HEMINGWAY'S

MORTON'S GOURMET MARKET



PROJECT PRESENTAT APRIL 8TH, 2021

HOUTIQUE HOTEL

THE MENTST ARMAND'S FILLMORE PARKINGLON REDEVELOPMENT

A MIXED USE COMPLEX INCLUDING: PUBLIC PARKING, GOURMET MARKET, A BOUTIQUE HOTEL & TOWNHOMES,







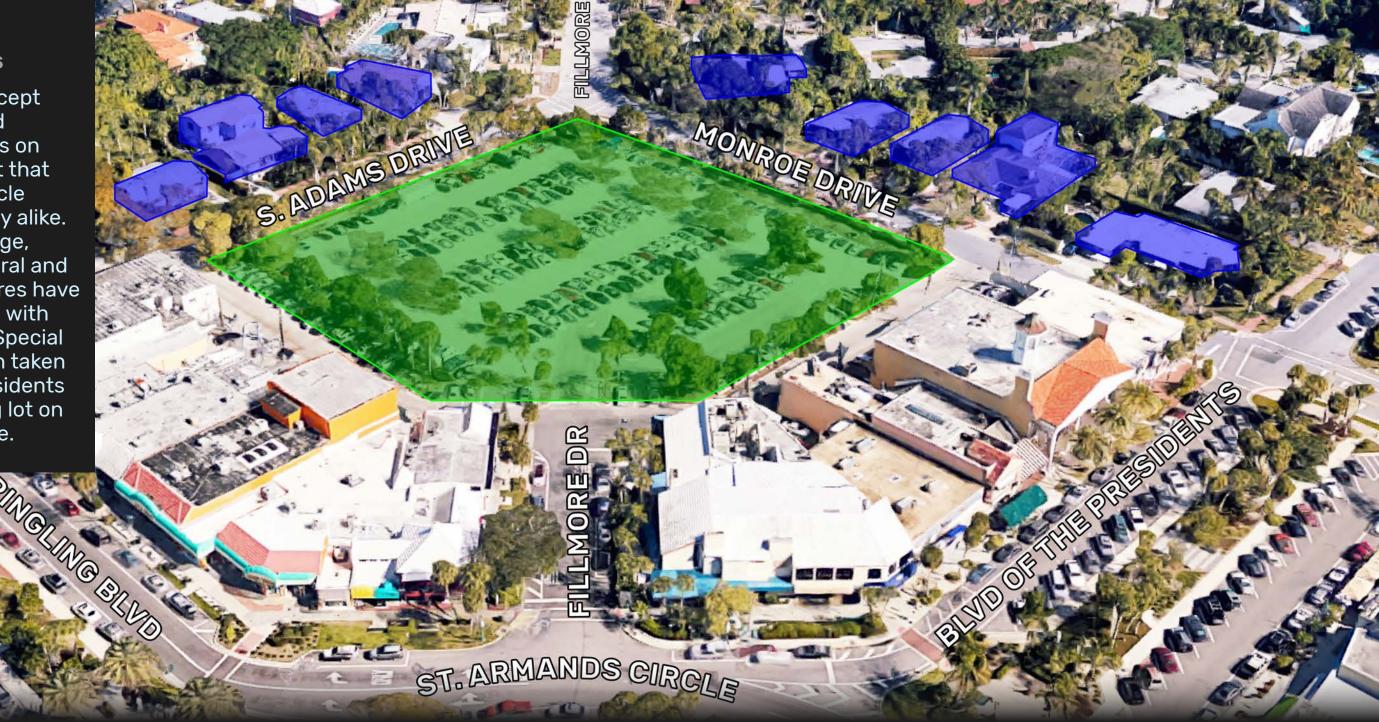


ST. ARMAND'S PARKING LOT REDEVELOPMENT PROJECT LOCATION FILLMORE PARKING LOT

MANAGEMENT

Project Considerations

The proposed concept has been designed with a strong focus on providing a project that will benefit the Circle and the community alike. Programming, usage, access, architectural and landscaping features have been incorporated with this goal in mind. Special attention has been taken to consider the residents facing the existing lot on Adams and Monroe.







ST. ARMAND'S PARKING LOT REDEVELOPMENT PROJECT CONSIDERATIONS FILLMORE PARKING LOT

MANAGEMENT







Existing Conditions

Existing conditions include:

- Unsightly Overhead Power Lines
- Drainage Ditch and Stormwater ponds facing the residential neighborhood.
- Visbile Utility Equipment



JWM MANAGEMENT • Unorganized Landscaping • Direct views into alleys and dumpsters • View of parked cars in surface lot

ST. ARMAND'S PARKING LOT REDEVELOPMENT EXISTING CONDITIONS FILLMORE PARKING LOT









The development will consist of the following elements:

- 98 room Boutique Hotel with valet parking and shuttle service.
- 6 Residential Townhomes.
- 15,000 SF Gourmet Grocery servicing St. Armand's Circle and the surrounding keys.
- Lush landscaping buffers to screen development.







- Returning 270 existing public • spaces back to the city as covered and concealed parking for the benefit of the public.
- Public restrooms made accessible to the visitor's of St. Armand's Circle Visitors.
- Burying of overhead power lines and eliminating unsightly stormwater ponds.

ST. ARMAND'S PARKING LOT REDEVELOPMENT PROGRAM ELEMENTS FILLMORE PARKING LOT







Program Elements

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ST. ARMAND'S PARKING LOT REDEVELOPMENT PROGRAM ELEMENTS FILLMORE PARKING LOT





Structure Comparison

• This side by side shows the proposed design in comparison to a single use parking garage structure on the other side of St. Armand's Circle.





ST. ARMAND'S PARKING LOT REDEVELOPMENT STRUCTURE COMPARISON FILLMORE PARKING LOT



Structure Comparison

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ST. ARMAND'S PARKING LOT REDEVELOPMENT STRUCTURE COMPARISON FILLMORE PARKING LOT







Plaza & Parklet Proposal

• The proposed plaza, fountains and parklet could provide amenities to the community, as well as the addition of comprehensive landscaping.



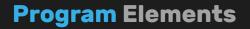


ST. ARMAND'S PARKING LOT REDEVELOPMENT PLAZA & PARKLET PROPOSAL FILLMORE PARKING LOT









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ARCHITECTURE





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ST. ARMAND'S PARKING LOT REDEVELOPMENT PROGRAM ELEMENTS FILLMORE PARKING LOT

HEMINGWAY'S

Project Benefits

BOUTTQUE HOTEL

- Boutique hotel will ensure visitors stay, shop and walk within the St. Armand's district while being buffered from the neighborhood.
- Addition of a much needed grocery amenity will be a compliment for St. Armand's circle, surrounding neighborhoods and keys.
- Addition of public restrooms are imperative for the St. Armand's shopping district.

- Underground power lines will be an essential measure for hurricane preparedness as well as an aesthetic improvement to the neighborhood.
- Reduction in traffic by keeping people on the circle to shop, and reducing trips to grocery shopping over the bridge.
- Increased property values for the residential neighborhood due to addition of these amenities and aesthetic upgrades.





ST. ARMAND'S PARKING LOT REDEVELOPMENT **PROJECT BENEFITS** FILLMORE PARKING LOT

