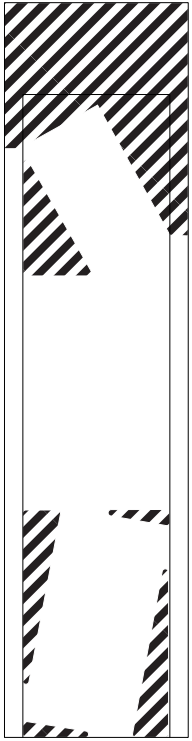
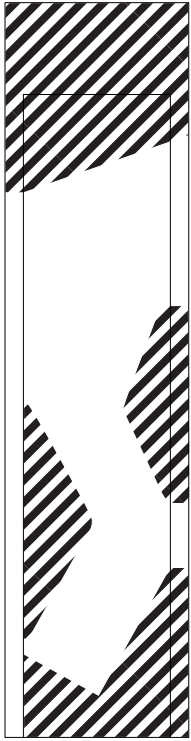
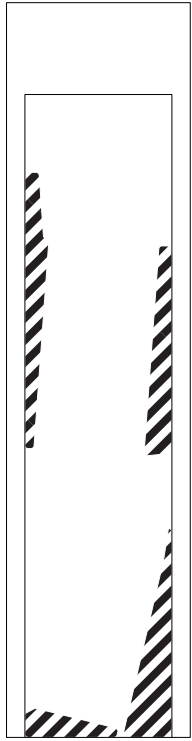
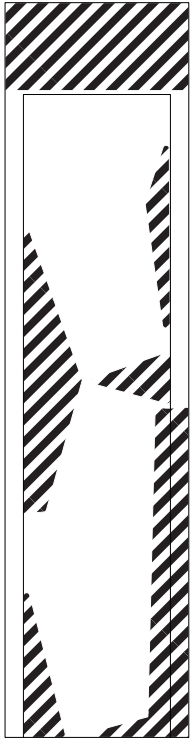
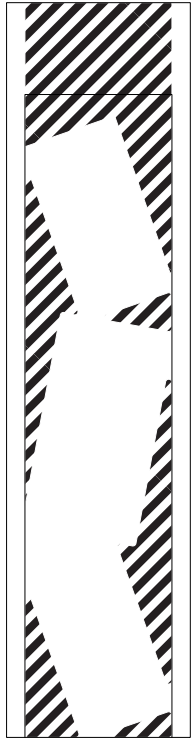
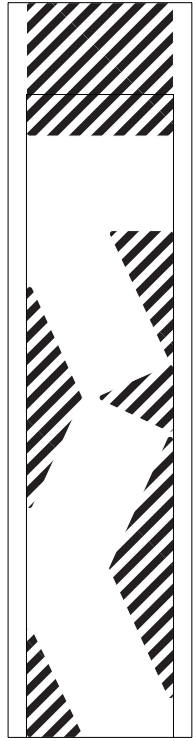
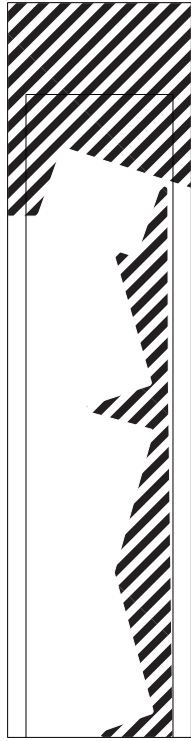


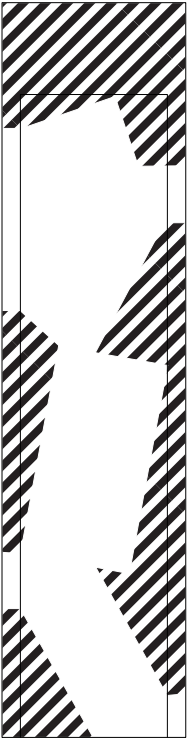
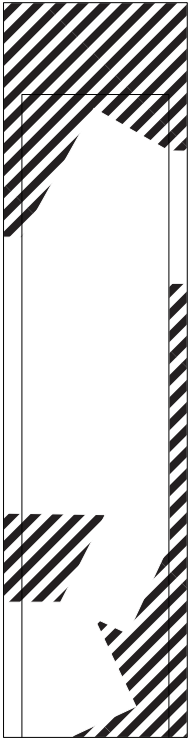
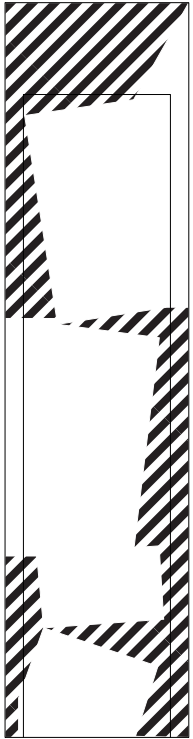
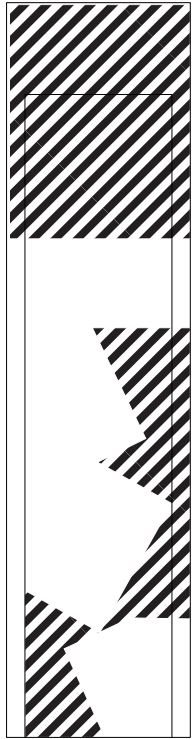
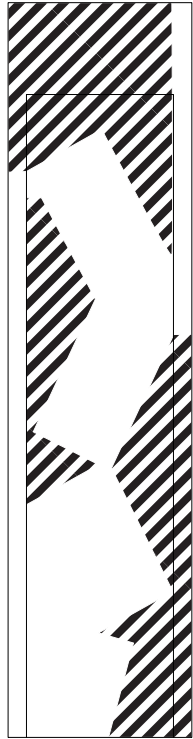


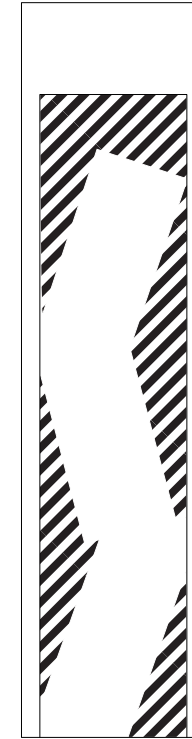
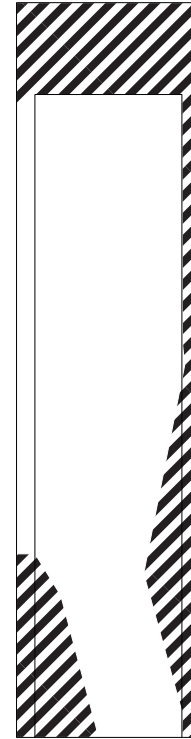
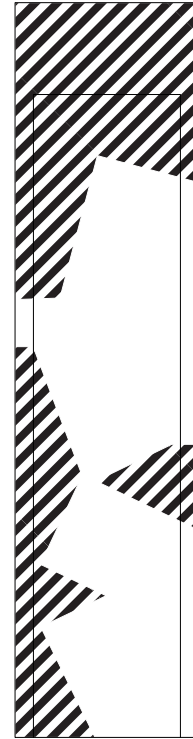
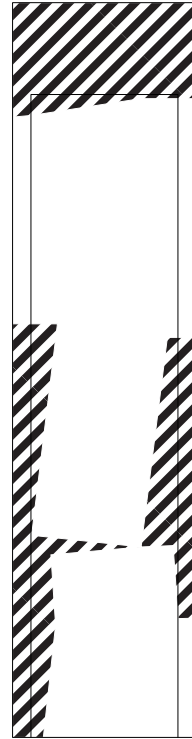
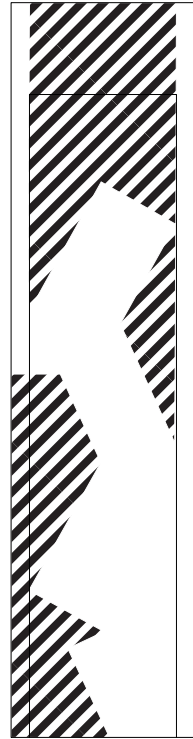


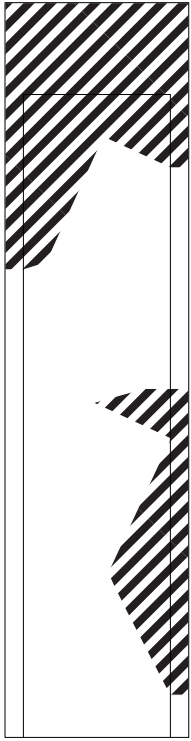
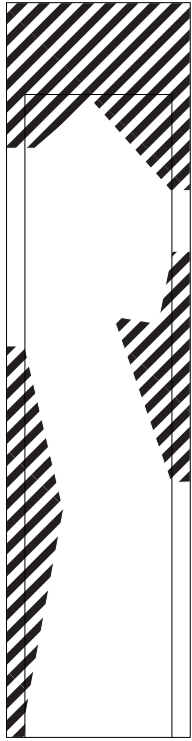
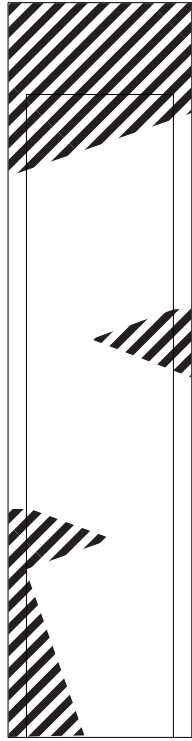
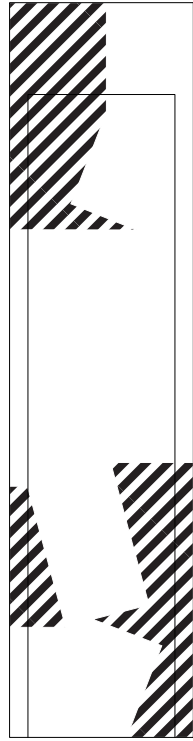
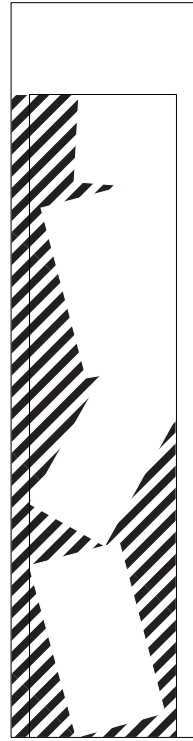
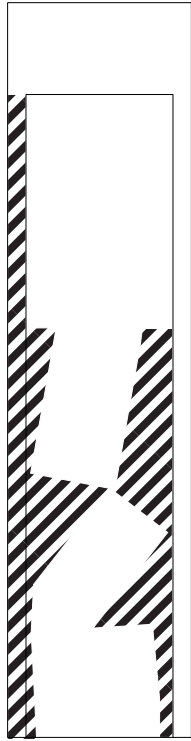


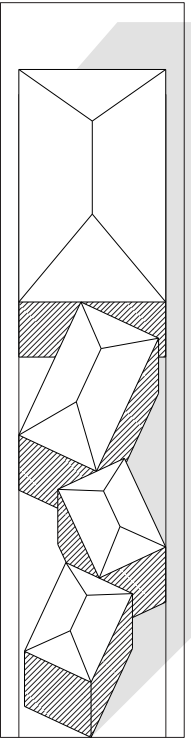
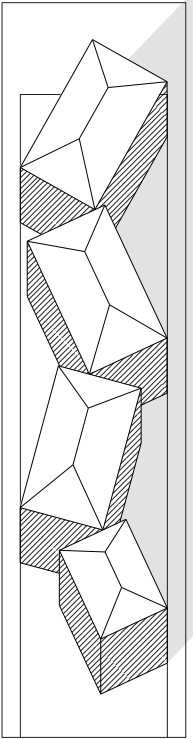
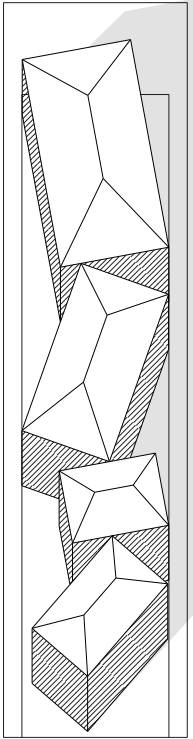
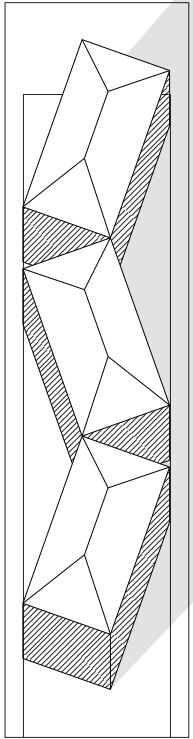
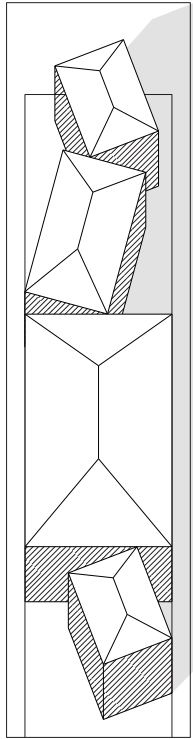
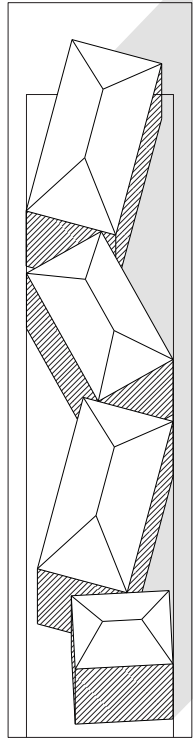
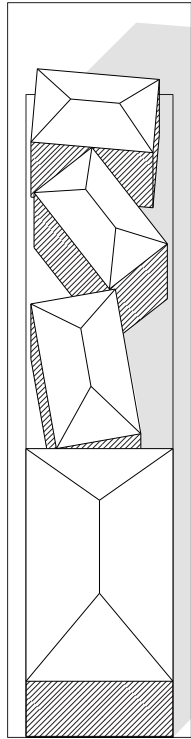


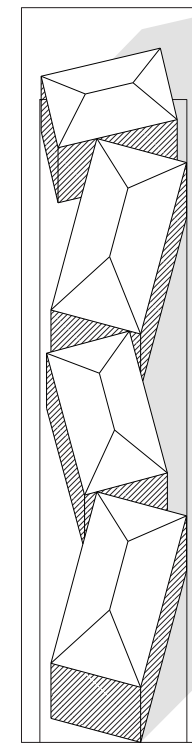
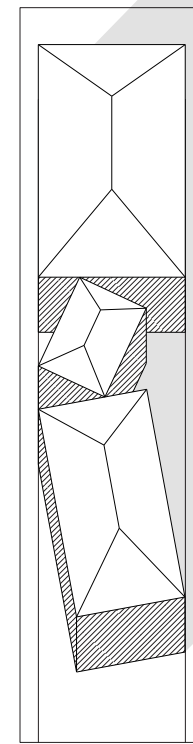
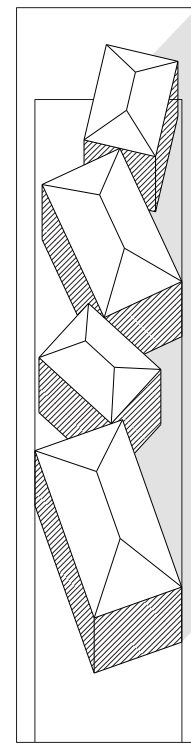
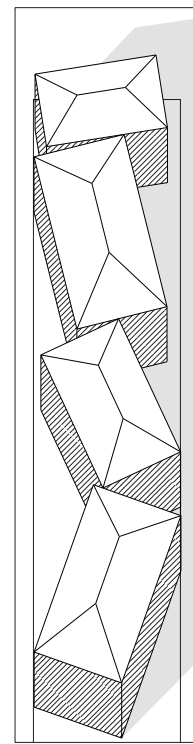
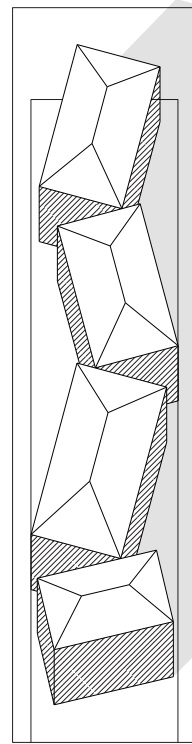
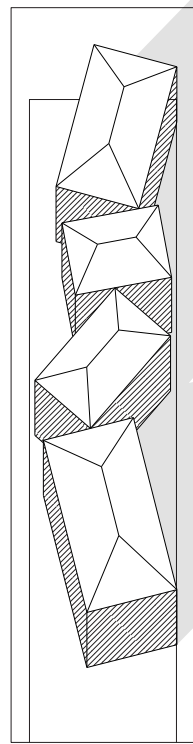
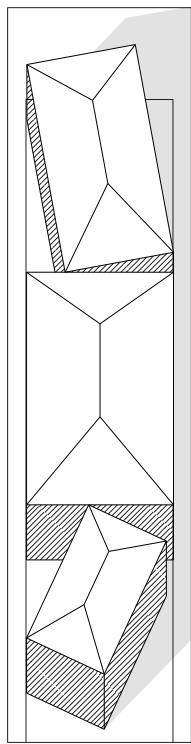


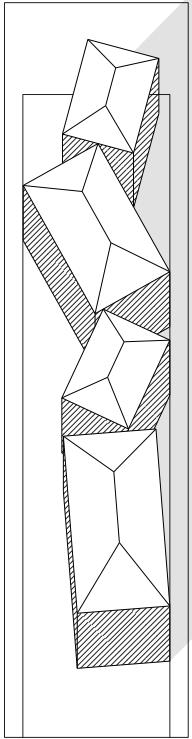
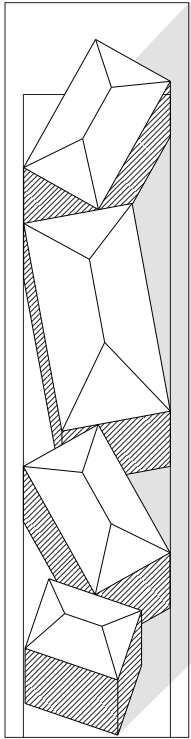
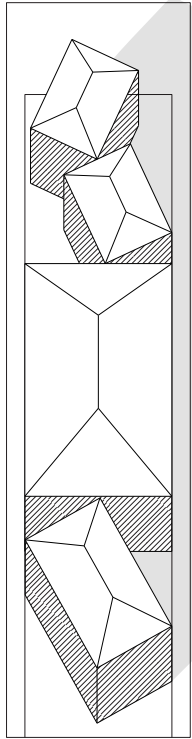
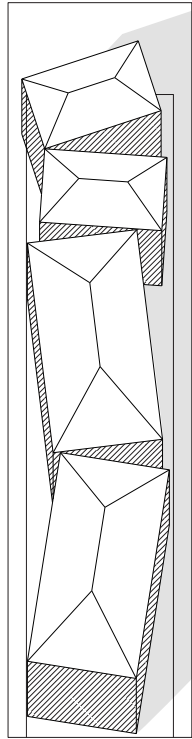
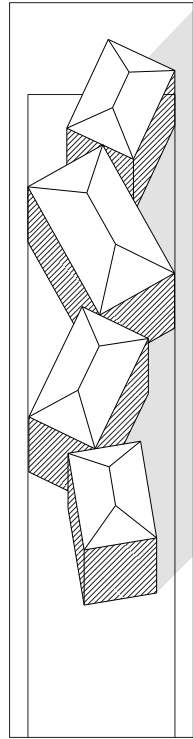
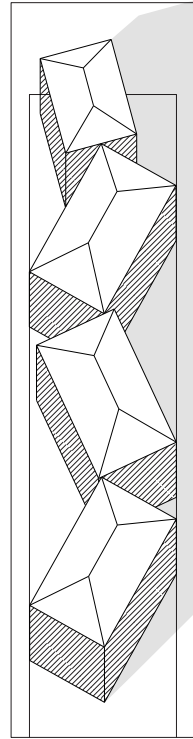
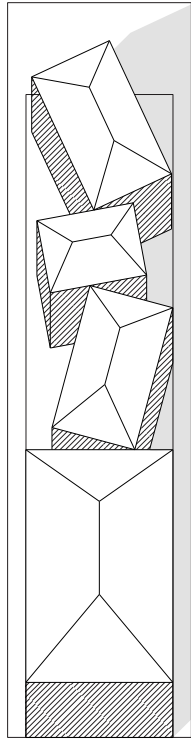


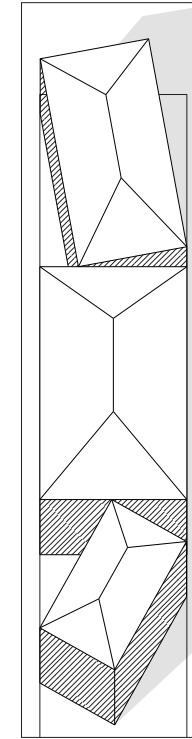
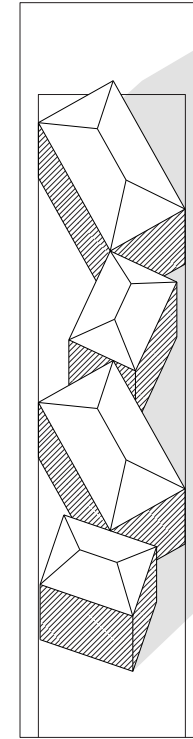
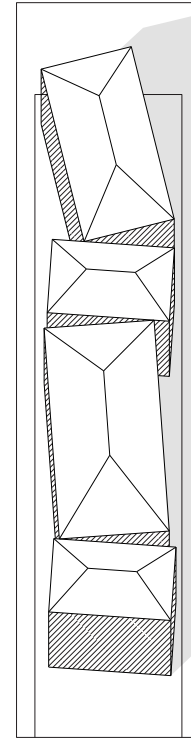
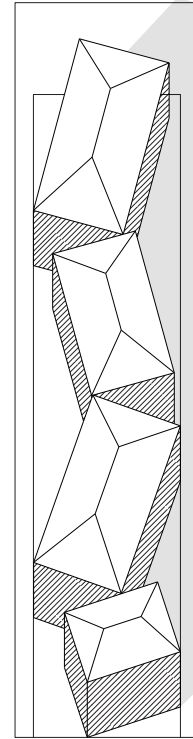
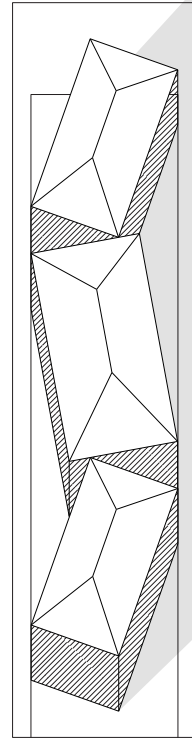
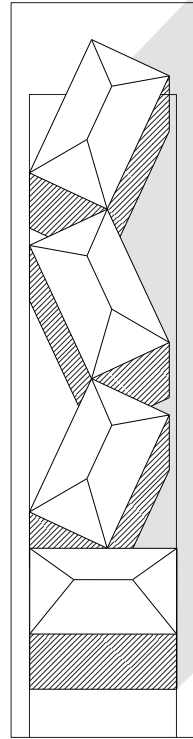
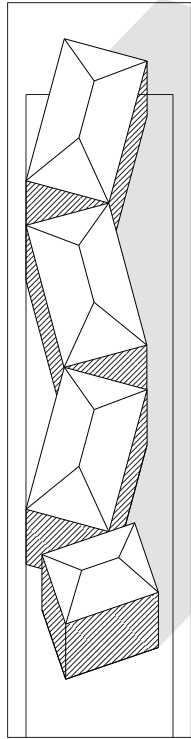




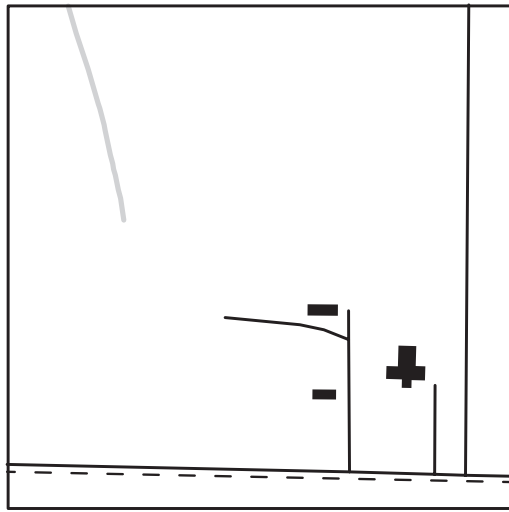








A Town is Catalytic.



Rural

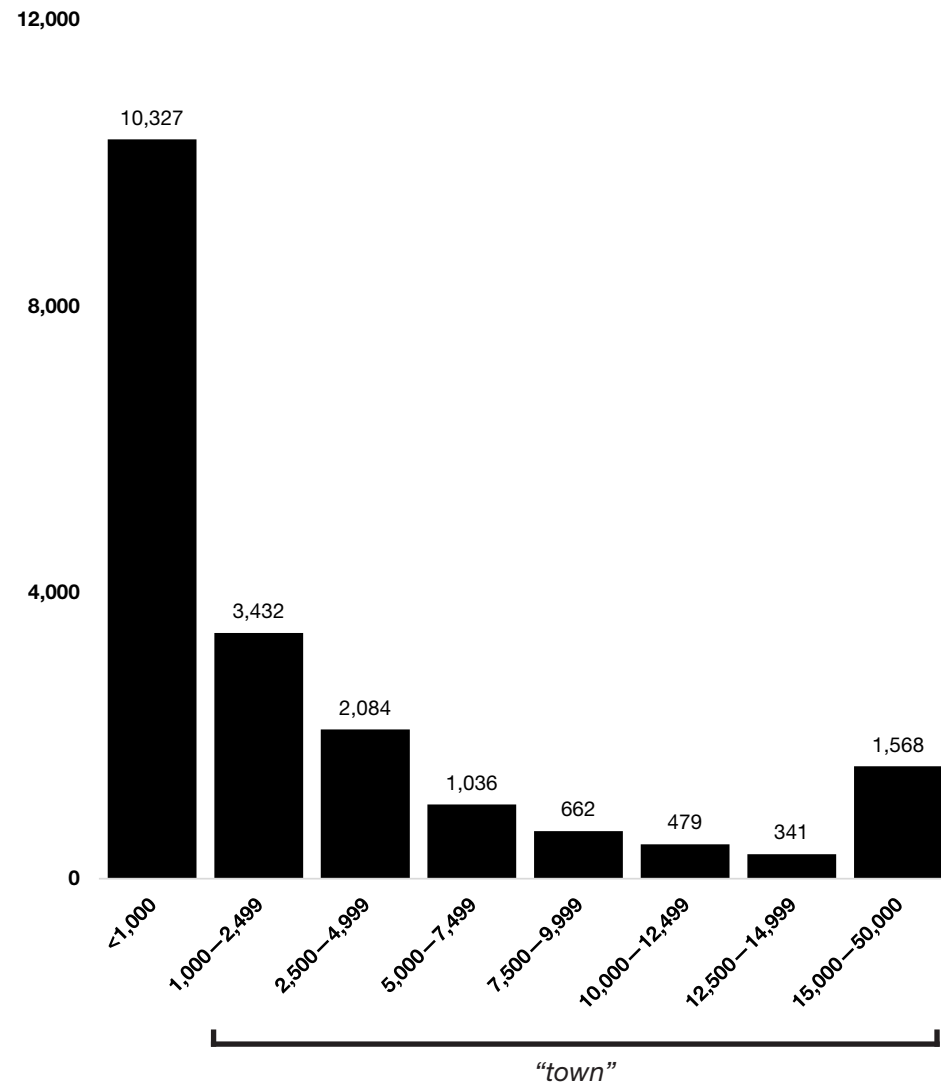


Suburban



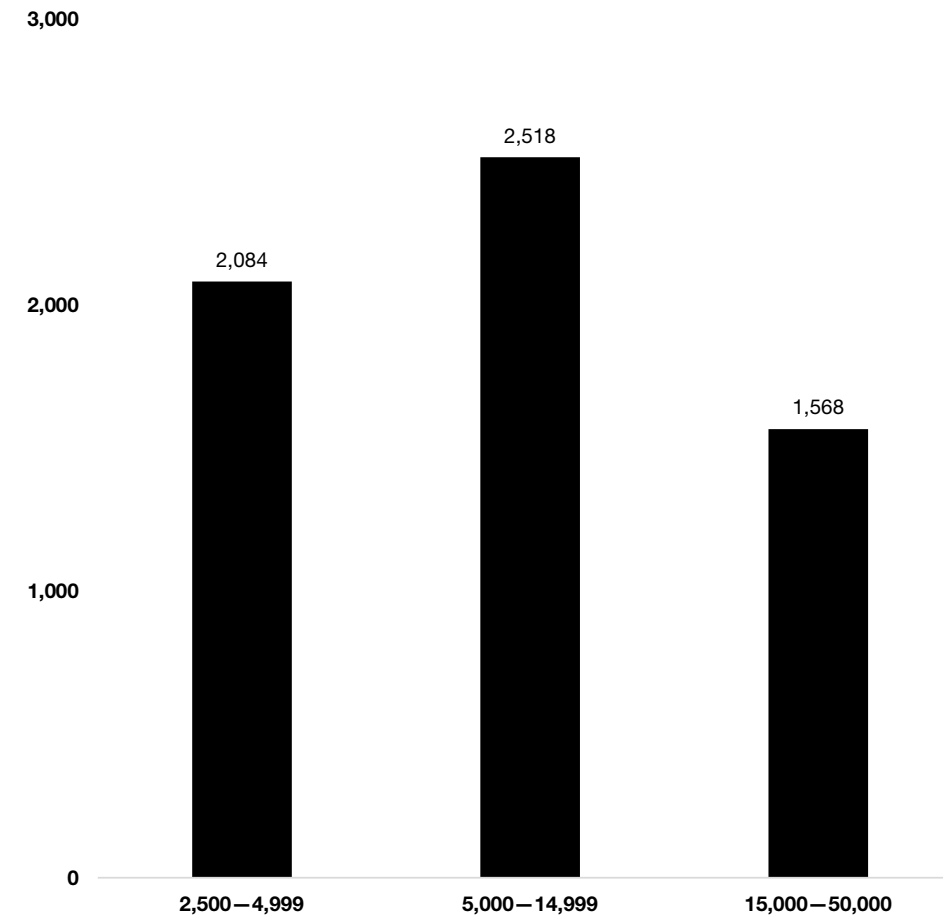
Urban

Number of Places
(by population; 2020)



19,929 "places"

Number of "Towns"
(by population; 2020)

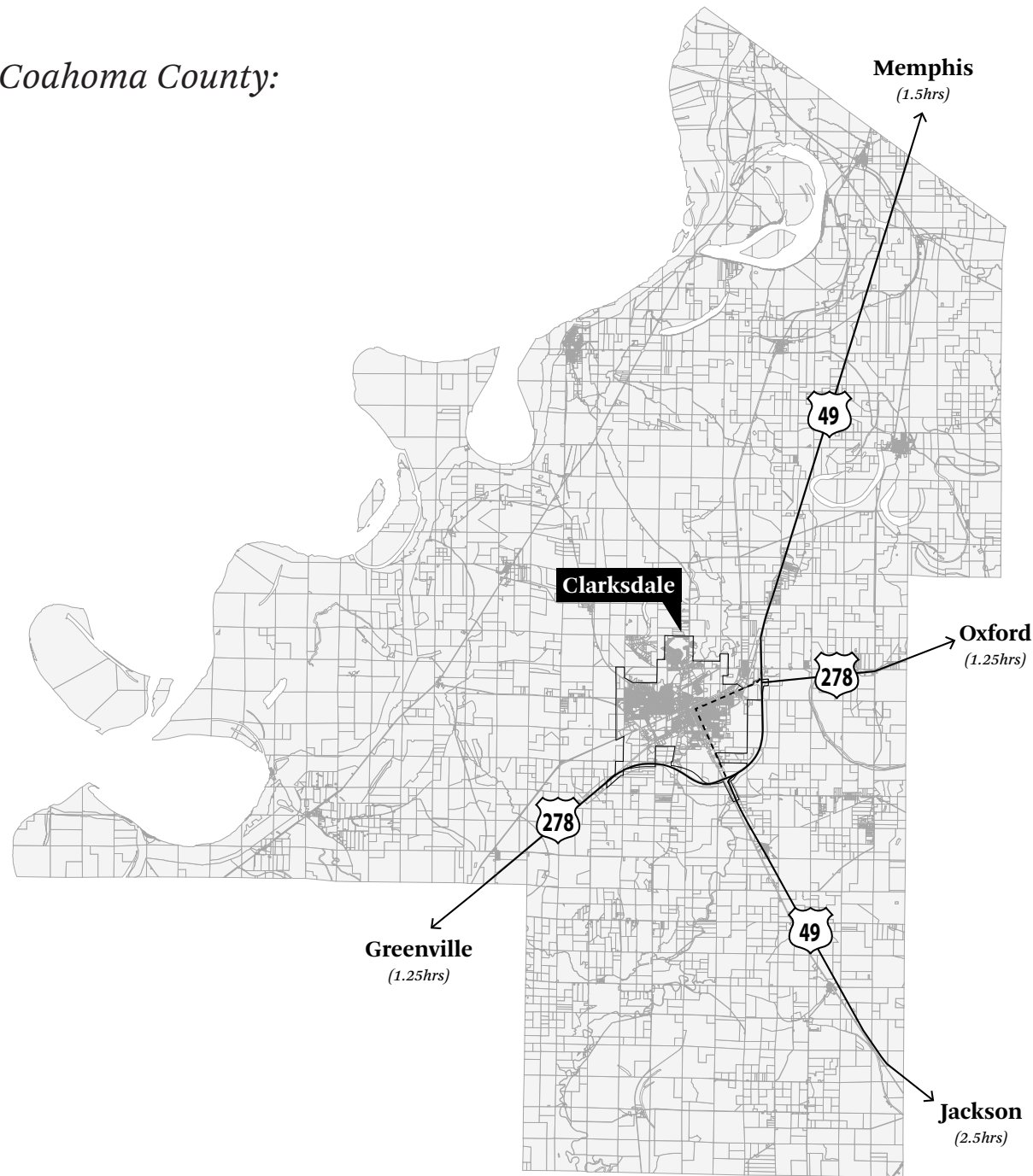


6,170 "towns"

Clarksdale.



Coahoma County:



Coahoma County (2021):

583 sq mi

20,810 people

35.7 people/sq mi

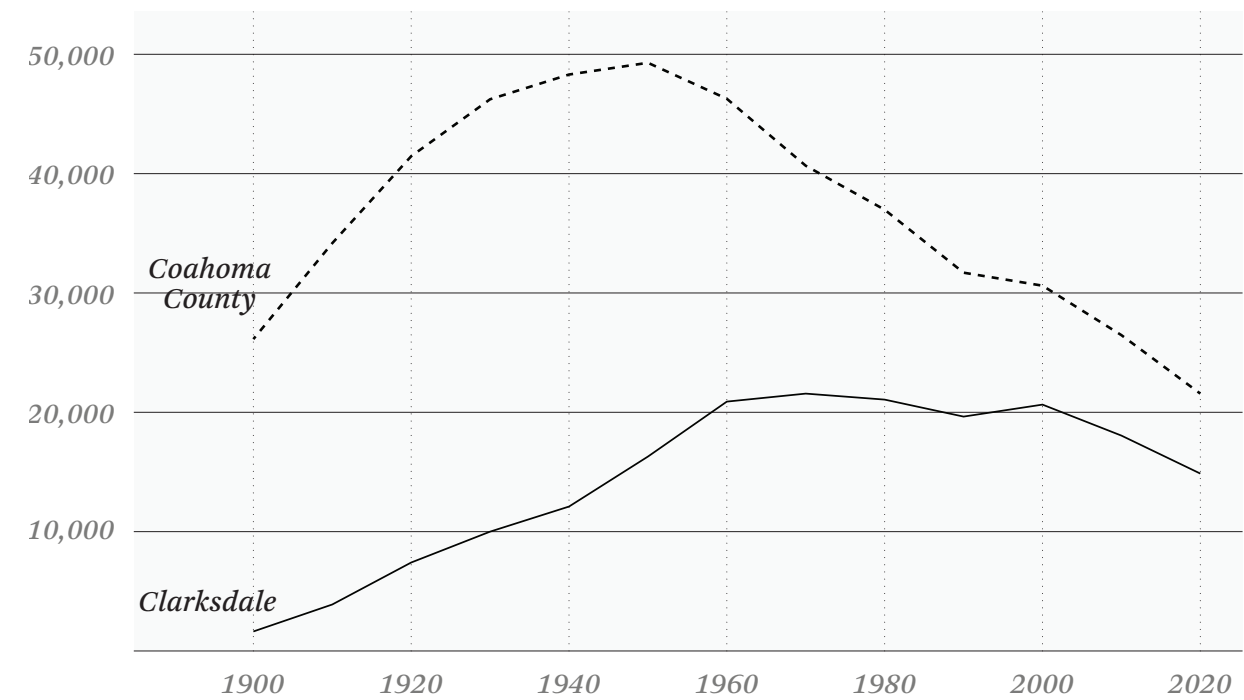
Clarksdale (2021):

18.8 sq mi

14,410 people

766.5 people/sq mi

Total Population, 1900-2020:









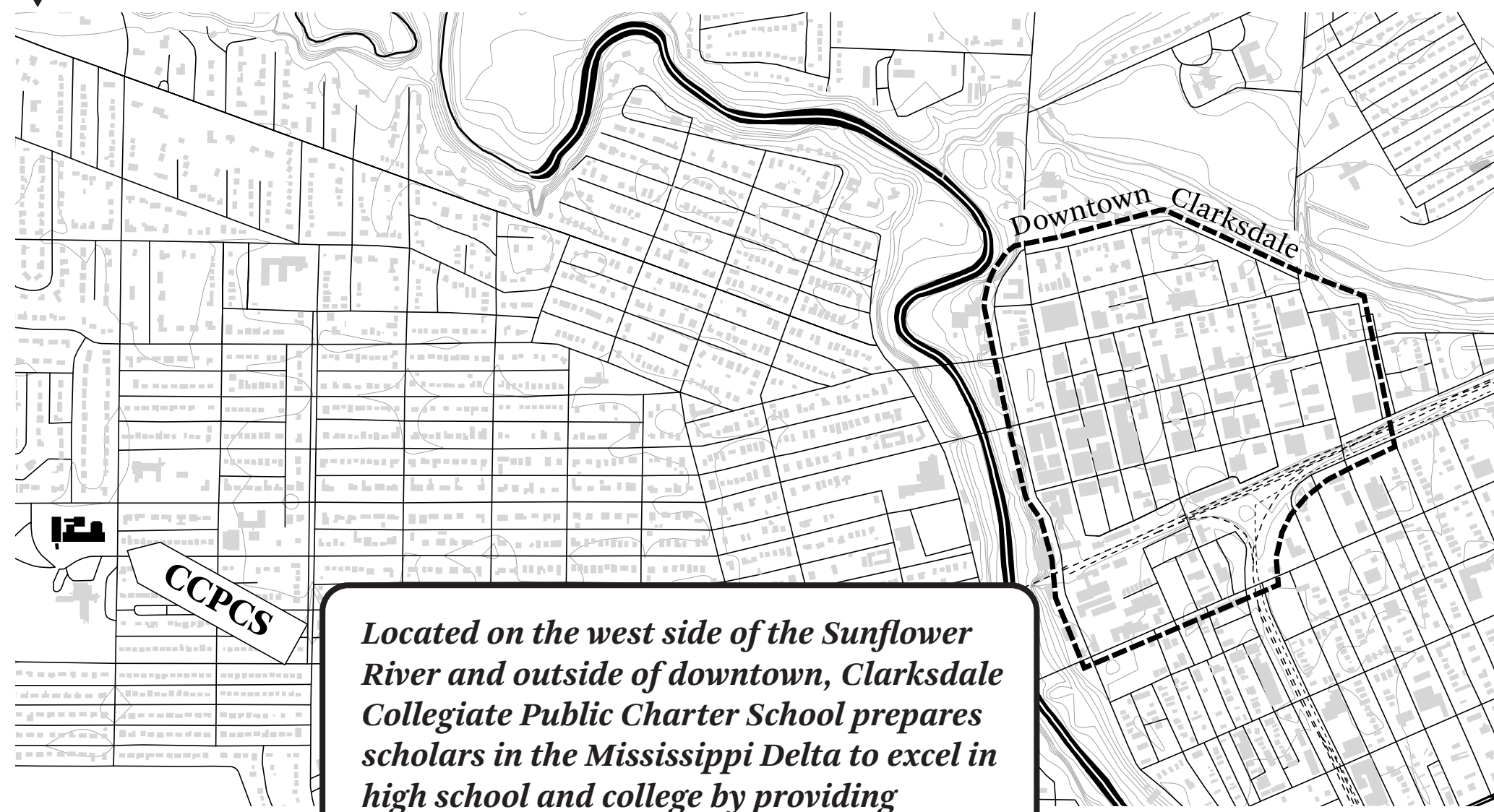




Clarksdale Collegiate Public
Charter School (CCPCS).

Mississippi ranks third lowest in the nation for the percent of its population with a high school diploma and second lowest in the nation for a percent with a bachelors degree.

▲
North to Memphis



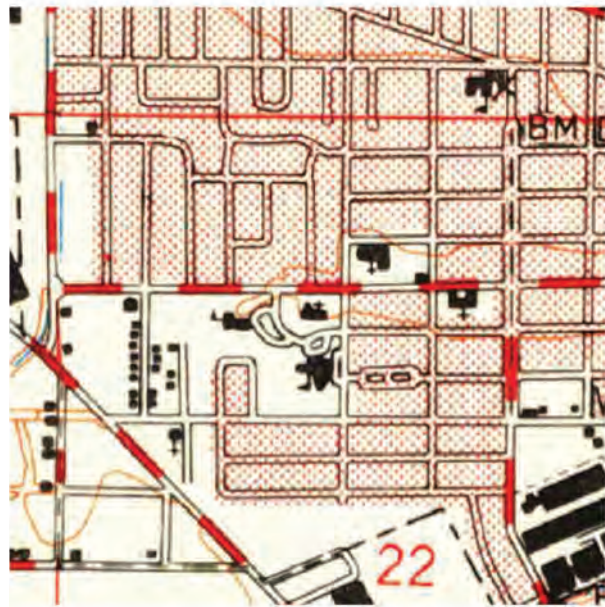
Located on the west side of the Sunflower River and outside of downtown, Clarksdale Collegiate Public Charter School prepares scholars in the Mississippi Delta to excel in high school and college by providing rigorous instruction within a structured, ambitious, and jubilant school community.

▼
South to Highway 61 and Jackson



Collaborative re-use.

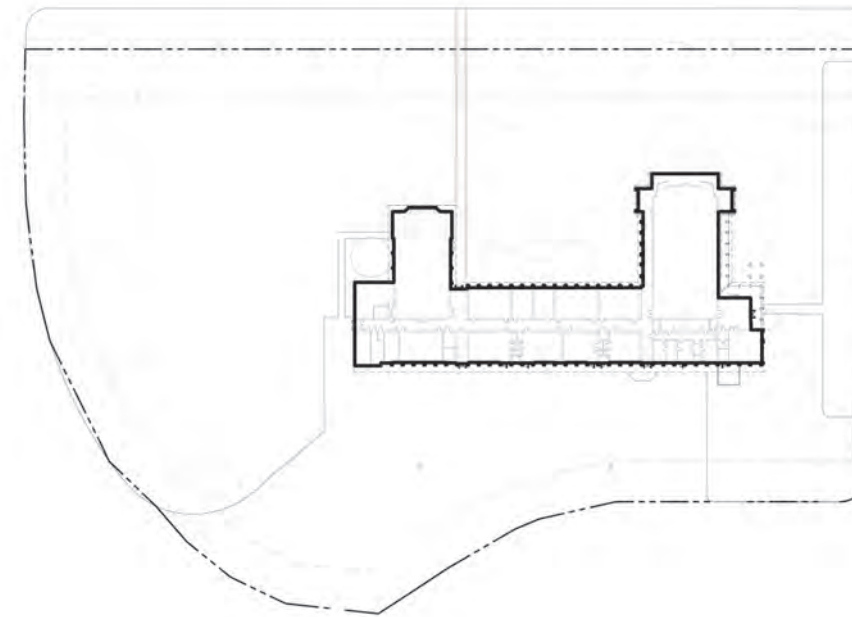
The project's location, a 4.80-acre parcel, was the site of a historic church suffering from a dwindling congregation. CCPCS negotiated a phased expansion over several years as its initial student group aged through subsequent age levels. This allowed the remaining members to consolidate at others religious facilities in town over time while the school grew.



Clarksdale, MS
US Geological Survey
1968



Clarksdale, MS
2020

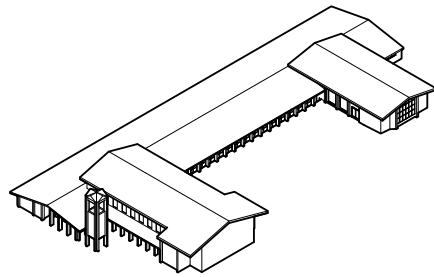


Existing Building Site Plan
1965



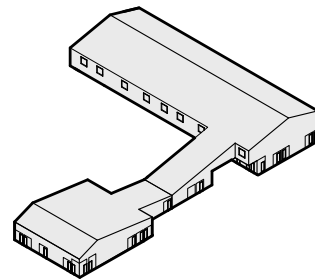
Linked forms. Stepped growth.

Phase 1
Kindergarten - 2nd Grade

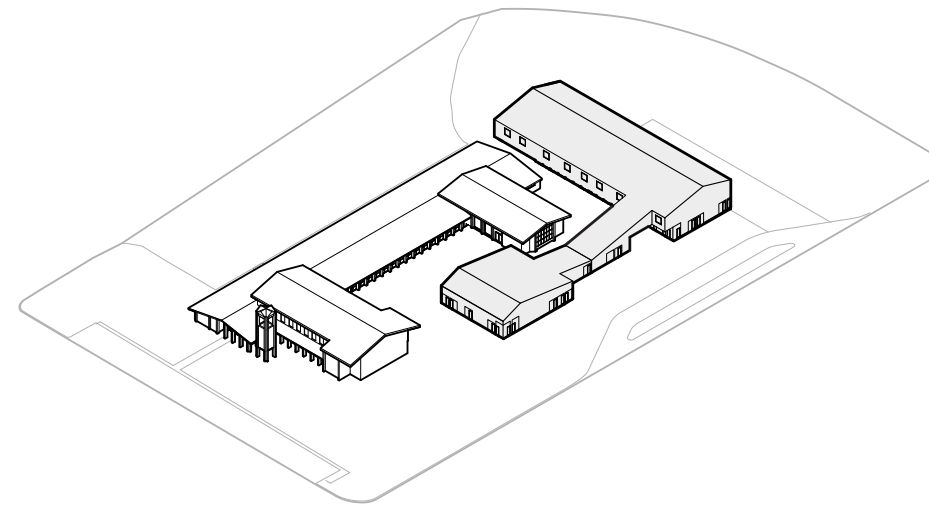


Existing Church

Phase 2
3rd - 6th Grade

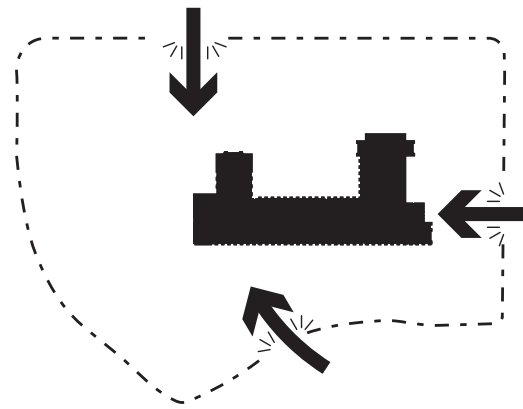


New Building



Completed Project





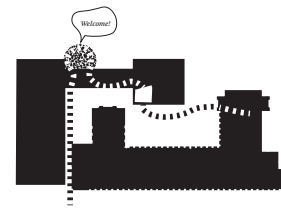
1. *New Breaks in Existing Site Plan*



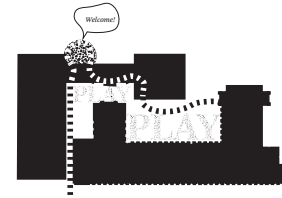
2. *Covered Walkways*



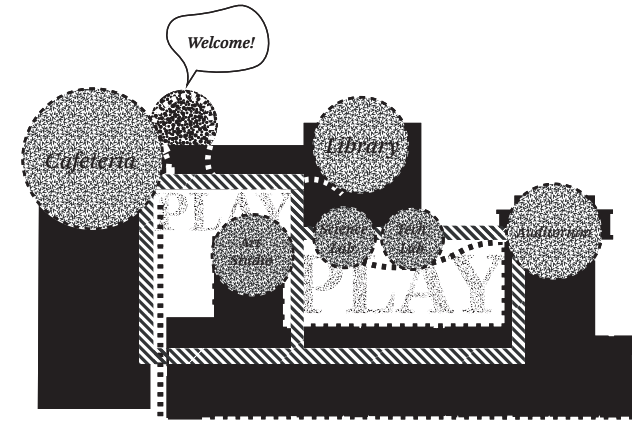
3. *New Building*



4. *Primary Entrance & Common Paths*

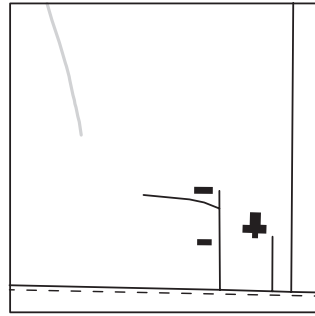


5. *Enclosed Play Spaces*



6. *Specialized Learning Spaces*





Rural



Industrial



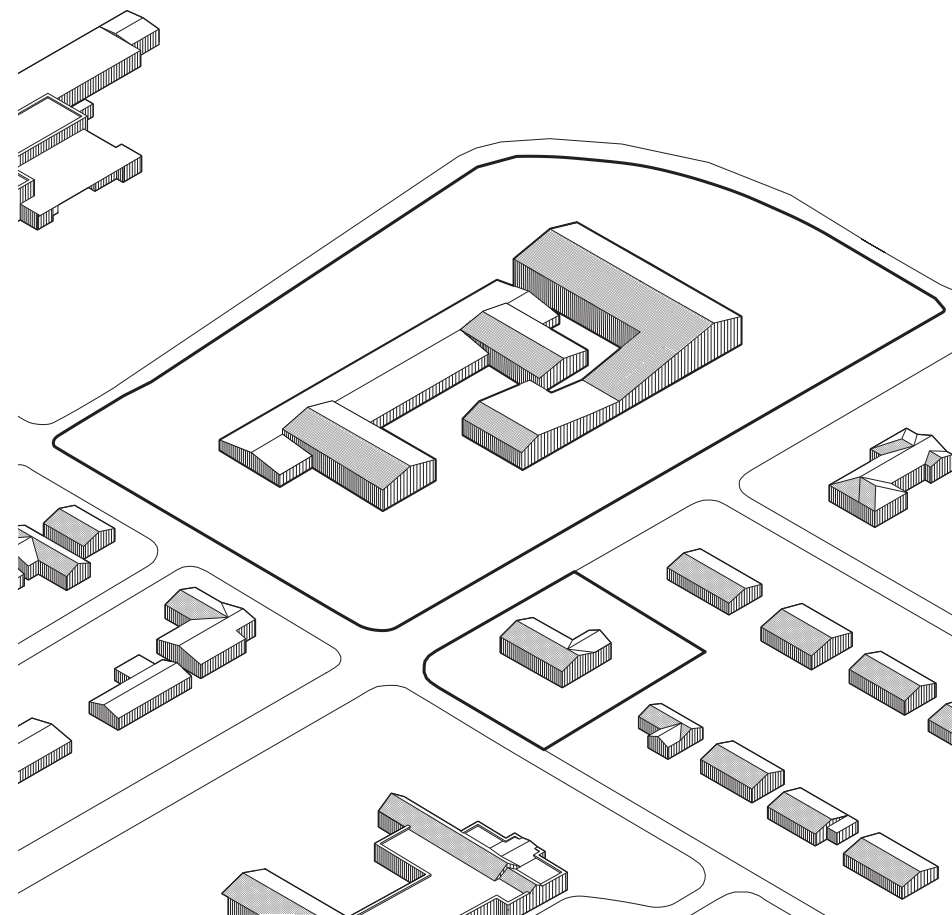
Suburban



Urban

Form follows context

The new massing is clustered with the existing building, amplifying the monumentality of the church. The collective form deliberately embraces the object/field spatial construct emblematic of the surrounding context.



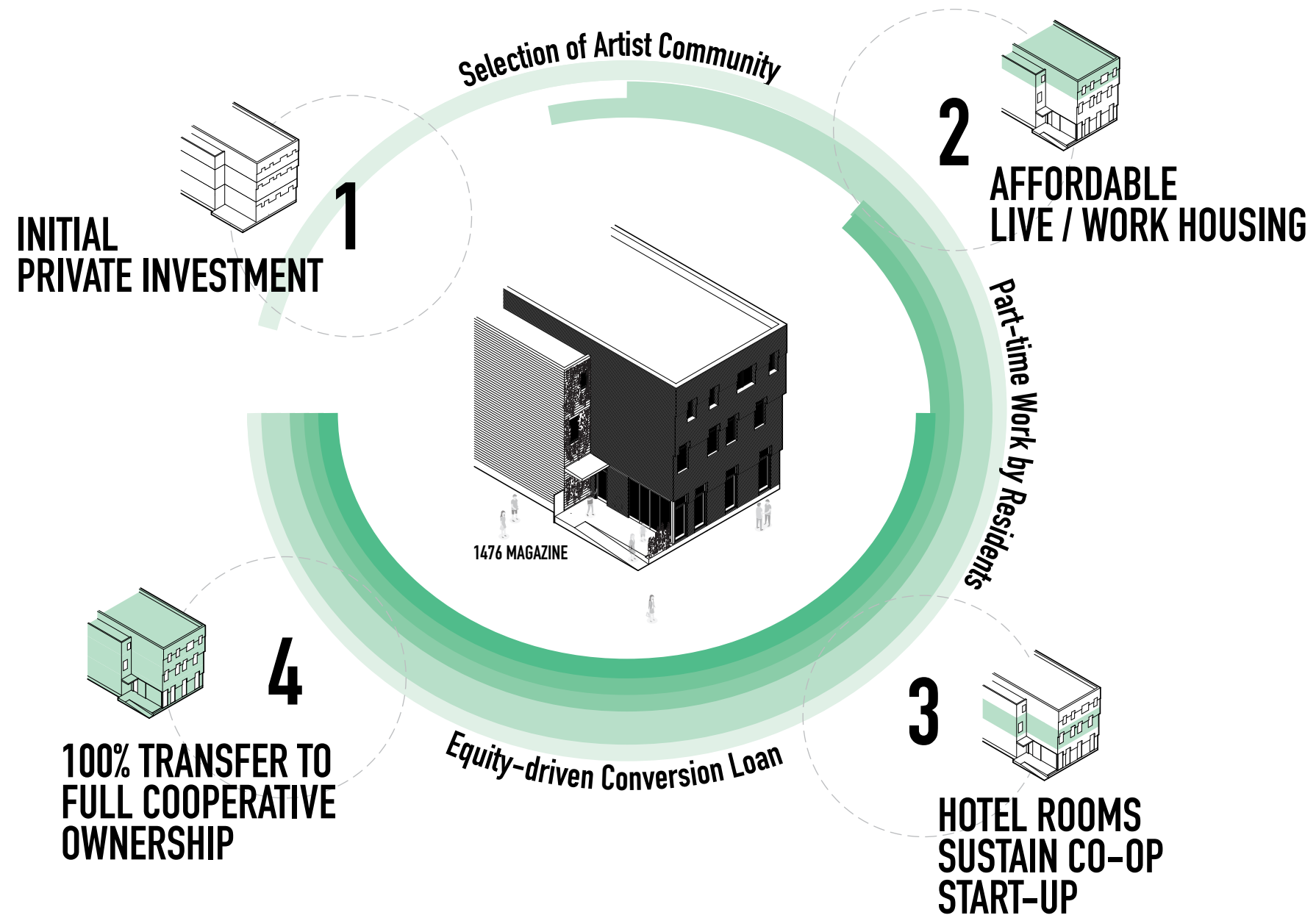


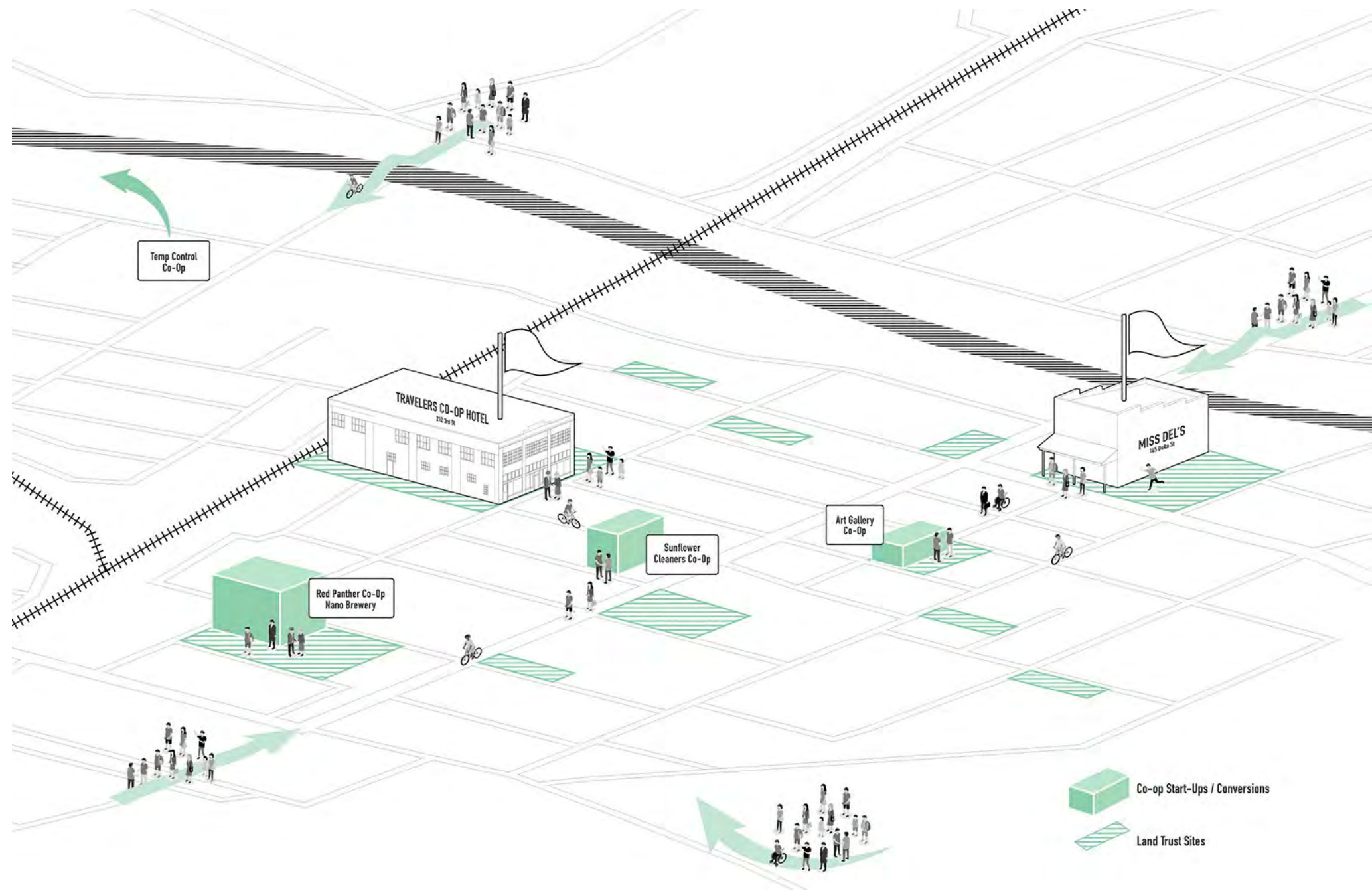






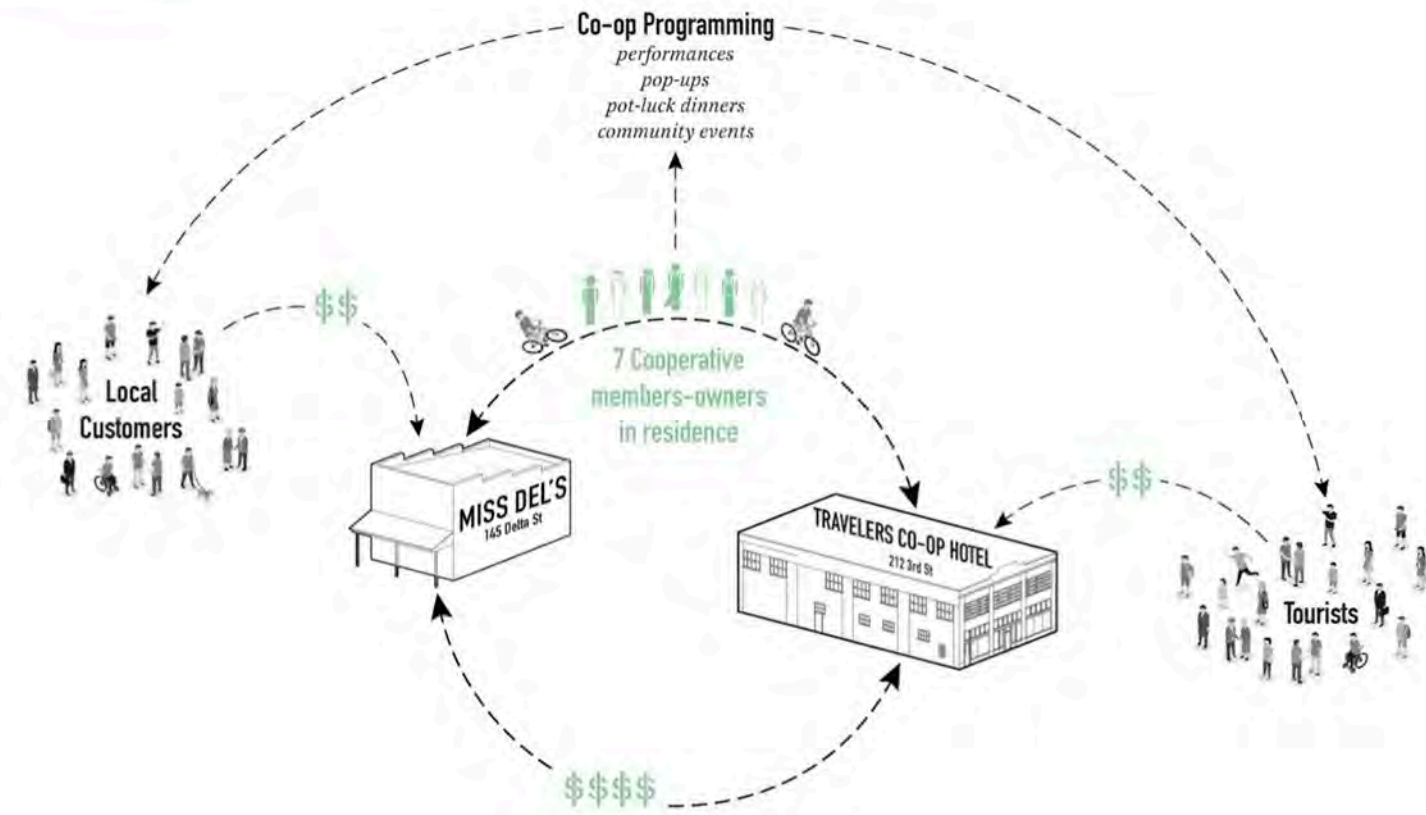






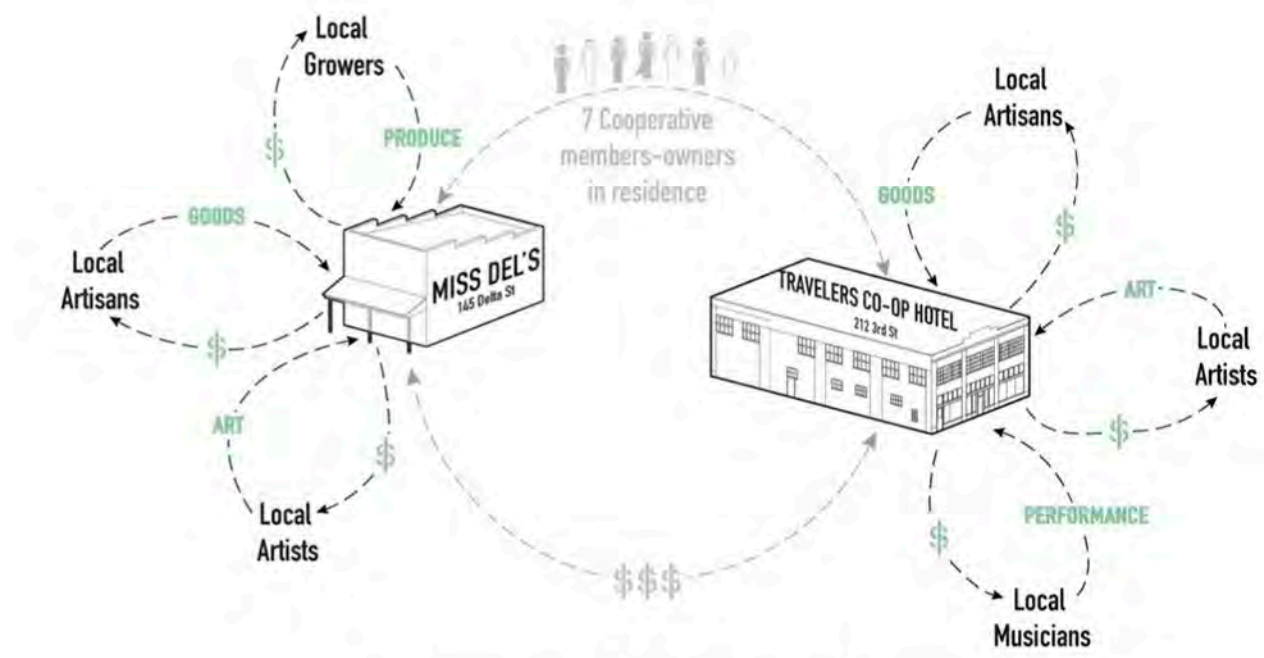
Clarksdale, Mississippi

CLARKSDALE COLLECTIVE



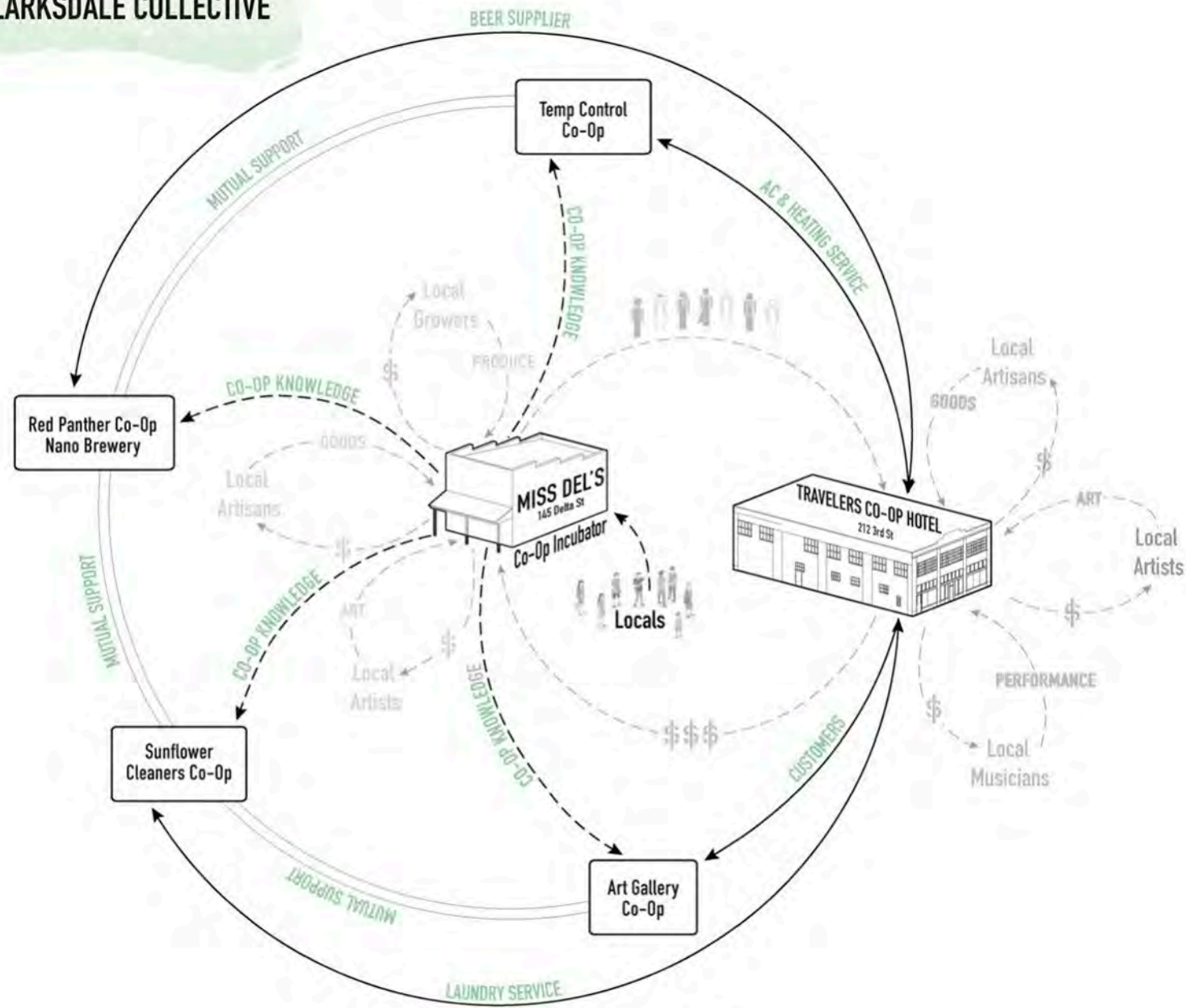
PROGRAMMING GENERATES DEMAND & CO-OP OPERATIONS GENERATE LOCAL WEALTH

CLARKSDALE COLLECTIVE



KEEP POINTS OF SALE WITHIN THE COMMUNITY

CLARKSDALE COLLECTIVE



SOLIDARITY ECONOMY: CO-OP CONVERSIONS AND START-UPS



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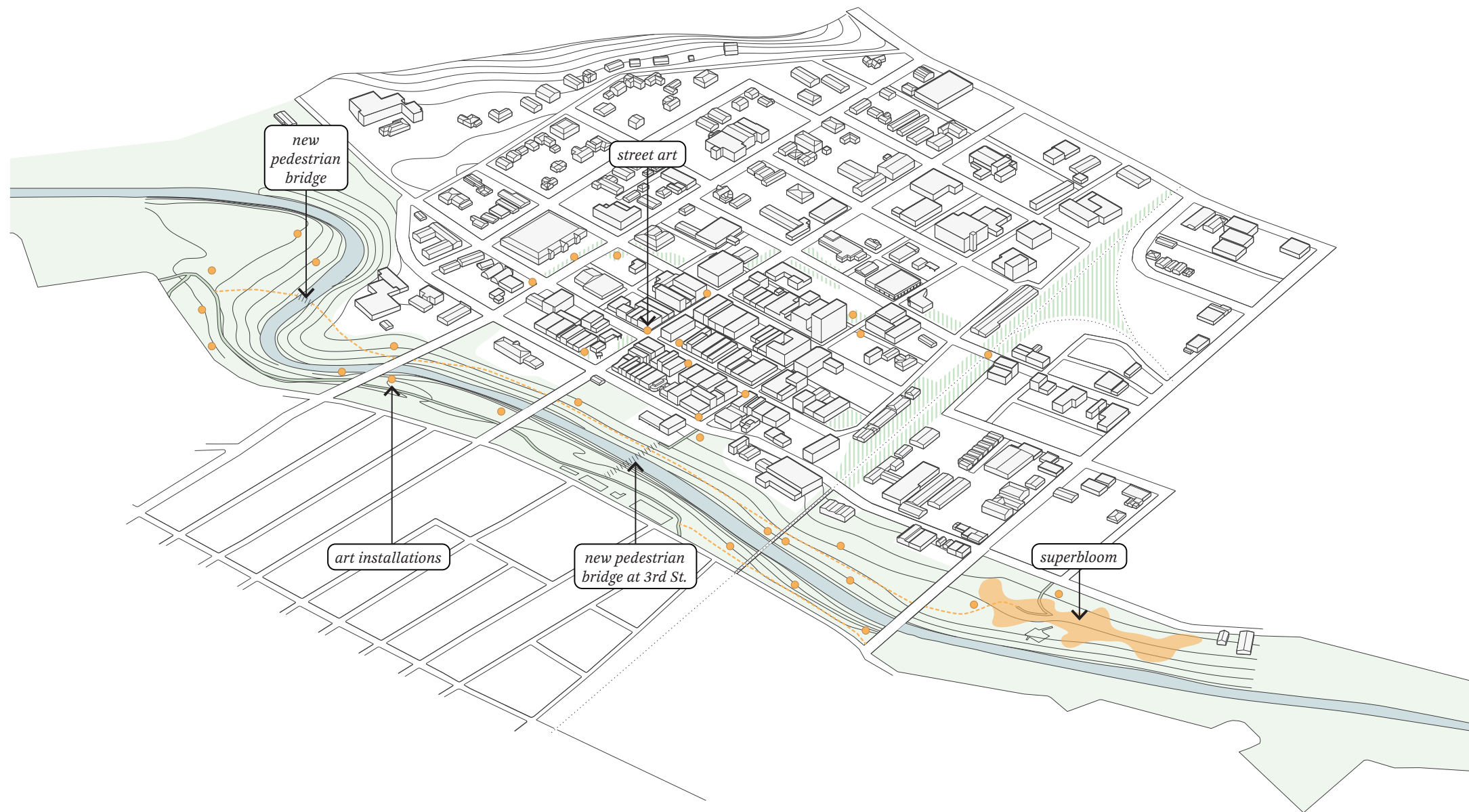
Second Floor



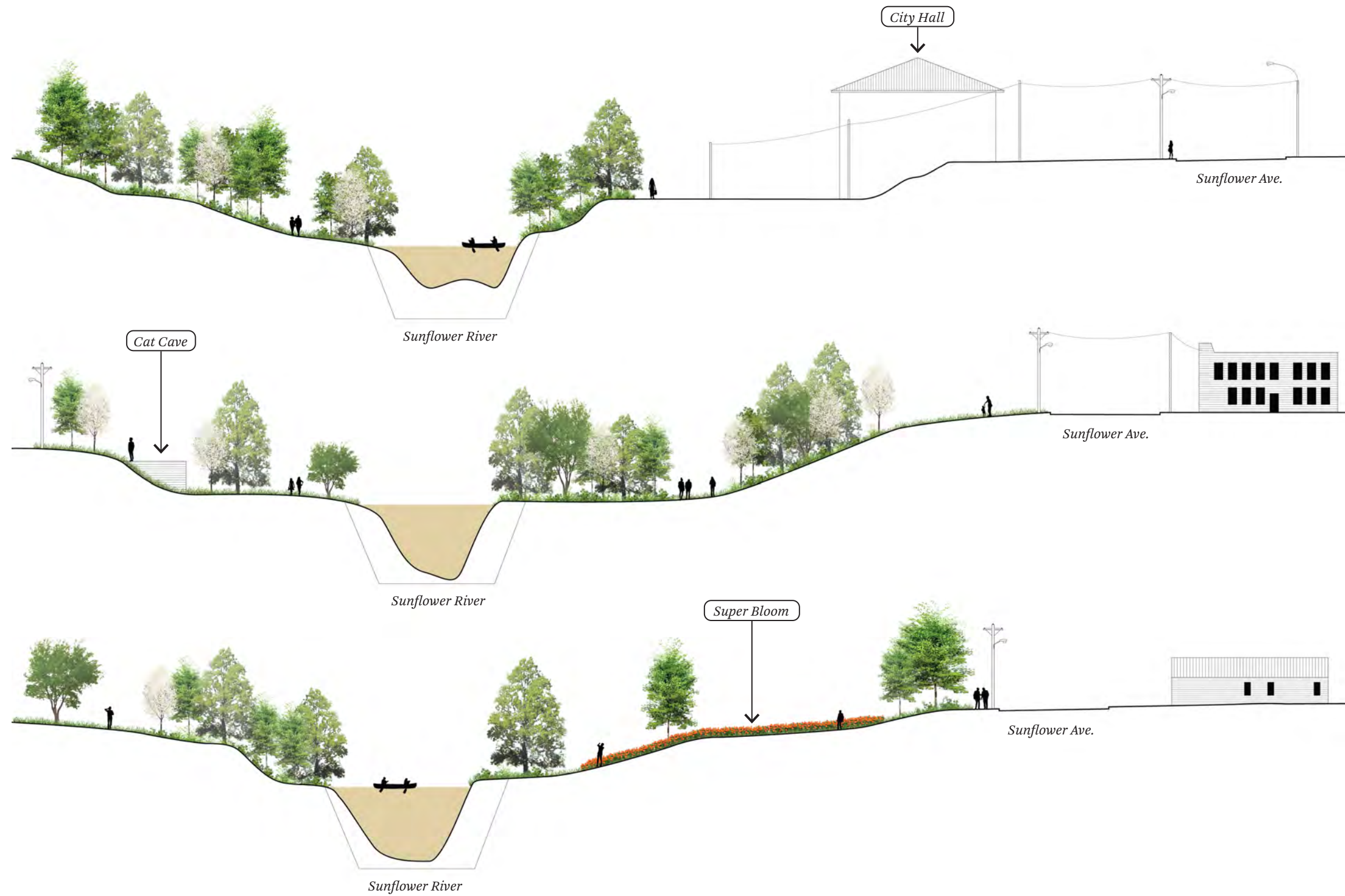
Ground Floor

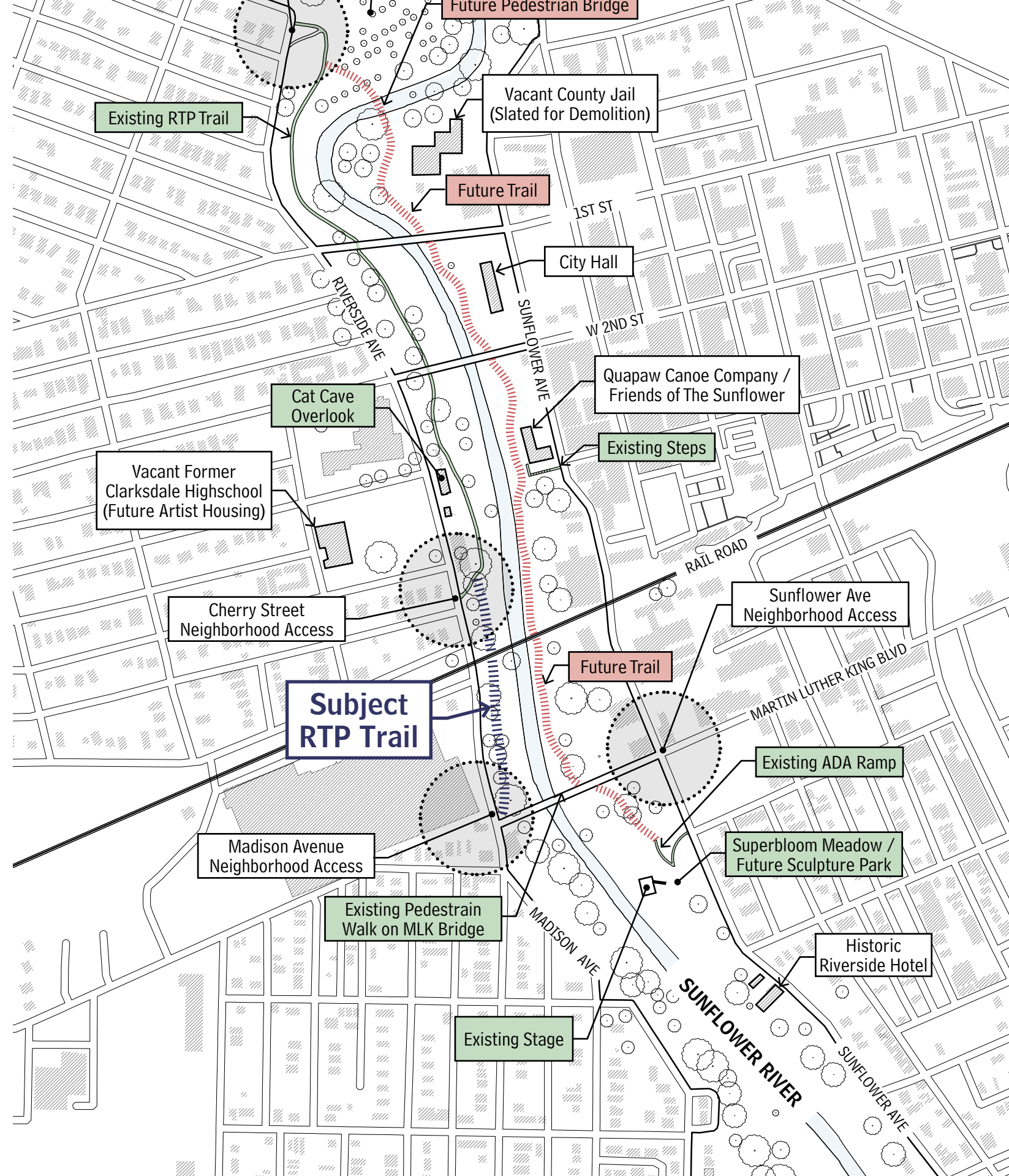




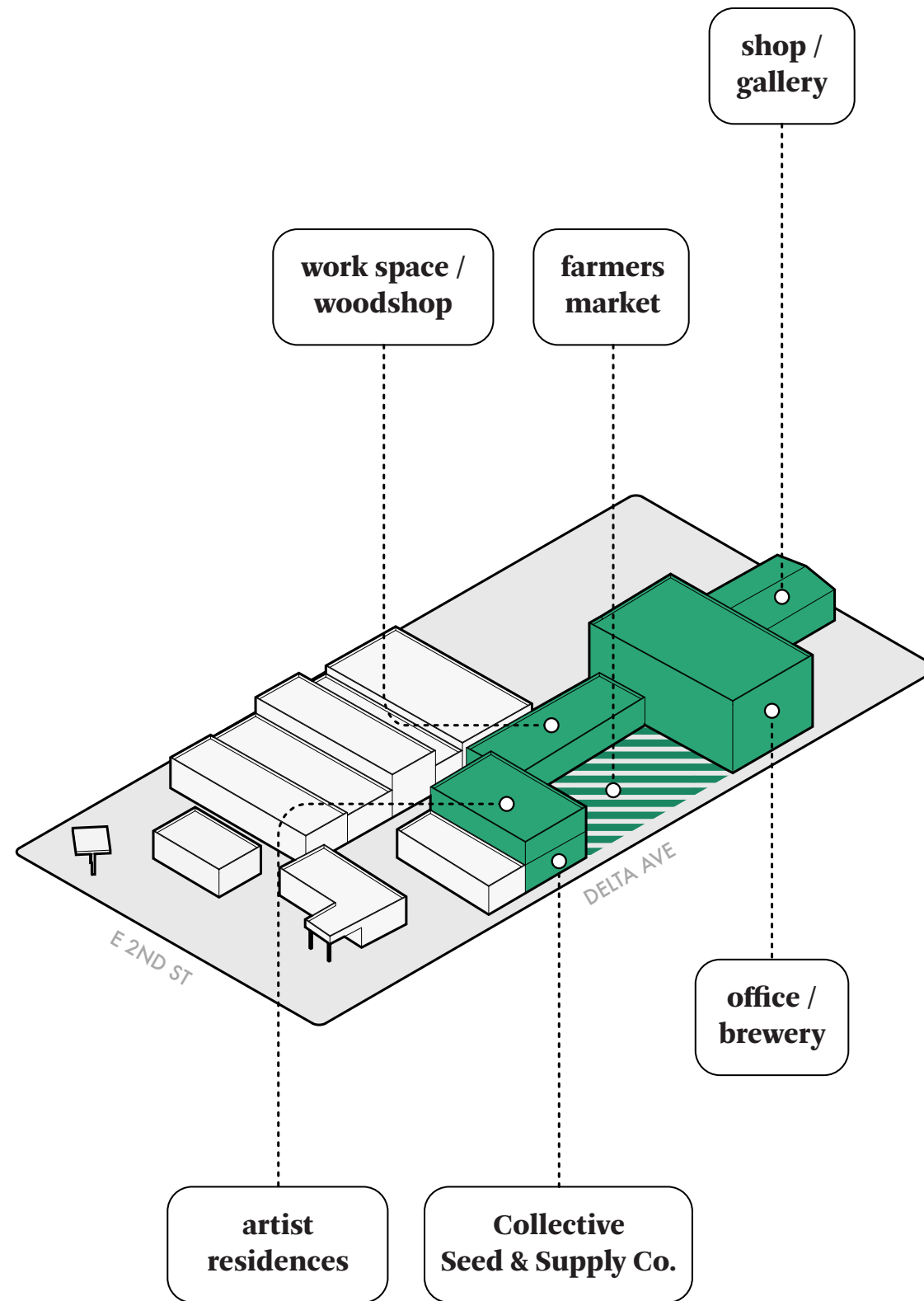












**shop /
gallery**

**work space /
woodshop**

**farmers
market**

**office /
brewery**

**artist
residences**

**Collective
Seed & Supply Co.**

E 2ND ST

DELTA AVE

