



Eskew+Dumez+Ripple

ARCHITECTURE
INTERIOR ENVIRONMENTS
URBAN STRATEGIES

SOUTH MARKET DISTRICT PARKLET

939 Girod Street

Design Advisory Committee

06 August 2014

SOUTH MARKET DISTRICT PARKLET
CITY OF NEW ORLEANS DESIGN ADVISORY COMMITTEE
06 August 2014

Summary

The South Market District Development is comprised of a five block area in the Central Business District, providing mixed-use amenities that include 700 new apartments, 200,000 SF of retail space and 1,300 parking spaces. Bounded by Loyola Avenue and straddling Girod Street, the development is transit-oriented and seeks to encourage pedestrian activity by providing a retail corridor that includes boutiques, restaurants, cafes and entertainment venues. The Park, which includes garage parking and retail, will be complete in November 2014. The Paramount, including residential and retail, will be complete in Spring of 2015.

One component of this corridor along Girod Street is an existing expanded portion of the sidewalk at the downriver, riverside corner of Girod Street and O'Keefe Avenue, adjacent to The Park development. The unique sidewalk condition results from the transition of Girod Street from a two-way to one-way street. Currently, the corner has a teardrop-shaped planted area, with shrubs and plantings. It is currently maintained by the Downtown Development District.

The proposed plans expand the use of the space to include public seating, shade and plantings.

Site Description

The parcel is located at the downriver, riverside corner of Girod Street and O'Keefe Avenue. The existing planted area is 1055 SF, surrounded by paved concrete sidewalks.

Planned improvements to the area encompass an area of 2043 SF and include slate bluestone pavers, a planted concrete bench with local, Parks and Parkways approved plantings, a wooden bench, and bicycle racks that accommodate 10 bicycles. The parklet will offer shade and public seating.

Site Maintenance

The Domain Companies is working with the City of New Orleans Division of Real Estate and Records to establish a Cooperative Endeavor Agreement to outline parklet maintenance.





Looking East on Girod Street from Loyola Avenue

SOUTH MARKET DISTRICT PICTORIAL VIEWS

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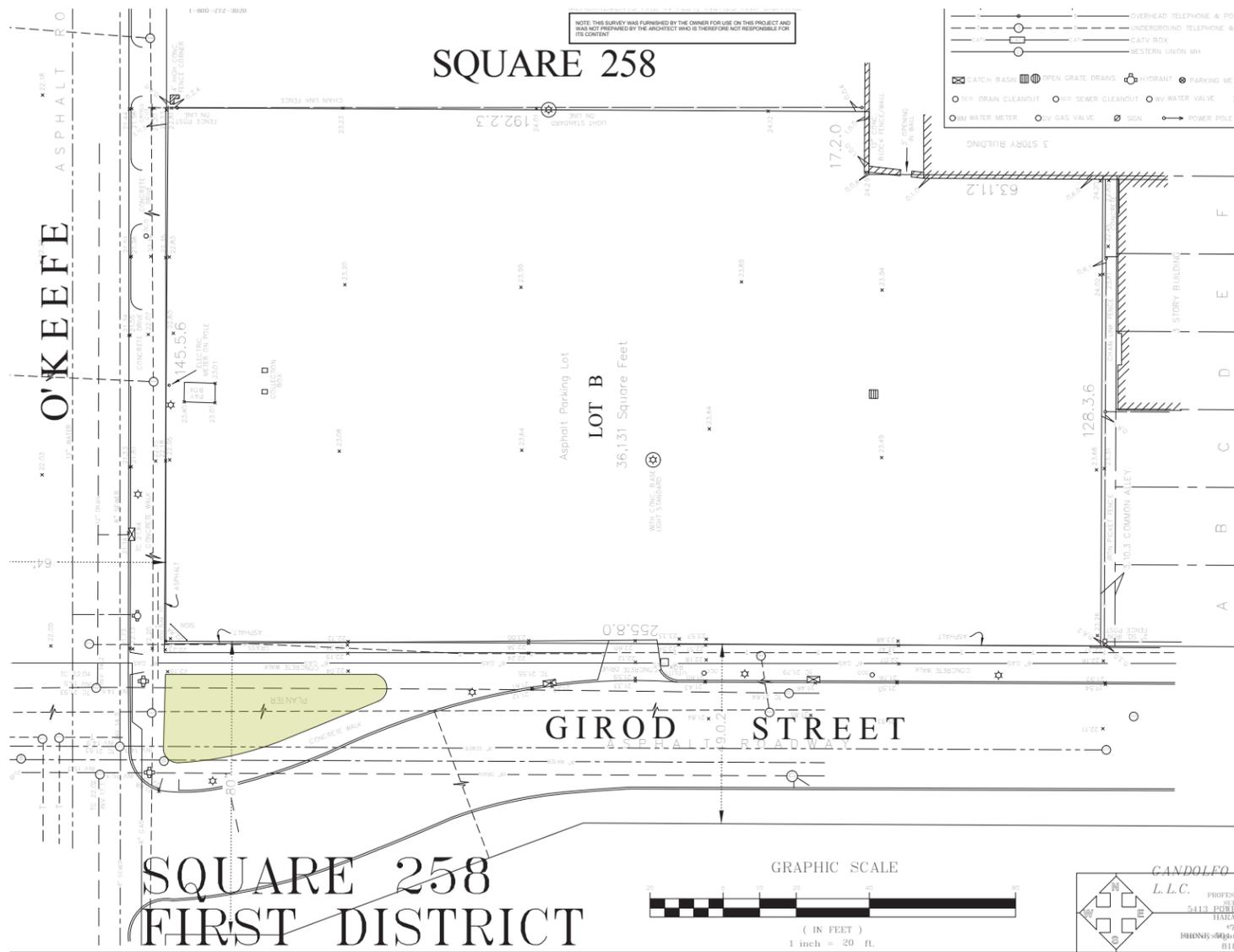
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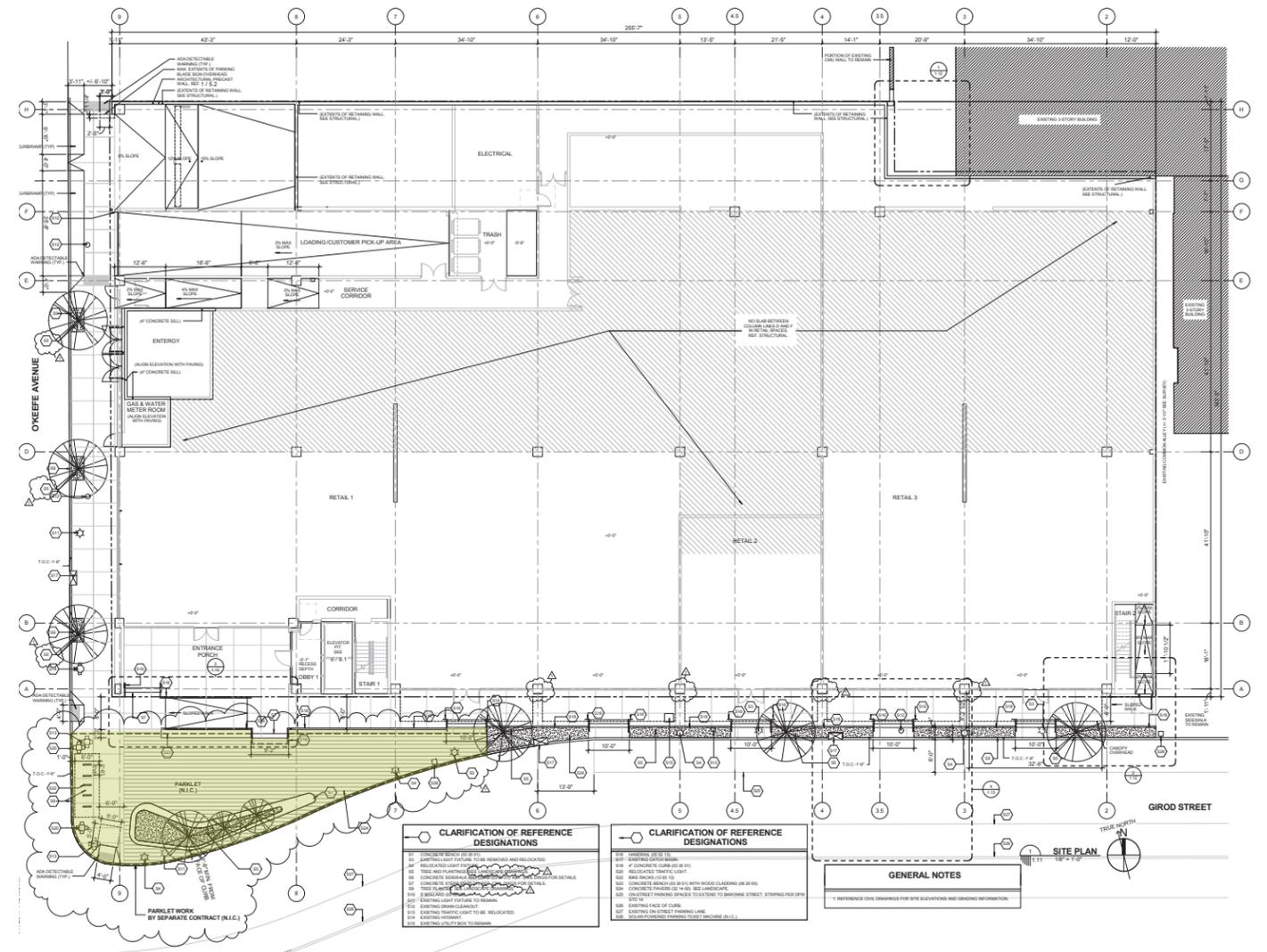
Looking East on Girod Street



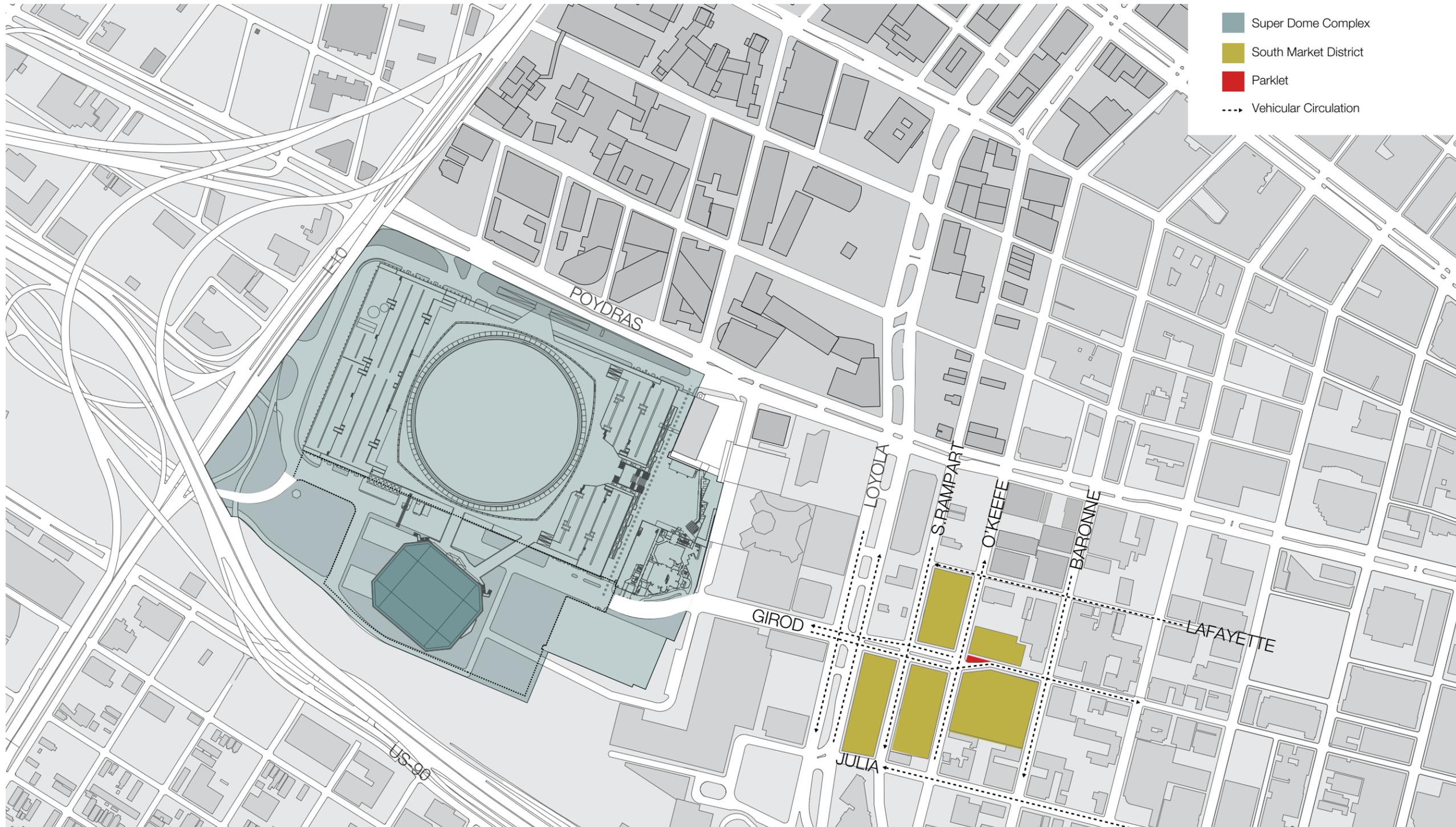
Looking West on Girod Street



EXISTING PLANTED AREA = 1055 SF



PROPOSED PARKLET AREA = 2243 SF



VEHICULAR AND PEDESTRIAN CIRCULATION DIAGRAM

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Aerial View of Parklet



Street View of Parklet

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Street View of Parklet

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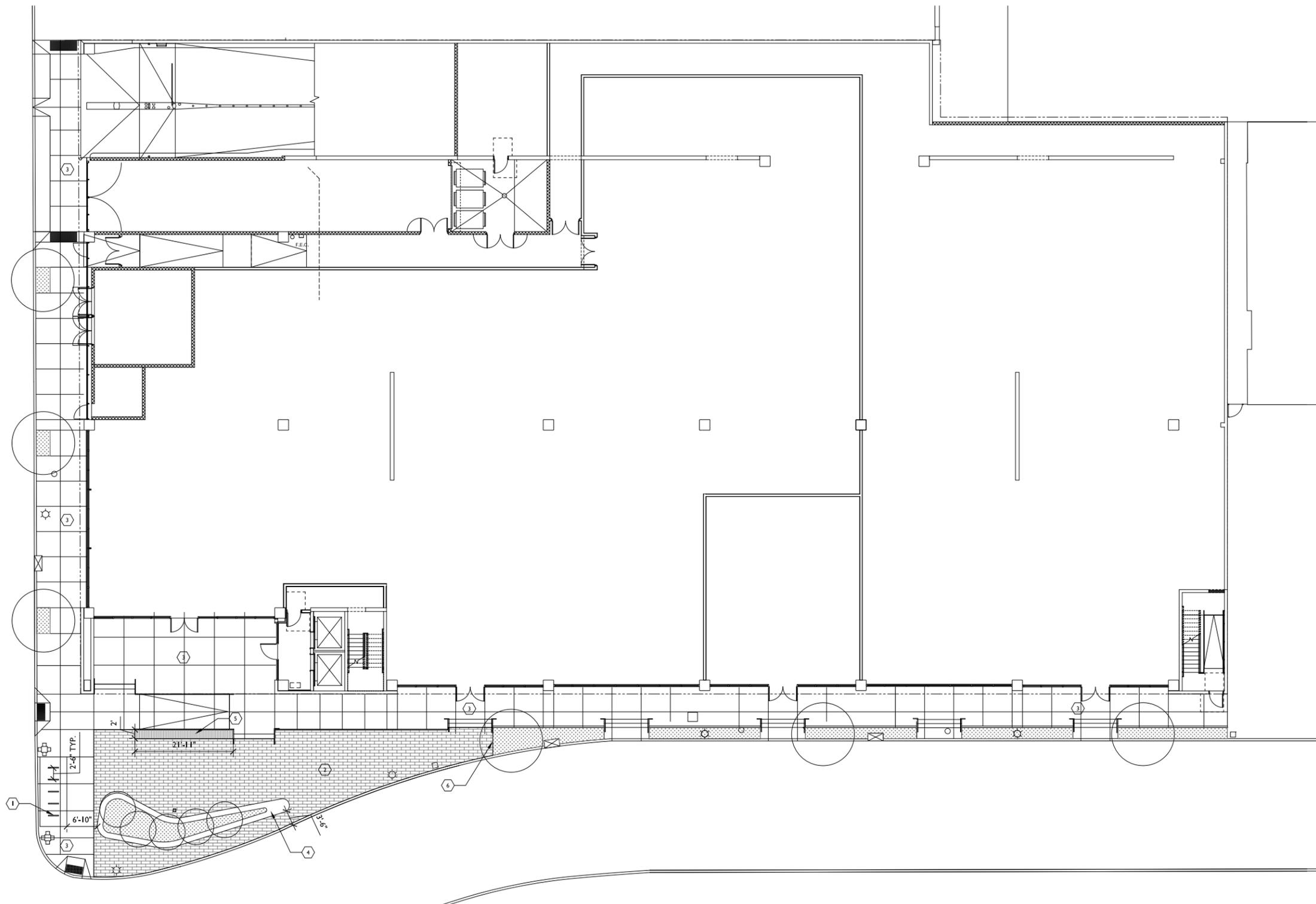
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SITE LANDSCAPE PLAN

SOUTH MARKET DISTRICT PARKLET

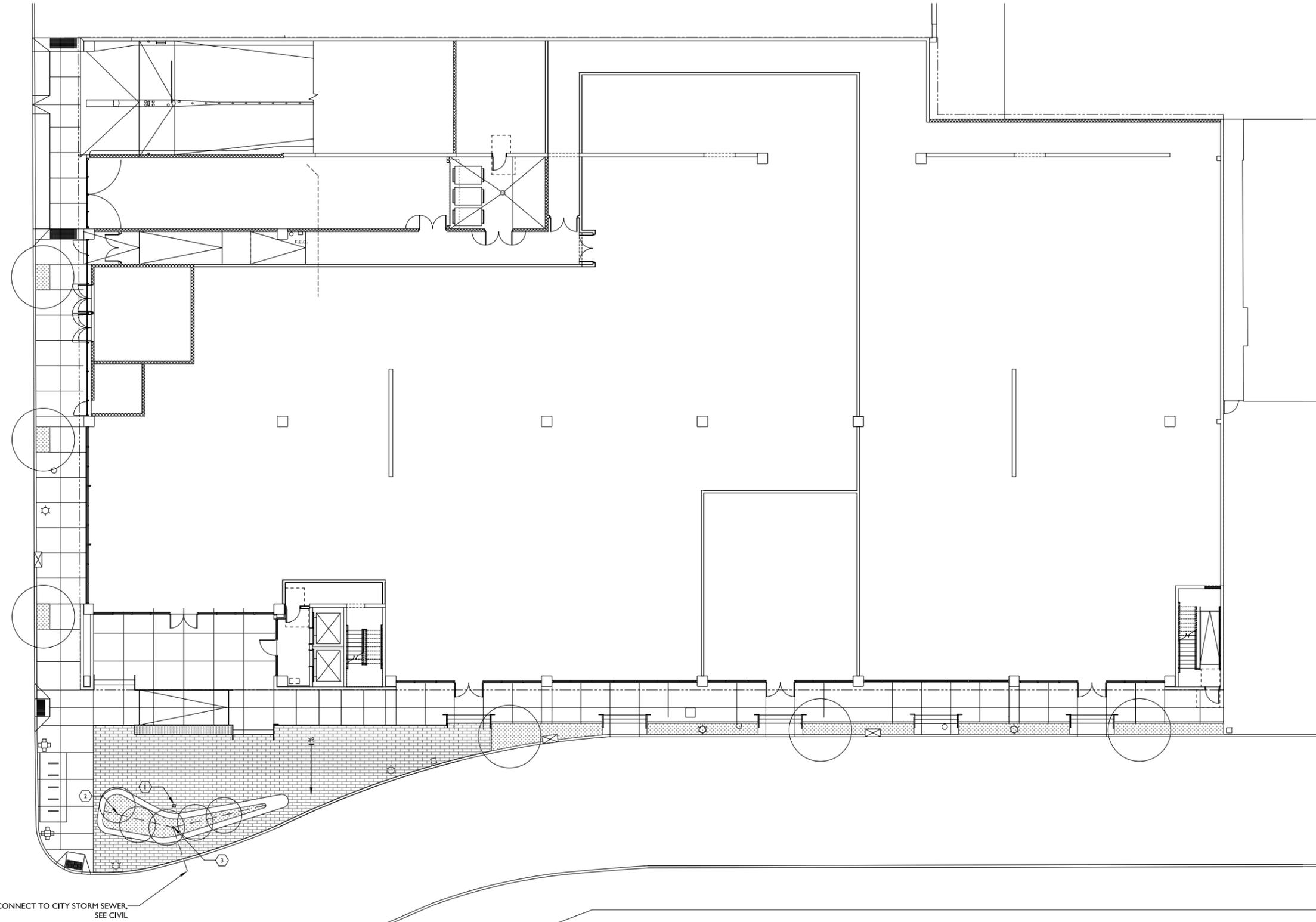
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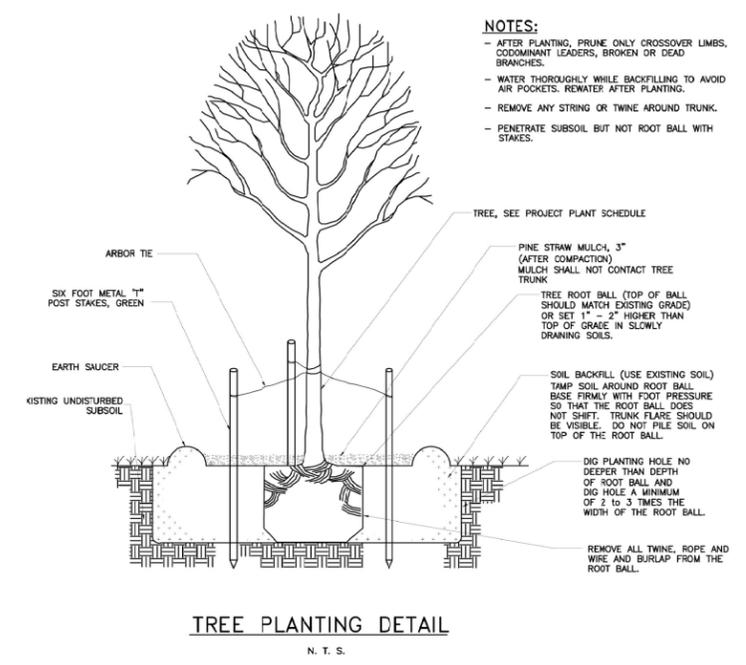
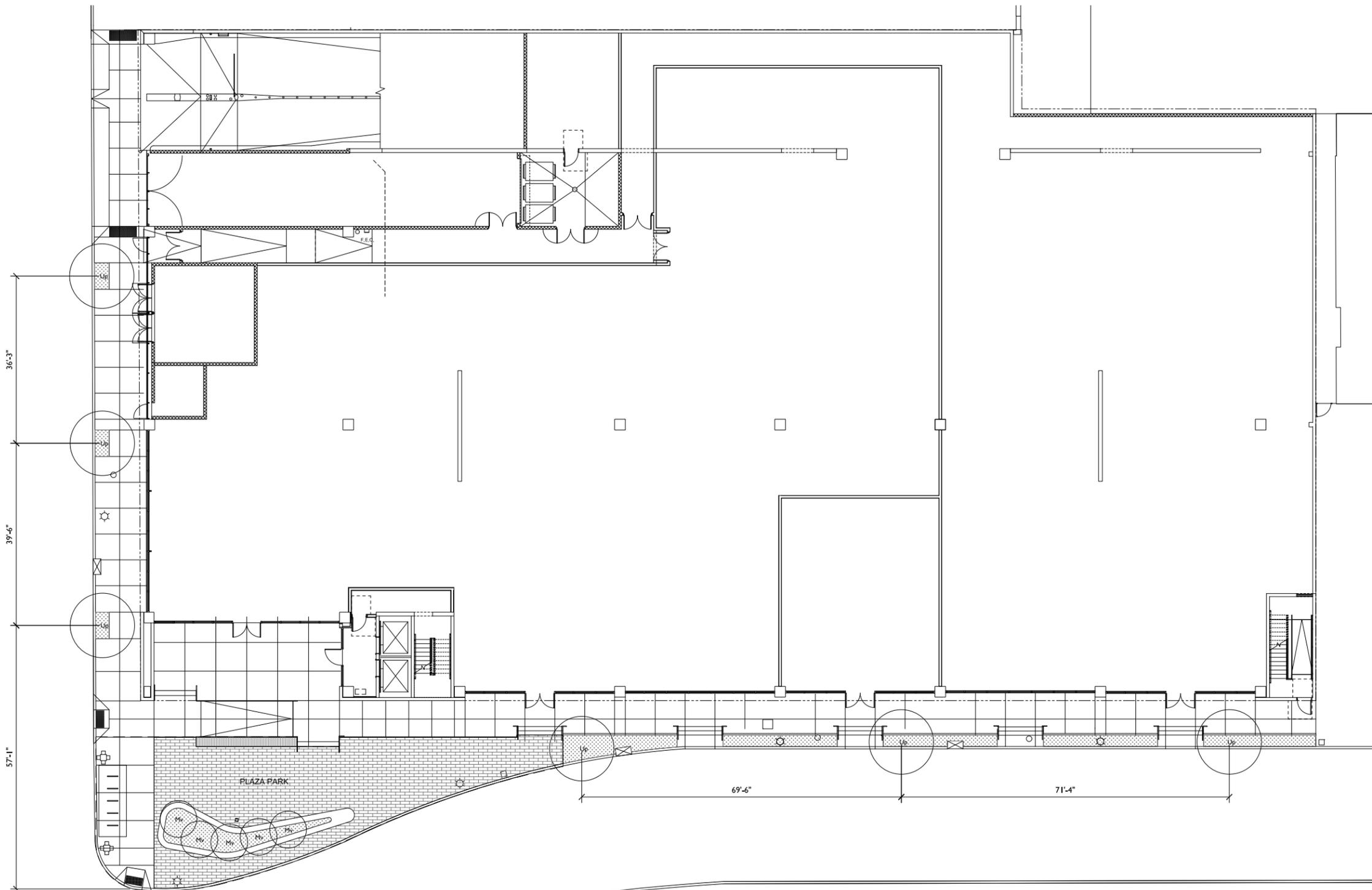
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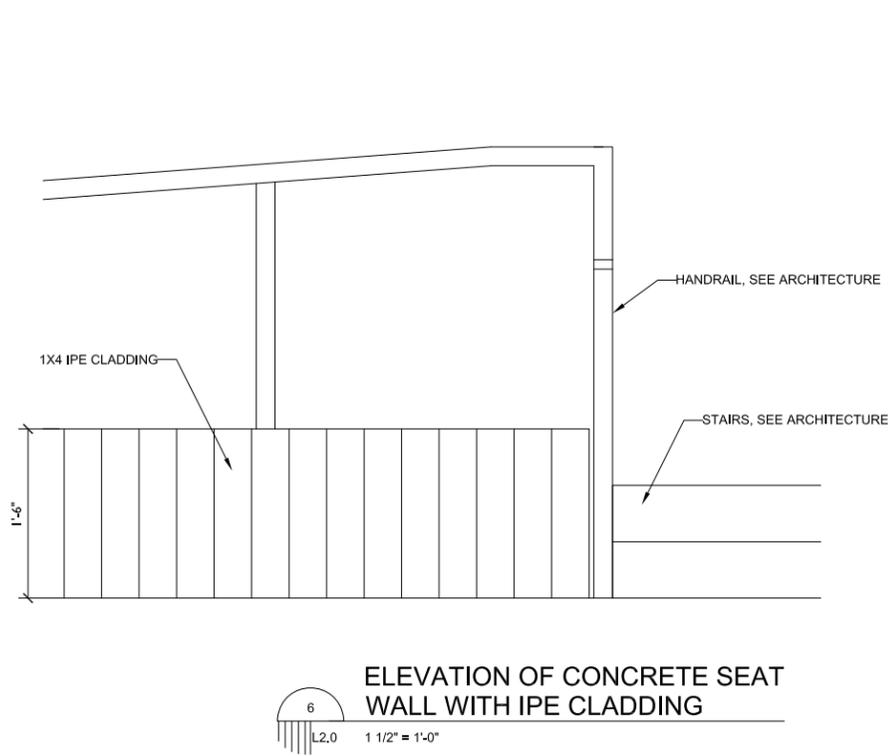


PLAZA DRAINAGE PLAN

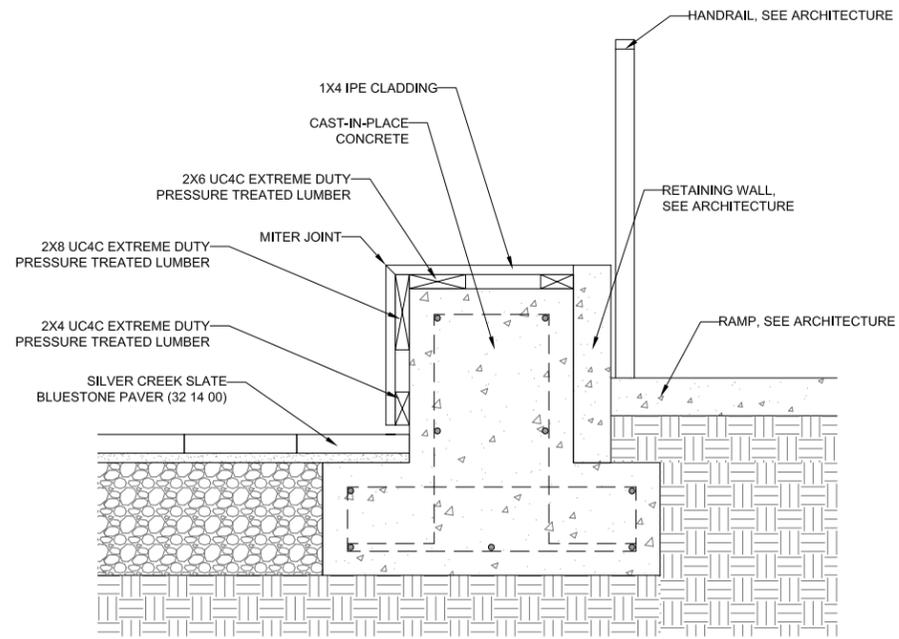


PLANT SCHEDULE (32 93 00)						
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	SPACING	NOTES
Up	ALLEE ELM	<i>Ulmus parvifolia</i> 'Emer II' P.P. #7552	6	4" CAL.		
M	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	5	MIN. 8'-10' TALL	7' O.C.	MULTI-TRUNKED
	CREEPING LIRIOPE	<i>Liriope spicata</i>	550 SF	4" POT	12" O.C.	
	PINE STRAW MULCH		550 SF			3" LAYER

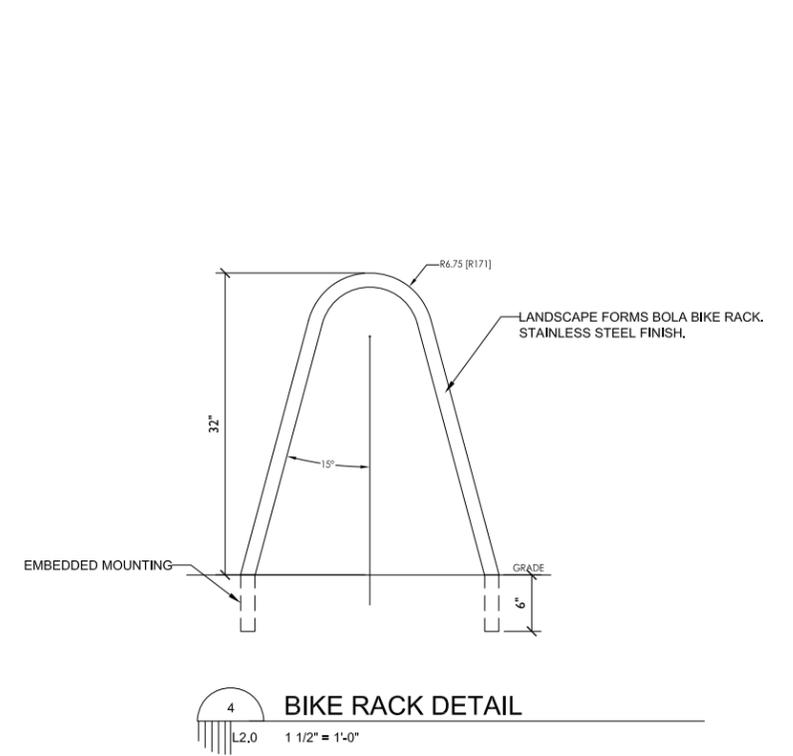
SITE PLANTING PLAN



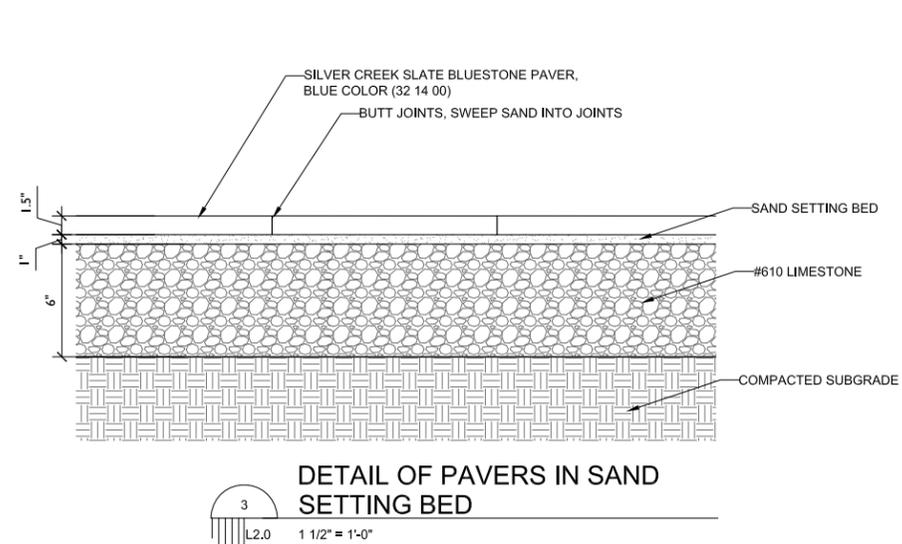
ELEVATION OF CONCRETE SEAT WALL WITH IPE CLADDING
 6
 L2.0 1 1/2" = 1'-0"



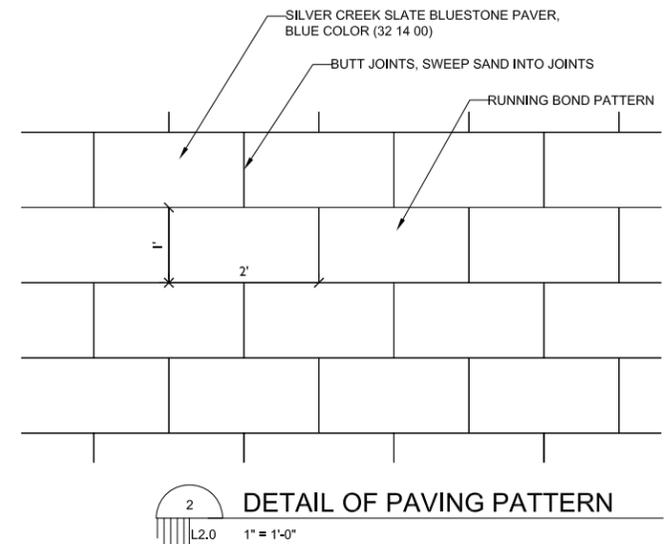
SECTION THROUGH CONCRETE SEAT WALL WITH IPE CLADDING
 5
 L2.0 1 1/2" = 1'-0"



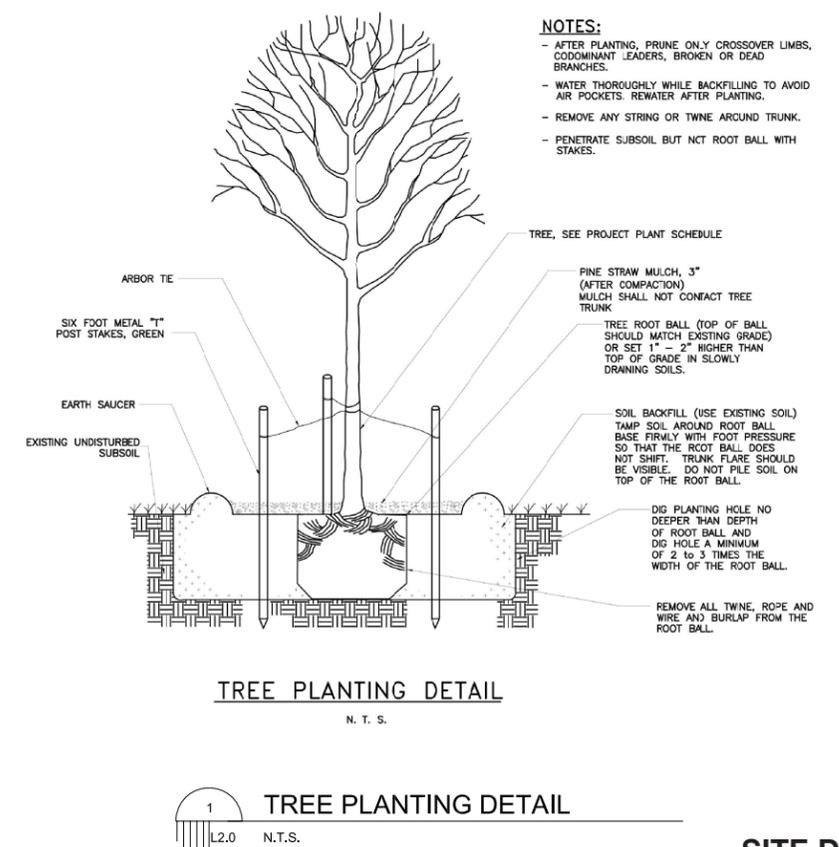
BIKE RACK DETAIL
 4
 L2.0 1 1/2" = 1'-0"



DETAIL OF PAVERS IN SAND SETTING BED
 3
 L2.0 1 1/2" = 1'-0"

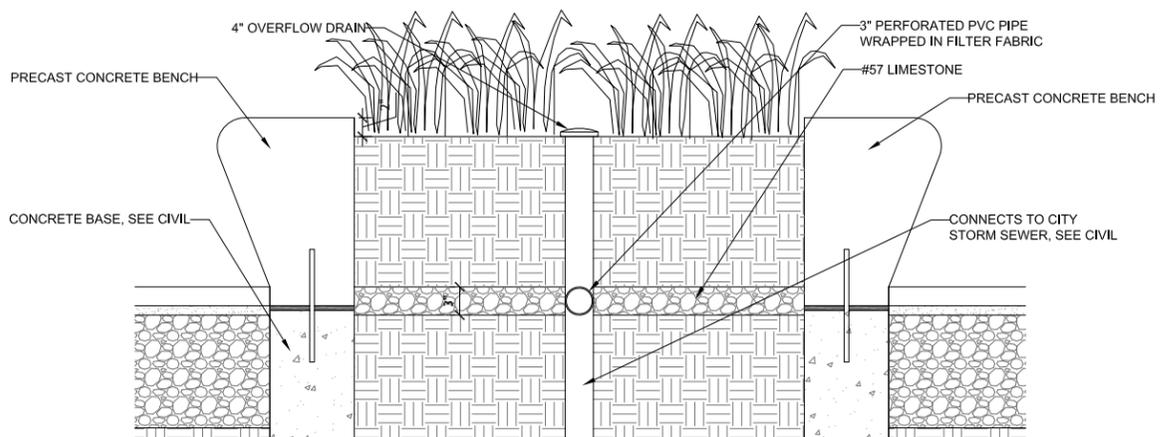


DETAIL OF PAVING PATTERN
 2
 L2.0 1" = 1'-0"

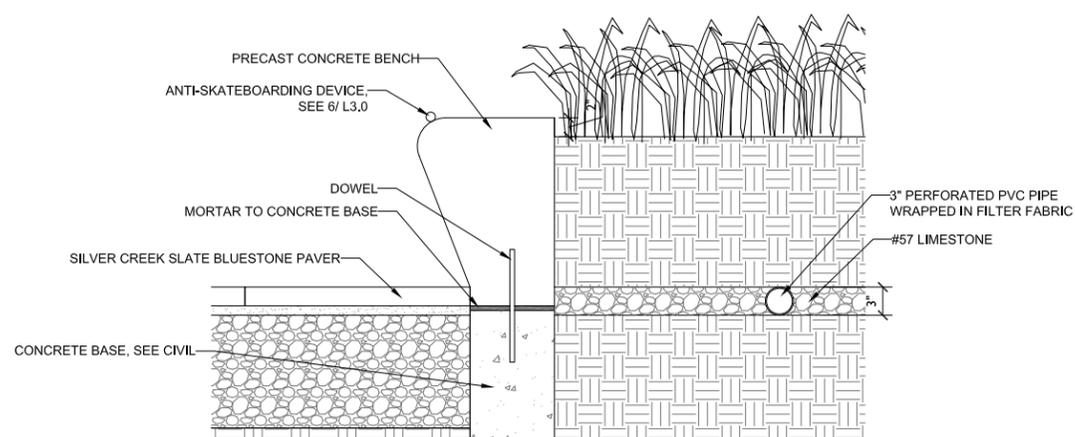


TREE PLANTING DETAIL
 N. T. S.
 1
 L2.0 N.T.S.

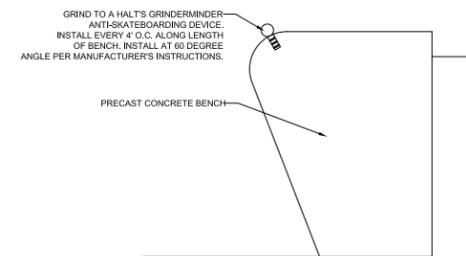
- NOTES:**
- AFTER PLANTING, PRUNE ONLY CROSSOVER LIMBS, CODOMINANT LEADERS, BROKEN OR DEAD BRANCHES.
 - WATER THOROUGHLY WHILE BACKFILLING TO AVOID AIR POCKETS. REWATER AFTER PLANTING.
 - REMOVE ANY STRING OR TWINE AROUND TRUNK.
 - PENETRATE SUBSOIL BUT NOT ROOT BALL WITH STAKES.



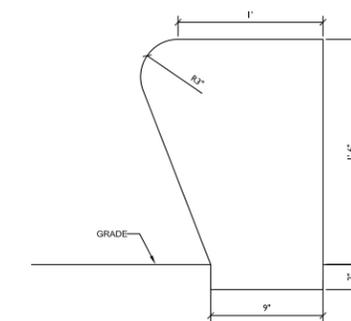
SECTION THROUGH PRECAST CONCRETE BENCH AND PLANTER
 5
 L3.0 1 1/2" = 1'-0"



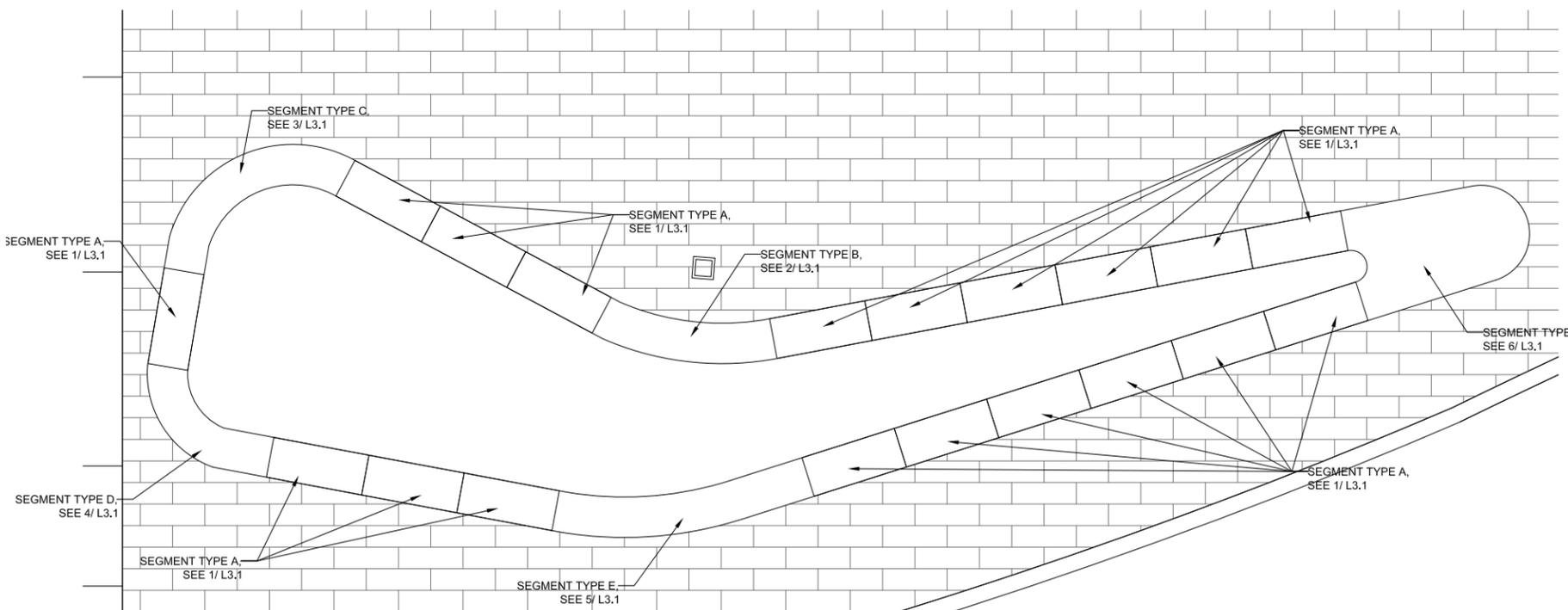
SECTION THROUGH PRECAST CONCRETE BENCH
 4
 L3.0 1 1/2" = 1'-0"



DETAIL OF ANTI-SKATEBOARDING DEVICE
 6
 L3.0 3" = 1'-0"



PROFILE OF PRECAST CONCRETE BENCH
 3
 L3.0 3" = 1'-0"

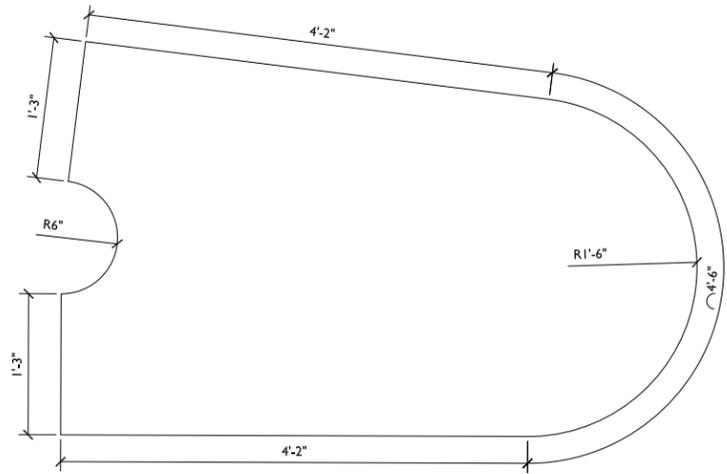


PLAN OF PRECAST CONCRETE BENCH
 2
 L3.0 1/2" = 1'-0"

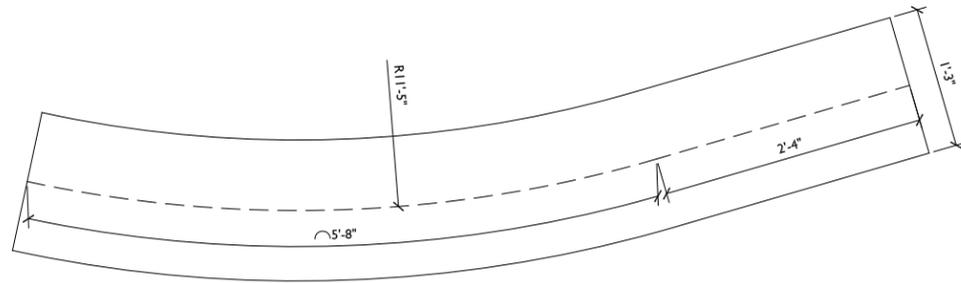


IMAGE FROM 3D MODEL OF BENCH
 1
 L3.0 N.T.S.

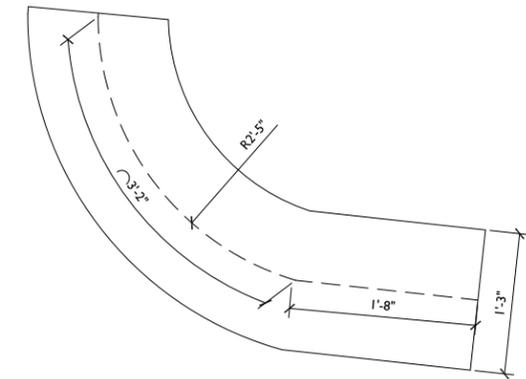
SITE DETAILS



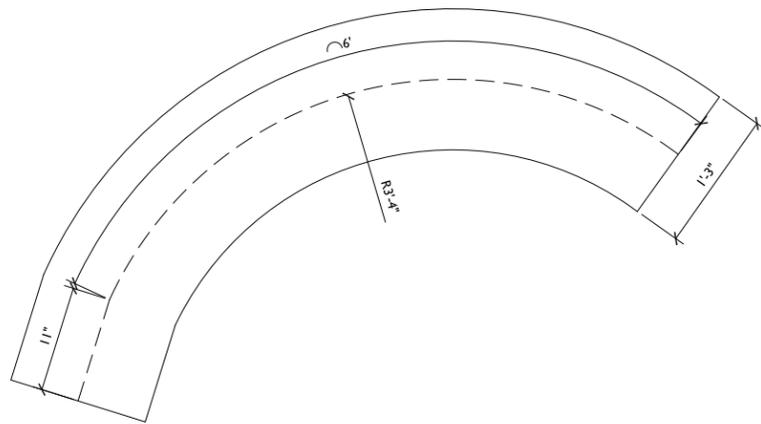
6 BENCH SEGMENT TYPE F
L3.0/L3.1 1 1/2" = 1'-0"



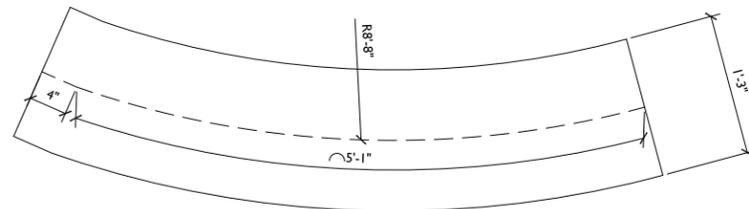
5 BENCH SEGMENT TYPE E
L3.0/L3.1 1 1/2" = 1'-0"



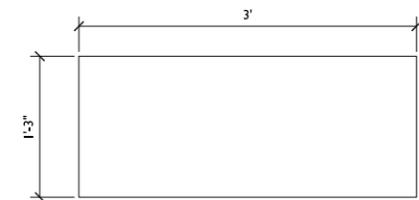
4 BENCH SEGMENT TYPE D
L3.0/L3.1 1 1/2" = 1'-0"



3 BENCH SEGMENT TYPE C
L3.0/L3.1 1 1/2" = 1'-0"



2 BENCH SEGMENT TYPE B
L3.0/L3.1 1 1/2" = 1'-0"



1 BENCH SEGMENT TYPE A
L3.0/L3.1 1 1/2" = 1'-0"

NOTES
PROVIDE SHOP DRAWINGS OF EACH BENCH SEGMENT FOR ARCHITECT'S APPROVAL PRIOR TO MANUFACTURING.

SPACKMAN MOSSOP AND MICHAELS



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PARKLET PRECEDENTS

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SILVER CREEK SLATE BLUESTONE



WHITE PRECAST CONCRETE



WARM, BUFF
ARCHITECTURAL WHITE CONCRETE AT THE PARK

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MATERIAL PALETTE

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ALLEE ELM
Ulmus parvifolia
'Emer II'
PP#7552

SWEETBAY MAGNOLIA
Magnolia virginiana

CREeping LILY TURF
Liriope spicata
Colors: Purple/blue
Bloom: Aug-Sept

PLANTINGS