

SOUTH MARKET DISTRICT PARKLET
CITY OF NEW ORLEANS DESIGN ADVISORY COMMITTEE
03 September 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.

Site Description

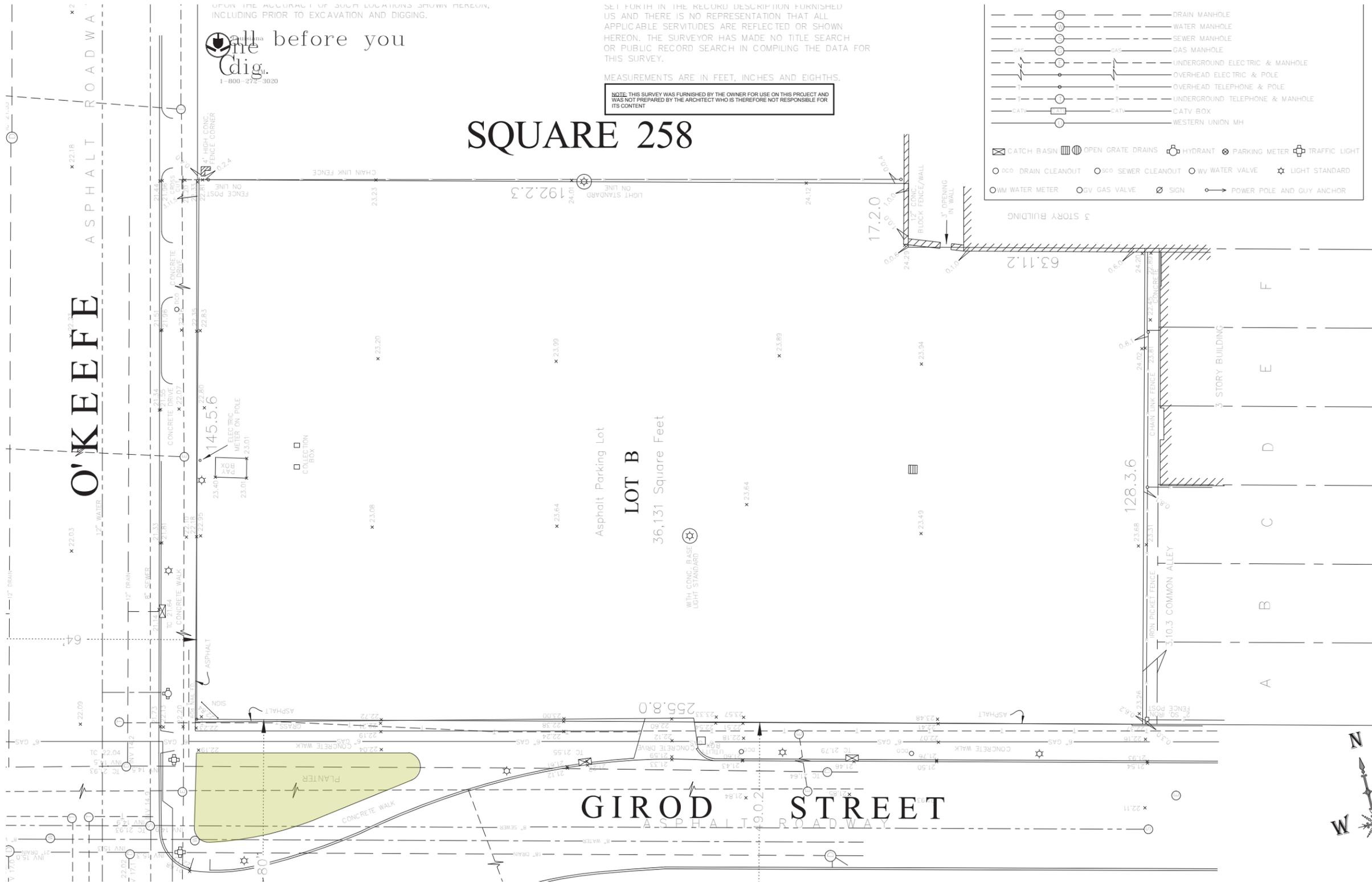
The parcel is located at the downriver, riverside corner of Girod Street and O'Keefe Avenue. The existing planted area is 1055 SF, surrounded by paved concrete sidewalks.

Proposed improvements to the site encompass an area of 2043 SF and include Hanover prest pavers, mixed native grasses, perennial plantings, public seating and bike racks to accommodate 10 bicycles.

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, pending approval by the Design Advisory Committee and Planning Advisory Committee.







LOOKING EAST ON GIROD STREET



LOOKING WEST ON GIROD STREET



VEHICULAR CIRCULATION DIAGRAM

SOUTH MARKET DISTRICT PARKLET

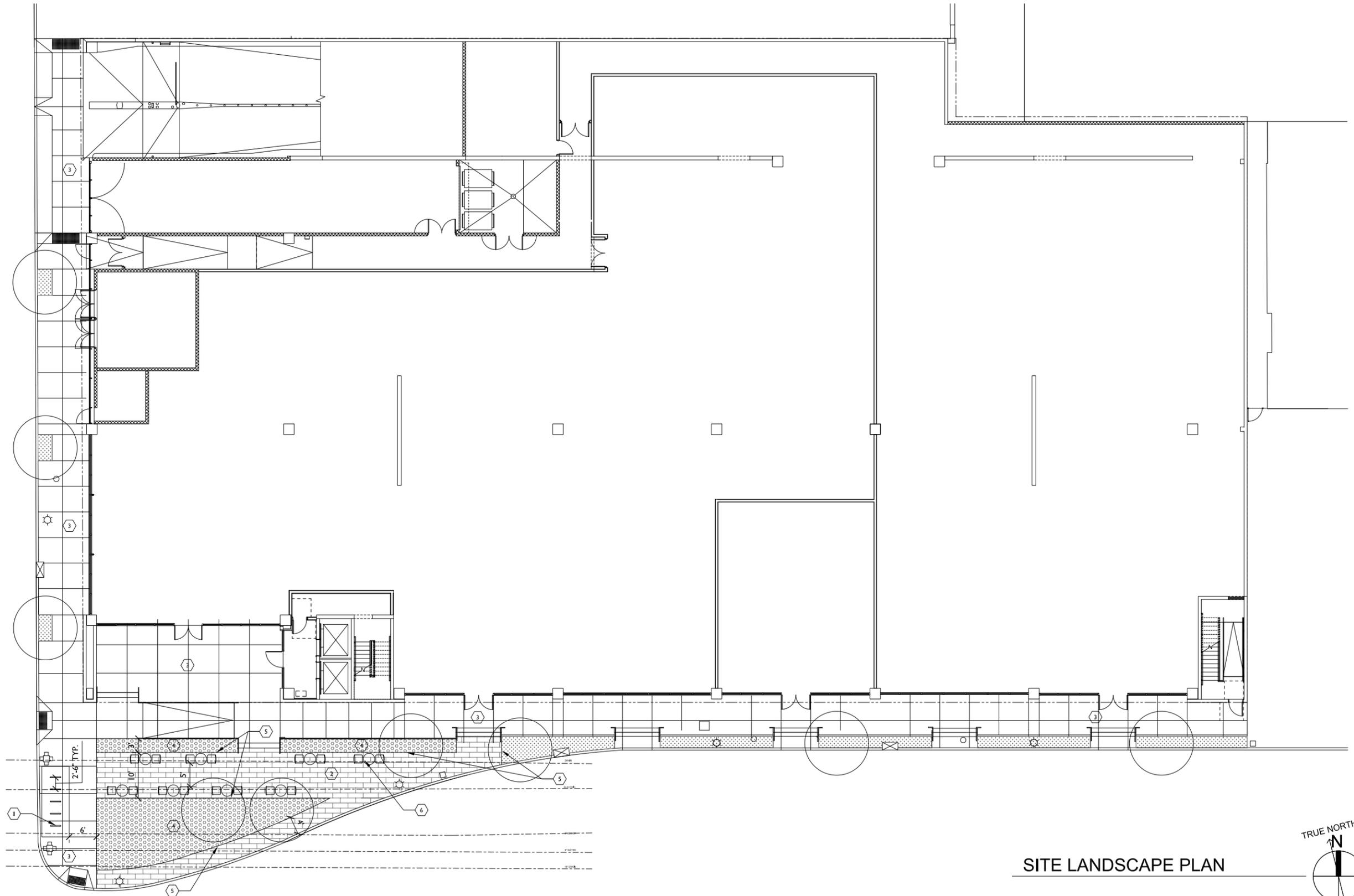
939 Girod Street

Design Advisory Committee

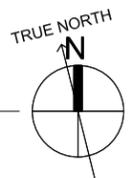
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Eskew+Dumez+Ripple

ARCHITECTURE
INTERIOR ENVIRONMENTS
URBAN STRATEGIES

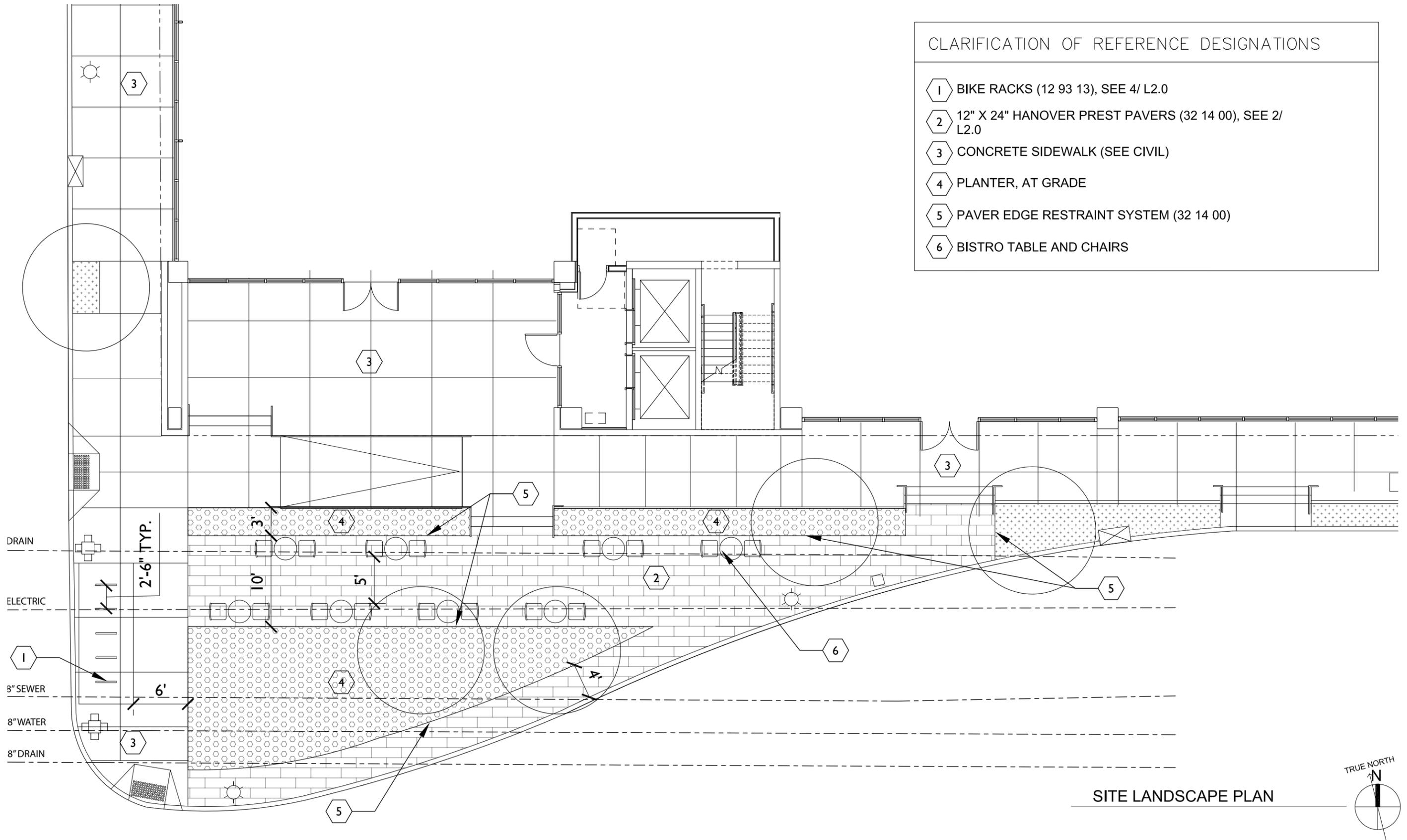


SITE LANDSCAPE PLAN

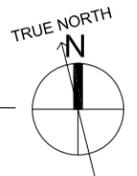


CLARIFICATION OF REFERENCE DESIGNATIONS

- 1 BIKE RACKS (12 93 13), SEE 4/ L2.0
- 2 12" X 24" HANOVER PREST PAVERS (32 14 00), SEE 2/ L2.0
- 3 CONCRETE SIDEWALK (SEE CIVIL)
- 4 PLANTER, AT GRADE
- 5 PAVER EDGE RESTRAINT SYSTEM (32 14 00)
- 6 BISTRO TABLE AND CHAIRS



SITE LANDSCAPE PLAN





**HANOVER PREST PAVERS
COLOR: LIMESTONE GRAY**



**WARM, BUFF
ARCHITECTURAL WHITE CONCRETE AT THE PARK**

MATERIAL PALETTE

Eskew+Dumez+Ripple

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ALLEE ELM
Ulmus parvifolia
'Emer II'
PP#7552



GULF MUHLY GRASS
Muhlenbergia capillaris
Bloom period: October



BLACK-EYED SUSAN
Rudbeckia fulgida
Bloom period: July-October



CREeping LILY TURF
Liriope spicata
Bloom period: August-September

PLANTINGS