



DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Christopher Park Apartments

Prepared for:

City Planning Commission
The City of New Orleans
1300 Perdido Street, Room 7W03
New Orleans, LA 70112

Prepared by:

Christopher Park, LP
1469 South 4th Street,
Louisville, KY 40208

Narrative

LDG Multifamily, LLC and the Housing Authority of New Orleans is pleased to submit this Development Plan and Design Review Application to the City of New Orleans Planning and Zoning Authority for **Christopher Park Apartments**, a 204-unit mixed-income housing development in the Algiers neighborhood. This community will target individuals and families suitable for one-, two- and three-bedroom units and townhomes.

Christopher Park Apartments is a new community with eight wood-framed, three-story walk-up buildings, twelve townhomes, and surface parking. This community is built to Enterprise Green Communities 2020 Standards and includes green space, a playground, and pedestrian walkways.

Site Location

Located in the historic Algiers neighborhood, Christopher Park is located at 1946 Murl Street and bound by Vespasian Blvd., Murl St., and Caladium Ln.

Zoning

The site is zoned S-RM1 Suburban Neighborhood Residential District of New Orleans. Article 13.1.C and Table 13-1 of the New Orleans Comprehensive Zoning Ordinance, permissible used for properties zoned for S-RM1 include multi-family and townhome dwellings up to four (4) stories that sustain a moderately dense population in the area.

Reason for Design Review Committee Request for Review

This development will be over 40,000 sf.

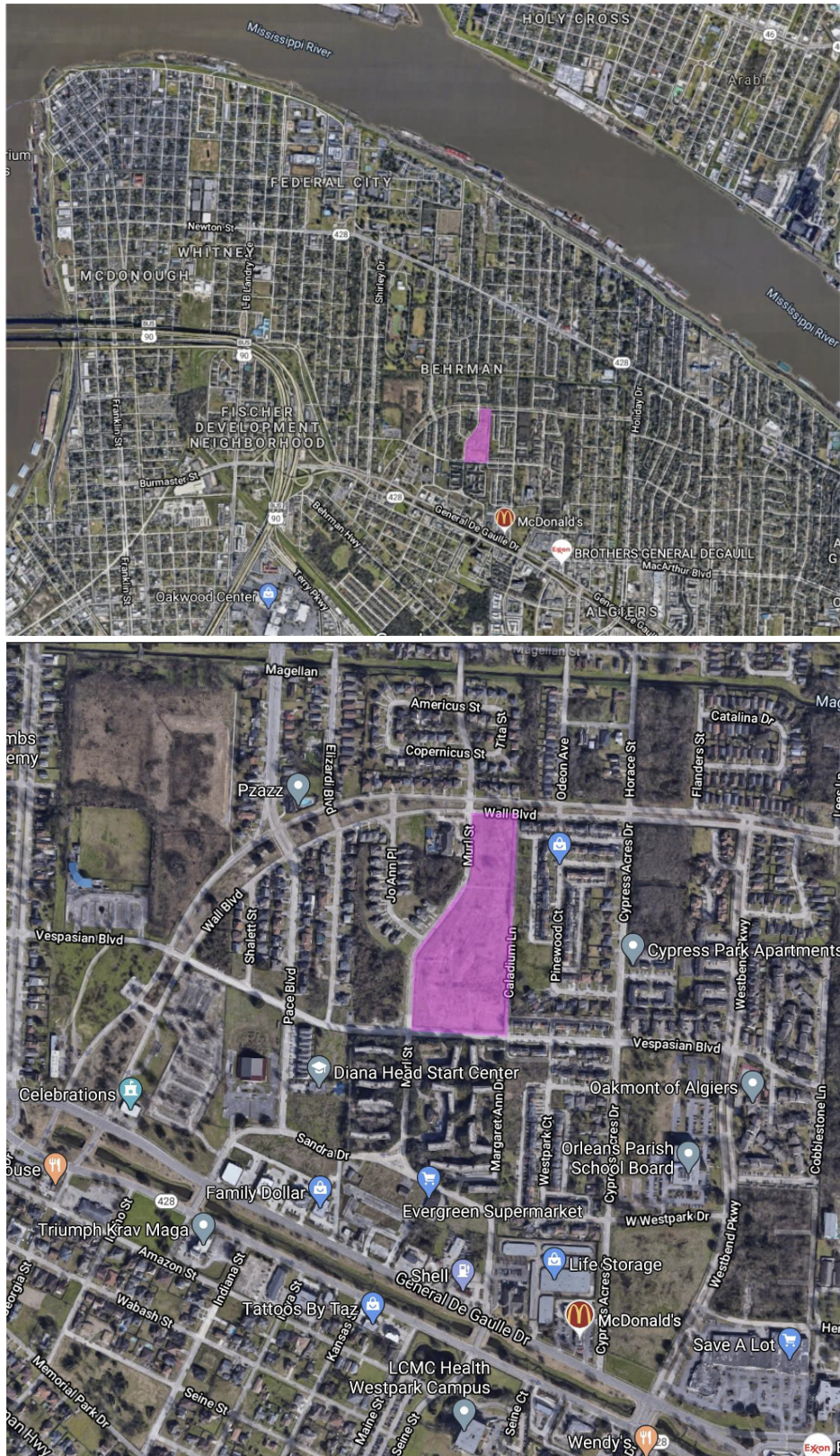
Site Plans, Location, and Characteristics

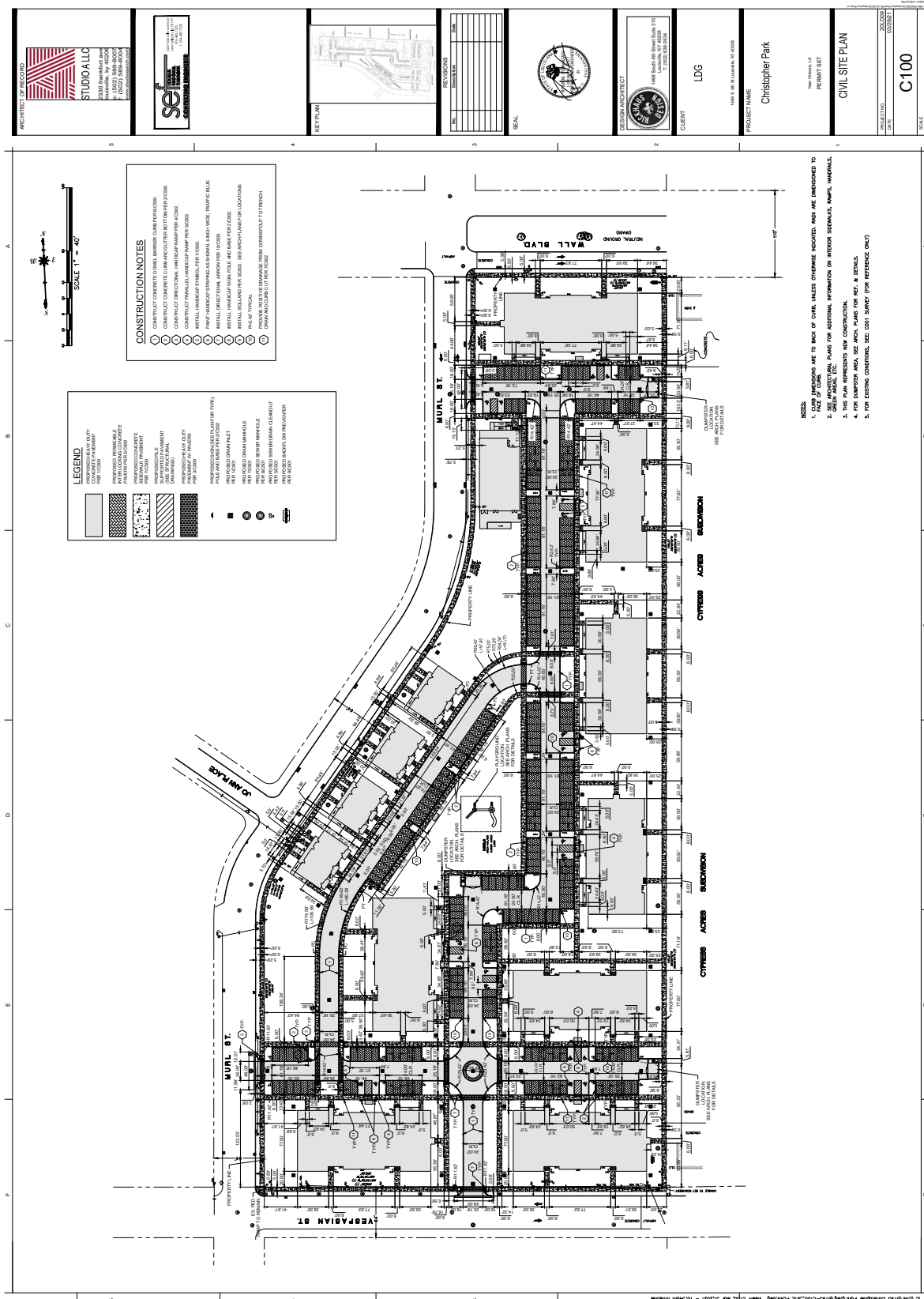
Name of Property	Christopher Park Development	
Street	1946 Murl Street	
City	New Orleans	
State	Louisiana	
Zip	70114	
Parish	Orleans Parish	
Latitude	29.93206206 N	
Longitude	-90.02442438 W	
Bounding Road	N	Wall Blvd.
Bounding Road	S	Vespasian Blvd.
Bounding Road	E	Shade Tree Ln.
Bounding Road	W	Murl Street
Land Size	9.84 acres	
Zoning	<u>Suburban Multi-Family Residential District</u>	
Legal Description	1. VICTORY DRIVE PLAZA 2. PARCEL D 3. 1226/1151 X 242/509 4. MURL 5. (EXEMPT)	
General Shape	Irregular	
General Area	Single family and multi-family residential district	
Target Property Characteristics	Vacant/Grass Lots, former residential	
Current Use	Undeveloped, cleared land parcels without structures	
Past Use	Christopher Park Housing Development (multi-family)	

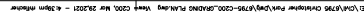
Site Characteristics	
Grounds	The Target Property contains no structures. Former streets on the interior of the property have been removed leaving behind municipal storm-water drains and fire hydrants. The property is covered with grass and surrounded by a chain-link fence.
Structures	No structures are present on the Target Property.
Site Topography	The site reconnaissance indicated that the Target Property is undeveloped and covered by grass. The Target Property is higher than the adjoining property to the south; therefore, any spills on the adjoining property will drain away from the Target Property.
Surface Drainage	The Target Property drains to the surrounding street which in turn contains storm water drains / canals that connect to the municipal drainage system.
Utilities	
Water	Municipal
Electrical	None
Sewage	None
Waste Disposal	None
Potential RECs (Findings and Opinions)	
Potential RECs Identified?	No



Property Location Map
 Christopher Park Development
 1194601 Murl Street
 New Orleans, Louisiana 70114







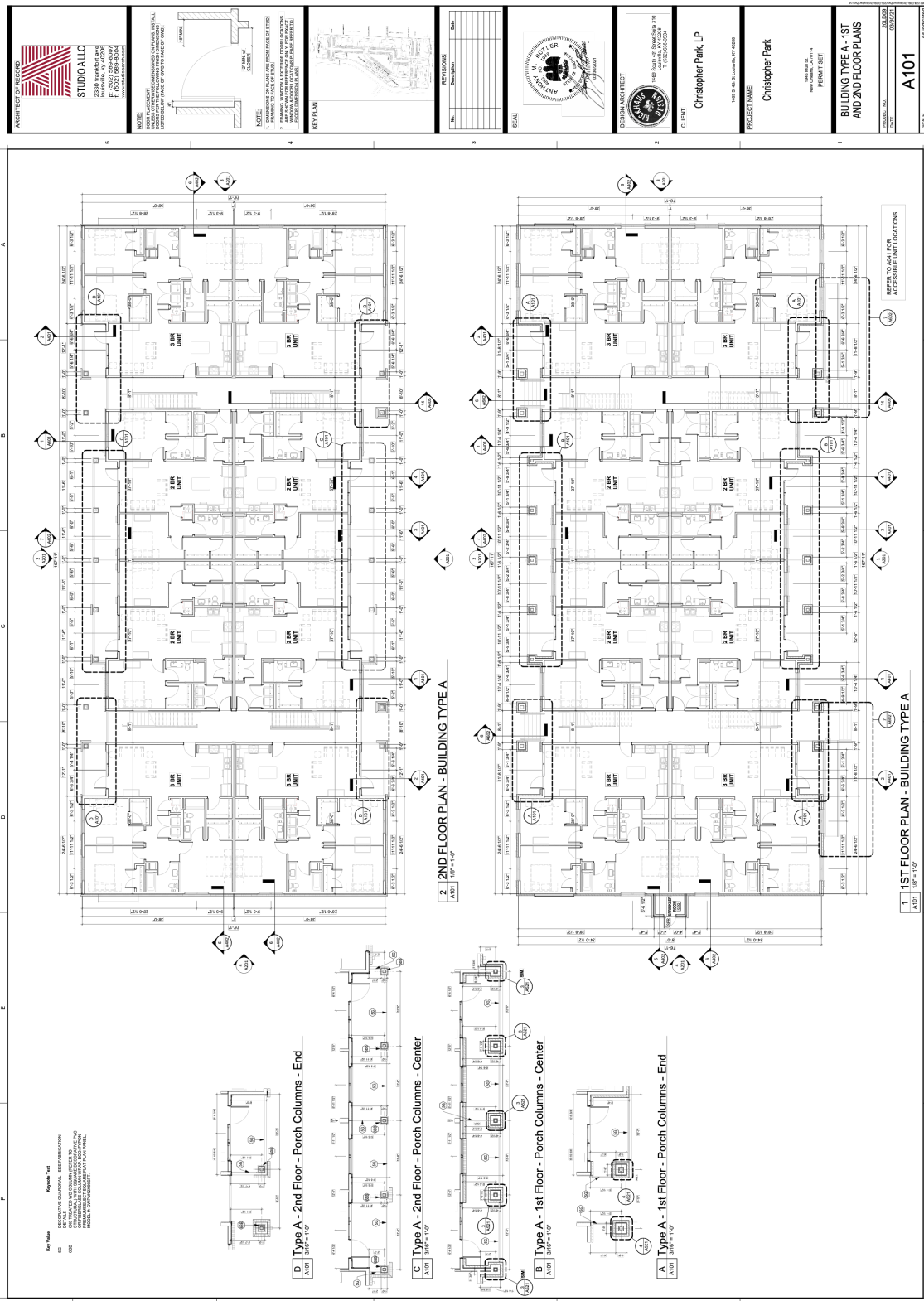
Building Analysis and Floor Plans

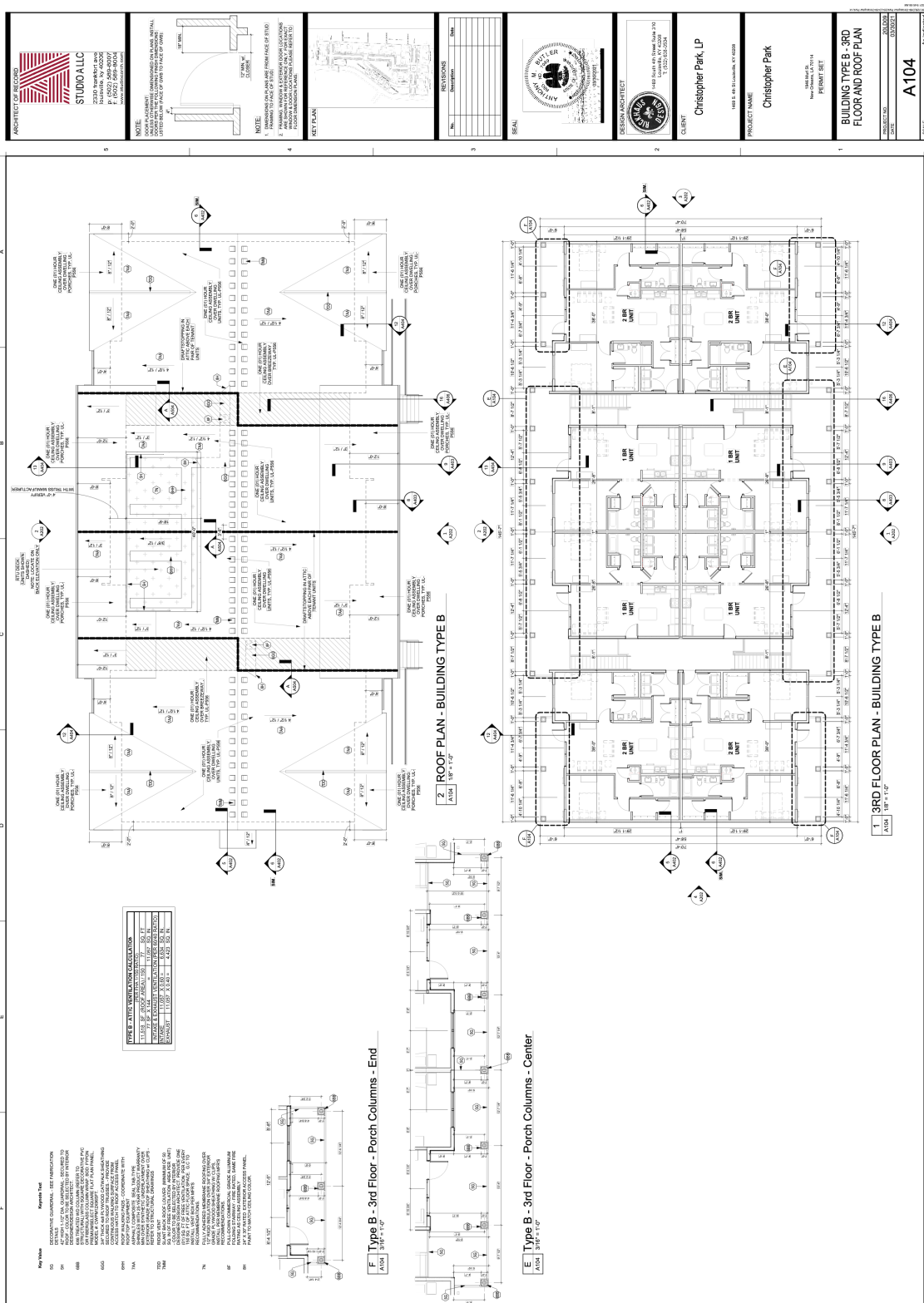
DESIGN SERVICES FOR CHRISTOPHER PARK

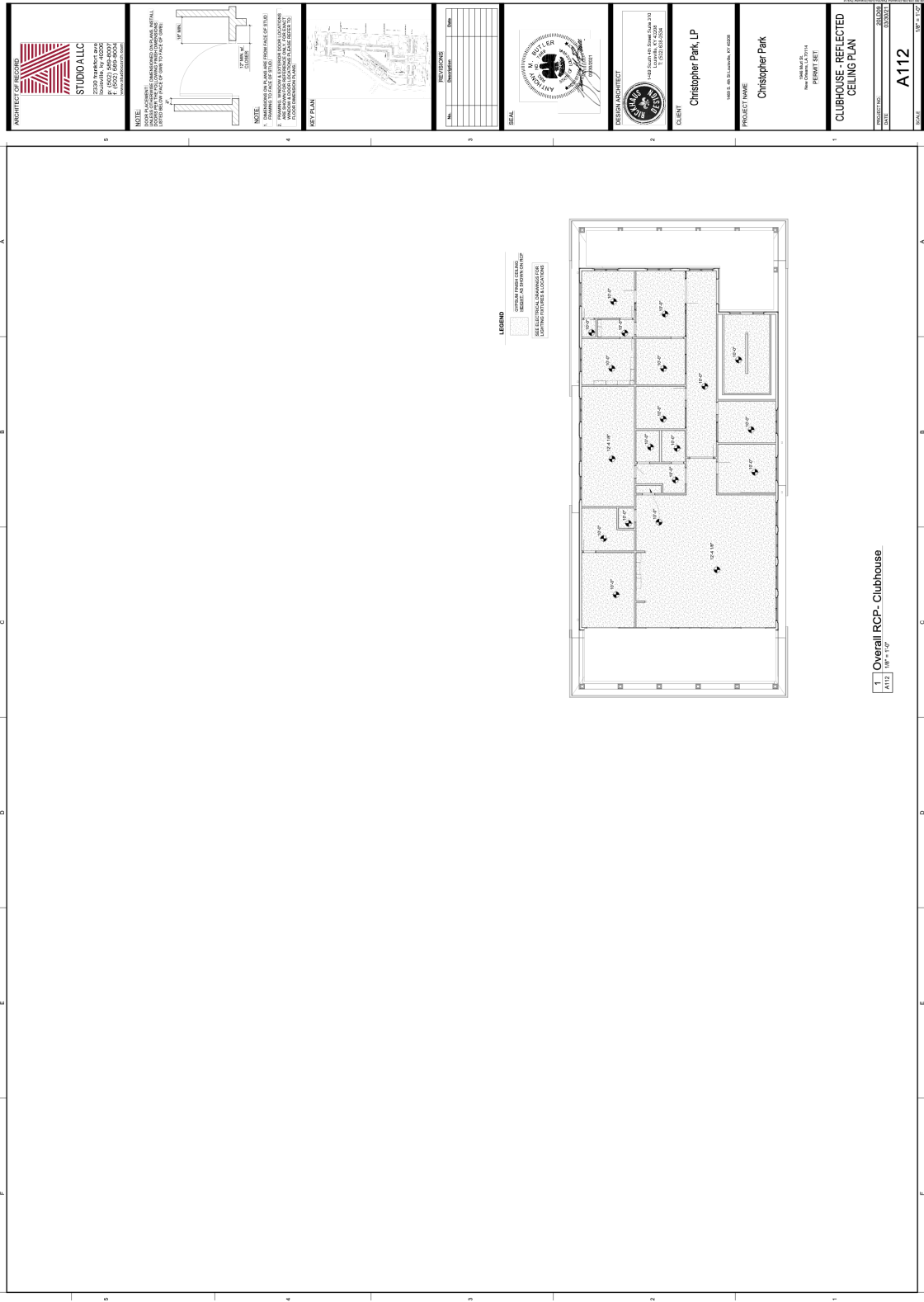
1946 MURL ST.
NEW ORLEANS, LA 70114
PERMIT SET

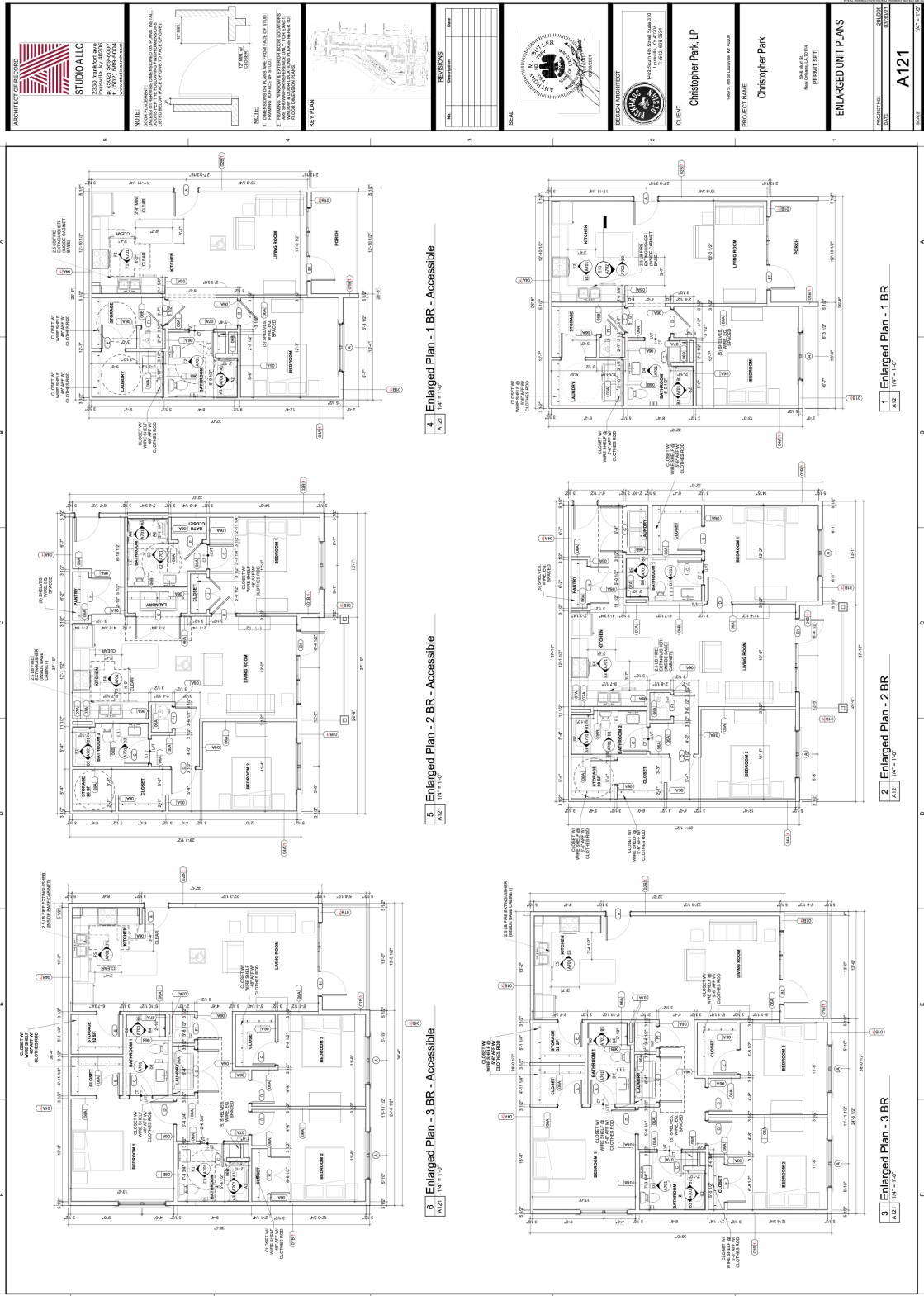


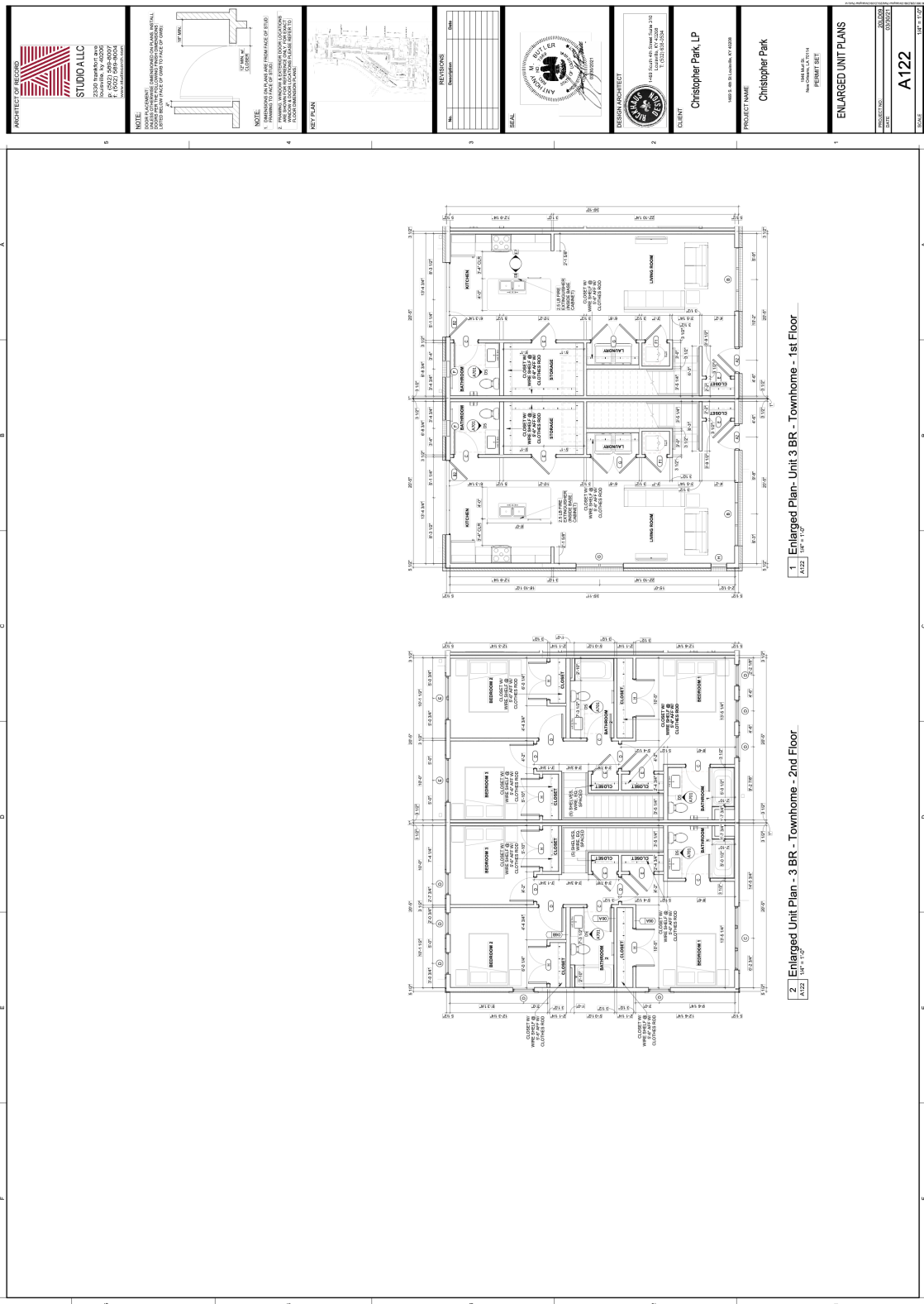
CHRISTOPHER PARK APARTMENTS									
UNIT TYPE A		UNIT TYPE B		UNIT TYPE C		UNIT TYPE D		UNIT TYPE E	
Unit Type	Area	Unit Type	Area	Unit Type	Area	Unit Type	Area	Unit Type	Area
1 Bed	1,100	2 Bed	1,400	3 Bed	1,800	4 Bed	2,200	5 Bed	2,600
2 Bed	1,200	3 Bed	1,500	4 Bed	1,900	5 Bed	2,300	6 Bed	2,700
3 Bed	1,300	4 Bed	1,600	5 Bed	2,000	6 Bed	2,400	7 Bed	2,800
4 Bed	1,400	5 Bed	2,100	6 Bed	2,500	7 Bed	2,900	8 Bed	3,000
5 Bed	1,500	6 Bed	2,200	7 Bed	3,000	8 Bed	3,100	9 Bed	3,200
6 Bed	1,600	7 Bed	3,100	8 Bed	3,200	9 Bed	3,300	10 Bed	3,400
7 Bed	1,700	8 Bed	3,300	9 Bed	3,400	10 Bed	3,500	11 Bed	3,600
8 Bed	1,800	9 Bed	3,500	10 Bed	3,600	11 Bed	3,700	12 Bed	3,800
9 Bed	1,900	10 Bed	3,700	11 Bed	3,800	12 Bed	3,900	13 Bed	4,000
10 Bed	2,000	11 Bed	3,800	12 Bed	3,900	13 Bed	4,000	14 Bed	4,100
11 Bed	2,100	12 Bed	3,900	13 Bed	4,000	14 Bed	4,100	15 Bed	4,200
12 Bed	2,200	13 Bed	4,000	14 Bed	4,100	15 Bed	4,200	16 Bed	4,300
13 Bed	2,300	14 Bed	4,100	15 Bed	4,200	16 Bed	4,300	17 Bed	4,400
14 Bed	2,400	15 Bed	4,200	16 Bed	4,300	17 Bed	4,400	18 Bed	4,500
15 Bed	2,500	16 Bed	4,300	17 Bed	4,400	18 Bed	4,500	19 Bed	4,600
16 Bed	2,600	17 Bed	4,400	18 Bed	4,500	19 Bed	4,600	20 Bed	4,700
17 Bed	2,700	18 Bed	4,500	19 Bed	4,600	20 Bed	4,700	21 Bed	4,800
18 Bed	2,800	19 Bed	4,600	20 Bed	4,700	21 Bed	4,800	22 Bed	4,900
19 Bed	2,900	20 Bed	4,700	21 Bed	4,800	22 Bed	4,900	23 Bed	5,000
20 Bed	3,000	21 Bed	4,800	22 Bed	4,900	23 Bed	5,000	24 Bed	5,100
21 Bed	3,100	22 Bed	4,900	23 Bed	5,000	24 Bed	5,100	25 Bed	5,200
22 Bed	3,200	23 Bed	5,000	24 Bed	5,100	25 Bed	5,200	26 Bed	5,300
23 Bed	3,300	24 Bed	5,100	25 Bed	5,200	26 Bed	5,300	27 Bed	5,400
24 Bed	3,400	25 Bed	5,200	26 Bed	5,300	27 Bed	5,400	28 Bed	5,500
25 Bed	3,500	26 Bed	5,300	27 Bed	5,400	28 Bed	5,500	29 Bed	5,600
26 Bed	3,600	27 Bed	5,400	28 Bed	5,500	29 Bed	5,600	30 Bed	5,700
27 Bed	3,700	28 Bed	5,500	29 Bed	5,600	30 Bed	5,700	31 Bed	5,800
28 Bed	3,800	29 Bed	5,600	30 Bed	5,700	31 Bed	5,800	32 Bed	5,900
29 Bed	3,900	30 Bed	5,700	31 Bed	5,800	32 Bed	5,900	33 Bed	6,000
30 Bed	4,000	31 Bed	5,800	32 Bed	5,900	33 Bed	6,000	34 Bed	6,100
31 Bed	4,100	32 Bed	5,900	33 Bed	6,000	34 Bed	6,100	35 Bed	6,200
32 Bed	4,200	33 Bed	6,000	34 Bed	6,100	35 Bed	6,200	36 Bed	6,300
33 Bed	4,300	34 Bed	6,100	35 Bed	6,200	36 Bed	6,300	37 Bed	6,400
34 Bed	4,400	35 Bed	6,200	36 Bed	6,300	37 Bed	6,400	38 Bed	6,500
35 Bed	4,500	36 Bed	6,300	37 Bed	6,400	38 Bed	6,500	39 Bed	6,600
36 Bed	4,600	37 Bed	6,400	38 Bed	6,500	39 Bed	6,600	40 Bed	6,700
37 Bed	4,700	38 Bed	6,500	39 Bed	6,600	40 Bed	6,700	41 Bed	6,800
38 Bed	4,800	39 Bed	6,600	40 Bed	6,700	41 Bed	6,800	42 Bed	6,900
39 Bed	4,900	40 Bed	6,700	41 Bed	6,800	42 Bed	6,900	43 Bed	7,000
40 Bed	5,000	41 Bed	6,800	42 Bed	6,900	43 Bed	7,000	44 Bed	7,100
41 Bed	5,100	42 Bed	6,900	43 Bed	7,000	44 Bed	7,100	45 Bed	7,200
42 Bed	5,200	43 Bed	7,000	44 Bed	7,100	45 Bed	7,200	46 Bed	7,300
43 Bed	5,300	44 Bed	7,100	45 Bed	7,200	46 Bed	7,300	47 Bed	7,400
44 Bed	5,400	45 Bed	7,200	46 Bed	7,300	47 Bed	7,400	48 Bed	7,500
45 Bed	5,500	46 Bed	7,300	47 Bed	7,400	48 Bed	7,500	49 Bed	7,600
46 Bed	5,600	47 Bed	7,400	48 Bed	7,500	49 Bed	7,600	50 Bed	7,700
47 Bed	5,700	48 Bed	7,500	49 Bed	7,600	50 Bed	7,700	51 Bed	7,800
48 Bed	5,800	49 Bed	7,600	50 Bed	7,700	51 Bed	7,800	52 Bed	7,900
49 Bed	5,900	50 Bed	7,700	51 Bed	7,800	52 Bed	7,900	53 Bed	8,000
50 Bed	6,000	51 Bed	7,800	52 Bed	7,900	53 Bed	8,000	54 Bed	8,100
51 Bed	6,100	52 Bed	7,900	53 Bed	8,000	54 Bed	8,100	55 Bed	8,200
52 Bed	6,200	53 Bed	8,000	54 Bed	8,100	55 Bed	8,200	56 Bed	8,300
53 Bed	6,300	54 Bed	8,100	55 Bed	8,200	56 Bed	8,300	57 Bed	8,400
54 Bed	6,400	55 Bed	8,200	56 Bed	8,300	57 Bed	8,400	58 Bed	8,500
55 Bed	6,500	56 Bed	8,300	57 Bed	8,400	58 Bed	8,500	59 Bed	8,600
56 Bed	6,600	57 Bed	8,400	58 Bed	8,500	59 Bed	8,600	60 Bed	8,700
57 Bed	6,700	58 Bed	8,500	59 Bed	8,600	60 Bed	8,700	61 Bed	8,800
58 Bed	6,800	59 Bed	8,600	60 Bed	8,700	61 Bed	8,800	62 Bed	8,900
59 Bed	6,900	60 Bed	8,700	61 Bed	8,800	62 Bed	8,900	63 Bed	9,000
60 Bed	7,000	61 Bed	8,800	62 Bed	8,900	63 Bed	9,000	64 Bed	9,100
61 Bed	7,100	62 Bed	8,900	63 Bed	9,000	64 Bed	9,100	65 Bed	9,200
62 Bed	7,200	63 Bed	9,000	64 Bed	9,100	65 Bed	9,200	66 Bed	9,300
63 Bed	7,300	64 Bed	9,100	65 Bed	9,200	66 Bed	9,300	67 Bed	9,400
64 Bed	7,400	65 Bed	9,200	66 Bed	9,300	67 Bed	9,400	68 Bed	9,500
65 Bed	7,500	66 Bed	9,300	67 Bed	9,400	68 Bed	9,500	69 Bed	9,600
66 Bed	7,600	67 Bed	9,400	68 Bed	9,500	69 Bed	9,600	70 Bed	9,700
67 Bed	7,700	68 Bed	9,500	69 Bed	9,600	70 Bed	9,700	71 Bed	9,800
68 Bed	7,800	69 Bed	9,600	70 Bed	9,700	71 Bed	9,800	72 Bed	9,900
69 Bed	7,900	70 Bed	9,700	71 Bed	9,800	72 Bed	9,900	73 Bed	10,000
70 Bed	8,000	71 Bed	9,800	72 Bed	9,900	73 Bed	10,000	74 Bed	10,100
71 Bed	8,100	72 Bed	9,900	73 Bed	10,000	74 Bed	10,100	75 Bed	10,200
72 Bed	8,200	73 Bed	10,000	74 Bed	10,100	75 Bed	10,200	76 Bed	10,300
73 Bed	8,300	74 Bed	10,100	75 Bed	10,200	76 Bed	10,300	77 Bed	10,400
74 Bed	8,400	75 Bed	10,200	76 Bed	10,300	77 Bed	10,400	78 Bed	10,500
75 Bed	8,500	76 Bed	10,300	77 Bed	10,400	78 Bed	10,500	79 Bed	10,600
76 Bed	8,600	77 Bed	10,400	78 Bed	10,500	79 Bed	10,600	80 Bed	10,700
77 Bed	8,700	78 Bed	10,500	79 Bed	10,600	80 Bed	10,700	81 Bed	10,800
78 Bed	8,800	79 Bed	10,600	80 Bed	10,700	81 Bed	10,800	82 Bed	10,900
79 Bed	8,900	80 Bed	10,700	81 Bed	10,800	82 Bed	10,900	83 Bed	11,000
80 Bed	9,000	81 Bed	10,800	82 Bed	10,900	83 Bed	11,000	84 Bed	11,100
81 Bed	9,100	82 Bed	10,900	83 Bed	11,000	84 Bed	11,100	85 Bed	11,200
82 Bed	9,200	83 Bed	11,000	84 Bed	11,100	85 Bed	11,200	86 Bed	11,300
83 Bed	9,300	84 Bed	11,100	85 Bed	11,200	86 Bed	11,300	87 Bed	11,400
84 Bed	9,400	85 Bed	11,200	86 Bed	11,300	87 Bed	11,400	88 Bed	11,500
85 Bed	9,500	86 Bed	11,300	87 Bed	11,400	88 Bed	11,500	89 Bed	11,600
86 Bed	9,600	87 Bed	11,400	88 Bed	11,500	89 Bed	11,600	90 Bed	11,700
87 Bed	9,700	88 Bed	11,500	89 Bed	11,600	90 Bed	11,700	91 Bed	11,800
88 Bed	9,800	89 Bed	11,600	90 Bed	11,700	91 Bed	11,800	92 Bed	11,900
89 Bed	9,900	90 Bed	11,700	91 Bed	11,800	92 Bed	11,900	93 Bed	12,000
90 Bed	10,000	91 Bed	11,800	92 Bed	11,900	93 Bed	12,000	94 Bed	12,100
91 Bed	10,100	92 Bed	11,900	93 Bed	12,000	94 Bed	12,100	95 Bed	12,200
92 Bed	10,200	93 Bed	12,000	94 Bed	12,100	95 Bed	12,200	96 Bed	12,300
93 Bed	10,300	94 Bed	12,100	95 Bed	12,200	96 Bed	12,300	97 Bed	12,400
94 Bed	10,400	95 Bed	12,200	96 Bed	12,300	97 Bed	12,400	98 Bed	12,500
95 Bed	10,500	96 Bed	12,300	97 Bed	12,400	98 Bed	12,500	99 Bed	12,600
96 Bed	10,600	97 Bed	12,400	98 Bed	12,500	99 Bed	12,600	100 Bed	12,700
97 Bed	10,700	98 Bed	12,500	99 Bed	12,600	100 Bed	12,700	101 Bed	12,800
98 Bed	10,800	99 Bed	12,600	100 Bed	12,700	101 Bed	12,800	102 Bed	12,900
99 Bed	10,900	100 Bed	12,700	101 Bed	12,800	102 Bed	12,900	103 Bed	13,000
100 Bed	11,000	101 Bed	12,800	102 Bed	12,900	103 Bed	13,000	104 Bed	13,100
101 Bed	11,100	102 Bed	12,900	103 Bed	13,000	104 Bed	13,100	105 Bed	13,200
102 Bed	11,200	103 Bed	13,000	104 Bed	13,100	105 Bed	13,200	106 Bed	13,300
103 Bed	11,300	104 Bed	13,100	105 Bed	13,200	106 Bed	13,300	107 Bed	13,400
104 Bed	11,400	105 Bed	13,200	106 Bed	13,300	107 Bed	13,400	108 Bed	13,500
105 Bed	11,500	106 Bed	13,300	107 Bed	13,400	108 Bed	13,500	109 Bed	13,600
106 Bed	11,600	107 Bed	13,400	108 Bed	13,500	109 Bed	13,600	110 Bed	13,700
107 Bed	11,700	108 Bed	13,500	109 Bed	13,600	110 Bed	13,700	111 Bed	13,800
108 Bed	11,800	109 Bed	13,600	110 Bed	13,700	111 Bed	13,800	112 Bed	13,900
109 Bed	11,900	110 Bed	13,700	111 Bed	13,800	112 Bed	13,900	113 Bed	14,000
110 Bed	12,000	111 Bed	13,800	112 Bed	13,900	113 Bed			

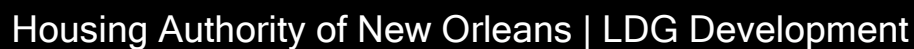


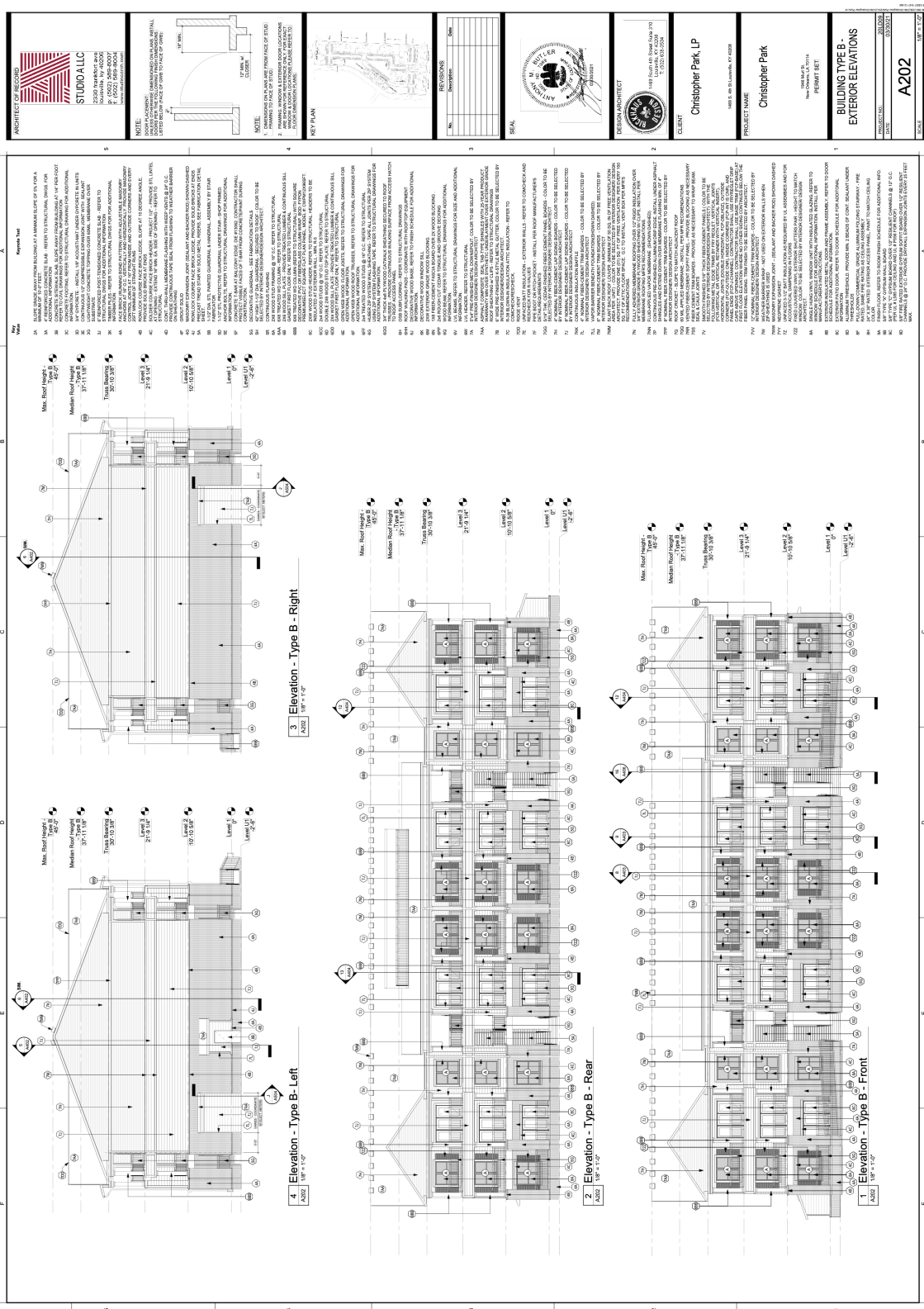


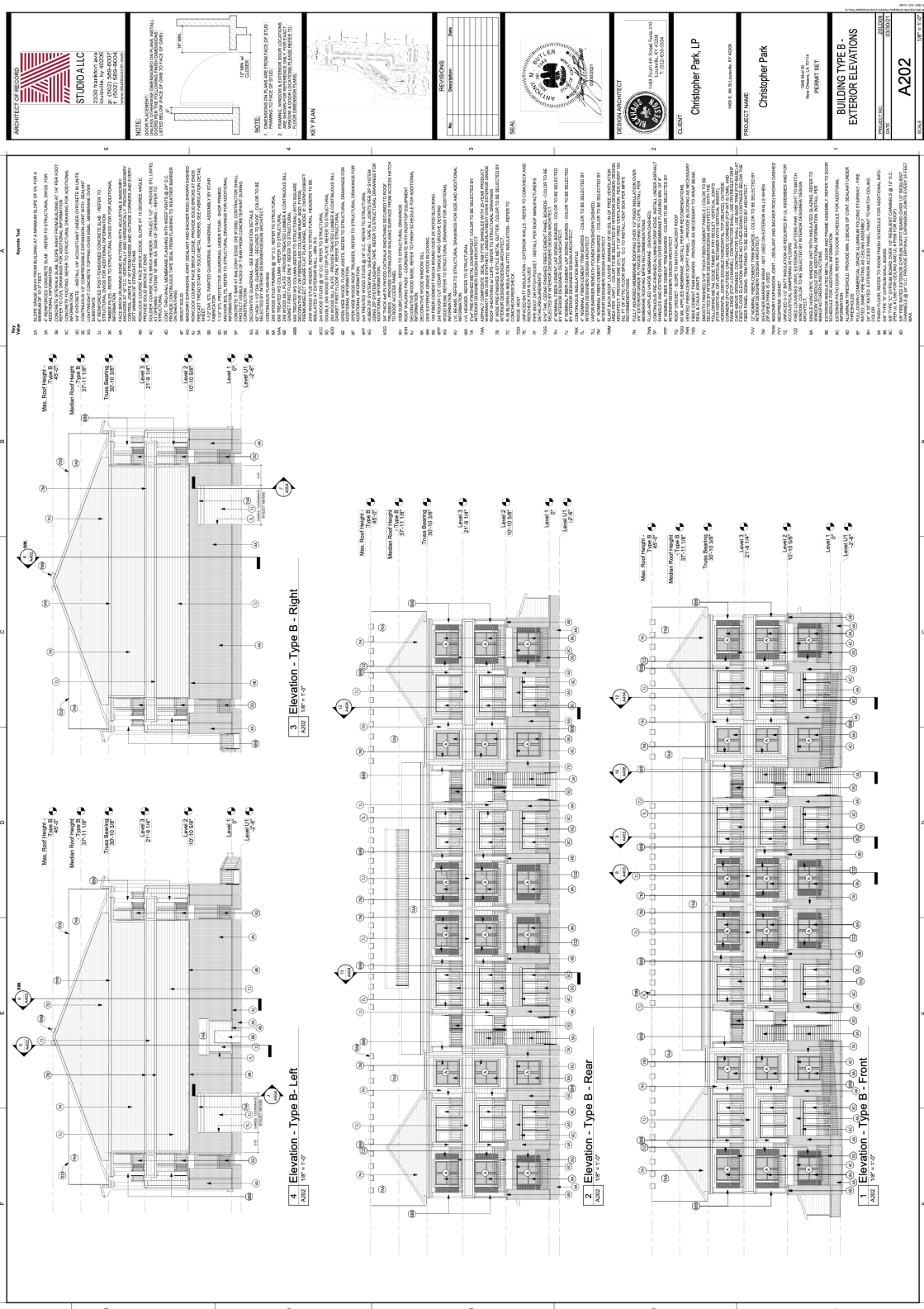






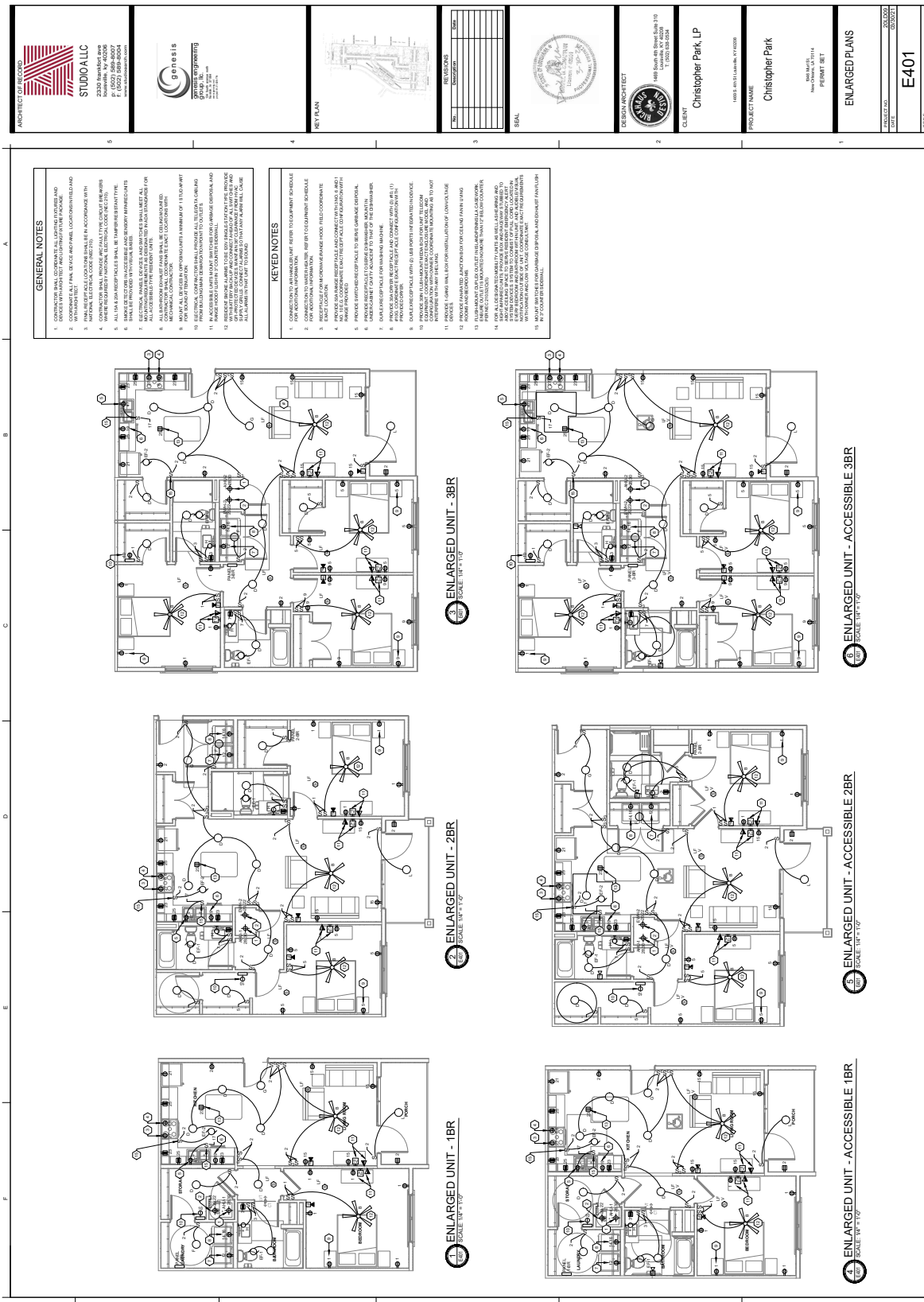


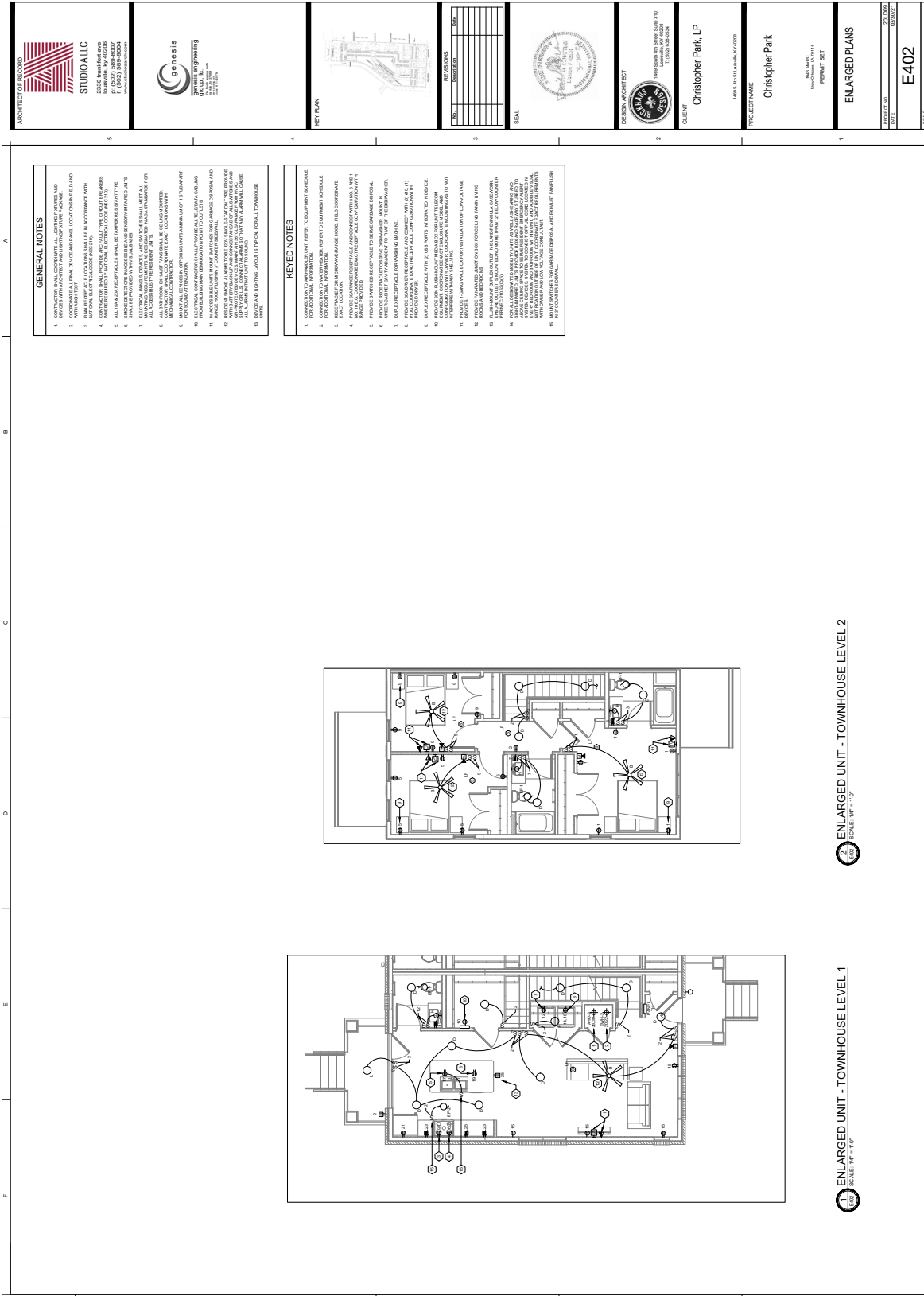


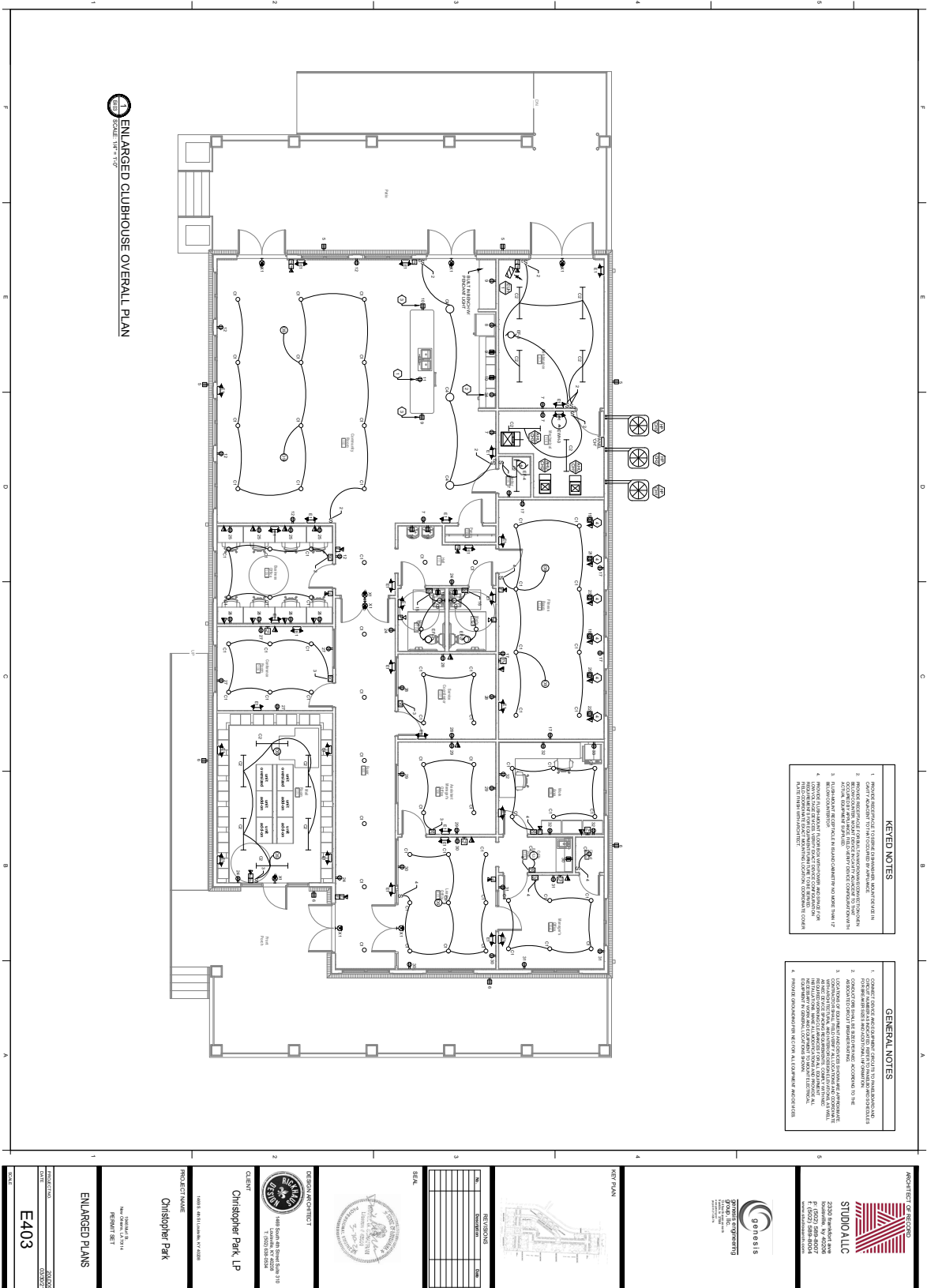


Lighting Plan









1	EQUIPMENT CONNECTION SCHEDULE (ECS)									
	EQUIPMENT CONNECTION SCHEDULE (ECS)									
2	LUMINAIRE SCHEDULE									
	LUMINAIRE SCHEDULE									
3	PANELBOARD CH SCHEDULE									
	PANELBOARD CH SCHEDULE									
4	PANELBOARD H1 SCHEDULE									
	PANELBOARD H1 SCHEDULE									
5	KEY PLAN									
	KEY PLAN									
6	E603									
	E603									
7	DIAGRAMS & SCHEDULES									
	DIAGRAMS & SCHEDULES									
8	Christopher Park, LP									
	Christopher Park, LP									
9	STUDIO ALLC									
	STUDIO ALLC									
10	Housing Authority of New Orleans LDG Development									
	Housing Authority of New Orleans LDG Development									

Signage Plan

The Owner and Contractor will work together to design, construct, and maintain that will comply with the City's sign regulations designed to protect public safety and regulate the area's aesthetics.

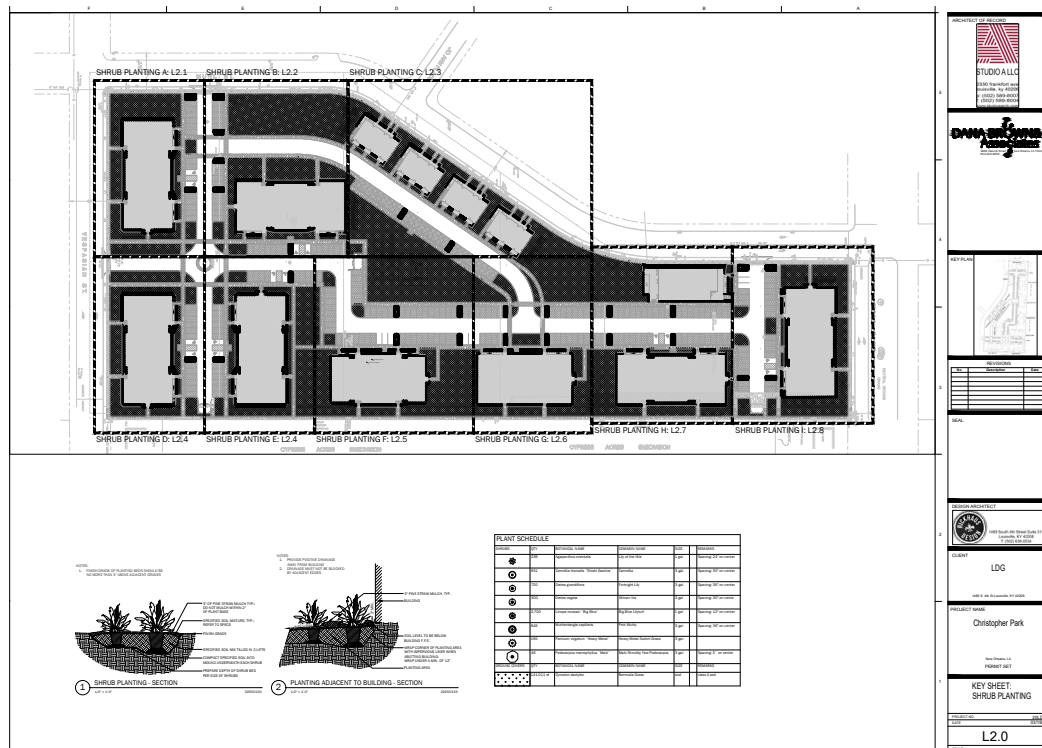
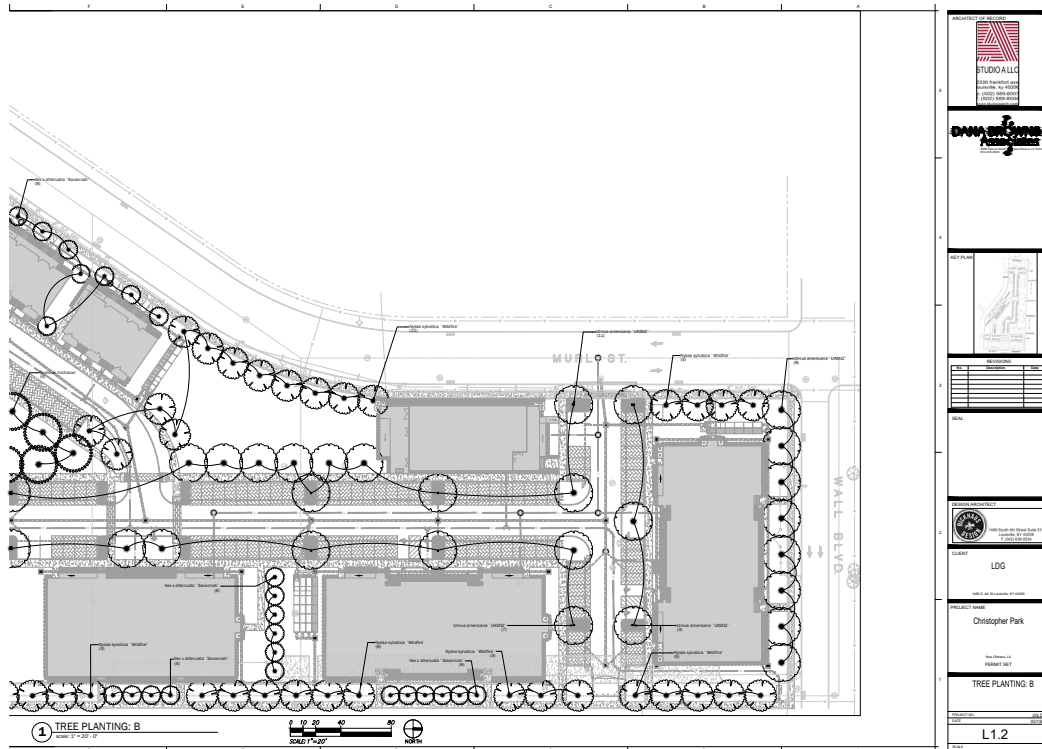
Sometimes we are fortunate enough to involve our neighbors and communities for input and the design of the apartment's trademark logo.

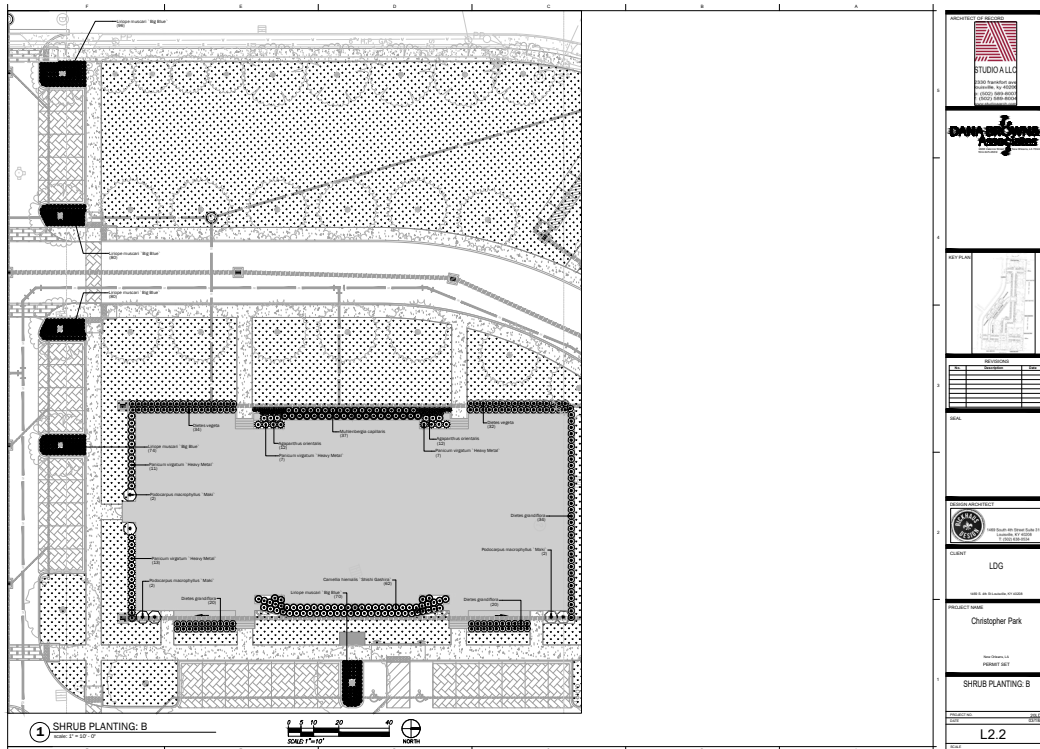
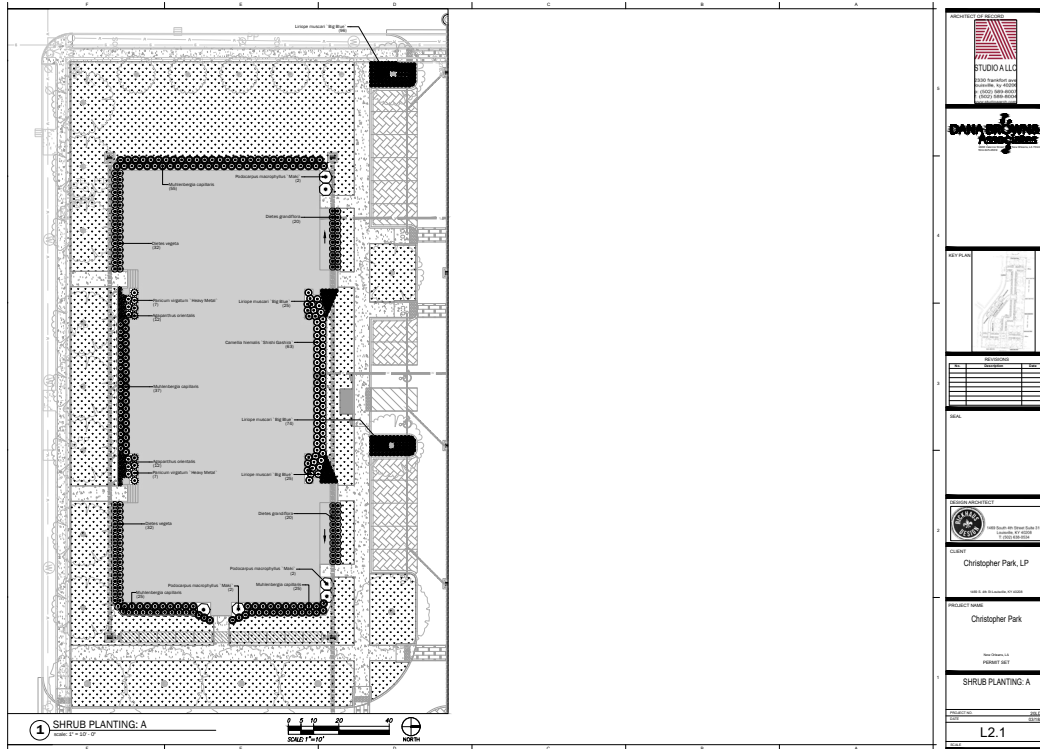
"The winning design: a real-world partnership: All Access, Graphic Design, Instructors at Nossi College, News, Student Life"

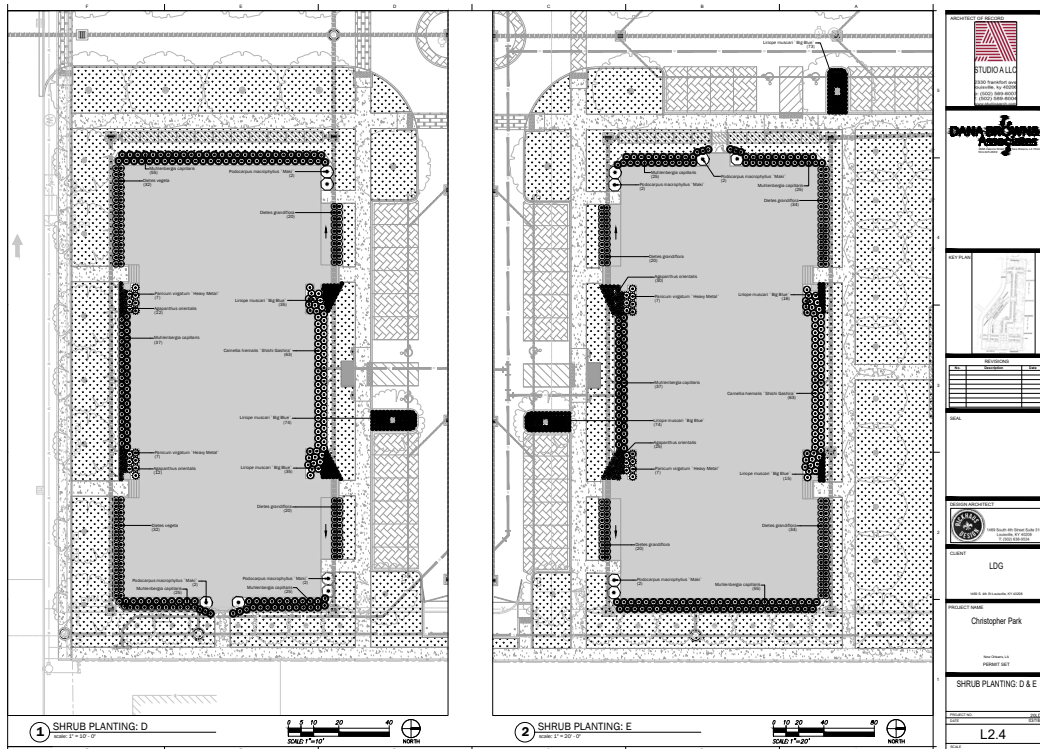
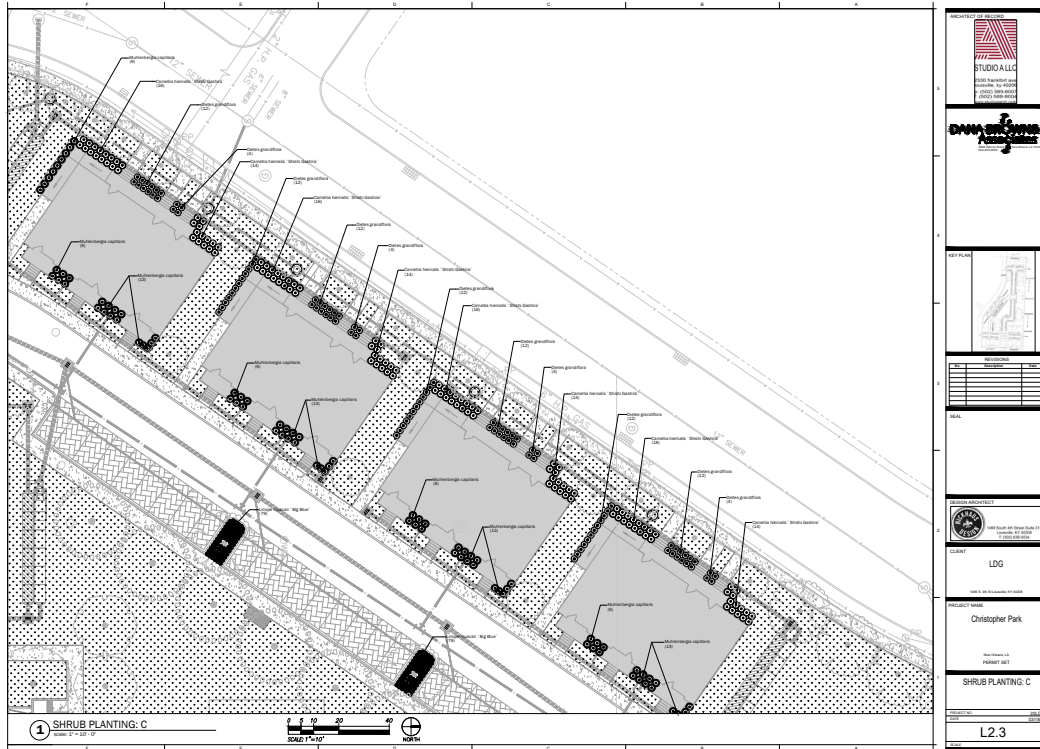
LDG had the pleasure to collaborate with the students at Nossi College of Art and Design to design a logo and assist with branding. These real-world applications and projects are invaluable to a student's success.

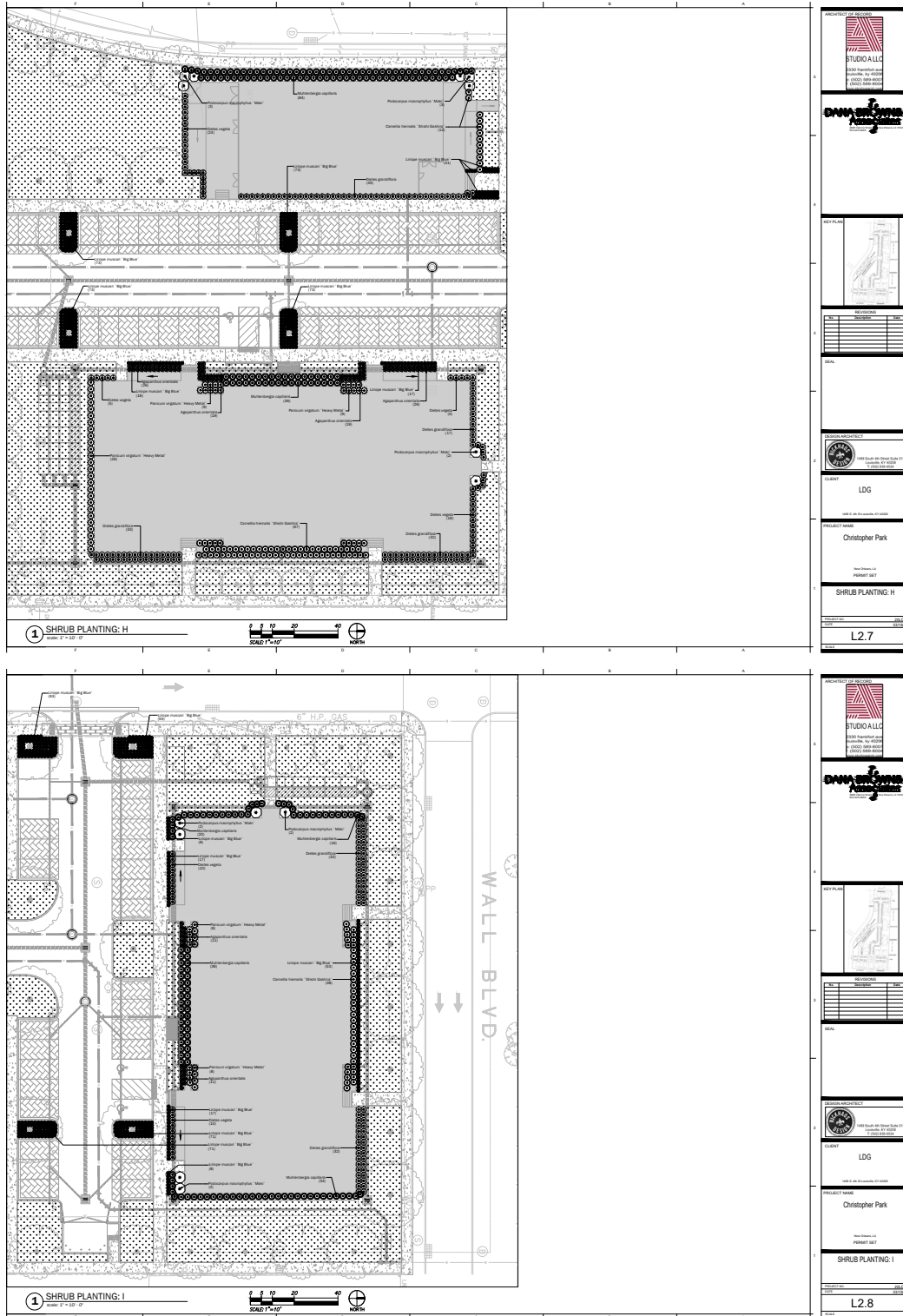
Check out this article on Nossi and LDG's collaboration:

<https://nossi.edu/the-winning-design-a-real-world-partnership/>









Site Photos of Existing Conditions



West Adjoining property - Pearlle H Elloie Head Start Day Care Center.



Target property northern boundary along Wall Blvd. facing east.



Northwest adjoining property - Residential



North Adjoining properties - Residential.



Target property overview from northwest corner, facing south.



Sign on Target property fence, Housing Authority of New Orleans.

 Northeast adjoining property - Empty lot	 West adjoining property - residential housing on Wall Blvd.
 Former road along eastern property boundary - Caladium Ln/ Shade Tree Ln. facing south.	 One of several sewer drains observed on the target property.
 One of several storm water drains observed on the target property, covered with debris.	 Southern target property overview, from the center of the site facing south.

	
West adjoining residential properties.	Waste tires dumped on undeveloped west adjoining property.
	
West adjoining property - undeveloped, facing southwest.	Southwest adjoining property, abandoned apartments, facing south.
	
Southern property boundary, along Vespasian Blvd.	South adjoining property, abandoned apartments, facing south.



Target property from southern property boundary, facing north.



Southeast adjoining property, residential, facing southeast.



East adjoining property, residential, facing east.



Former road along eastern property boundary - Caladium Ln/ Shade Tree Ln. facing North



Pole mounted transformer along Vespasian Blvd.



East adjoining property, empty lot, facing east from Pinewood Ct.

Renderings of Proposed Development



