



**LSU Health**  
FOUNDATION  
NEW ORLEANS



WOODWARD INTERESTS



BENSON CAPITAL PARTNERS

# Program Overview

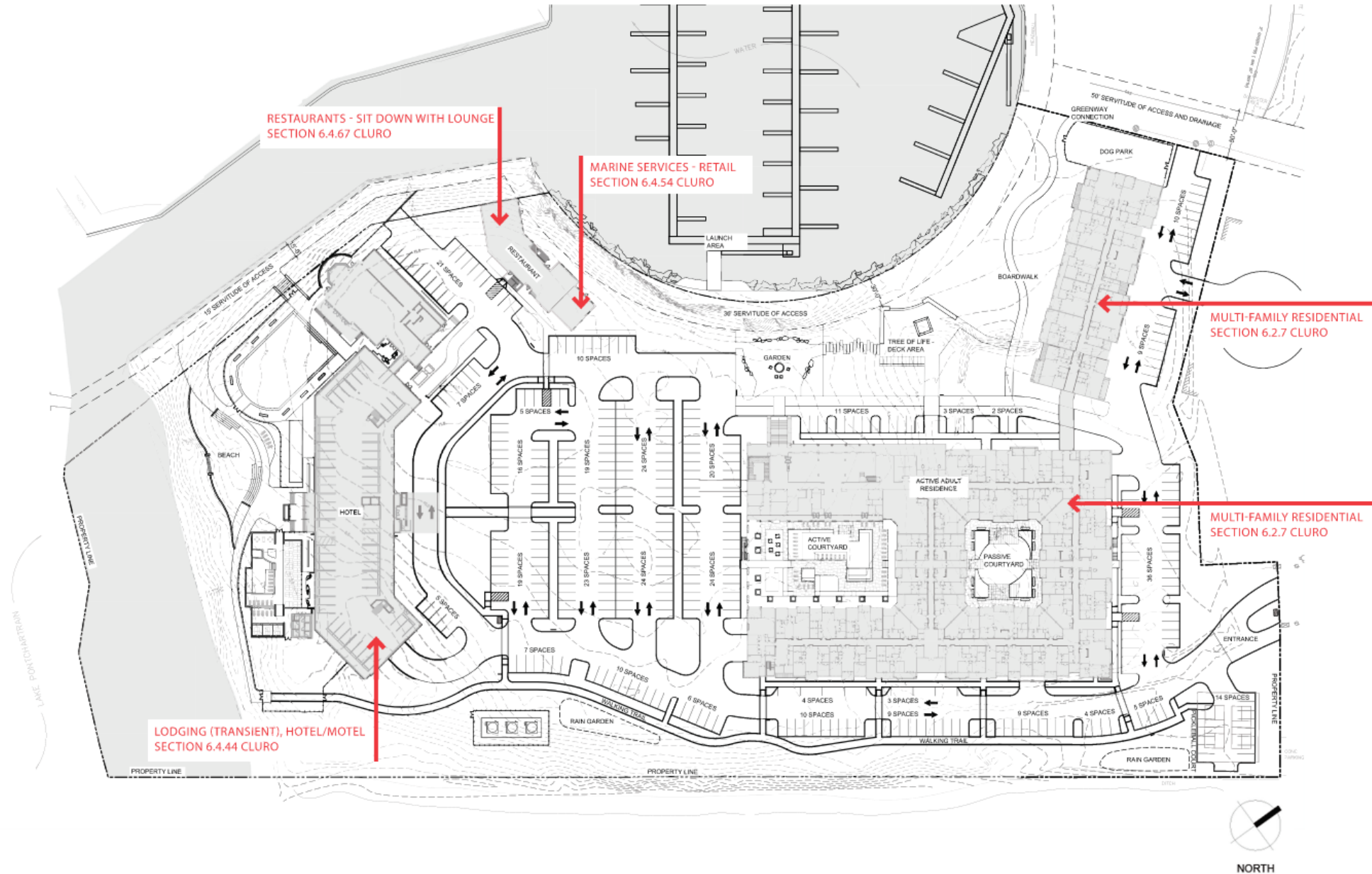
## Site Size:

- Approximately 15.01 acres / 653,879 Square Feet

## Program Overview with Proposed Amendment

- Active Adult – 178 units
- Boutique Hotel – 84 rooms
- Food & Beverage –
  - Two-story restaurant / marina office
- Marina – 103 slips


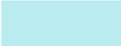
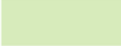
# SITE PLAN - CONDITIONAL USE

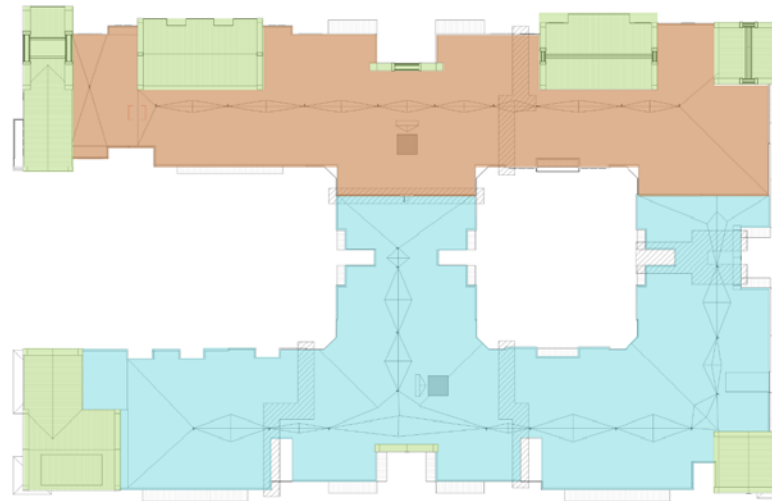
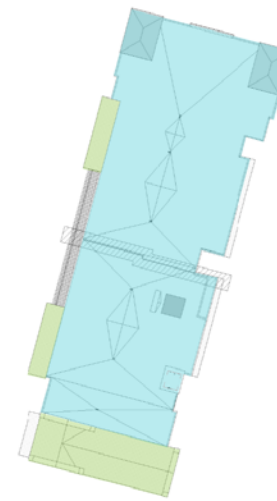


# Height Chart

	<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
<b>Active Adult Main Building</b>				
To top of parapet, west section	60' 3/4"			
To roof top of deck, north, east, south sections		49'	49'	49'
To top of highest architectural feature	72' 11"	61' 10"	63' 7/8"	70' 5"
<b>Active Adult North Wing</b>				
To top of parapet	54' 3/4"	54' 3/4"	54' 3/4"	54' 3/4"
To top of highest architectural feature	57'	54' 3/4"	57'	54' 3/4"
<b>Hotel (above Level 1, highest adjacent road is 1'-6" below Level 1)</b>				
To top of parapet	44'-4 1/2"			
To Mid-point Main Roof	34'-6"			
To top of Main Roof	42'-9 1/4"			
To Mid-point Elevator Override Roof	48'-1 1/4"			
To top of Elevator Override Roof	50'-2 1/4"			
To top of linen chute vent	55'-3 1/4"			
<b>Restaurant</b>				
To top of parapet	29'-8"	29'-8"	29'-8"	29'-8"
To top of mechanical screen	30'-11"	30'-11"	30'-11"	30'-11"
To top of highest architectural feature	32'-0"	32'-0"	32'-0"	32'-0"

**LEGEND**

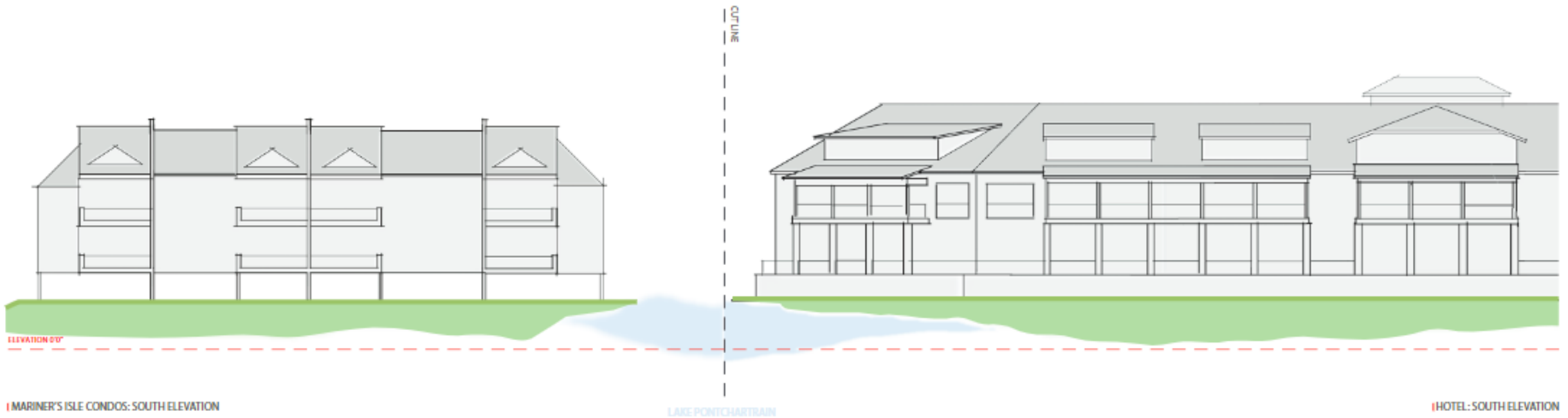
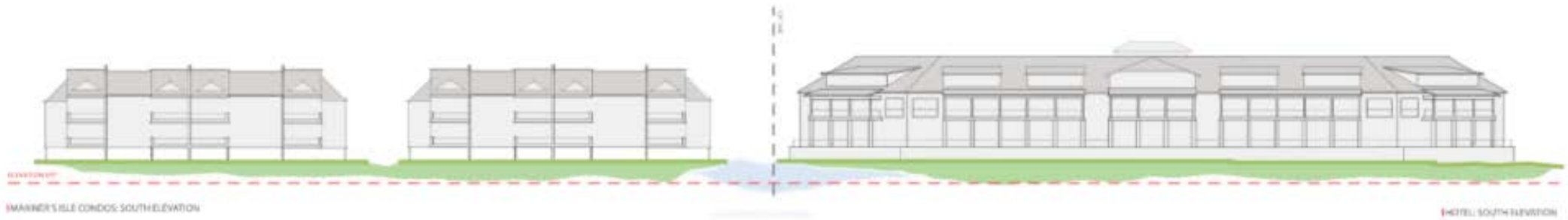
-  T.O.P = 60' - 0" / MEASURED FROM GARAGE SLAB  
T.O.P = 47' - 0" / MEASURED FROM 1ST RESIDENTIAL LEVEL
-  T.O.P = 49' - 0" / MEASURED FROM GARAGE SLAB  
T.O.P = 36' - 0" / MEASURED FROM 1ST RESIDENTIAL LEVEL
-  ROOF ELEMENTS OVER 60' - 0"



**1** OVERALL ROOF PLAN  
1/32" = 1'-0"

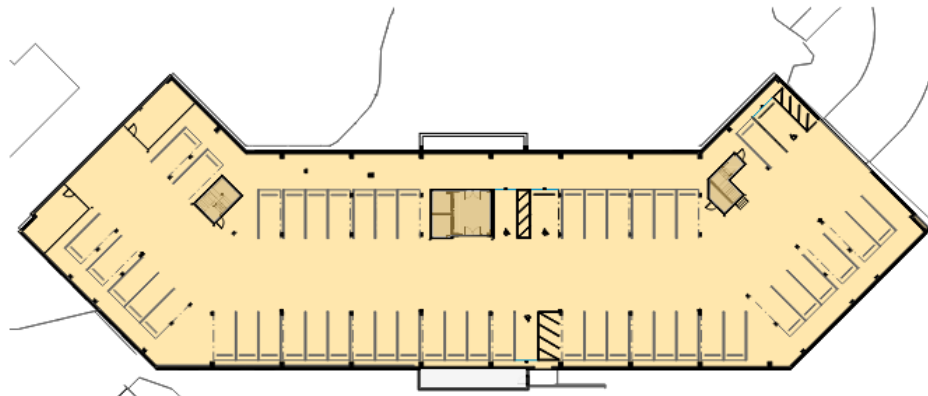


# HOTEL HEIGHT EXHIBIT

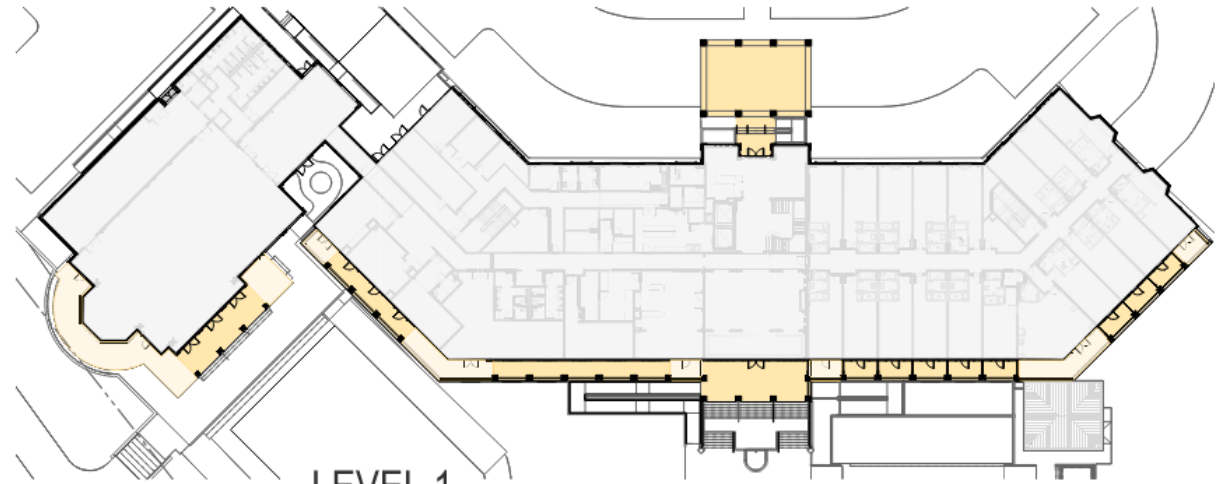




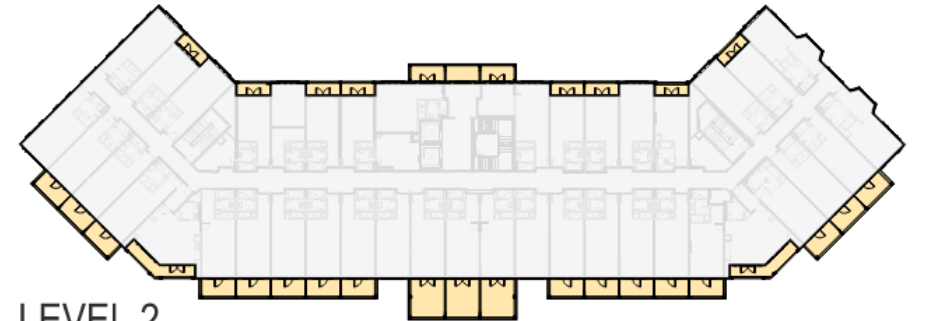




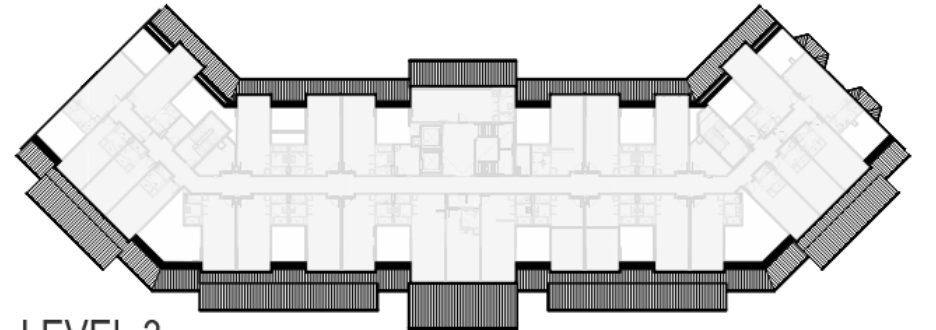
PARKING - LEVEL 0



LEVEL 1



LEVEL 2



LEVEL 3

LEVEL	EXTERIOR (UNDER ROOF)	INTERIOR (CONDITIONED)	TOTAL
PARKING	26,843 sf	0 sf	26,843 sf
LEVEL 1	4,915 sf	32,414 sf	37,329 sf
LEVEL 2	2,453 sf	23,989 sf	26,442 sf
LEVEL 3		17,384 sf	17,384 sf
<b>TOTAL</b>	<b>34,211 sf</b>	<b>73,787 sf</b>	<b>107,998 sf</b>

## HOTEL - SQUARE FOOTAGE BREAKDOWN

# TREE MITIGATION EXHIBIT

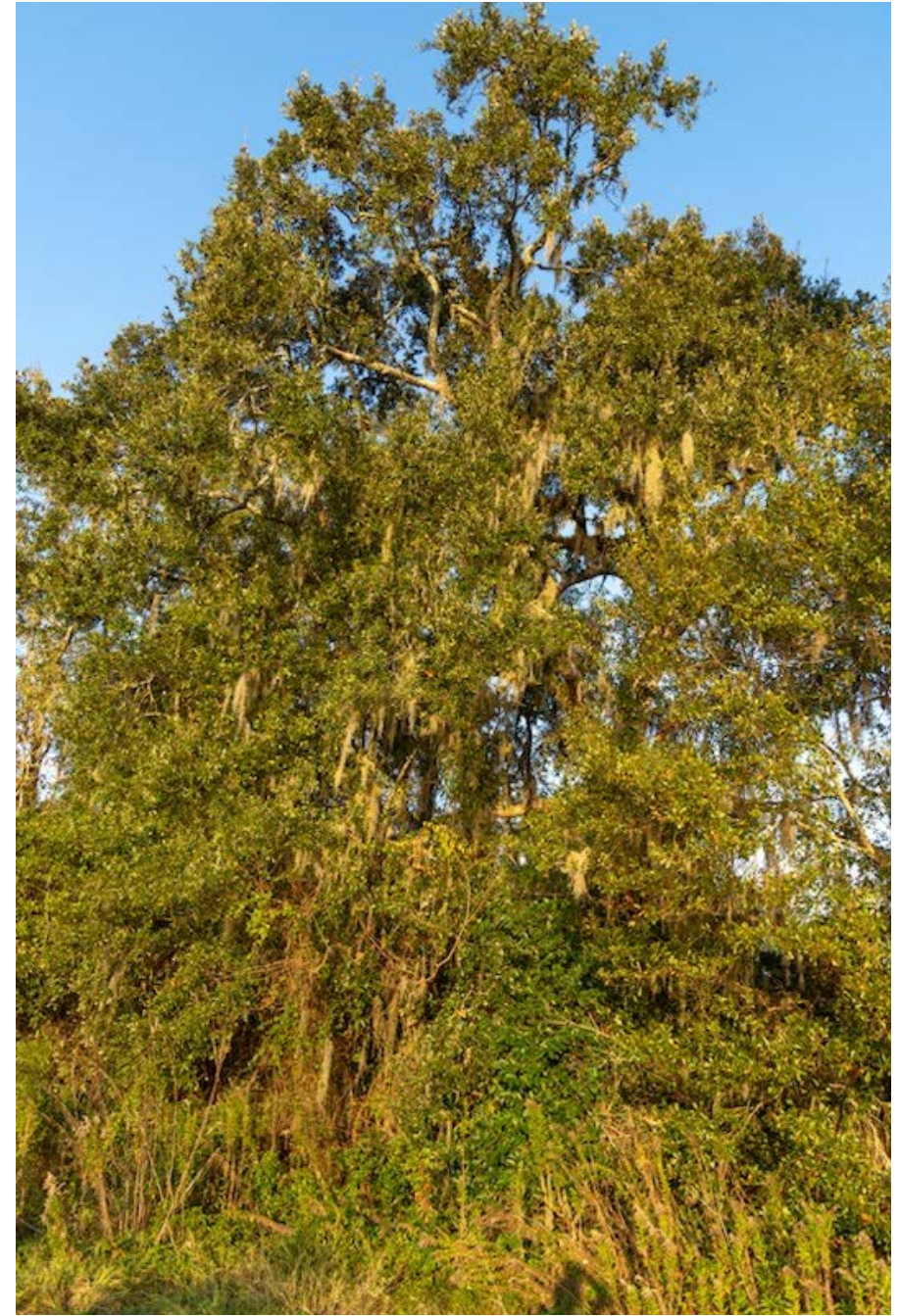
- THE PROJECT LANDSCAPE IS BUILT AROUND A STRUCTURE OF LIVE OAKS
- EXISTING TREES OF ALL TYPES WERE SAVED TO THE DEGREE POSSIBLE
- SOME OAK TREES WITHIN WOODED AREAS WILL NEED TO BE REMOVED
- 36 NEW LIVE OAKS WILL BE PLANTED TO PROVIDE SHADE AND STRUCTURE OVER THE SITE AND PARKING SPACES



## LEGEND

- 3 EXISTING LIVE OAK TREES (72" CALIPER) TO BE SAVED
- 5 EXISTING LIVE OAK TREES TO BE REMOVED
- 113 OTHER EXISTING TREES TO BE SAVED (OAK, PINE, MAGNOLIA, HACKBERRY, CEDAR, TALLOW, & SWEETGUM)
- OTHER EXISTING TREES SAVED AREA
- 36 NEW LIVE OAKS TO BE PLANTED
- 106 OTHER TREE SPECIES TO BE PLANTED
- 142 TOTAL PROPOSED TREES TO BE PLANTED

Trees to be  
preserved



Trees to  
be  
removed



Trees to  
be  
removed



**30 Year HEALTHY Live**



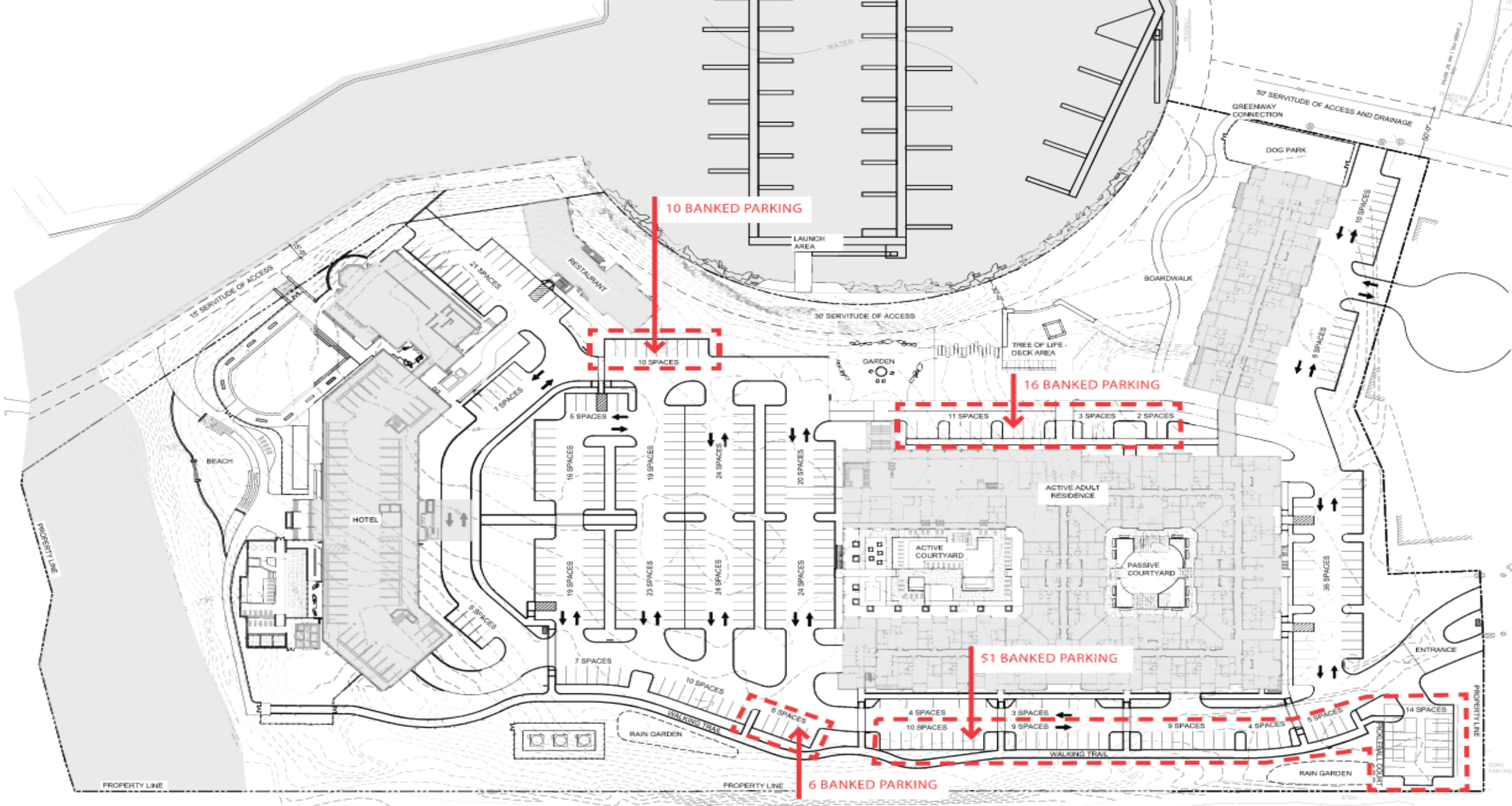


Owned by  
LSU Health Foundation

Monroe Street

Mariners Blvd

Sucette  
HARBOR



NORTH



<b>Based on 178 Apartments</b>	<u>Per Code</u>		<u>Sucette Harbor</u>	<u>CLURO</u>
	<u>Congregate</u>	<u>Multi-Family</u>	<u>Active Adult</u>	<u>Code</u>
Residential - surface			74	
Residential - Covered			199	
Residential - Per Design			273	
Residential - Parking Bank			83	
Residential - Total (2 spaces/unit)	267	356	356	6.2.8/6.2.7
Hotel - Covered			54	
Hotel - Surface			75	
Hotel - Total	129	129	129	6.4.44
Restaurant	63	63	63	6.4.67
Marina	26	26	26	6.4.53
Marina Retail	5	5	5	6.4.54
Marina - Total	31	31	31	
Extra Parking for All Visitors	-	-	43	
	490	579	622	
Maximum based on Operations (Friday / Saturday)			455	

# Density Compared to Other Developments

	<u>Original Sucette</u>	<u>Amended Sucette</u>	<u>Tops'l</u>	<u>Mariners East</u>	<u>Chenier</u>
<b>Acreage</b>	15.011	15.011	2.590	9.281	19.993
<b>Square Feet of Site (excluding retail, restaurant, hotel)</b>	612,182	612,182	112,835	404,286	870,908
<b>Residential Units</b>	201	178	37	164	288
<b>Density - Units per acre (excluding retail, restaurant, hotel)</b>	13.390	11.858	14.284	17.670	14.405
<b>Lot area (excluding retail, restaurant, hotel) per unit</b>	<u>3,046</u>	<u>3,439</u>	<u>3,050</u>	<u>2,465</u>	<u>3,024</u>
<b>Lot area per unit based on CLURO</b>	3,253	3,673	3,050	2,465	3,024