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

- 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

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*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.
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
- 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

- Community Engagement: Summer 2020
- Start Permitting Process: Fall 2020
- Closing & Receipt of Permits: Late Winter 2020
- Ground Breaking & Start of Construction: Spring 2021
- Grand Opening: Late Winter 2022
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.