

## Tulane University planning to provide student housing at new Claiborne site

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A new apartment-style housing development for Tulane University students is being planned just across Claiborne Avenue from Tulane's Greer Field at Turchin Stadium.

As part of Tulane University's commitment to offering a holistic education through an unparalleled living and learning experience, the university hopes to house a mix of students, including graduate students, in a new apartment-style housing development that is being planned just across Claiborne Avenue from Tulane's Greer Field at Turchin Stadium.

The development, which is scheduled to open in Fall 2027, will house approximately 160 students in 39 units. The initial mix of undergraduate and graduate students has not yet been set. The development will also include a new home for the iconic Ted's Frostop diner, currently located at the corner of Claiborne Avenue and Calhoun Street. The project, which will be bordered by S. Claiborne Avenue, S. Miro Street and Calhoun Street, will provide an updated long-term home for Ted's Frostop within the new building, which will also incorporate both the existing Ted's Frostop sign and the beloved "Frostop Mug." Lot-o-Burgers and other menu offerings will be served as always.

"This is a disciplined, driven approach - one that aligns student housing needs with neighborhood priorities, activates an important corridor and reinforces the long-term vitality of the area," said Patrick Norton, Tulane's senior vice president and chief operating officer. "By combining a strong residential experience with the continuity of Ted's Frostop, we're investing in both our students and the neighborhood we share."

Tulane's Vice President of Student Affairs Sarah Cunningham called the planned development, "another milestone in Tulane's continued commitment to our students."

"This would advance the university's mission of educating the whole student through a dynamic living and learning environment near the uptown campus," Cunningham said.

The development will be built and owned by RCR Claiborne Venture, LLC (RCR), comprised of Robért Fresh Market family ownership and its related real estate investment company, RCR Ventures. If an agreement is finalized, Tulane would operate the residential portion of the development as a part of its larger student housing program and also provide on-site security for residents, creating additional security for the neighborhood.

RCR will ensure that the site is designed, in accordance with the city and neighborhood's zoning ordinances. The new building will comply with and, in many instances, exceed parking, noise, trash, height and density requirements, according to RCR, ensuring professional operations, maintenance and security.

Under the proposed agreement, the development team and Tulane would provide a temporary home during the construction phase for Ted's Frostop in a food truck that

would operate on campus and in the neighborhood. In addition to opportunities to operate the food truck, Ted's Frostop workforce will also be offered employment opportunities at the development team's existing grocery and food service businesses so that the employees - the fabric of the existing Ted's Frostop restaurant - can transition the restaurant into its new home upon completion of the project.