

Florida Ave. Development

District D Meeting

LDG Development - HANO

April 15, 2021





Objectives

- ▶ Share LDG's mission
- ▶ Share our current proposal for the 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 Upper Ninth Ward communities and neighbors



LDG History



The Muses

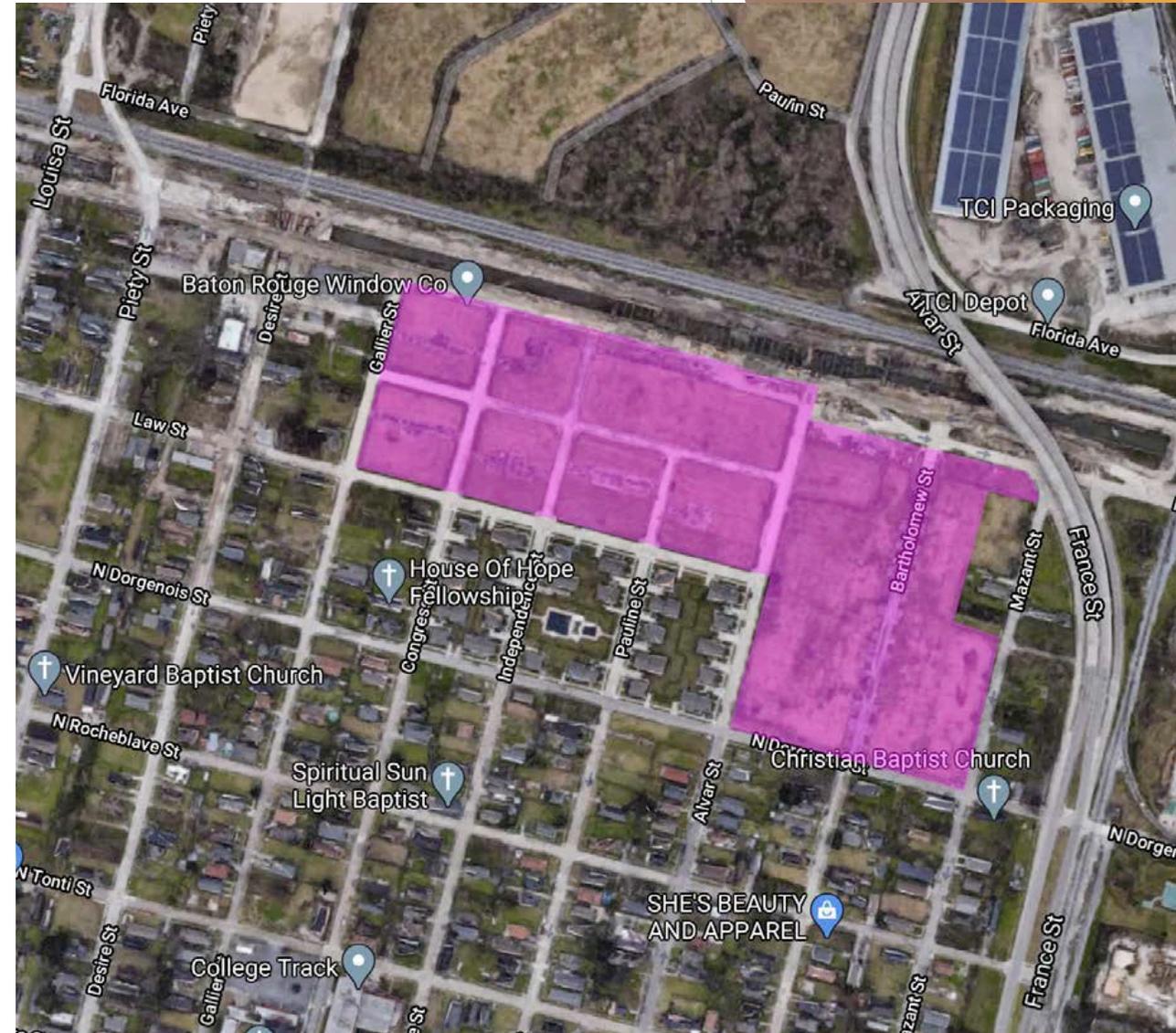
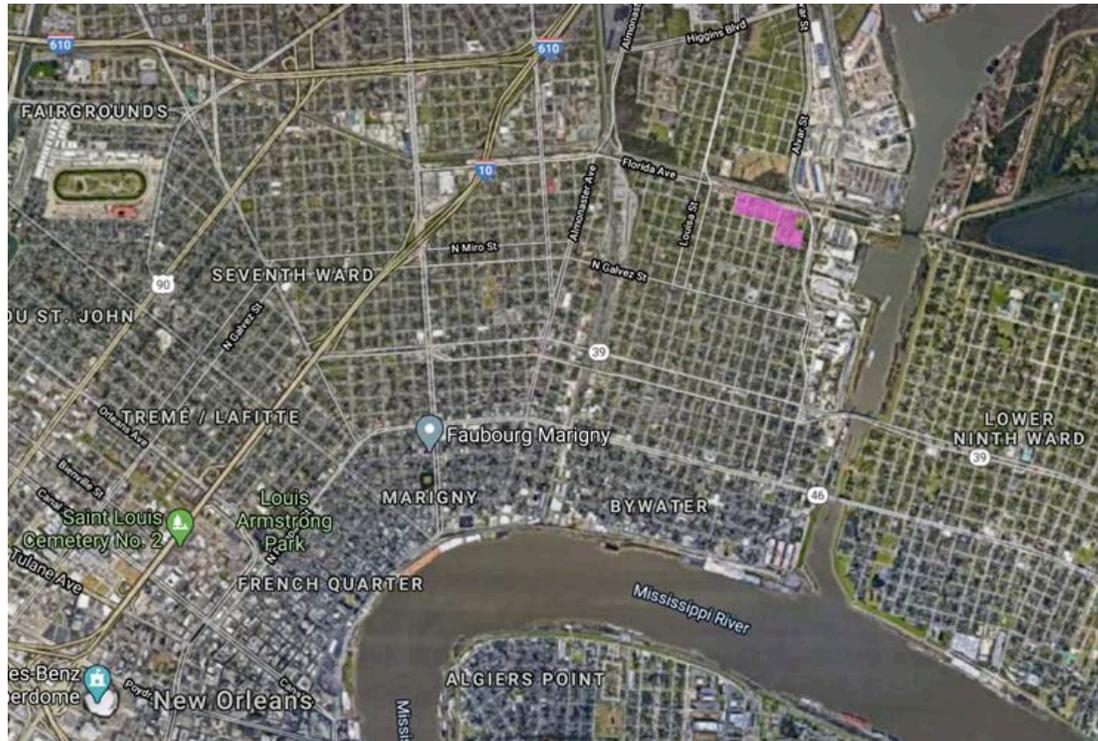
1740 Baronne St, New Orleans, LA 70113

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

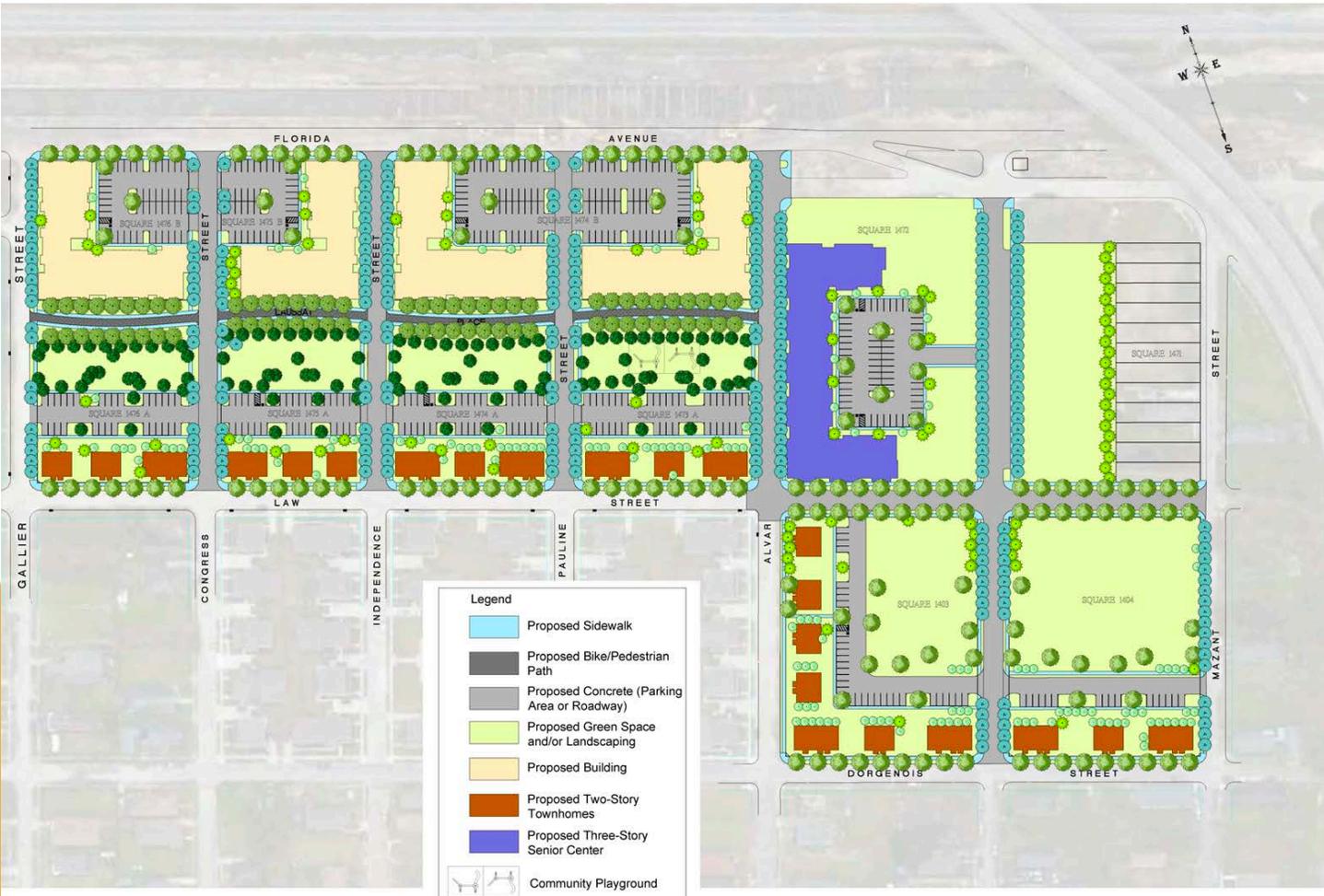
- ▶ Established 1994
- ▶ Over 17,000 units created
- ▶ Louisiana Involvement
 - ▶ Developed The Muses, a 263-unit development in New Orleans
 - ▶ Developed 1,500+ units across southern Louisiana
- ▶ Other Active Developments:
 - ▶ Christopher Park redevelopment in District C

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
- ▶ Street connectivity
- ▶ 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





Environment Sustainability

- ▶ Enterprise Green Community Standards
- ▶ EnergyStar certified buildings and design
- ▶ EnergyStar rated appliances
 - ▶ Refrigerator
 - ▶ Microwave
 - ▶ Oven/Stove
 - ▶ Garbage disposal
 - ▶ Ceiling fans
- ▶ Tree canopy
- ▶ Bike Storage
 - ▶ Possible connection with Relay Bikes

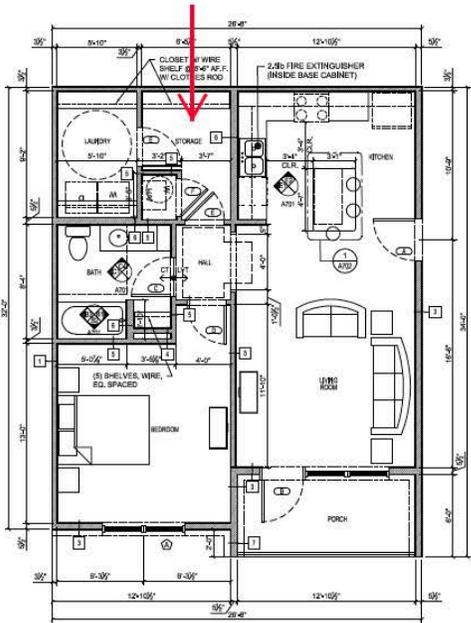


Updates

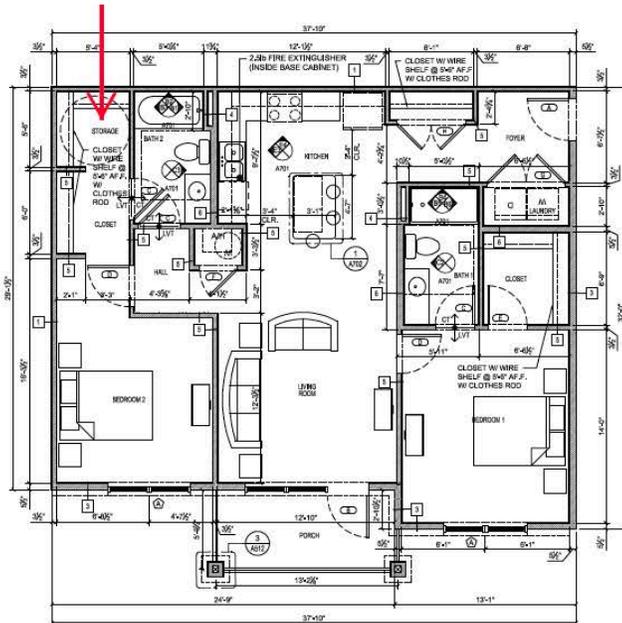
- ▶ Bike racks and shelters throughout
- ▶ In-unit storage



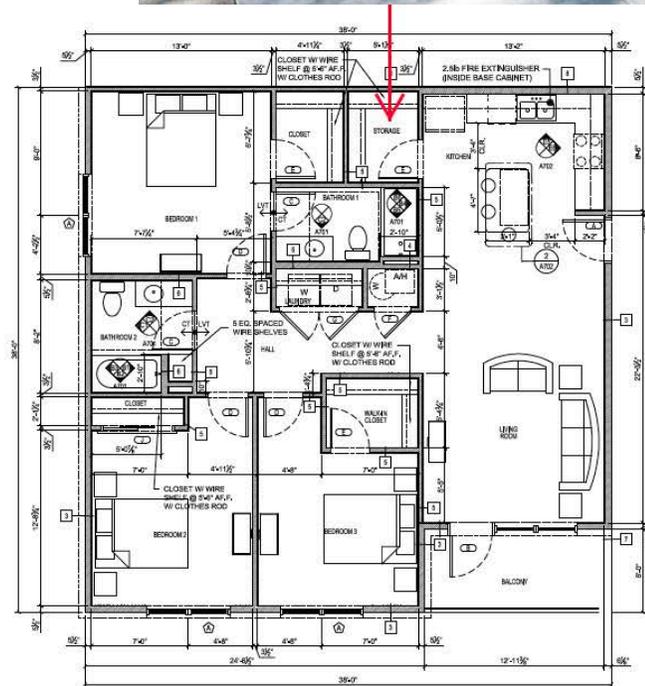
Covered bike racks to protect bikes from the elements. Locks to be provided by tenants.



A
A121
1BR
SCALE: 1/4" = 1'-0"



B
A121
2BR
SCALE: 1/4" = 1'-0"



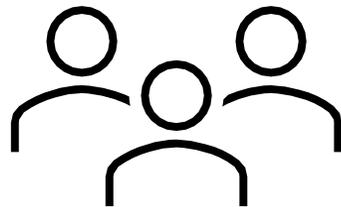
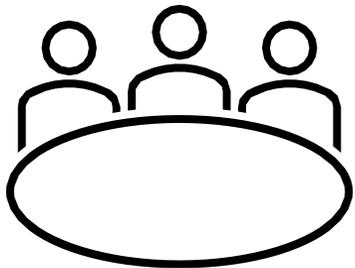
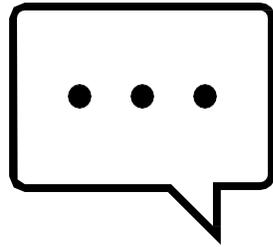
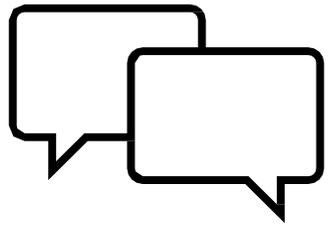
C
A121
3BR
SCALE: 1/4" = 1'-0"

*Plans taken from another LDG property with in-unit extra storage. Florida Ave. could have a similar interior layout, but with a larger New Orleans-style porch.

General Development Timeline



Next Steps



- ▶ HANO will post recording
- ▶ We will review your feedback
- ▶ Provide occasional updates on HANO's website until groundbreaking and throughout construction.
- ▶ 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.

Conceptual Site Plan



Conceptual Rendering of Multifamily Buildings



1 Elevation - Front
SDZ.01 1/8" = 1'-0"



2 Elevation - Side - Left
SDZ.01 1/8" = 1'-0"



3 3D View 1
SDZ.01



Conceptual Rendering of Multifamily Senior Building



1 WEST ELEVATION
SD201 3/32" = 1'-0"



2 SOUTH ELEVATION
SD201 3/32" = 1'-0"



3 3D View 1
SD201

