



1141 Esplanade Avenue Community Presentation

HRI Communities & New Orleans Restoration Properties

March 5, 2024





# Current Design Overview

The Project will consist of **50 apartments** across three buildings:

- One C-shaped primary building facing Esplanade Avenue
- Two lower-scale residential structures facing Henriette Delille and Kerlerec Streets



Primary building – Esplanade Avenue view



# Design: Renderings & Elevations

The Project will consist of **50 apartments** across three buildings:

- One C-shaped primary building facing Esplanade Avenue
- Two lower-scale residential structures facing Henriette Delille and Kerlerrec Streets



Primary building – Esplanade Avenue view



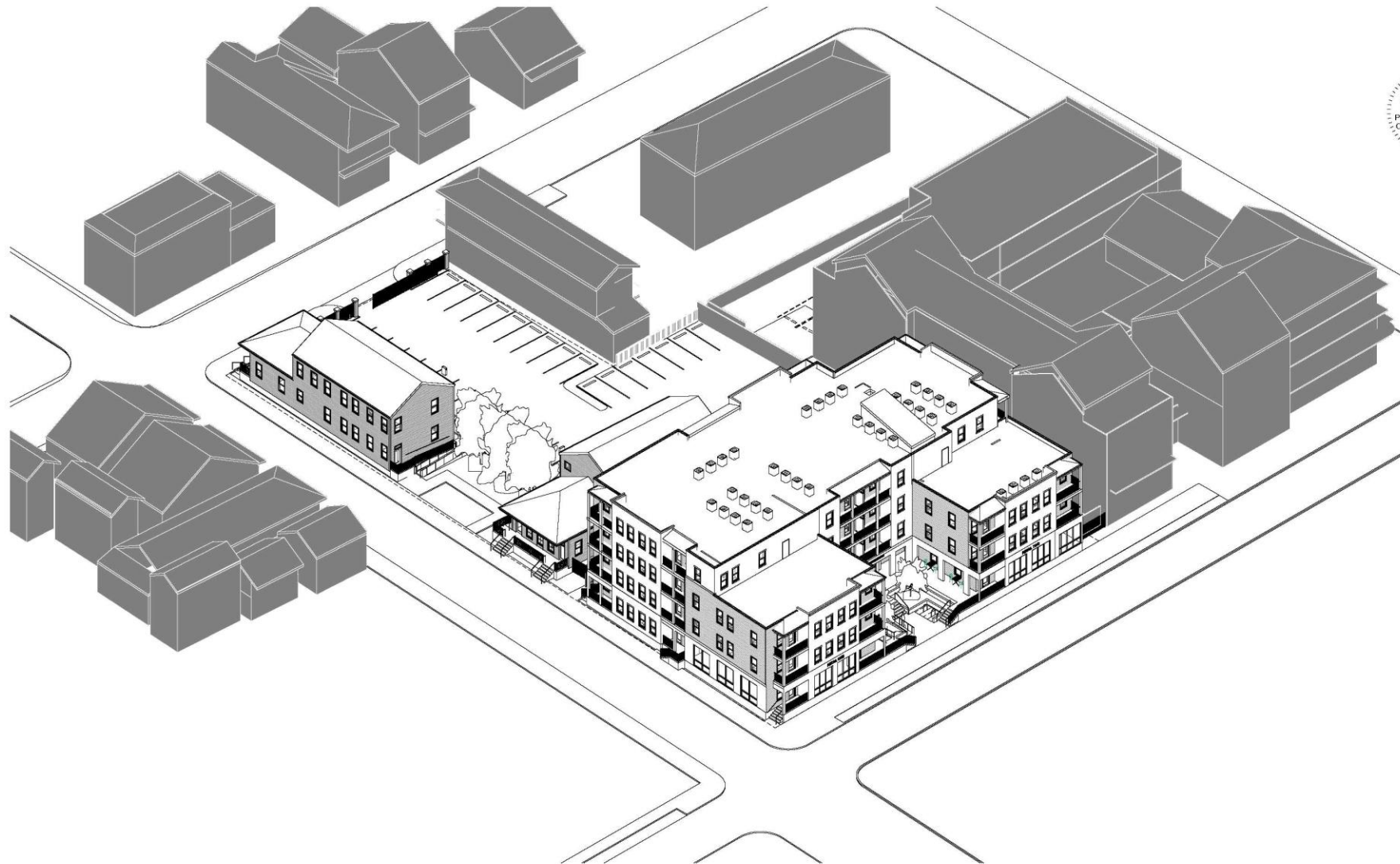
# Design: Renderings & Elevations



Primary building – Esplanade Avenue and Henriette Delille Street view



# Design: Building Scale Model



NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION

Esplanade Delille Apartments  
1111 Esplanade Avenue, New Orleans, LA 70116

ISSUE DATE: 2023-11-17  
PROJECT #:  
PROJECT NAME: CHSE BLD  
CITY: NEW ORLEANS, LA

Exterior 3D Views

A901

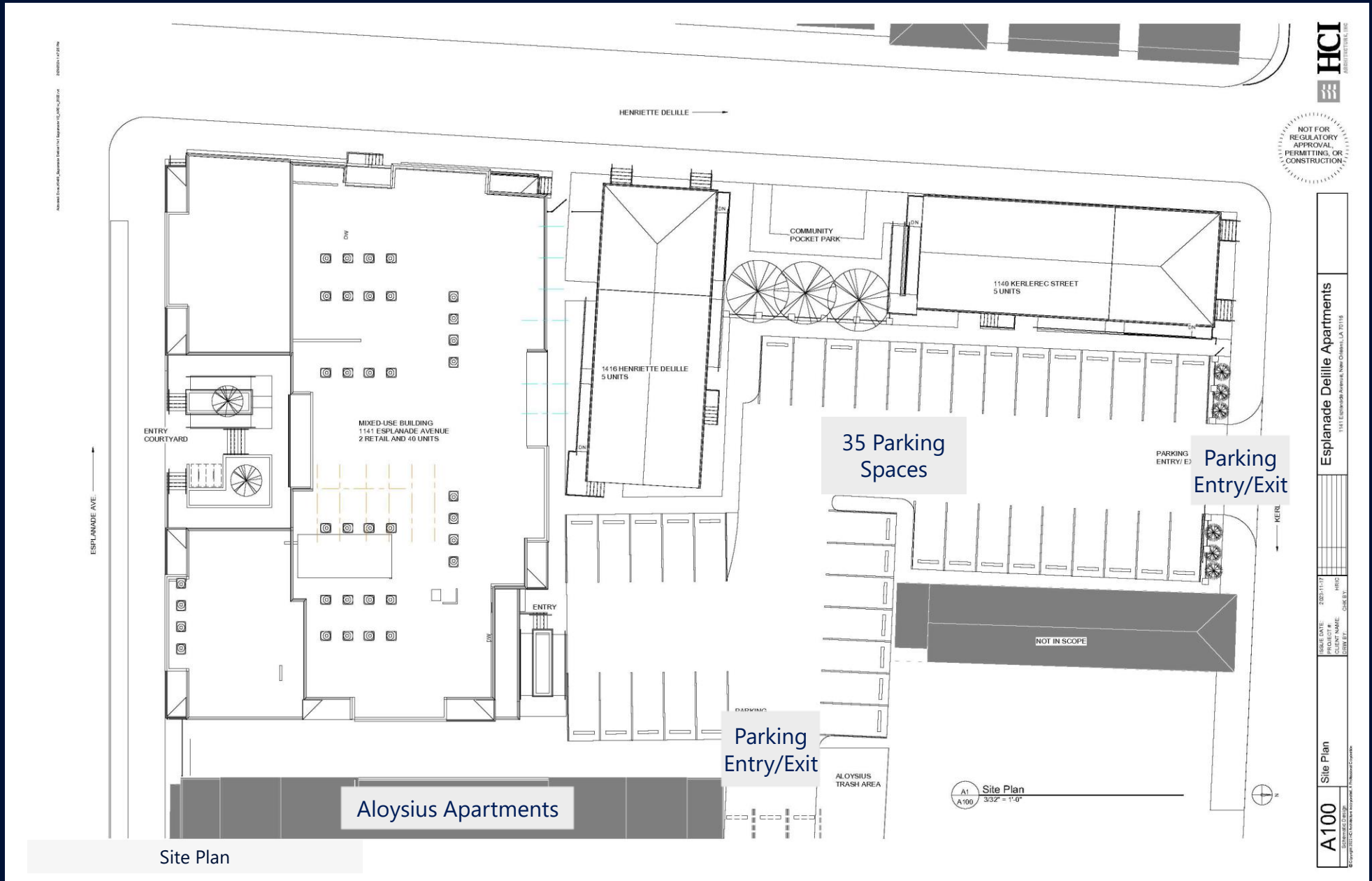
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A1  
A901 Site Birdseye Overall

Henriette Delille Street and Esplanade Avenue vantage point



# Design: Site & Parking Plan



NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION

A100	Site Plan	Esplanade Delille Apartments		1141 Esplanade Avenue, New Orleans, LA 70118	
		DATE: 2023-11-17	PROJECT #	ARCHITECT	HCI
		DESIGNED BY	DATE	PROJECT #	ARCHITECT

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# Design: Renderings & Elevations



Esplanade Avenue vantage point



# Design: Renderings & Elevations





# Design: Renderings & Elevations



Community Pocket Park – Henriette Delille Street view



# Design: Renderings & Elevations



Residential building – Kerlerec Street view

# Design: Renderings & Elevations



Kerlerec Street corner view

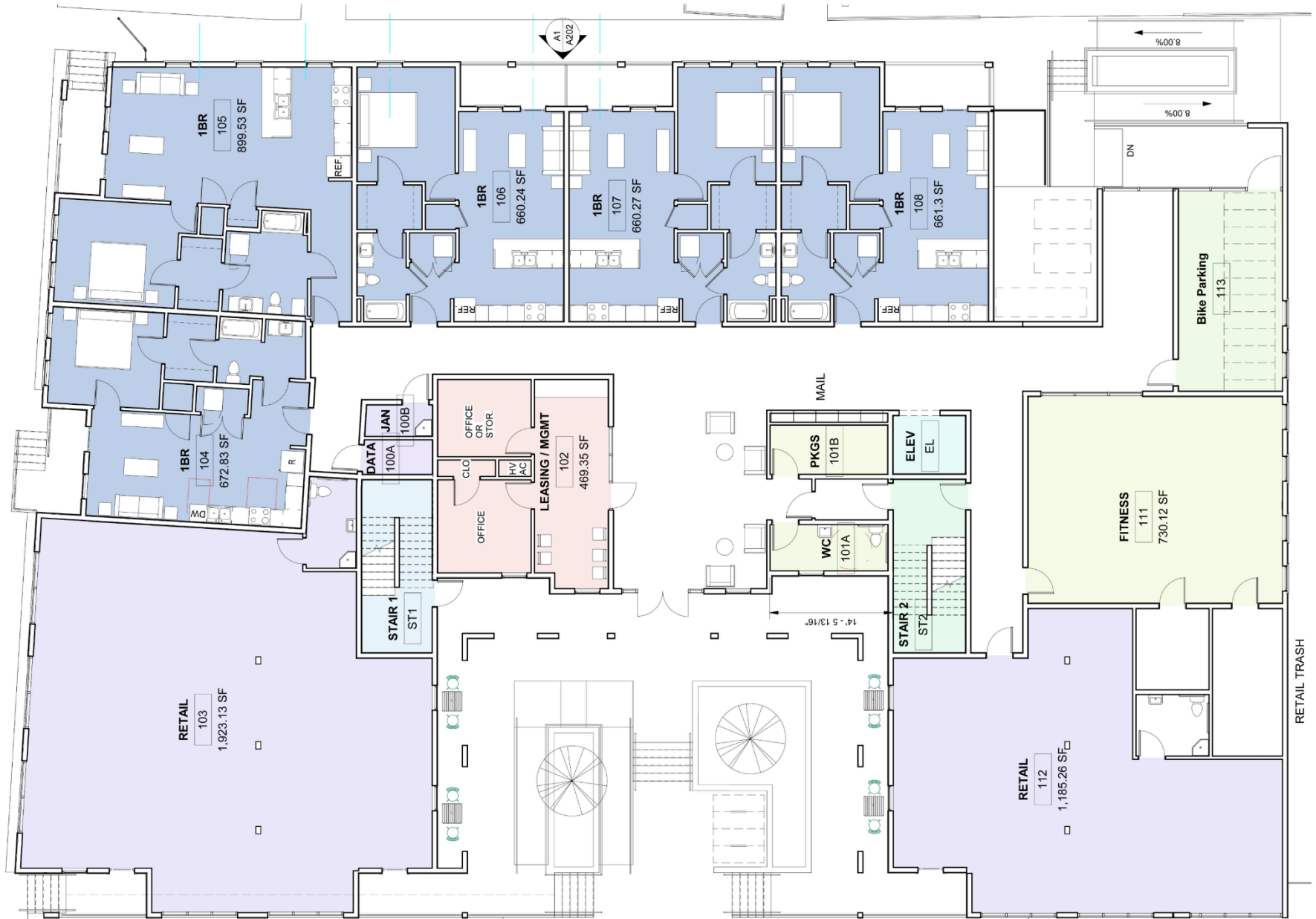
C1  
A902 Corner View - Kerlerec



Henriette Delille Street view



# Design: 1st Floor Plan – Primary Building



# Property Management

**HRI Management** will manage the property with dedicated onsite personnel

- 30+ years operating affordable, mixed-income and market-rate multi-family properties
  - Manages 63 properties with 5,500+ units (3,478 workforce) across 5 states
  - Manages 44 properties in New Orleans
  - Successfully managed neighboring, mixed-income Aloysius Apartments since it opened in 2010 – maintaining an average occupancy of 96%
- 

**HRI Realty Services** will manage the commercial space

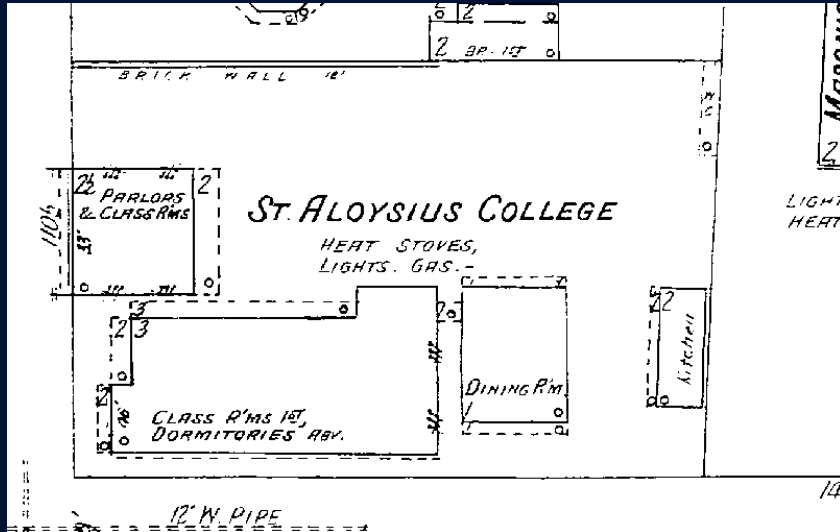
- 10+ years of experience providing full service commercial brokerage for over 200,000 SF of commercial lease space concentrated in New Orleans
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Affordable Housing and/or Economic Development Commitment	Number
Rental units restricted to occupancy by households at or below 80% AMI for a period of 35+ years	50 units
New Full Time Equivalent (FTE) Quality Jobs (at least \$18/hour for 30 hours per week with healthcare benefits) for Low to Moderate Income individuals for a period of at least 10 years	1 FTE Quality Job with HRIM's onsite property management team
Require each Lessee to commit to the greater of 1 new hire or 20% of total new hires to be New FTE Quality Jobs (at least \$18/hour for 30 hours per week with healthcare benefits) for Low to Moderate Income individuals	2 FTE Quality Jobs with Commercial Lessees



# Development Timeline

HRIC and NORP understand the rich history of the block bounded by Esplanade, N. Rampart, Kerlerec and Henriette Delille Streets.



St. Aloysius College, 1908 Sanborn fire insurance map.



St. Aloysius original building at corner of N. Rampart and Esplanade, ca. 1903.

Development Milestone	Date
Financing Secured	Q2 2024
Regulatory/Environmental/Permitting for Construction Start Obtained	Q4 2024
Property Transfer	Q4 2024
Financial Closing/Construction Commencement	Q4 2024
Construction Period	16 Months
Construction Completion	Q1 2026
Fully Leased/Stabilization	Q4 2026



# Q & A

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For additional questions or comments on the Esplanade Delille Apartments, please feel free to contact:

Paul Irons  
([pirons@nolarp.com](mailto:pirons@nolarp.com))

or

Chris Clement  
([chris.clement@hricommunities.com](mailto:chris.clement@hricommunities.com))



# Questions or Comments?

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For Additional Information Please Contact:

**Charlotte Giroux**, Project Manager

[Charlotte.Giroux@nola.gov](mailto:Charlotte.Giroux@nola.gov)

504-658-4444



NEW ORLEANS REDEVELOPMENT AUTHORITY



**Community Meeting**  
**Development Update**  
**1141 Esplanade Ave. Redevelopment**  
**March 5, 2024**





# Agenda

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- Introduction
- Project Background
- Current Project Timeline
- HRI Communities & NORP Presentation
- Questions

# Project Background

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- NORA began leasing and leading the redevelopment of 1141 Esplanade Avenue on behalf of the City of New Orleans via a Cooperative Endeavor Agreement (CEA) in mid 2022
- NORA gathered community input that was incorporated into a competitive Request for Qualifications and Proposals (RFQ&P) process that made the property available for the development of affordable housing and/or economic development
- Selected finalists presented their proposals to the community before the property was awarded by the NORA Board of Commissioners to HRI Communities and New Orleans Restoration Properties in early 2023



# Current Project Timeline

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## **July 2022**

Lease Recorded between CNO and NORA

## **November 2022**

Virtual Community Meeting

## **November 2022**

Open Solicitation for Developers

## **January 2023**

Close of Development Solicitation Period

## **February 2023**

Finalist Community Engagement Meeting

## **March 2023**

NORA Board Award of Property

## **April 2023**

Option to Sublease between NORA and  
HRIC/NORP Executed

## **March 2024**

Virtual Community Meeting

## **2024-2025**

Financing & Construction Start

## **2026**

Construction Completion



# Goals for this Meeting

As a continuation of the community engagement began by the New Orleans Redevelopment Authority (NORA), and to specifically follow-up on the last community meeting held on February 2, 2023, this overview aims to provide the community with information and updates on the proposed Esplanade Delille Apartments.





# Discussion Topics



1. Community Engagement
2. Reintroduction of Development Team
3. Community Feedback & Project Objectives
4. Review of Project Description & Program
5. Project Updates
6. Overview of Current Design
7. Property Management & Commercial Space Preferences
8. Timeline

# Community Engagement

Our Development Team will lead the community engagement efforts and build upon the outreach efforts by NORA to date.

- Continue community outreach relationships and efforts which resulted in extensive participation and feedback for nearby St. Bernard Circle
- Grassroots outreach ongoing
- Periodic project updates to the community
  - Next follow-up meeting to be scheduled in Q3 2024





# Development Team



HRI Communities: Co-Developer and Construction Management Oversight



New Orleans Restoration Properties: Co-Developer and Community Engagement

Sidney Barthelemy: Former Mayor and Community Liaison



Landis Construction: General Contractor



HCI Architecture: Architect



Integrated Logistical Support: Civil Engineer



HRI Management: Property Manager and Marketing Agent



HRI Realty Services: Commercial Manager and Realtor



Start Smart: DBE/Section 3 Compliance Monitoring



Green Coast Enterprises: Green Building Consultant



Elkins, PLC: Transaction/Tax Counsel

# Community Feedback & Project Objectives



Community Outreach:  
Feedback & Objectives

## Program Objectives

- Focus on Mixed Income & Affordability
- Community Green Space/Play Space
- Ground Floor Commercial on Esplanade
  - Minority-Owned Business Opportunity
    - Coffee House
    - Neighborhood Grocery
    - Boutique/Gallery
- Disaster Resiliency & Sustainability

## Design Objectives

- Fit within Historic Neighborhood Context
- Larger Mass Along Esplanade Ave.
- Reduced Mass on Adjacent Streets
- Live/Work Connectivity to Adjacent Streets
- Interesting Building Facades
- Fortified & Enterprise Green Communities



# Project Description & Program

## Residential:

- 50 high-quality, one and two-bedroom apartments
- 37 long-term affordable apartments with rents at or below 60% AMI
- Energy-Star washers and dryers, refrigerators, ceiling fans, dishwashers, and other certified efficient electrical/plumbing fixtures in every apartment
- Private balconies in the primary building

Unit Type	Affordability	Total Units
CNI Replacement & PSH Units	30% of Resident Income	15
Workforce	60% AMI	22
Workforce	80% AMI	13

## Commercial:

- Two, ground floor retail bays totaling approx. 3,000+ SF and accessed from the Esplanade Avenue landscaped courtyard entry
- Intended for community-minded, small, local businesses; Will be openly marketed with community input and provide a preference for MBE/WBE-owned, local businesses

## Amenities:

- Secure, off-street parking with entry/exit to both Kerlerec Street and N. Rampart Street
- Bicycle parking
- Fitness center
- Landscaped pocket park that will be open to the community

The Project is thoughtfully designed to be Energy Star-certified and meet the disaster-resiliency and sustainability criteria of **Enterprise Green Communities** and **FORTIFIED Gold Standard**.



# Project Updates

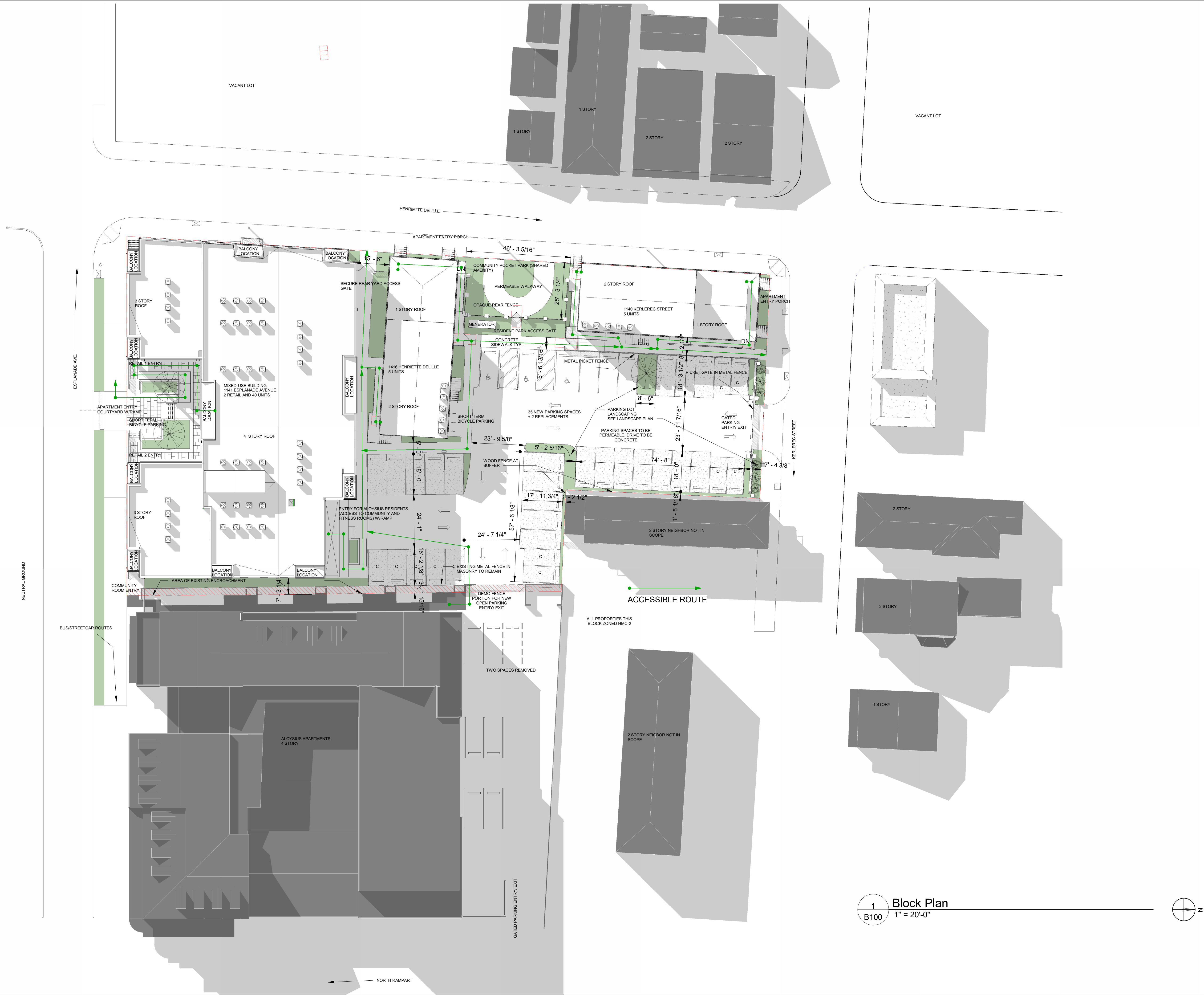
## Development

- Applied for 9% LIHTC in 2023 but did not receive award
- Applying to Louisiana Housing Corporation for PRIME-3 funding in March
  - Awards expected in May
- Environmental Phase I complete
- Preparation underway for HUD Environmental Review

## Design-Build

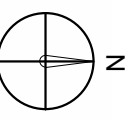
- Landis engaged as Design-Builder
  - Advancing plans/specifications towards permit set
  - Proposed development is consistent with current zoning so no waiver requests are anticipated
  - Productive design discussions with HDLC, CPC, & SHPO
  - Although not subject to HDLC review, we anticipate conducting a courtesy review with HDLC
  - Design-Build consultants: Civil/Stormwater, Geotech, Fortified, Enterprise Green Communities
-

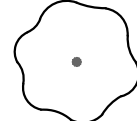
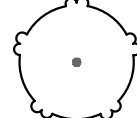
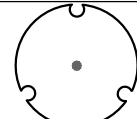








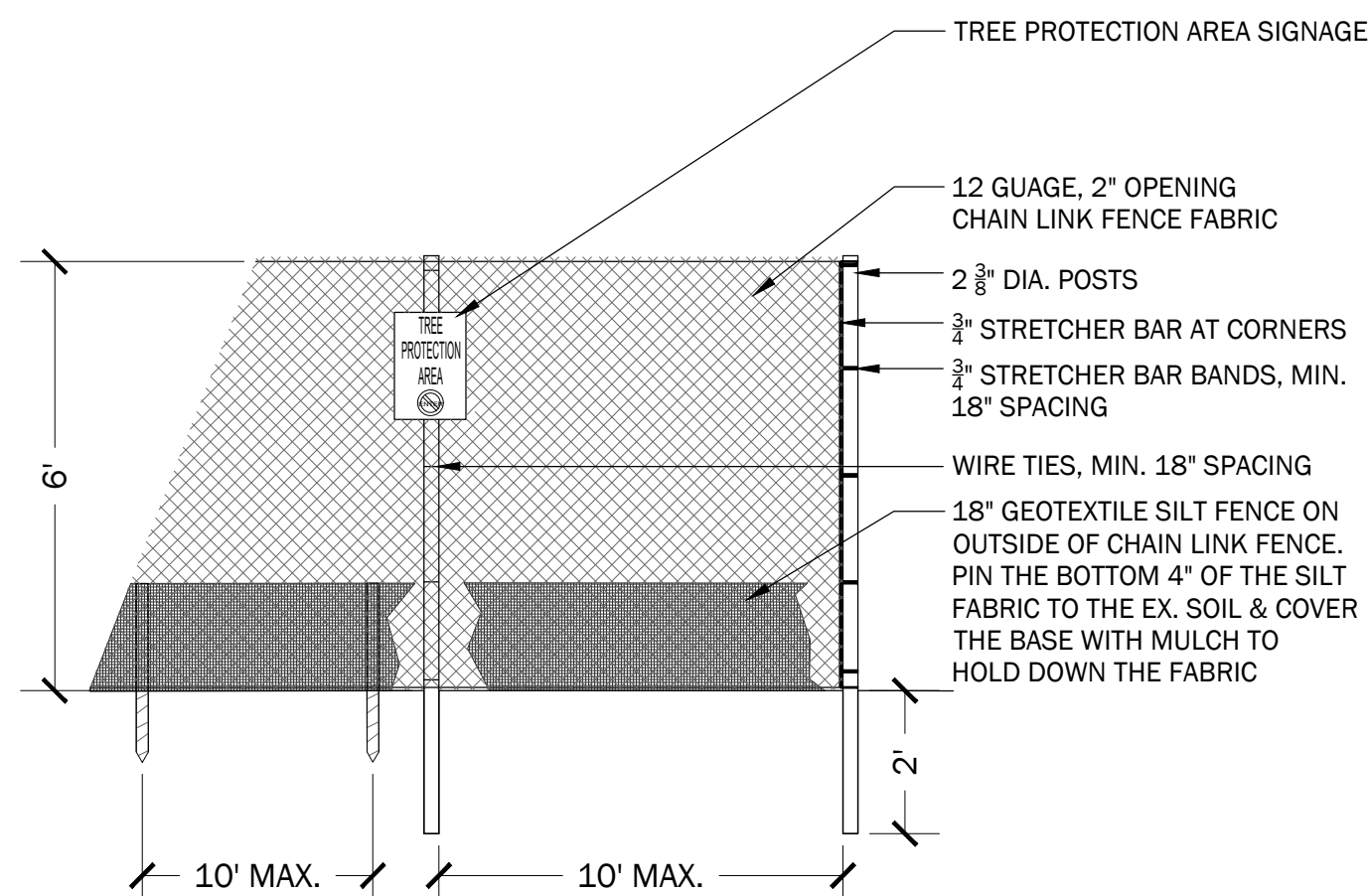
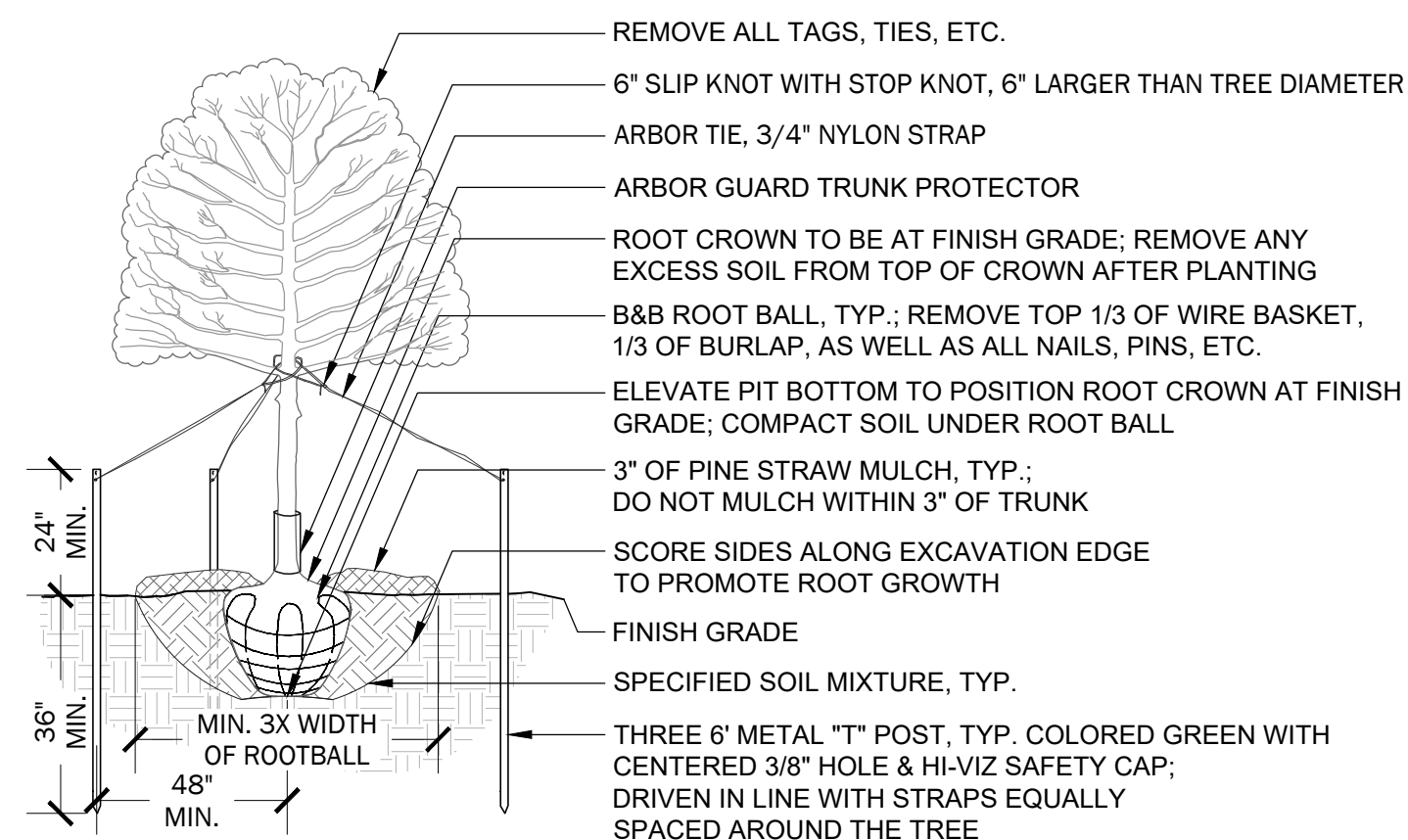


1  
B100

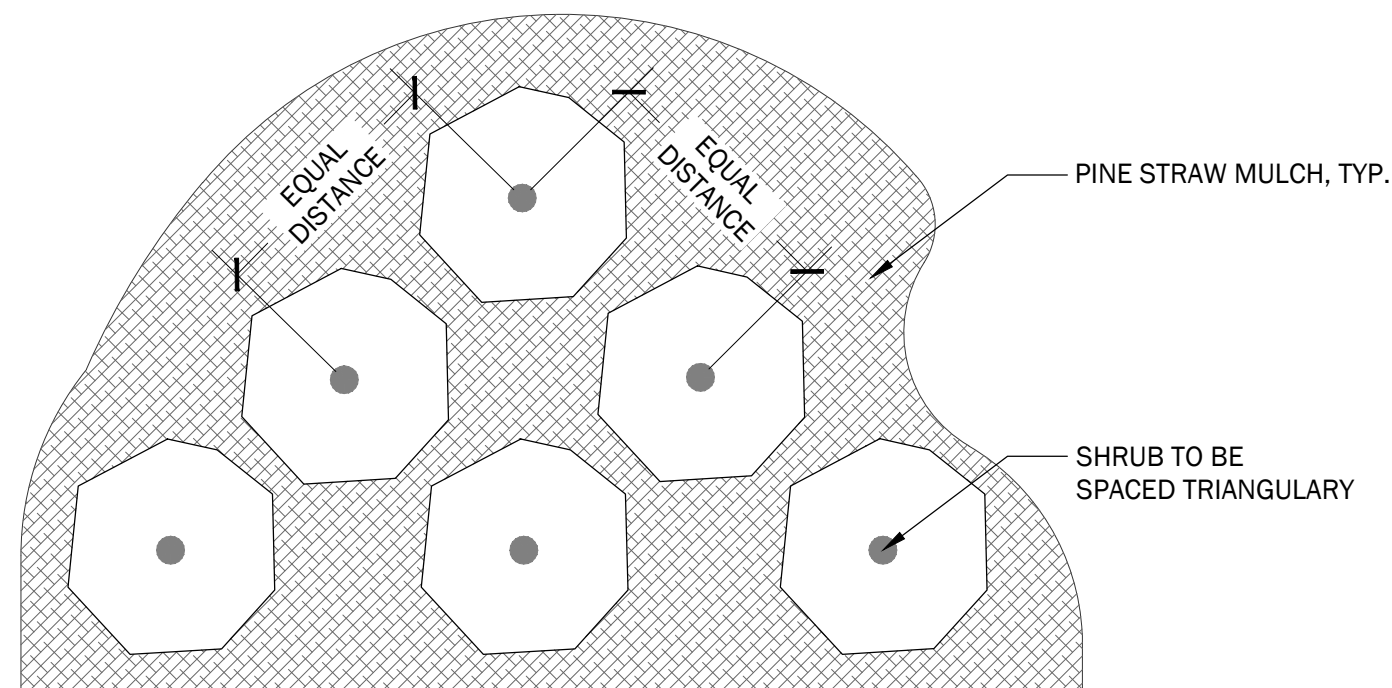
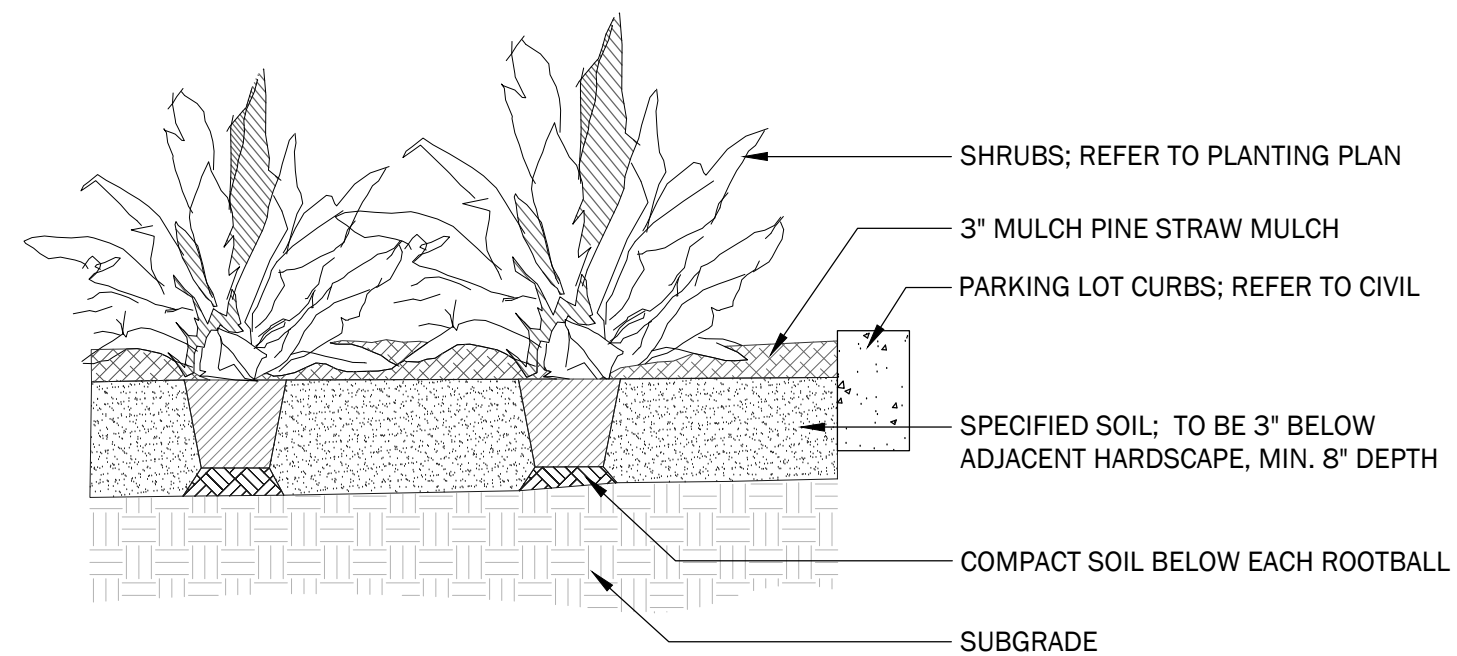
Block Plan  
1" = 20'-0"



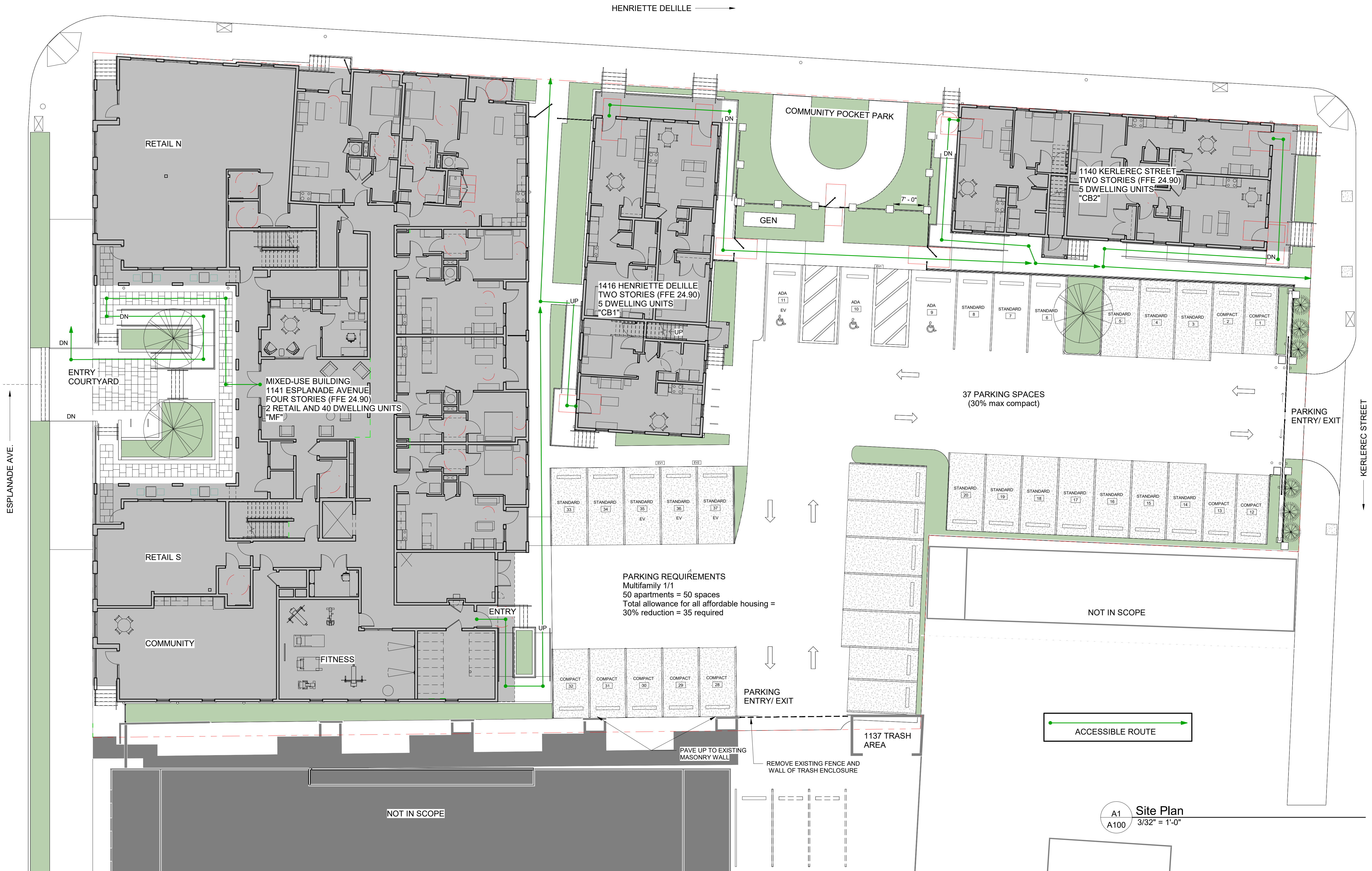
PLANT SCHEDULE							
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL	CONT	HT	REMARKS
TREES							
	2	Chionanthus virginicus Serenity	White Fringetree	1.5" Cal.		8' Min. Ht	
	8	Ilex x attenuata 'Savannah'	Savannah Holly	2.5" Cal.		12` Min. Ht	
	5	Magnolia virginiana australis	Sweetbay Magnolia	2.5" Cal.		12` Min. Ht	single trunk
	1	Quercus virginiana `SDLN`	Cathedral™ Live Oak	4" Cal.	B&B		
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	MIN. HT	REMARKS
SHRUBS							
	29	Camellia sasanqua 'Shishi Gashira'	Shishi Gashira Camellia	3 gal.	Pot	24" min.	Spacing: 36" on center
	58	Crinum americanum	Swamp Lily	1 gal.	Pot		Spacing: 36" on center
	92	Iris louisiana	Louisiana Iris	1 gal.			
	250	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Pot		Spacing: 18" on center
	45	Rudbeckia hirta	Yellow Coneflower	3 gal	Pot		Spacing: 24" on center
	13	Solidago rugosa `Fireworks`	Fireworks Wrinkleleaf Goldenrod	3 gal.	Pot		Spacing: 36" on center
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT		REMARKS
GROUND COVERS							
	1,169 sf	Cynodon dactylon	Bermudagrass	sod			


$$3/8'' = 1'-0''$$

$$1/4'' = 1'-0''$$

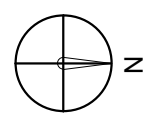
- NOTES:
1. SEE PLANTING LEGEND FOR SHRUB SPECIES, SIZE, AND SPACING.
  2. SETTLE SOIL AROUND ROOT BALL OF EACH PLANT PRIOR TO MULCHING.


$$3/4'' = 1'-0''$$

$$3/4" = 1'-0"$$

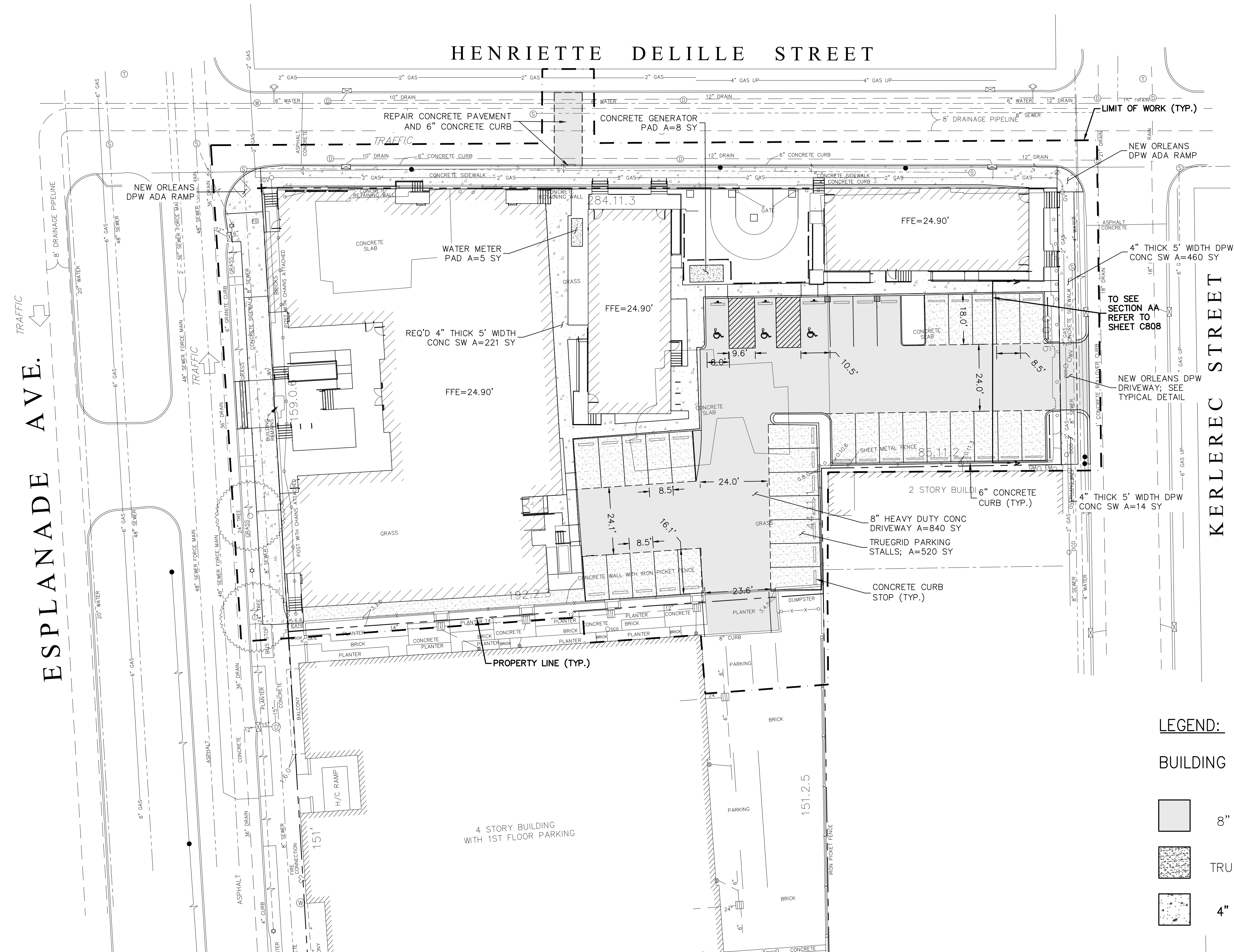
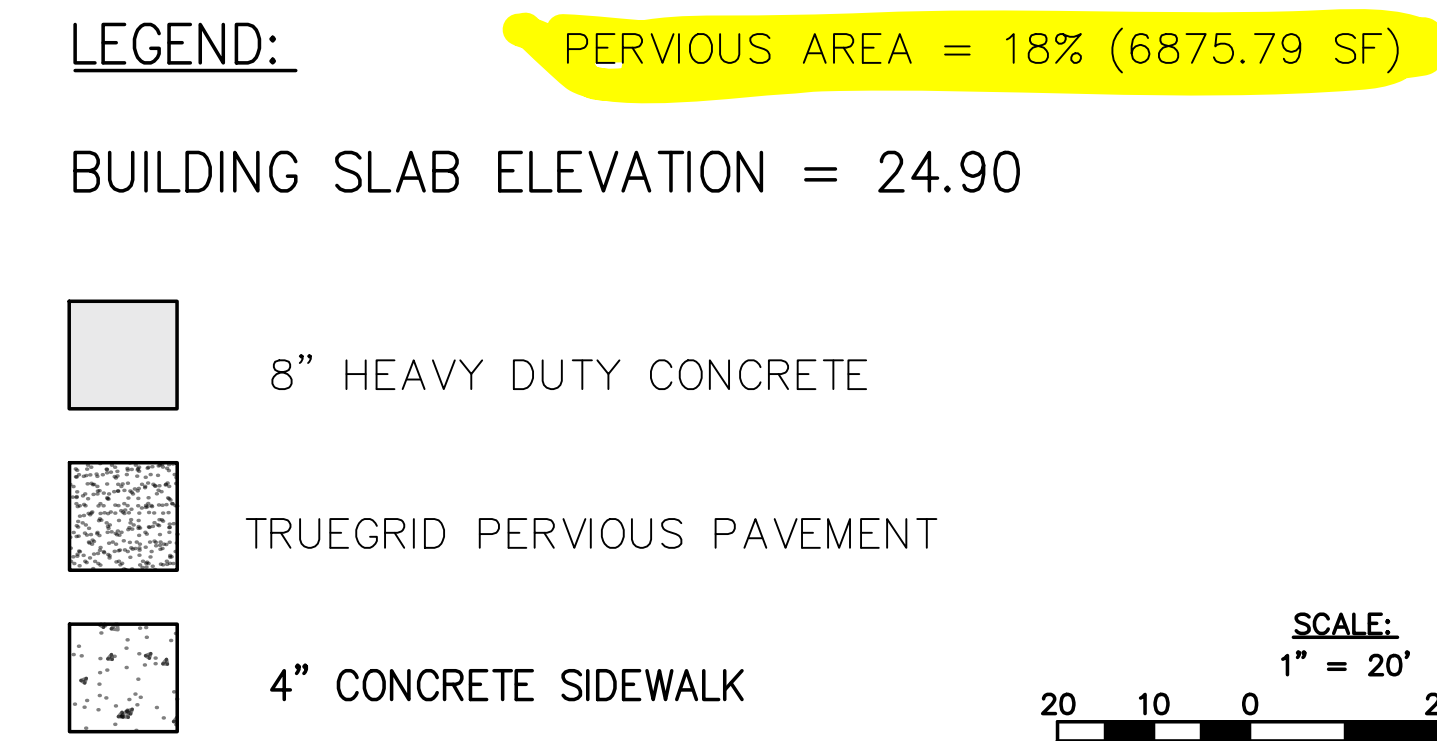
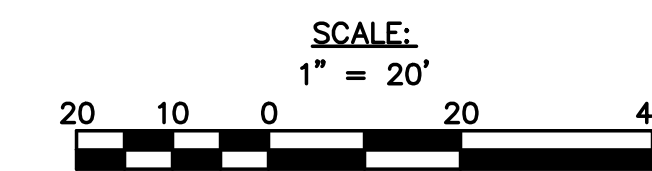
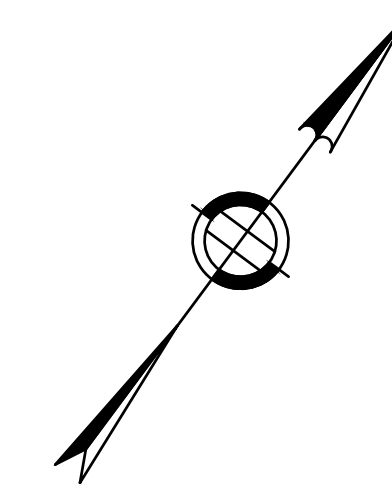




A1 Site Plan  
A100 3/32" = 1'-0"









PROJECT DESCRIPTION:

50 unit mixed income housing development with retail space apartment building on the long vacant, City owned corner of Esplanade Ave and Henriette Delille St. The design consists of a 4 story C shaped wood framed building on a slab raised 3' that contains 40 apartments. Two smaller, two story 5 plexes are to be located on the Kerlerec Street side and parking will be behind the buildings. A public, pocket park is to be located between the two 5 plexes with parking near the center of the site.

CODE DATA:

\*\*\* 2021 International Building Code with Louisiana Amendments \*\*\*

<b>Occupancy</b>		
Residential Group - R-2 (Apartments)		(Section 310.4)
Assembly Group - A-3 (Community Rm.)		(Section 303.4)
Business Group - B (Fitness)		(Section 303.1.2)
Business Group - B (Leasing, Computers)		(Section 304.1)

<b>Occupant Load</b>		
Residential	200 gross sf per person	(Table 1004.1.2)
Exercise rooms (Fitness)	50 gross sf per person	(Table 1004.1.2)
Assembly, Unconcentrated (Community)	15 net sf per person	(Table 1004.1.2)
Business (Leasing, Computers)	100 gross sf per person	(Table 1004.1.2)
Accessory storage areas	300 sf gross per person	(Table 1004.1.2)
mechanical equipment rooms		

<b>Exiting Widths</b>		
Stairways	0.3 inches per occupant	(Section 1005.3.1)
Other Egress Components	0.2 inches per occupant	(Section 1005.3.2)

<b>Stairway Widths</b>		
Minimum Stairway Width	44 inches	(Section 1011.2)
With Occupant Load of less than 50	36 inches	(Section 1011.2, Exception 1)

<b>Exit Discharge Configuration</b>		
Up to 50% of required interior exit stairway capacity may pass through areas on the level of exit discharge per Section 1028.2, Exception 1.		

<b>Construction Classification</b>		
New Construction - Type VB	(Chapter 6, 602.5)	

<b>Allowable Height and Area</b>		
Allowable Height (R-2, S, VB)	4 stories, 60 feet	(Table 504.3, 504.4)
Allowable Area Factor (R-2, SM, VB)	21,000 sf	(Table 506.2)
Frontage Increase Factor	0.75	(Table 506.3.3)
Allowable Area per Story = 21,000 sf + (21,000 sf x 0.75) =	36,750 sf	(Equation 5-1)

<b>Occupancy Separation</b>		
Residential to Assembly (NFPA 13 sprinkler)	1.0 hr	(Section 420.2, Table 508.4)
Residential to Business (NFPA 13 sprinkler)	1.0 hr	(Section 420.2, Table 508.4)

Mail, Trash rooms and Maintenance are accessory occupancies with no separation required per 508.2.4.

<b>Fire Resistance Rating</b>	<b>Type VB</b>	
Primary Structural Frame	0.0 hr	(Table 601)
Bearing Walls (Exterior)	0.0 hr	(Table 601)
Bearing Walls (Interior)	0.0 hr	(Table 601)
Non Bearing Walls (Int.)	0.0 hr	(Table 601)
Non Bearing Walls (Ext.)	per FSD	(Table 601)
Floor Const (Includes beams & joists)	0.0 hr	(Table 601)
Roof Const (Includes beams & joists)	0.0 hr	(Table 601)

<b>Maximum Allowable Area of Wall Openings</b>		
UP, S (Esplanade) and P (Starred Openings at Henriette Delille)		
3 ft to less than 5 ft	15%	(Table 705.8)
5 ft to less than 10 ft	25%	(Table 705.8)
10 ft to less than 15 ft	45%	(Table 705.8)
15 ft to less than 20 ft	75%	(Table 705.8)
20 ft or greater	No Limit	(Table 705.8)
UP, NS (Henriette Delille/Kerlerec, except starred openings)		
3 ft to less than 5 ft	Not Permitted	
5 ft to less than 10 ft	25%	(Table 705.8)
10 ft to less than 15 ft	45%	(Table 705.8)
15 ft to less than 20 ft	75%	(Table 705.8)
20 ft or greater	No Limit	(Table 705.8)

<b>Separations</b>		
Walls Separating Dwelling Units	0.5 hr	(Section 708.3, Exc. 2)
Shaft Enclosures (< 4 stories)	1.0 hr	(Section 713.4)
Shaft Enclosures (>= 4 stories)	2.0 hr	(Section 713.4)

<b>Corridor Walls</b>		
Residential R-2 (Apartments)	0.5 hr (Sprinkled)	(Table 1020.2)

<b>Travel Distances</b>		
<b>Common Path of Travel (Maximum)</b>		
R-2	125 feet (Sprinkled)	(Table 1006.2.1)
B	100 feet (Sprinkled)	(Table 1006.2.1)
A	75 feet (Sprinkled)	(Table 1006.2.1)

<b>Travel Dist. To Exits (Maximum)</b>		
R-2	250 feet	(Table 1017.2 - Sprinkled)
B, A	200 feet	(Table 1017.2 - Unsprinkled)

<b>Dead End Corridors (Maximum)</b>		
	20 feet	(Section 1020.5)

<b>Interior Finishes</b>		
Interior exit stairways and ramps and exit passageways		
Class C @ R-2	(Table 803.13 - Sprinkled)	
Class B @ B	(Table 803.13 - Sprinkled)	
Class B @ A-3	(Table 803.13 - Sprinkled)	
Corridors and enclosure for exit access stairways and ramps		
Class C @ R-2	(Table 803.13 - Sprinkled)	
Class C @ B	(Table 803.13 - Sprinkled)	
Class B @ A-3	(Table 803.13 - Sprinkled)	
Rooms and enclosed spaces		
Class C @ R-2	(Table 803.13 - Sprinkled)	
Class C @ B	(Table 803.13 - Sprinkled)	
Class C @ A-3	(Table 803.13 - Sprinkled)	

<b>Sound Transmission</b>		
1206.2 Airborne Sound. Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50 where tested in accordance with ASTM E90...		

1206.3 Structure-Borne Sound. Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50 where tested in accordance with ASTM E492...		
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<b>Wind Speed</b>		
See structural drawings		

<b>Life Safety Systems</b>		
Fully Automatic Sprinkler System per	NFPA 13 (Esplanade)	(Section 903.3.1.1)
	NFPA 13R not allowed per 903.3.1.2(2))	
	NFPA 13R (Henriette Delille / Kerlerec)	(Section 903.3.1.2)
Manual Fire Alarm System		(Section 907.2.9.1)
Smoke alarms provided		(Section 907.2.11.2)

\*\*\* 2015 NFPA 101 with Louisiana Amendments \*\*\*

<b>Occupancy</b>		
Residential - Apartment Building		(Section 6.1.8.1.5)
Assembly		(Section 6.1.2.1)
Business		(Section 6.1.1)

<b>Occupant Load</b>		
Residential - Apartment Building	200 gross	(Table 7.3.1.2)
Exercise Room (with equipment)	50 gross	(Table 7.3.1.2)
Assembly - Less Concentrated	15 net	(Table 7.3.1.2)
Business	100 gross	(Table 7.3.1.2)

<b>Construction Type</b>		
New Construction	Type V (111)	(Commentary Table 8.1)
Hazard Type	Ordinary	(Section 6.2.2.3)

<b>Fire Resistance Rating</b>		
per NFPA 220		

<b>Separations/Opening Protection</b>		
Elevator Hoistways	1 hr	1 hr door (Table 8.3.4.2)
Exit Access Corridor	1 hr	1/3 hr door (Table 8.3.4.2)
Vertical Shafts	1 hr	1 hr door (Table 8.3.4.2)
Fire Barriers	2 hr	1 1/2 hr door (Table 8.3.4.2)

<b>Smoke Barriers</b>		
Smoke Partitions	1 hr	1/3 hr door (Table 8.3.4.2)
Walls separating Dwelling Units	1/2 hr	1/3 hr door (Table 8.3.4.2)
	1/2 hr	(Section 30.3.7.2)

<b>Exiting Widths</b>		
Stairways	0.3 inches per occupant	(Table 7.3.3.1)
Level Components and Ramps	0.2 inches per occupant	(Table 7.3.3.1)

<b>Travel Distances</b>		
<b>Residential</b>		

Maximum Travel Distance Within Unit	125 feet	(Section 30.2.6.2 Sprinkled)
Maximum Distance from Unit Door to Exit	200 feet	(Section 30.2.6.3.2 Sprinkled)
Maximum Common Path of Travel	50 feet	(Section 30.2.5.3.2 Sprinkled)
Maximum Dead End	50 feet	(Section 30.2.5.4.2 Sprinkled)

<b>Assembly</b>		
Maximum Travel Distance to Exit	250 feet	(Section 12.2.6.2(1) Sprinkled)
Maximum Common Path of Travel	20 feet	(Section 12.2.5.1.2)
Maximum Dead End	20 feet	(Section 12.2.5.1.3)

<b>Business</b>		
Maximum Travel Distance to Exit	300 feet	(Section 38.2.6.3 Sprinkled)
Maximum Common Path of Travel	100 feet	(Section 38.2.5.3.1 Sprinkled)
Maximum Dead End	50 feet	(Section 38.2.5.2.1 Sprinkled)

<b>Corridor Walls</b>		
<b>Residential</b>		

Walls	1/2 hr.	(Section 30.3.6.1.2 Sprinkled)
Doors	1/3 hr.	(Section 30.3.6.2.1)
Assembly	None	(Section 12.3.6(2) Sprinkled)
Business	None	(Section 38.3.6.1(3) Sprinkled)

<b>Interior Finishes</b>		
<b>Residential</b>		

Exit Enclosures	Class A (Walls & Ceilings)	(Section 30.3.3.2(1))
	Class I or II (Floors)	(Section 30.3.3.3.2)
Corridors and Lobbies	Class A or B (Walls & Ceilings)	(Section 30.3.3.2(2))
	Class I or II (Floor)	(Section 30.3.3.2)
Other Spaces	Class A, B, or C (Walls and Ceilings)	(Section 30.3.3.2(3))

<b>Assembly</b>		
Corridors and Lobbies	Class A or B (Walls & Ceilings)	(Section 12.3.3.3)
	Class I or II (Floor)	(Section 12.3.3.5.2)
Other Spaces (under 300 occ. load)	Class A, B, or C (Walls and Ceilings)	(Section 12.3.3.3)

<b>Business</b>		
Corridors and Lobbies	Class A or B (Walls & Ceilings)	(Section 38.3.3.2.1)
Other Spaces	Class A, B, or C (Walls and Ceilings)	(Section 38.3.3.2.2)

Enterprise Green Communities Certification New Construction - Urban									
Consent/Approval									
This document is a template and should be customized to reflect the specific requirements of the project.									
Legend: Compliant, Non-Compliant, Not Applicable, Pending, In Progress, Not Started									
Table 1: General Requirements									
Criteria	Requirement	Compliance	Notes	Item	Requirement	Compliance	Notes	Item	Requirement
1.1	Minimum Energy Efficiency	Compliant		1.2	Minimum Energy Efficiency	Compliant		1.3	Minimum Energy Efficiency
1.4	Minimum Energy Efficiency	Compliant		1.5	Minimum Energy Efficiency	Compliant		1.6	Minimum Energy Efficiency
1.7	Minimum Energy Efficiency	Compliant		1.8	Minimum Energy Efficiency	Compliant		1.9	Minimum Energy Efficiency
1.10	Minimum Energy Efficiency	Compliant		1.11	Minimum Energy Efficiency	Compliant		1.12	Minimum Energy Efficiency
1.13	Minimum Energy Efficiency	Compliant		1.14	Minimum Energy Efficiency	Compliant		1.15	Minimum Energy Efficiency
1.16	Minimum Energy Efficiency	Compliant		1.17	Minimum Energy Efficiency	Compliant		1.18	Minimum Energy Efficiency
1.19	Minimum Energy Efficiency	Compliant		1.20	Minimum Energy Efficiency	Compliant		1.21	Minimum Energy Efficiency
1.22	Minimum Energy Efficiency	Compliant		1.23	Minimum Energy Efficiency	Compliant		1.24	Minimum Energy Efficiency
1.25	Minimum Energy Efficiency	Compliant		1.26	Minimum Energy Efficiency	Compliant		1.27	Minimum Energy Efficiency
1.28	Minimum Energy Efficiency	Compliant		1.29	Minimum Energy Efficiency	Compliant		1.30	Minimum Energy Efficiency
1.31	Minimum Energy Efficiency	Compliant		1.32	Minimum Energy Efficiency	Compliant		1.33	Minimum Energy Efficiency
1.34	Minimum Energy Efficiency	Compliant		1.35	Minimum Energy Efficiency	Compliant		1.36	Minimum Energy Efficiency
1.37	Minimum Energy Efficiency	Compliant		1.38	Minimum Energy Efficiency	Compliant		1.39	Minimum Energy Efficiency
1.40	Minimum Energy Efficiency	Compliant		1.41	Minimum Energy Efficiency	Compliant		1.42	Minimum Energy Efficiency
1.43	Minimum Energy Efficiency	Compliant		1.44	Minimum Energy Efficiency	Compliant		1.45	Minimum Energy Efficiency
1.46	Minimum Energy Efficiency	Compliant		1.47	Minimum Energy Efficiency	Compliant		1.48	Minimum Energy Efficiency
1.49	Minimum Energy Efficiency	Compliant		1.50	Minimum Energy Efficiency	Compliant		1.51	Minimum Energy Efficiency
1.52	Minimum Energy Efficiency	Compliant		1.53	Minimum Energy Efficiency	Compliant		1.54	Minimum Energy Efficiency
1.55	Minimum Energy Efficiency	Compliant		1.56	Minimum Energy Efficiency	Compliant		1.57	Minimum Energy Efficiency
1.58	Minimum Energy Efficiency	Compliant		1.59	Minimum Energy Efficiency	Compliant		1.60	Minimum Energy Efficiency
1.61	Minimum Energy Efficiency	Compliant		1.62	Minimum Energy Efficiency	Compliant		1.63	Minimum Energy Efficiency
1.64	Minimum Energy Efficiency	Compliant		1.65	Minimum Energy Efficiency	Compliant		1.66	Minimum Energy Efficiency
1.67	Minimum Energy Efficiency	Compliant		1.68	Minimum Energy Efficiency	Compliant		1.69	Minimum Energy Efficiency
1.70	Minimum Energy Efficiency	Compliant		1.71	Minimum Energy Efficiency	Compliant		1.72	Minimum Energy Efficiency
1.73	Minimum Energy Efficiency	Compliant		1.74	Minimum Energy Efficiency	Compliant		1.75	Minimum Energy Efficiency
1.76	Minimum Energy Efficiency	Compliant		1.77	Minimum Energy Efficiency	Compliant		1.78	Minimum Energy Efficiency
1.79	Minimum Energy Efficiency	Compliant		1.80	Minimum Energy Efficiency	Compliant		1.81	Minimum Energy Efficiency
1.82	Minimum Energy Efficiency	Compliant		1.83	Minimum Energy Efficiency	Compliant		1.84	Minimum Energy Efficiency
1.85	Minimum Energy Efficiency	Compliant		1.86	Minimum Energy Efficiency	Compliant		1.87	Minimum Energy Efficiency
1.88	Minimum Energy Efficiency	Compliant		1.89	Minimum Energy Efficiency	Compliant		1.90	Minimum Energy Efficiency
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1.94	Minimum Energy Efficiency	Compliant		1.95	Minimum Energy Efficiency	Compliant		1.96	Minimum Energy Efficiency
1.97	Minimum Energy Efficiency	Compliant		1.98	Minimum Energy Efficiency	Compliant		1.99	Minimum Energy Efficiency
2.00	Minimum Energy Efficiency	Compliant		2.01	Minimum Energy Efficiency	Compliant		2.02	Minimum Energy Efficiency
2.03	Minimum Energy Efficiency	Compliant		2.04	Minimum Energy Efficiency	Compliant		2.05	Minimum Energy Efficiency
2.06	Minimum Energy Efficiency	Compliant		2.07	Minimum Energy Efficiency	Compliant		2.08	Minimum Energy Efficiency
2.09	Minimum Energy Efficiency	Compliant		2.10	Minimum Energy Efficiency	Compliant		2.11	Minimum Energy Efficiency
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3.02	Minimum Energy Efficiency	Compliant		3.03	Minimum Energy Efficiency	Compliant		3.04	Minimum Energy Efficiency
3.05	Minimum Energy Efficiency	Compliant		3.06	Minimum Energy Efficiency	Compliant		3.07	Minimum Energy Efficiency
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5.75	Minimum Energy Efficiency	Compliant		5.76					





A1  
A901 Site Birdseye Overall

Autodesk Docs/10400\_Esplande Delille/ARCH\_Esplande Delille\_P2025.rvt 5/8/2025 11:04:49 AM





C1  
A902 Corner Kerlerec



A1  
A902 Corner View - Esplanade





1  
A905

3D View Esp



ESPLANADE AVE

HENRIETTE DELILLE

STREET TREES OMITTED DUE TO GAS LINE

COMMUNITY  
POCKET PARK

PART OF SITE

5-PLEX B

5-PLEX A

MIXED-USE  
BUILDING  
2 RETAIL AND  
40 UNITS

ENTRY  
COURTYARD

35 PARKING  
SPACES

+ 2 REPLACEMENT

GATED  
PARKING  
ENTRY/EXIT

100 SF LANDSCAPING

9 SPACES  
1' BUFFER  
RESIDENTIAL ADJUTING RESIDENTIAL

5' LANDSCAPE  
BUFFER

NOT IN SCOPE

PARKING  
ENTRY/EXIT

PEDESTRIAN CONNECTION

ALOYSIUS  
TRASH AREA

NEW AUTO CONNECTION  
& PEDESTRIAN  
SCHEMATIC

1 Site Plan  
A100 3/32" = 1'-0"

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION

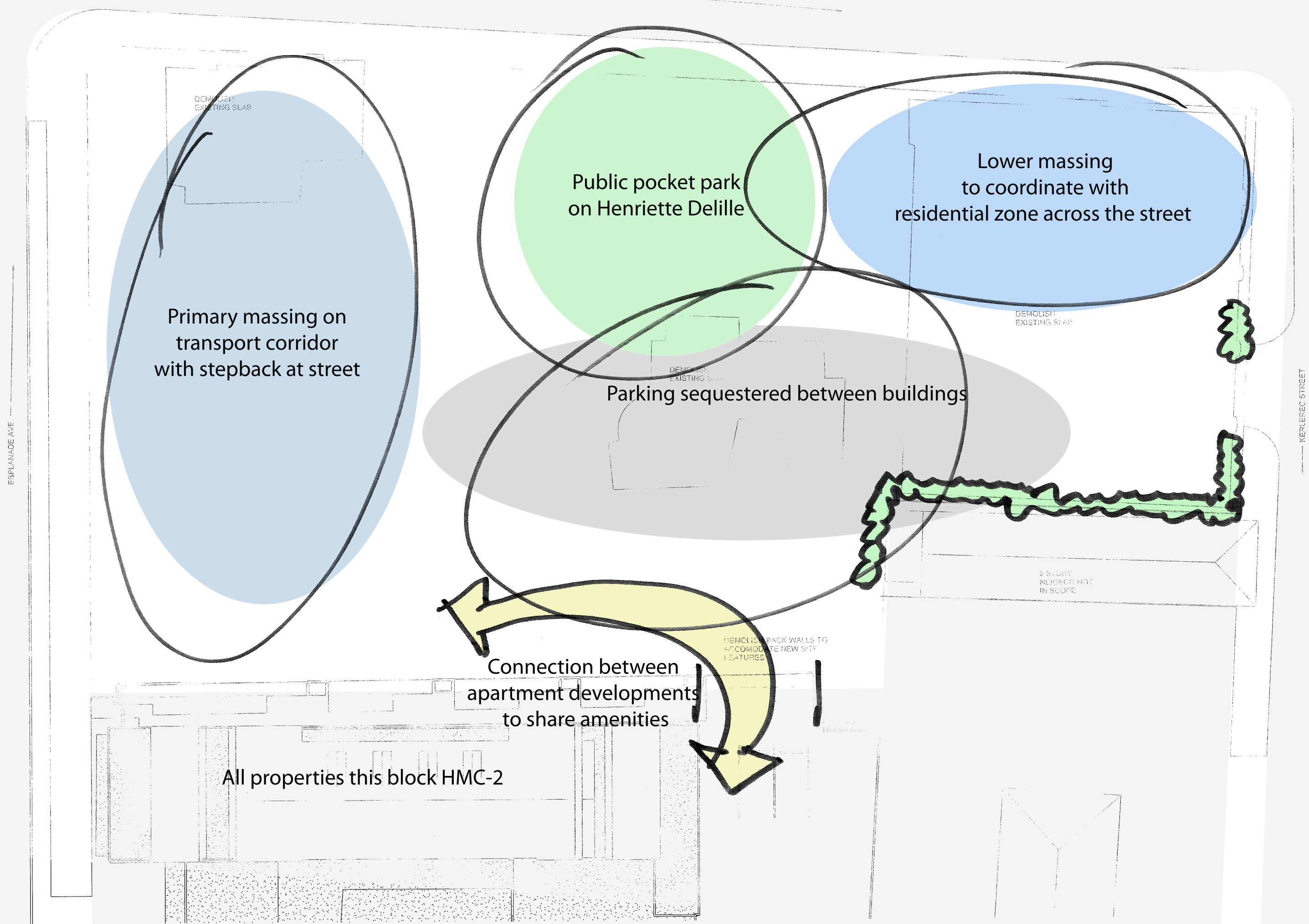


1141 Esplanade Ave  
New Orleans, LA

ISSUE DATE: 2A2023  
PROJECT #: HRI  
CLIENT NAME: CHK BY: GCM  
DRAW BY: ???

A100 Site Plan  
Schematic Design  
Copyright 2017 HCI Architecture Incorporated, A Professional Corporation





Primary massing on transport corridor with stepback at street

Public pocket park on Henriette Delille

Lower massing to coordinate with residential zone across the street

Parking sequestered between buildings

Connection between apartment developments to share amenities

All properties this block HMC-2

DEMOLISH BACK WALLS TO ACCOMMODATE NEW SITE FEATURES

2 STORY NEIGHBOR NOT IN SCOPE

ESPLANADE AVE.

KERLERC STREET



## Permits:

24-29387-NEWC, at 1141 Esplanade Ave.

25-09220-NEWC, at 1416 Henriette Delille St

25-09212-NEWC, at 1140 Kerlerec St

## Project Description Narrative: 05/08/2025

The layout consists of a 4 story C shaped building that locates community oriented businesses on the first floor at the prominent corner of Esplanade and Henriette Delille. Two retail bays off of Esplanade Ave flank a central, landscaped courtyard with accessible ramp that serves as the entry to the apartment building. Retail total area is less than 3,000 s.f. The first floor has a leasing office, community and fitness rooms as well as other support rooms and apartments and most have individual, exterior entries. The remainder of the 40 apartments are one and 2 bedrooms units located on floors above with most mechanical equipment occurring on the roofs.

The foundation is to be a raised concrete slab elevated to 3' above highest adjacent curb. The front portion of the main building drops down to 3 stories tall to relate with the height of Aloysius apartments next door which HCI designed several years ago and then steps up to 4 stories closer to the middle of the block and will stay under 50'.

Almost all apartments feature balconies as an amenity and also make reference to the galleries or porches that commonly occur on houses on Esplanade . They are enhanced with a contemporary metal railing on street elevations. The cladding is to be cementitious lap siding as well as cementitious panel that simulates stucco with an exception for the 2 brick clad retail bays which recall some masonry townhouses found on the French quarter side of Esplanade.

On the Kerlerec side of the site we have two similar 5 plexes of one and two stories, configured to recall the massing of camelback houses found in 7th ward and Marigny. They are to have front porches just as a shotgun doubles typically do and are smaller in massing to relate with the two story buildings nearby. A public pocket park is programmed for the space between the two 5plexes. Parking is located behind the buildings. Parking drives are to be two way with entries and exits off of both Kerlerec and share one on N Rampart of Aloysius Apartments. The parking lot is surrounded by a secured fence. 1141 Esplanade can also use the existing dumpster enclosure at Aloysius Apartments although it will have its own trash room with compactor. All parts of the property will be monitored with a closed circuit camera system.

All properties on the block are zoned HMC-2 so there are no setback requirements. In fact it was a request of HDLC staff to locate perimeter walls on side lot property lines and encroach on the public right of way at residential entrances.

Zoning Description/Analysis for 1141 Esplanade Ave.

5/9/2025

Multifamily Development	BLOCK 380 LOT A1 - HMC-2			
Lot Area = 38,302 sq.ft.	Required	Provided	Waiver Amount	
Min Lot Area	600 sf/du	766 sf/du	No Waiver Required	
Max Building Height	50'	50'	No Waiver Required	
Min Open Space Ratio	0.3	0.34	No Waiver Required	Number includes private apartment balconies
Min Permeable Open Space	15%	18%	No Waiver Required	
Max Floor Area Commercial	10,000 sf	2,641 sf	No Waiver Required	
Min Yard Requirements	none	varies	No Waiver Required	All properties on entire block HMC-2
Max FAR	2.2	1.36	No Waiver Required	
Off-Street Parking	50 for 50 apts	37	No Waiver Required	Reduced by 30% per Section 28.7.1
Commercial Parking	0 for < 3,000 s.f.	0	No Waiver Required	
Bicycle Parking	10 (8 long term)	16 (12)	No Waiver Required	
EV charging stations	3	4	No Waiver Required	
Off-Street Loading Spaces	0 - Historic Core Exemption	0	No Waiver Required	
Landscaping	per Article 23	Landscape Plan/ Site	No Waiver Required	Parking landscaping, street trees and pocket park



Home » Office of Community Assets and Investment » Topics » Redevelopment » 1141 Esplanade Avenue

## OFFICE OF COMMUNITY ASSETS AND INVESTMENT

Community Assets and Investment Home

About

Topics

Contact

# 1141 Esplanade Avenue (Henriette Delille)

OCAI and the New Orleans Redevelopment Authority (NORA) guided 1141 Esplanade Avenue, a vacant City-owned parcel, through the Redevelopment Framework. HRI Communities and New Orleans Restoration Properties are developing the site into 50 one and two-bed apartment units, 37 of which are planned to be affordable and the remainder workforce housing. There will also be two ground floor commercial bays.

### Timeline:

- June, 2022: Lease recorded between the City of New Orleans and the New Orleans Redevelopment Authority
- November, 2022: Virtual community meeting
- November, 2022: Open solicitation for developers
- January, 2023: Close of development solicitation period
- February, 2023: Finalist community engagement meeting
- March, 2023: NORA board award of property
- April, 2023: Option to sublease between NORA and HRIC/NORP executed
- March, 2023: [Virtual community meeting](#)

### Project Description:

- Residential
  - Residential:
    - 50 high-quality, one and two-bedroom apartments
    - 37 long-term affordable apartments with rents at or below 60% AMI
    - Energy-Star washers and dryers, refrigerators, ceiling fans, dishwashers, and other certified efficient electrical/plumbing fixtures in every apartment
    - Private balconies in the primary building
  - Commercial
    - Two, ground floor retail bays totaling approx. 3,000+ SF and accessed from the Esplanade Avenue landscaped courtyard entry

Unit Type	Affordability	Total Units
CNI Replacement & PSH Units	30% of Resident Income	15
Workforce	60% AMI	22
Workforce	80% AMI	13

### Pages in this section

- [Redevelopment](#)
  - [Redevelopment Framework](#)
  - [City Owned Property Map](#)
  - [1141 Esplanade Avenue](#)
  - [Louisiana Avenue Firehouse](#)



- Intended for community-minded, small, local businesses; Will be openly marketed with community input and provide a preference for MBE/WBE-owned, local businesses
- Amenities
  - Secure, off-street parking with entry/exit to both Kerlerec Street and N. Rampart Street
  - Bicycle parking
  - Fitness center
  - Landscaped pocket park that will be open to the community



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☐ Yes ☐ No



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Service and Information Lookup for the City of New Orleans