

# Florida Ave. Development

District D Meeting

LDG Development - HANO

July 8, 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***

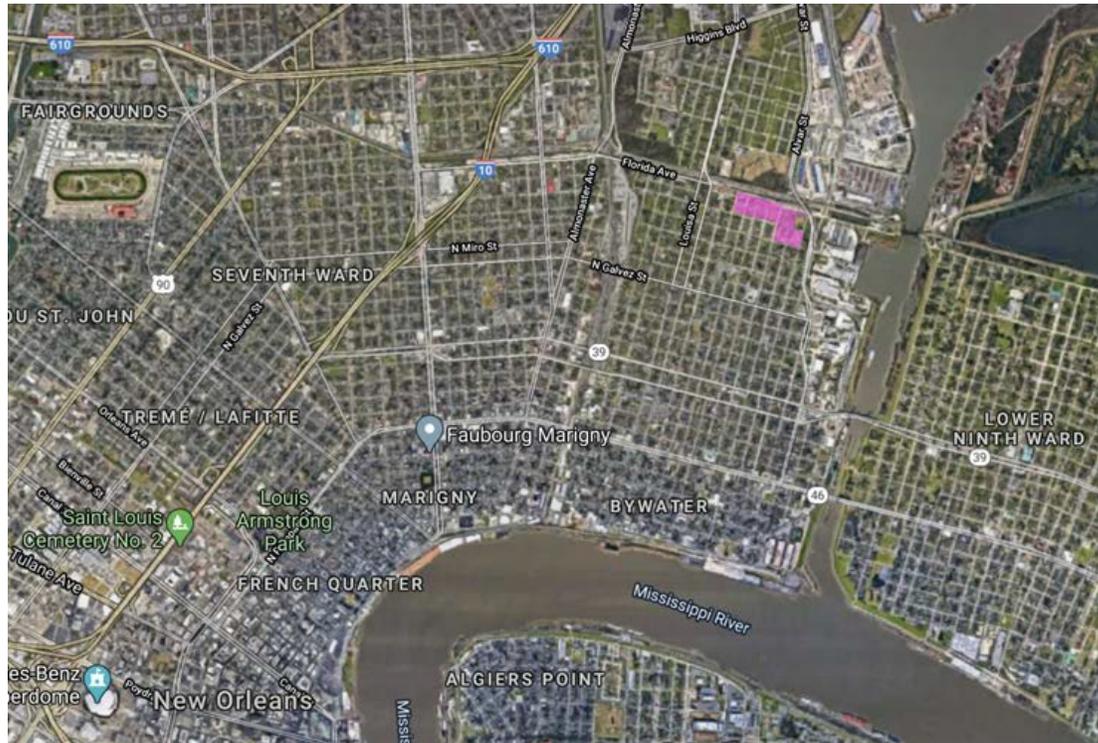
1740 Baronne St, New Orleans, LA 70113

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

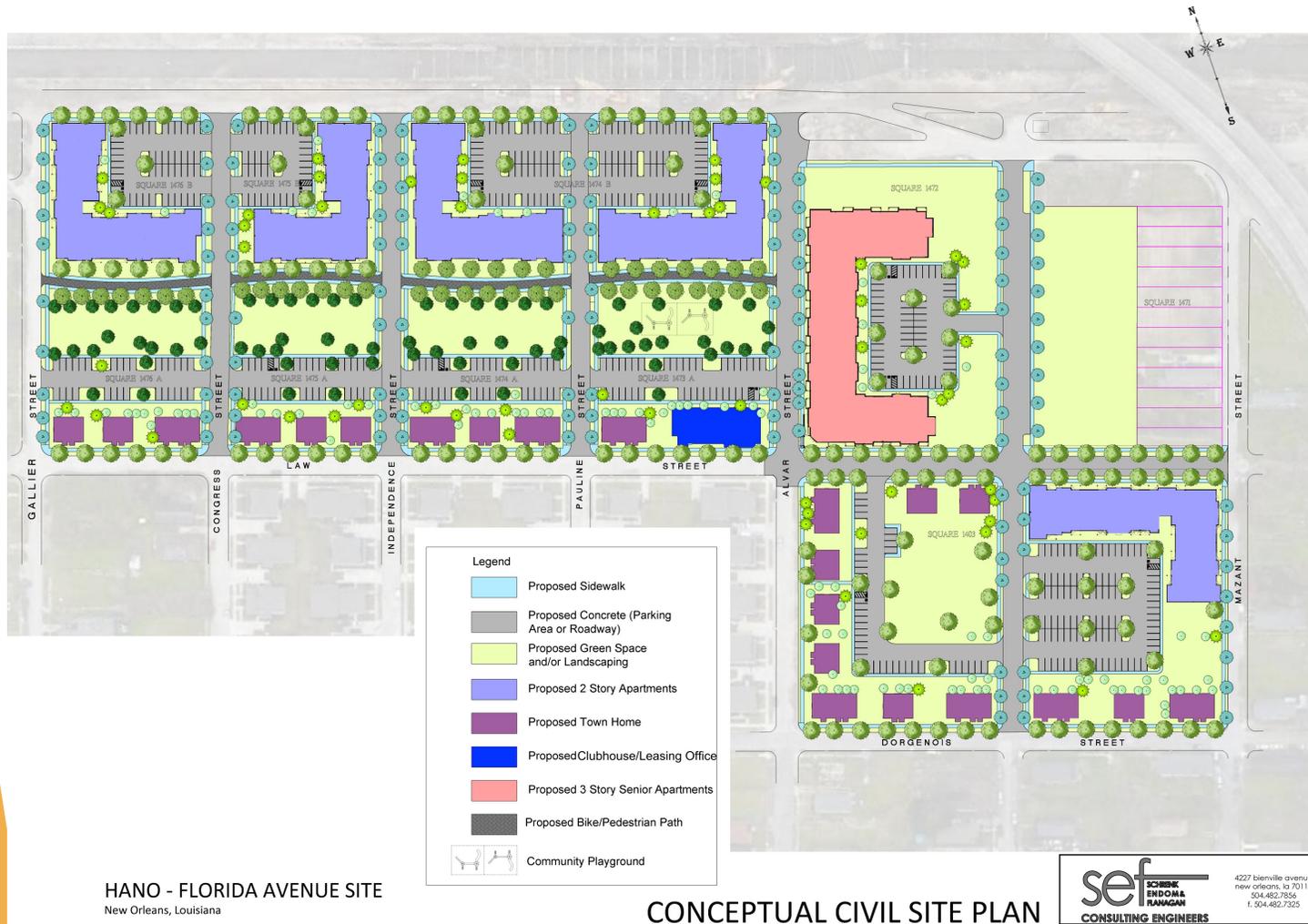
- ▶ Established 1994
- ▶ Over 17,000 units created
- ▶ Louisiana Involvement
  - ▶ Developed The Muses, a 263-unit development in New Orleans
  - ▶ Developed 1,500+ units across southern Louisiana
- ▶ Other Active Developments:
  - ▶ Christopher Park redevelopment in District C

# 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
- ▶ Proposing to add public greenway and greenspace
- ▶ Adding variety of housing choices
- ▶ Catalyzing further economic development
- ▶ Construction and permanent jobs in the neighborhood

# Concept Design

- ▶ Apartments
- ▶ Townhomes
- ▶ Clubhouse
  - ▶ Business Center
  - ▶ Fitness Center
  - ▶ Community Room
- ▶ Greenspace
  - ▶ Proposed greenway
  - ▶ 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

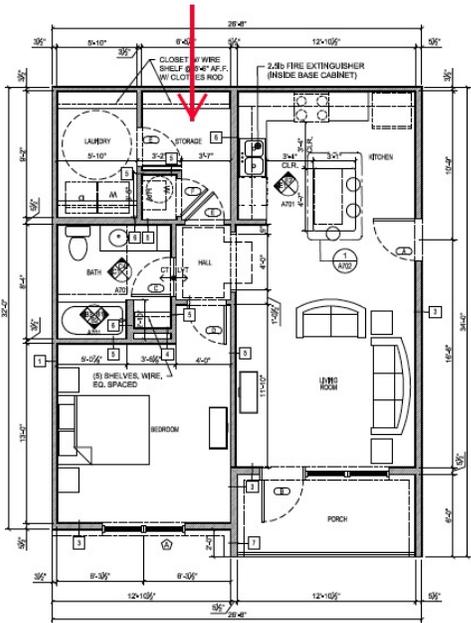


# Updates

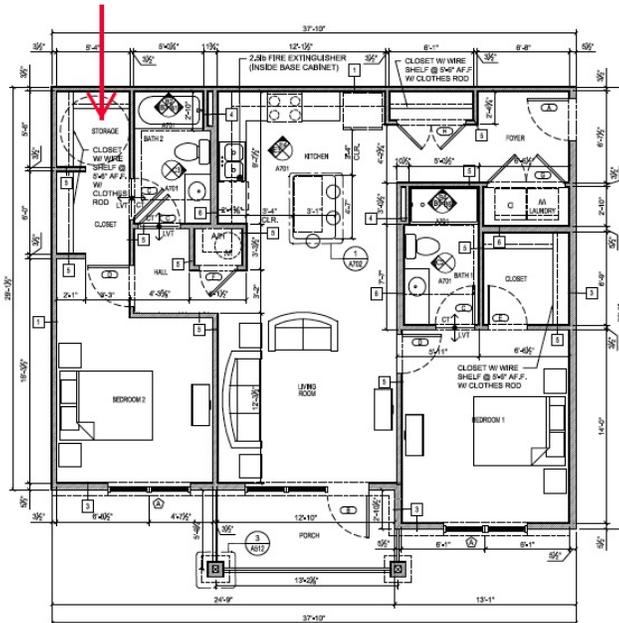
- ▶ Bike racks and shelters throughout
- ▶ In-unit storage
- ▶ Added senior building
- ▶ Reduced height of multifamily



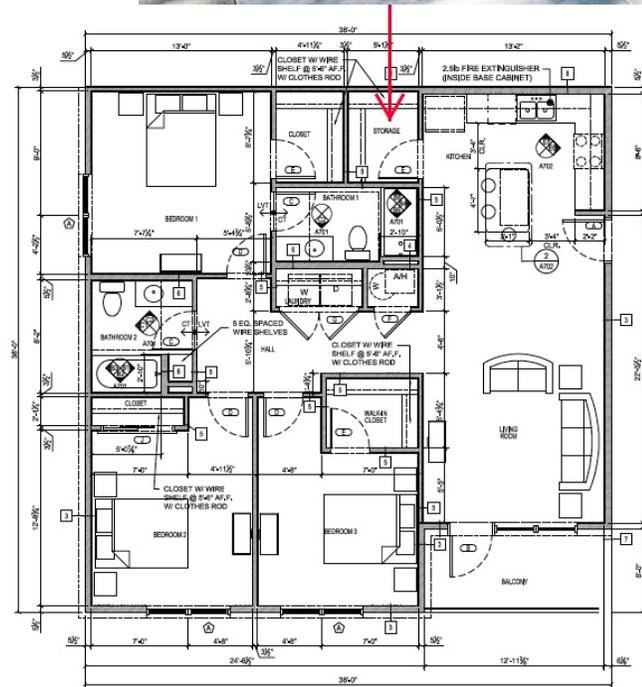
Covered bike racks to protect bikes from the elements. Locks to be provided by tenants.



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



**B**  
B121 2BR  
SCALE: 1/4" = 1'-0"



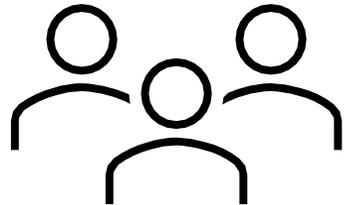
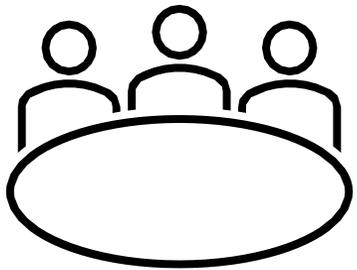
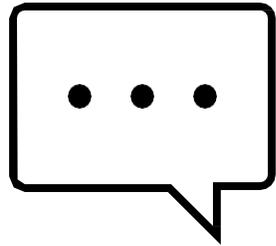
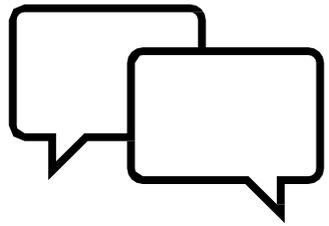
**C**  
C121 3BR  
SCALE: 1/4" = 1'-0"

\*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 feedback from tonight and other meetings to finalize site plan and prepare permit drawings
- ▶ 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



**Legend**

- Proposed Sidewalk
- Proposed Concrete (Parking Area or Roadway)
- Proposed Green Space and/or Landscaping
- Proposed 2 Story Apartments
- Proposed Town Home
- Proposed Clubhouse/Leasing Office
- Proposed 3 Story Senior Apartments
- Proposed Bike/Pedestrian Path
- Community Playground

HANO - FLORIDA AVENUE SITE  
New Orleans, Louisiana

CONCEPTUAL CIVIL SITE PLAN

**sef** SCHRIEK  
ENDOM &  
FLANAGAN  
CONSULTING ENGINEERS

4227 bienville avenue  
new orleans, la 70119  
504.482.7856  
f. 504.482.7325



1 Elevation - Front  
1/8" = 1'-0"



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



# Multifamily Conceptual Rendering No. 1



HANO - FLORIDA AVENUE SITE  
New Orleans, Louisiana

CONCEPTUAL CIVIL SITE PLAN





1 Elevation - Front  
S&S2.01 1/8" = 1'-0"



2 Elevation - Side - Left  
S&S2.01 1/8" = 1'-0"



# Multifamily Conceptual Rendering No. 2



HANO - FLORIDA AVENUE SITE  
New Orleans, Louisiana

CONCEPTUAL CIVIL SITE PLAN



# Conceptual Rendering of Senior Building



1 WEST ELEVATION  
0.0201 3/32" = 1'-0"



2 SOUTH ELEVATION  
0.0201 3/32" = 1'-0"

