

ST. ARMAND'S FILLMORE PARKING LOT REDEVELOPMENT

HEMINGWAY'S

BOUTIQUE HOTEL

MORTON'S GOURMET MARKET

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

PROJECT PRESENTATION
APRIL 8TH, 2021

JWM
MANAGEMENT

Suárez
ARCHITECTURE



S. ADAMS DRIVE

MONROE DRIVE

FILLMORE DR

JOHN RINGLING BLVD

ST. ARMANDS CIRCLE

BLVD OF THE PRESIDENTS

ST. ARMANDS PARKING LOT

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.





Existing Conditions

Existing conditions include:

- Unsightly Overhead Power Lines
- Drainage Ditch and Stormwater ponds facing the residential neighborhood.
- Visible Utility Equipment
- Unorganized Landscaping
- Direct views into alleys and dumpsters
- View of parked cars in surface lot



Program Elements

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.



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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.



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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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Project Benefits

- 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.