

Local entrepreneur plans for nine-acre development near Bayou St. John and Lafitte Greenway

Posted by Alicia Serrano at 11:21 am business, Featured, land use
From the Mid City Messenger

<http://midcitymessenger.com/2015/07/01/local-entrepreneur-plans-for-nine-acre-development-near-bayou-st-john-and-lafitte-greenway/>

Jul01 2015



Sidney Torres purchased a nine-acre property near Bayou St. John and along the Lafitte Greenway. (photo via Capital IV).

A local entrepreneur has bought a swath of former railroad land that runs along the Lafitte Greenway to Bayou St. John, and he plans to turn it into a major mixed-use development.



Sidney Torres IV (via IV Capital)

The nine-acre, 380,000 square foot plot of land was purchased by Sidney Torres IV, the entrepreneur known for his lemon-scented trash pickup Hurricane Katrina and the recent creation of an app designed to increase police response times in the French Quarter.

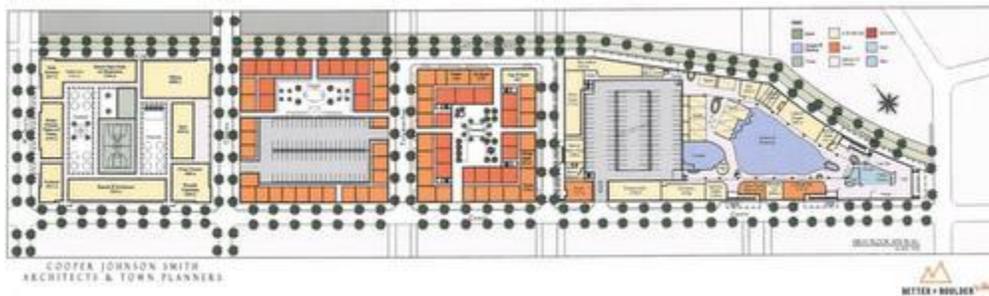
The property is directly behind Rouses supermarket on North Carrollton Avenue, and extends near Bayou St. John.

According to a press release, the property was sold to Torres on Friday. According to Torres, the purchase price of the nine-acre lot is confidential.

Funded by Torres' private-investment firm [IV Capital](#), Torres and developers plan to develop the site into "a high-end mixed use residential and commercial community," the release states.

"I would like to see something that blends in with the neighborhood and will complement it," Torres said, when asked what kind of developments he wished to see at the property.

Torres imagines "a community with apartments and houses, kayaks and paddle boards along the bayou, fire pits on the bank, children's playgrounds as well as bike paths, a gymnasium, café and boutique hotel," the release states.



(rendering via IV Capital)

A builder has already contacted Torres and the company about possibly developing two 80,000 square foot portions of the property into apartment buildings, the release states.

The release also states a potential plan to have parts of the development closed to traffic and instead provide walkways and bike paths.

"We can build houses so that the garage is in the rear and no cars are allowed on the bayou side," Torres is stated saying in the release.

Torres said he bought the site because it was “a unique piece of property.”

“I get more exhilarated every time I visit the Bayou St. John site. Its design and creation is an opportunity to do something genuinely unique to benefit our city,” Torres said in the release.

Torres said there are no final plans for the property yet, but in the mean time, he and developers will be hearing suggestions from the community.

“We hope to start sometime next year,” Torres said. “We will be meeting in taking suggestions from other developers and neighborhood groups.”