

# Florida Ave. Development

District D Meeting

LDG Development - HANO

July 23, 2020



# Objectives

- ▶ Share LDG's mission
- ▶ Share our current proposal for new development for Florida Ave.
- ▶ Discuss benefits to community and design preferences

## LDG's Mission

- ▶ Everyone deserves a quality place to call home
- ▶ Create a vibrant community in line with the community's vision
- ▶ Create long-term partnerships with the Upper Ninth Ward communities and neighbors

# LDG History



## ***The Muses***

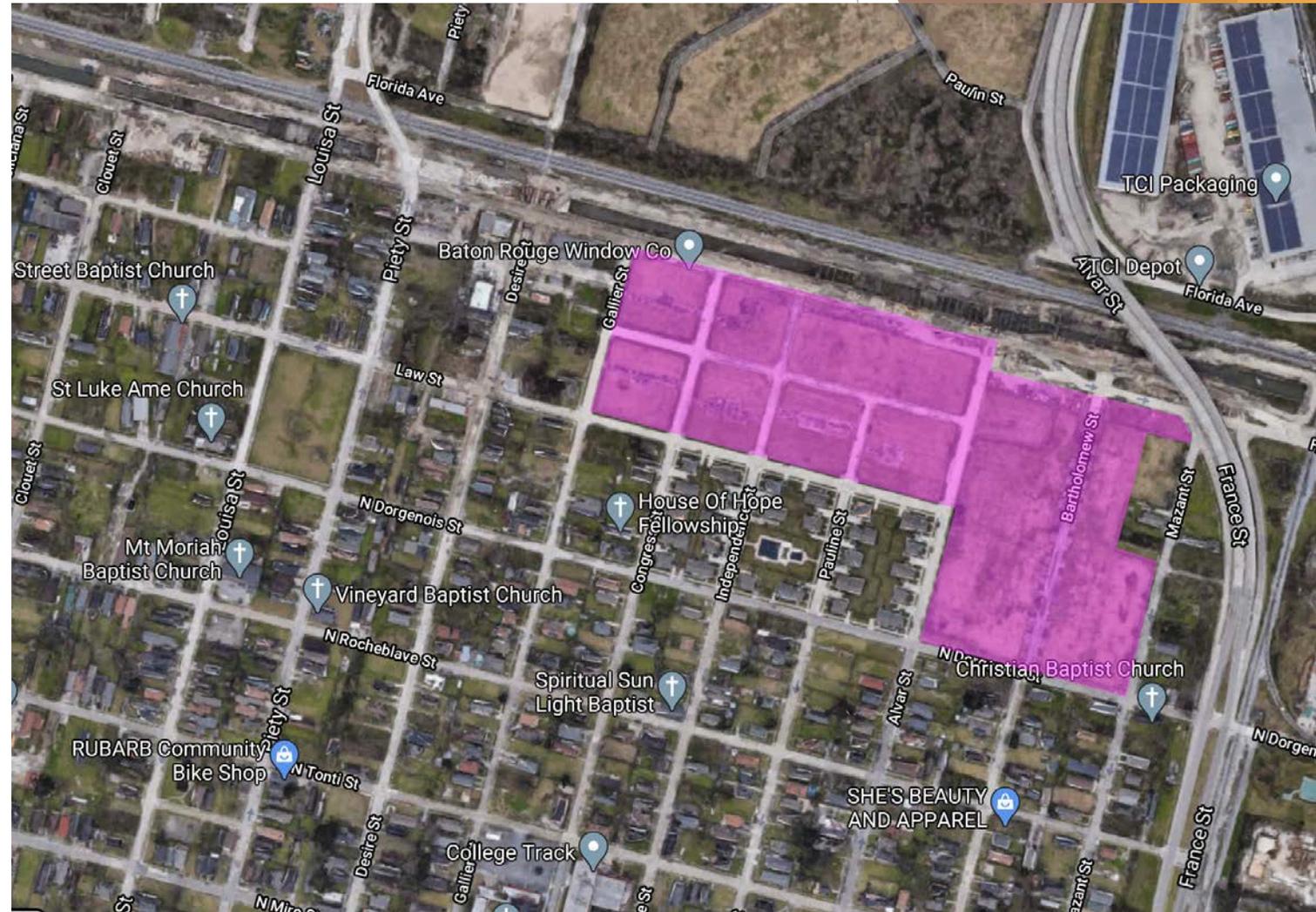
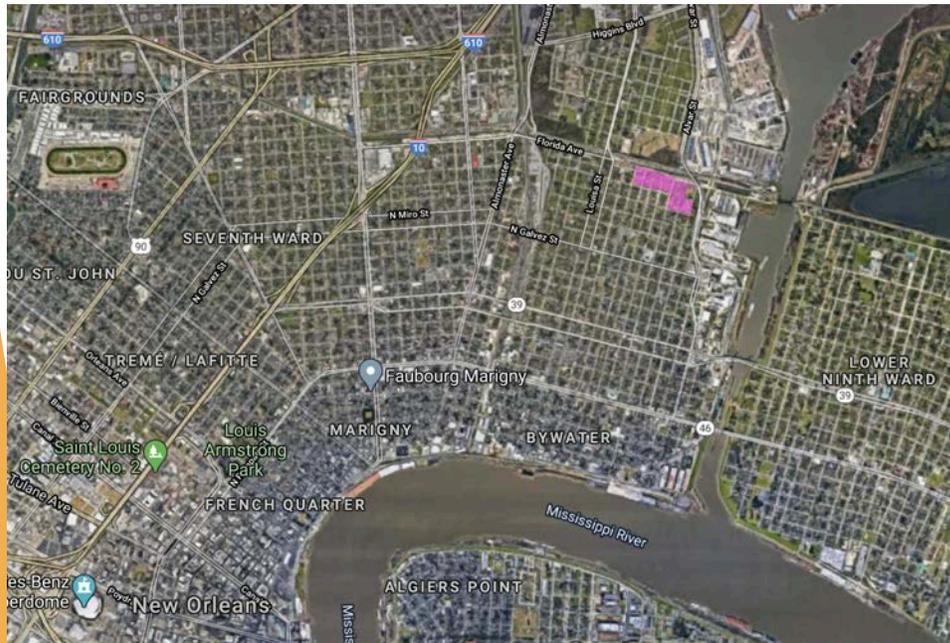
1740 Baronne St, New Orleans, LA 70113

Located at the intersection of Baronne St. and Felicity St. a block away from Houston's on St. Charles Ave.

- ▶ Established 1994
- ▶ Over 14,000 units created
- ▶ Louisiana Involvement
  - ▶ Developed The Muses, a 263-unit development in New Orleans
  - ▶ Developed 1,300+ units across southern Louisiana
- ▶ Other Active Developments:
  - ▶ The Christopher Park redevelopment in District C

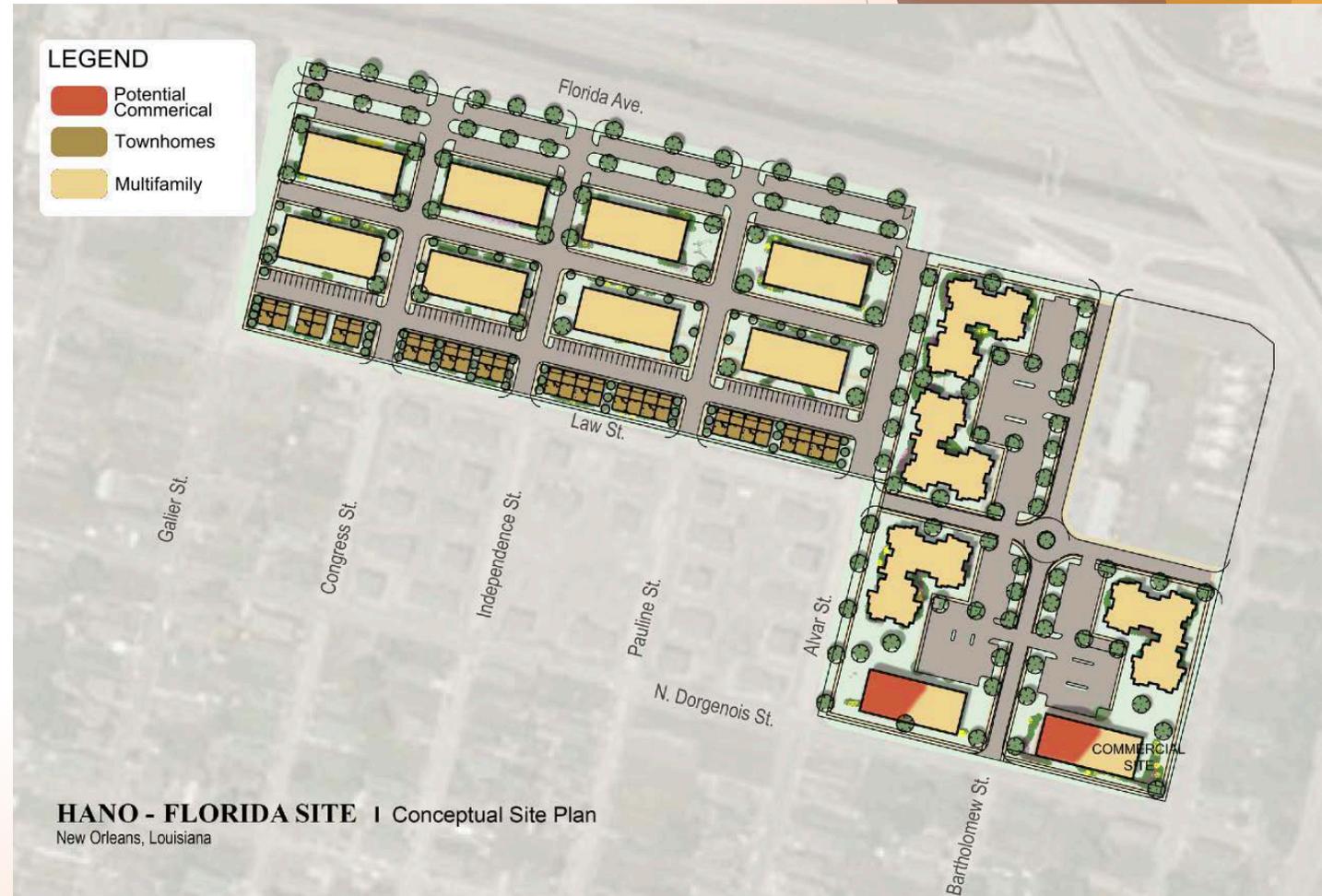
# Site Location

- ▶ In the Upper Ninth Ward
- ▶ Bounded by Florida Ave, Mazant St., N. Dorgenois St, Alvar St., Law St., and Gallier St.



# Neighborhood Improvements

- ▶ Improving infrastructure:
  - ▶ Sidewalks
  - ▶ Stormwater resiliency
  - ▶ Added tree canopy
  - ▶ Street and Pedestrian lighting
- ▶ Improving vehicle and pedestrian safety
- ▶ Adding variety of housing choices
- ▶ Potential to add retail
- ▶ Catalyzing further economic development
- ▶ Construction and permanent jobs in the neighborhood



# Concept Design

- ▶ Apartments
- ▶ Townhomes
- ▶ Clubhouse
  - ▶ Business Center
  - ▶ Fitness Center
  - ▶ Community Room
- ▶ Potential to add commercial space
- ▶ Greenspace
  - ▶ Playground
  - ▶ Dog Park
- ▶ Adding tree canopy
- ▶ Accessible to public transit
- ▶ Street and pedestrian lighting
- ▶ Connected and walkable



# General Development Timeline



# Design Ideas

Use the “Chat Function” and type in your favorite two pictures.



# Next Steps

- ▶ HANO will post recording
- ▶ We will review your feedback. Other comments can be mailed to the following address:
  - LDG Development
  - 414 Union St., Suite 1900
  - Nashville, TN 37219
- ▶ Another community meeting in late August/early September
- ▶ Questions?
  - ▶ Use “Chat function” to inform us you have a question.
  - ▶ We will un-mute participants with questions in order.
  - ▶ After we answer the questions from the “Chat” we’ll take questions from those on the phone.