URBAN GRASSLANDS

STRATEGIES FOR VACANT LOTS
AT THE CITY SCALE
CURRENT SCHEME: MOWING

$25/CUT

18 CUTS/YEAR

2300+ NORA LOTS = $1,000,000+ EACH YEAR
NORA PROPERTIES
MARKET VALUE ANALYSIS
NORA PROPERTIES
VALUE + TOPOGRAPHY
NORA PROPERTIES
CHARACTERISTICS

LOW MARKET VALUES

LOW-LYING AREAS
AREAS OF IMPROVEMENT

PERCEPTION

PERFORMANCE
PROJECT GOALS

PERCEPTION
1. Stabilize neighborhoods with weak markets
2. Achieve a positive public reception of NORA improvements
3. Provide branding or identity for NORA's land management

PERFORMANCE

NEIGHBORHOOD
4. Improve the ecosystem services of NORA properties
   - habitat, water storage, microclimate creation
5. Mitigate issues of environmental justice

NORA
6. Lower long-term maintenance costs
7. Gather information for implementation at scale
Any building with an open code enforcement case was assumed vacant. Confirmation was attempted through on-site investigation.

16 TOTAL LOTS
7 - Corner Lots
9 - In-Block Lots

Selection varies by:
Lot typology
Location in neighborhood
Adjacent property context

* Any building with an open code enforcement case was assumed vacant. Confirmation was attempted through on-site investigation.
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LOTS 1-8
Between multiple occupied houses
More visually prominent locations

LOTS 9-16
Less densely populated blocks
Adjacent to major infrastructure
STRATEGY DESIGN
GENTILLY - ST ROCH
STRATEGY SPECTRUM

IMPACT:
Neighborhood Perception

FACTORS:
LOWER Initial Investment
HIGHER Long-term Maintenance
LESS Long-term Landscape Elements
MORE Branding value initially

IMPACT:
Environmental and Maintenance Value

FACTORS:
HIGHER Initial Investment
LOWER Long-term Maintenance
MORE Long-term Landscape Elements
LESS Branding value initially

Wildflower Lawn
Flowering Trees and Lawn
Perennial Meadow
Cypress Trees
WILDFLOWER LAWN

SEASONALITY:

implementation

seeding

display

flowers

species under consideration

Chicory, Evening Primrose, Hardy Aster, Clover, Vetch, Bahia Grass

IMPLEMENTATION COST:

lower

higher

MAINTENANCE COST:

lower

higher

VISUAL IMPACT:

lower

higher

ECOSYSTEM SERVICES:

lower

higher

Chrysopsis mariana

Oenothera speciosa

Aster novae-angliae

Cichorium intybus

Bahia Grass
FLOWERING TREES AND LAWN

SEASONALITY:

- implementation
  -  j f m a m j j a s o n d
- seeding
- trees

display
- trees
- flowers

species under consideration
Sweetbay Magnolia, Eastern Redbud, Fringe Tree, same species as Wildflower Lawn

IMPLEMENTATION COST:

- lower
- higher

MAINTENANCE COST:

- year 3
- initial
- higher

VISUAL IMPACT:

- lower
- initial
- year 3
- higher

ECOSYSTEM SERVICES:

- lower
- initial
- year 3
- higher
PERENNIAL MEADOW

SEASONALITY:

implementation

display

species under consideration

Little Bluestem, Bahia grass, Dwarf Fatahatchee Grass

IMPLEMENTATION COST:

lower

initial

year 2

higher

MAINTENANCE COST:

lower

year 2

initial

higher

VISUAL IMPACT:

lower

initial

year 2

higher

ECOSYSTEM SERVICES:

lower

initial

year 2

higher
CYPRESS GROVE

species under consideration
Bald Cypress

SEASONALITY:

implementation
annual seeding

display
perennial flowers

perennial seeding
flowers
trees

IMPLEMENTATION COST:
lower
higher

MAINTENANCE COST:
lower year 7
initial
higher

VISUAL IMPACT:
lower
initial
year 7
higher

ECOSYSTEM SERVICES:
lower
initial
year 7
higher

j f m a m j j a s o n d

initial annual seeding perennial seeding perennial flowers implementation display j j a s o n d

perennial seeding perennial flowers

lower
higher

lower
initial
year 7
higher
**PINE GROVE**

**species under consideration**
Loblolly Pine

**SEASONALITY:**

```
| j | f | m | a | m | j | j | a | s | o | n | d |
```

- implementation
- annual seeding
- perennial seeding
- display
- perennial flowers
- annual flowers

**IMPLEMENTATION COST:**
- lower
- higher

**MAINTENANCE COST:**
- lower year 10
- initial
- higher

**VISUAL IMPACT:**
- lower initial
- year 10
- higher

**ECOSYSTEM SERVICES:**
- lower
- initial
- year 10
- higher

**IMPLEMENTATION**

- initial
- year 10

**MAINTENANCE**

- initial
- year 10

**VISUAL IMPACT**

- lower initial
- year 10

**ECOSYSTEM SERVICES**

- lower
- initial
- year 10
### Project Organization

#### Branding + Identity

### First Phase

**Fencing**
- Horizontal Slat Fence - 4' Post Spacing
- Horizontal Slat Fence - 6' Post Spacing
- Woven Horizontal Slat Fence - 4' Post Spacing
- Woven Horizontal Slat Fence - 6' Post Spacing
- Variable Slat Picket Fence
- Galvanized Chain Link Fabric Fence - 2” Opening
- Galvanized Chain Link Fabric Fence - 1” Opening

**Color Schemes**
- Coffee Field - Warm Gray Accent - Flambe Orange Accent
- Warm Gray Field - Light Gray Accent
- Light Gray Field - Warm Gray Accent
- Flambe Orange Field - Off White Accent
- Off White Field - Flambe Orange Accent
- Light Gray Field - Flambe Orange Accent

**Annual Seed Mixes**
- Primary Seed Mix
- Alternate Seed Mix
- Mixed Cosmos Seed Mix
- Single-Color Cosmos Seed Mix
- Mixed Zinnia Seed Mix
- Single-Color Zinnia Seed Mix
- Pre-Packaged Seed Mix
- Herb-Based Seed Mix

### Performance + Perception

**Second Phase**

**Site Preparation**
- Mowing and Raking
- Soil Scraping
- Solarization

**Planting Techniques**
- Weed Suppressing Seed Medium - Sawdust
- Weed Suppressing Seed Medium - Bagasse
- Seed Drilling

**Tree Species**
- Taxodium distichum - #15
- Taxodium distichum - #7
- Pinus taeda - #3
- Cercis canadensis - #15
- Chionanthus retusus - #15
- Magnolia virginiana - #30
- Magnolia virginiana - #15

**Perennial Seed Mixes**
- Primary Wildflower Lawn Seed Mix
- Alternate Wildflower Lawn Seed Mix
- Perennial Meadow Seed Mix

**Bioswale Plantings**
- Louisiana Iris - Rush Mixed Planting
- Seeded Bahia Grass

### Evaluation

**Costing**
- Line Item Costs Defined per SF
- Each Combination of Variables per Lot
- Price vs. Longevity for Fence Types

**Social Acceptance**
- Neighborhood Interviews
- Perception Surveys
- Drive-by Evaluations

**Ecosystem Services**
- Provisioning Services
- Regulating Services
- Cultural and Amenity Services
- Habitat Services

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### Project Evaluation

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PERENNIAL SEED MIXES

SPECIES CONSIDERED

MONOCOTS

Schizachyrium scoparium - Little Bluestem
Tripsacum floridanum - Dwarf Fakahatchee Grass
Sorghastrum nutans - Yellow Indian Grass
Panicum virgatum ‘Cloud Nine’ - Switchgrass ‘Cloud Nine’
Panicum virgatum ‘North Wind’ - Switchgrass ‘North Wind’
Panicum virgatum - Cajun Prairie Switchgrass
Panicum virgatum ‘Brooksville Blue’ - Switchgrass ‘Brooksville Blue’
Panicum virgatum - Upland Switchgrass
Briza minor - Quaking Oats
Andropogon gerardii - Big Bluestem
Andropogon glomeratus - Bushy Bluestem
Andropogon ternarius - Split Beard Bluestem
Andropogon gyrans - Elliott’s Bluestem
Andropogon virginicus - Broomsedge Bluestem
Schizachyrium tenerum - Thin Leaf Bluestem
Agrostis hyemalis - Tickleglass
Agrostis scabra - Rough Bent Grass
Paspalum notatum - Pensacola Bahia Grass

COMPOSITES AND FORBS

Daucus carota - Queen Anne’s Lace
Aster novae-angliae - Dwarf Eclipta
Eryngium yuccifolium - Rattlesnake Master
Physostegia virginiana - White Obedient Plant
Coreopsis tinctoria - Plains Coreopsis
Cichorium intybus - Chicory
Phlox pilosa - Prairie Phlox
Bidens aristosa - Swamp Marigold
Erigeron philadelphicus - Marsh Fleabane
Pycnanthemum albscess - Mountain Mint
Pycnanthemum muticum - Bigleaf Mountain Mint
Pycnanthemum tenuifolium - Narrowleaf Mountain Mint
Tradescantia ohiensis - Ohio Spiderwort
Solidago odora - Sweet Goldenrod
Habranthus robustus - Pink Rain Lily
Kniphofia uvaria - Red Hot Poker
Baptisia sphaeroarpa - Yellow Wild Indigo
Baptisia alba - White False Indigo
Baptisia bracteata - Cream Wild Indigo
Gaura lindheimeri - Whirling Butterflies
Nicotiana alata - Flowering Tobacco
Aster praealtus - Willow Aster
Ruellia brittoniana - Dwarf Ruellia
Monardia fistulosa - Beebalm
Salvia lyrata - Lyre-Leaf Sage
Rudbeckia fulgida - Orange Coneflower
Rudbeckia subtomentosa - Sweet Black-Eyed Susan
Silphium x multiple species - Rosinweed
Clinopodium georgianum - Georgia Savory
Solidago rugosa - Roughleaf Goldenrod

Allium canadense - Wild Garlic
Zephyranthes sp. Labufferosa - La Bufa Rosa Rain Lily
Rodopiala bifida - Oxlood Lily
Verbena rigida - Stiff Vervain
Verbena bonariensis - Purple Top
Sympyotrichum dumosum - Bushy Aster
Sympyotrichum patens - Late Purple Aster
Sympyotrichum concolor - Silver Aster
Eurybia hemispherica - Southern Prairie Aster
PERENNIAL SEED MIXES

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**COMPOSITES AND FORBS**

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*Aster novae-angliae* - New England Aster  
*Eryngium yuccifolium* - Rattlesnake Master  
*Physostegia virginiana* - White Obedient Plant  
*Coreopsis lanceolata* - Plains Coreopsis  
*Cichorium intybus* - Chicory  
*Philox pilosa* - Prairie Phlox  
*Bidens aristosa* - Swamp Marigold  
*Erigeron philadelphicus* - Marsh Fleabane  
*Pycnanthemum alba* - Bigleaf Mountain Mint  
*Pycnanthemum muticum* - Bigleaf Mountain Mint  
*Pycnanthemum tenufolium* - Narrowleaf Mountain Mint  
*Tradescantia ohiensis* - Ohio Spiderwort  
*Solidago odora* - Sweet Goldenrod  
*Habranthus robustus* - Pink Rain Lily  
*Kniphofia uvaria* - Red Hot Poker  
*Baptisia sphaerocarpa* - Yellow Wild Indigo  
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*Baptisia bracteata* - Cream Wild Indigo  
*Gaura lindheimeri* - Whirling Butterflies  
*Nicotiana alata* - Flowering Tobacco  
*Aster praecactus* - Willow Aster  
*Ruellia brittoniana* - Dwarf Ruellia  
*Monarda fistulosa* - Beebalm  
*Salvia lyrata* - Lyre-Leaf Sage  
*Rudbeckia fulgida* - Orange Coneflower  
*Rudbeckia subtomentosa* - Sweet Black-Eyed Susan  
*Silphium x multiple species* - Rosinweed  
*Clinopodium georgianum* - Georgia Savory  
*Solidago rugosa* - Roughleaf Goldenrod

Characteristics: filter

TOO TALL FOR CONTEXT
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CHARACTERISTICS FILTER

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NOT AVAILABLE IN QUANTITY

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OTHER FACTORS
BLOOM PERIOD
TEXTURE
PERSISTANCE
AGGRESSIVENESS...
DIMENSIONS OF EVALUATION

Threshold of Public Acceptability

Relative Evaluation Scale

Baseline - Current Strategy
MUSIC STREET
LOT 15

CORNER OF INSTALLED FENCE

PERENNIAL SEED MIX B
-APPLIED BY SEED DRILLING
(32 93 00)

CENTRELINE OF TREE ROWS
TYPICAL

EXISTING TREE TO REMAIN
TYPICAL

TREE TRUNK, TYPICAL
-REFER TO 1/L2.11

MUSIC STREET

LOT 15
FLOWERING LAWN
PHASE 2

SPAIN STREET

LOT 6

PERENNIAL SEED MIX B
-APPLIED IN BAGASSE
SEED MEDIUM
(32 93 00)

PREVIOUSLY INSTALLED FENCE
EXISTING TREE TO REMAIN
TYPICAL