



LSU Health
FOUNDATION
NEW ORLEANS

W WOODWARD INTERESTS

CB
BENSON CAPITAL PARTNERS

Agenda – May 25, 2023

- Background
- Site Characteristics & History
- Sucette Harbor Development
- Departures from CLURO
- Live Oak Trees & Mitigation
- Benefits to the Community



Owned by
LSU Health Foundation

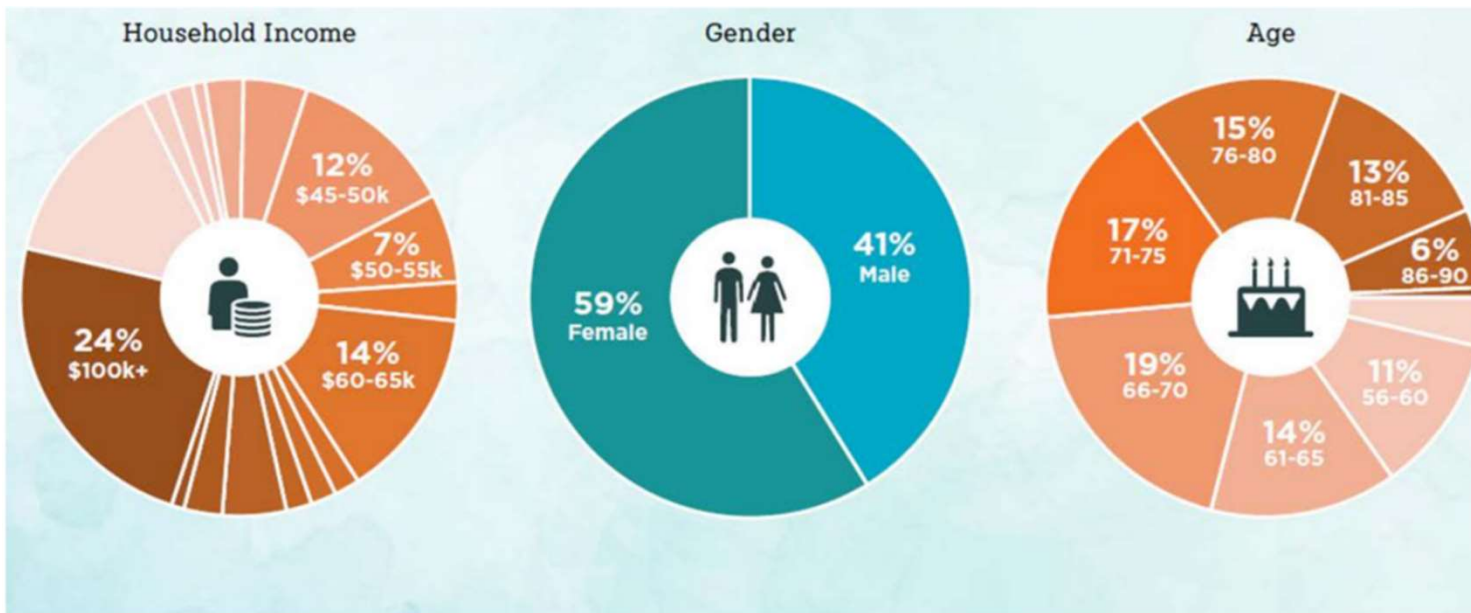
Monroe Street

Mariners Blvd

Sucette
HARBOR



Active Adult Community



Active Adult Communities:

- Average age is between 72-74
- 41% are married
- Residents seek to live amongst their peers
- The property is focused on programmed common spaces for socialization and wellness
- Average turnover is less than typical multifamily properties



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LSU Health Foundation

Monroe Street

Mariners Blvd

Sucette
HARBOR



VIEW FROM MARINA




Sucette
HARBOR

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FISHING PIER

FISHING PIER

BIKE & PEDESTRIAN PATH

WEDDING PAVILION

RESTAURANT

LAUNCH AREA

DOG PARK

SAVED TREES

BOARDWALK

PLAY AREA

MARINA WALK

GARDEN

TREE OF LIFE - DECK AREA

SAVED TREES

POTENTIAL FUTURE PARKING

BEACH

BOCCE

HOTEL

ACTIVE ADULT RESIDENCE

ACTIVE COURTYARD

PASSIVE COURTYARD

ENTRANCE

RAIN GARDEN

WALKING TRAIL

POTENTIAL FUTURE PARKING

RAIN GARDEN

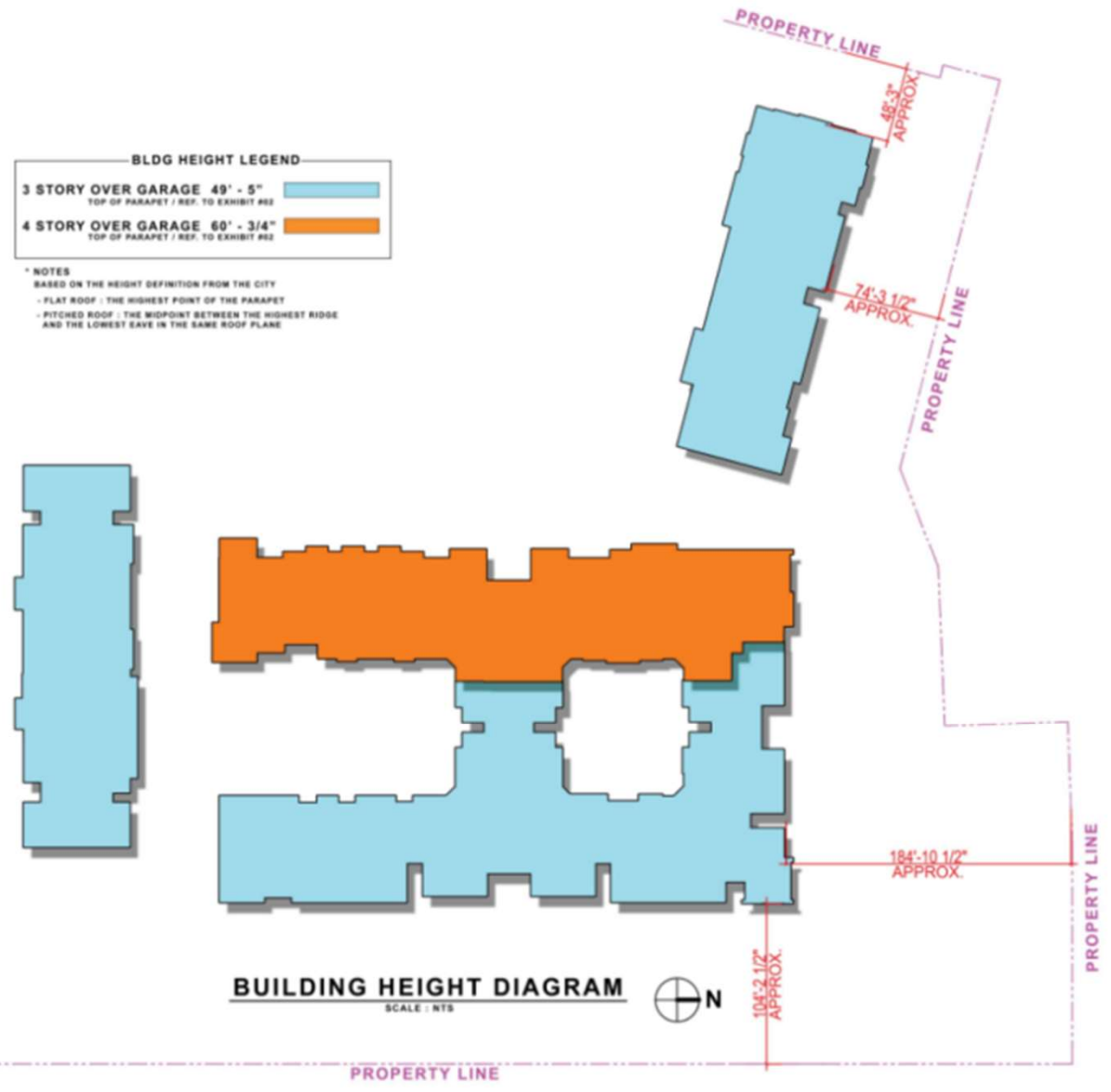
SAVED TREES

PICKLEBALL COURT

BLDG HEIGHT LEGEND

3 STORY OVER GARAGE 49' - 5" TOP OF PARAPET / REF. TO EXHIBIT #22	
4 STORY OVER GARAGE 60' - 3/4" TOP OF PARAPET / REF. TO EXHIBIT #22	

- * NOTES**
- BASED ON THE HEIGHT DEFINITION FROM THE CITY
 - FLAT ROOF - THE HIGHEST POINT OF THE PARAPET
 - PITCHED ROOF - THE MIDPOINT BETWEEN THE HIGHEST RIDGE AND THE LOWEST EAVE IN THE SAME ROOF PLANE

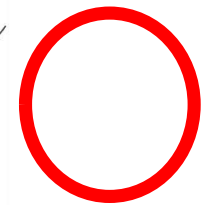
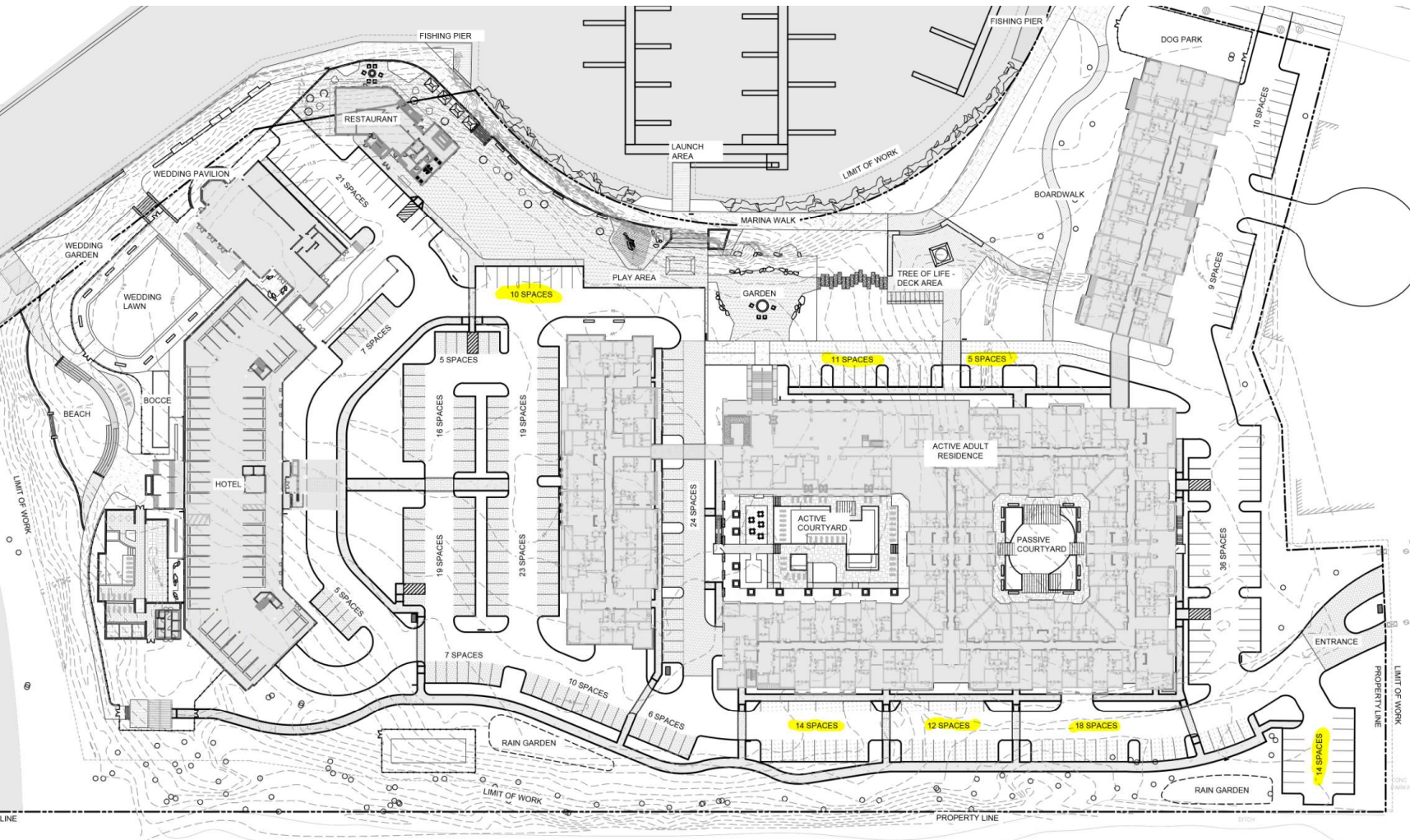




1 SECTION B - B' / WEST
1/16" = 1'-0"



2 SECTION B - B' / EAST
1/16" = 1'-0"





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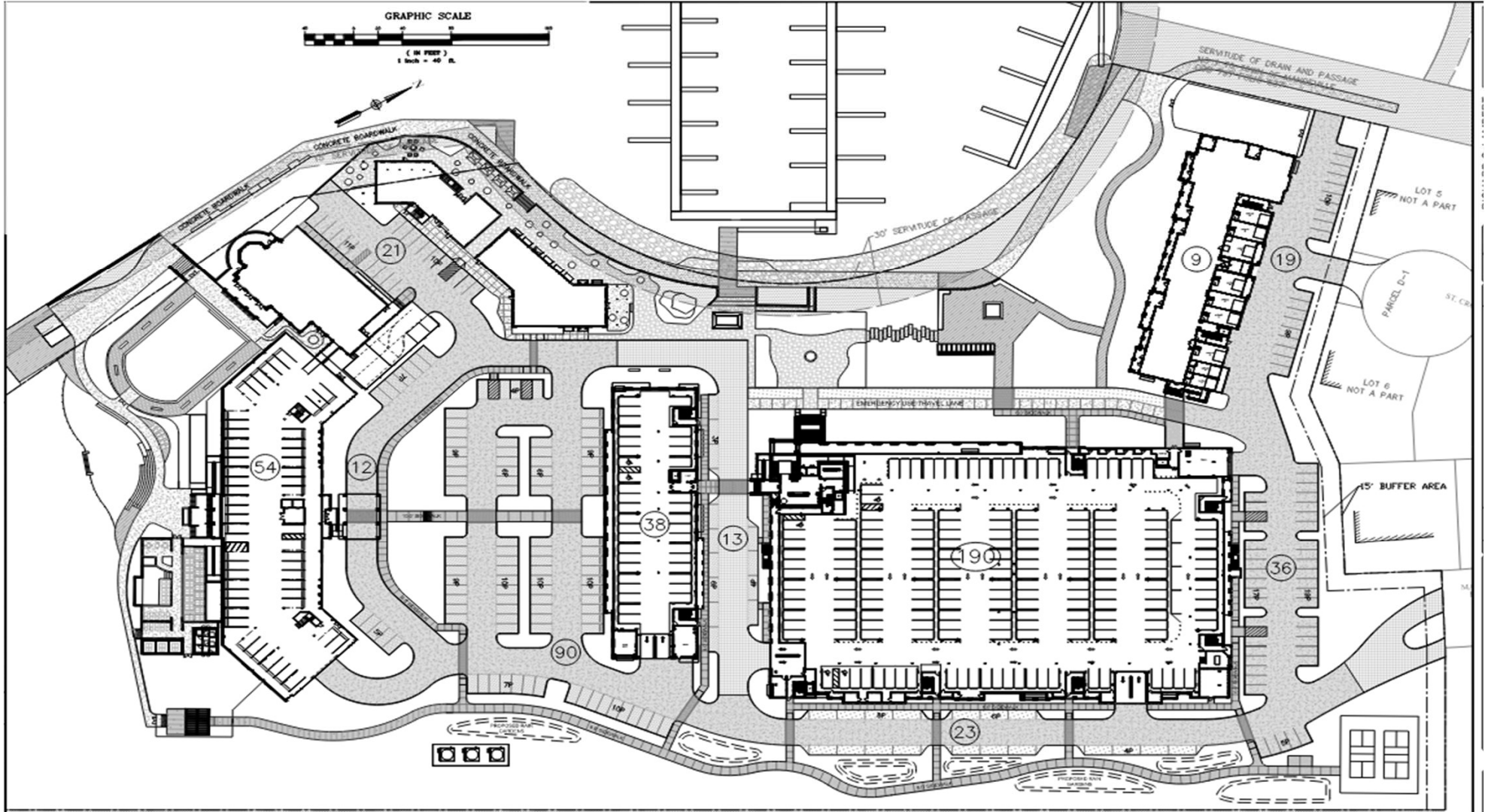
1. BUNGALOW - NORTH WEST
 1/8" = 1'-0"

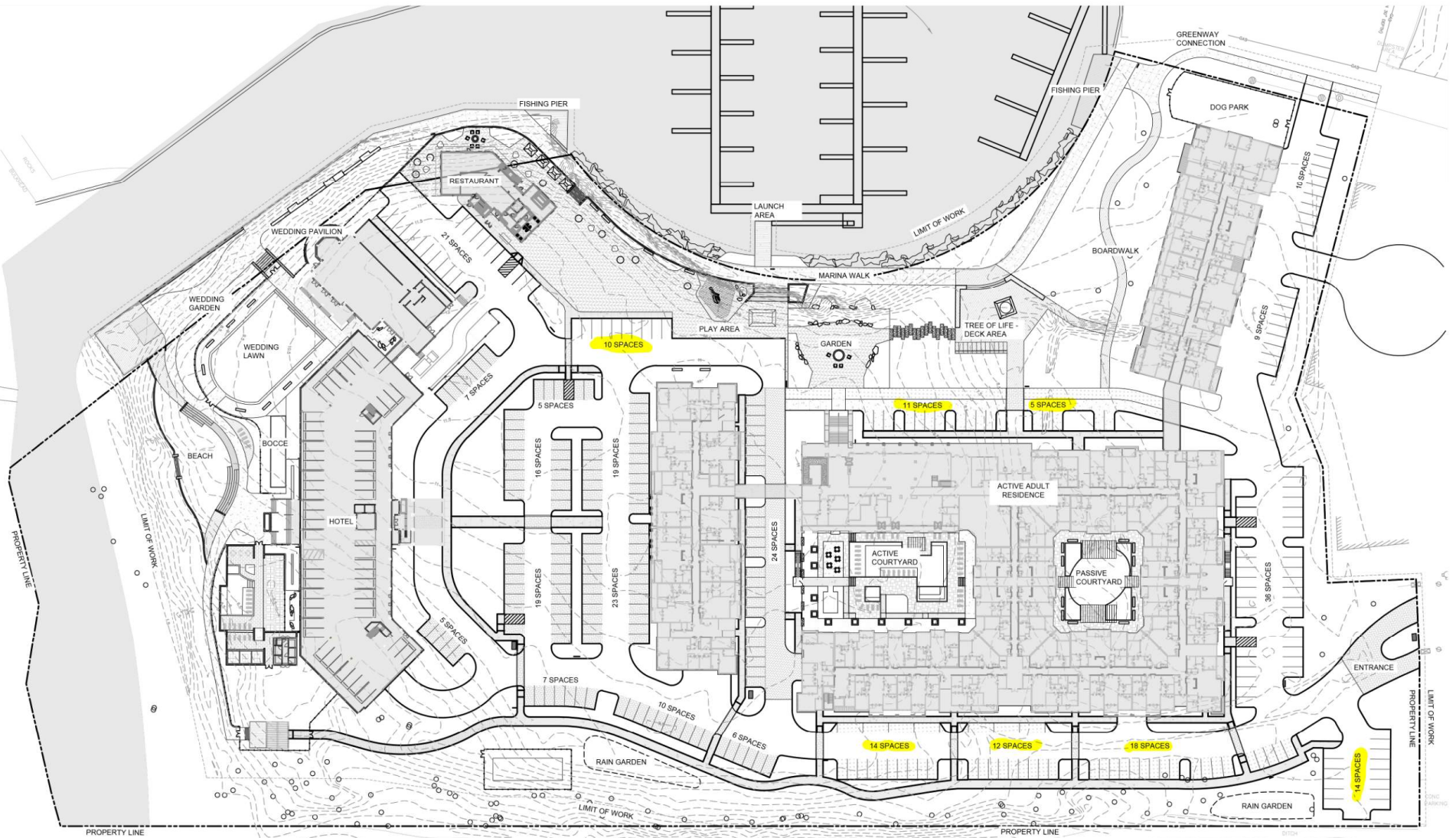


2. BUNGALOW - SOUTH WEST
 1/8" = 1'-0"

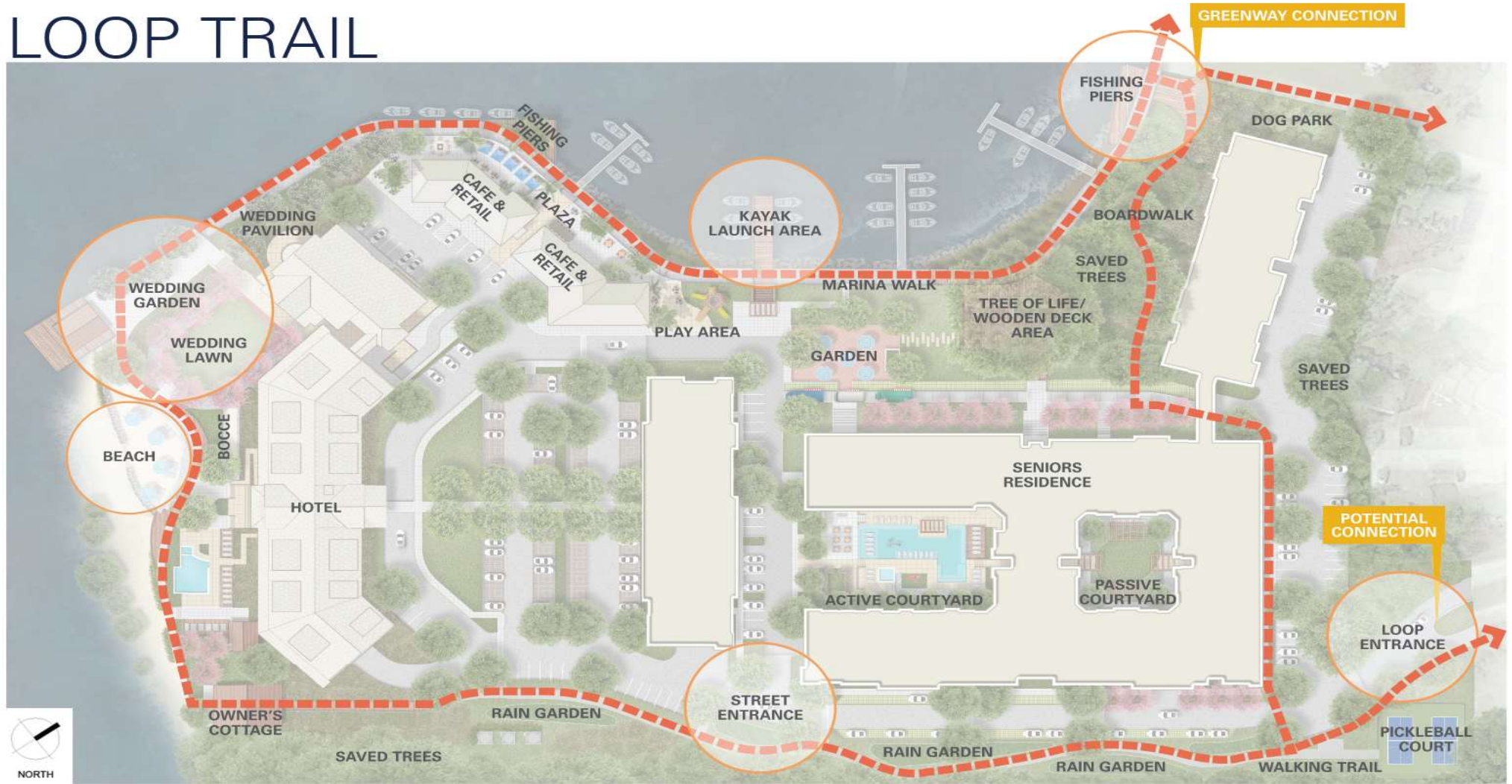
3. BUNGALOW - SOUTH EAST
 1/8" = 1'-0"

	<u>Per Code</u>		<u>Sucette Harbor</u>
	<u>Congregate</u>	<u>Multi-Family</u>	<u>Active Adult</u>
Residential - surface			77
Residential - Covered			237
Residential - Per Design			314
Residential - Parking Bank			74
Residential - Total	302	402	388
Hotel - Covered			54
Hotel - Surface			75
Hotel - Total	129	129	129
Restaurant	45	45	45
Marina	26	26	30
Slips rented by Residents			(8)
Marina Retail	5	5	5
Marina - Total	31	31	27
	507	607	589
Maximum based on Operations (Friday / Saturday)			451

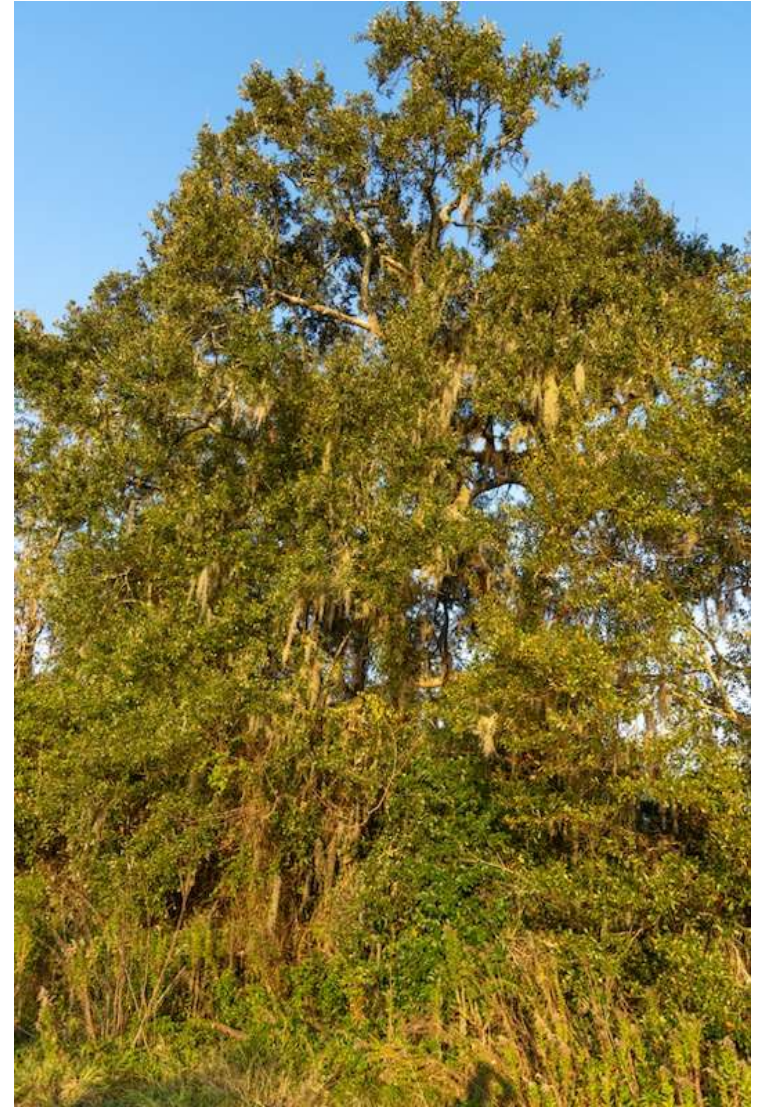




LOOP TRAIL



Trees to be preserved



Trees to



Trees to
be
removed

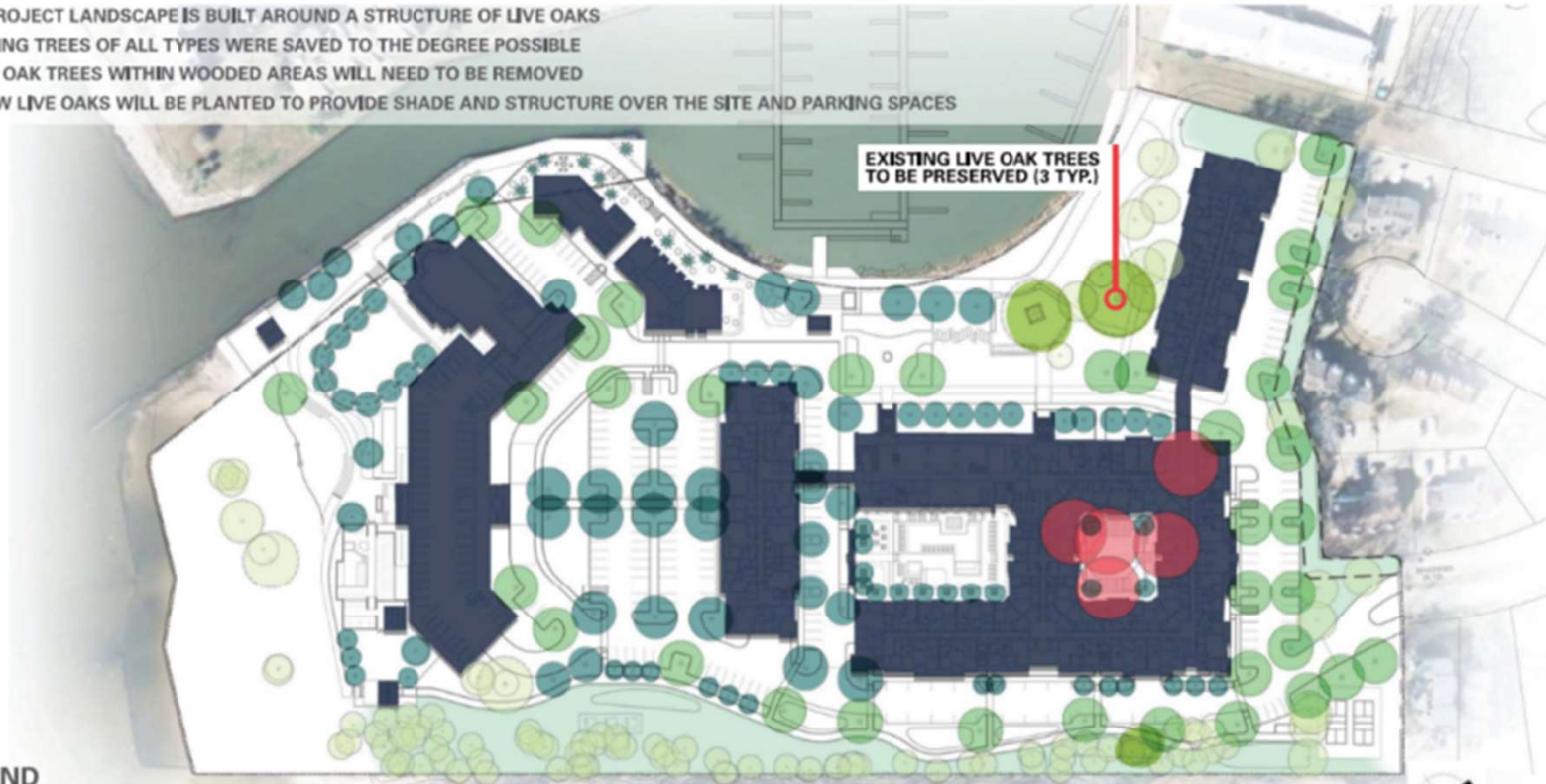


30 Year HEALTHY









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

MARINER'S VILLAGE, MANDEVILLE, LOUISIANA

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E Causeway Approach at Monroe St 2025 Overall Average Intersection Delay Scenarios

Peak	2025 Base	2025 Build vs Base
AM	28.2 sec/veh	+1.2 sec/veh
PM	25.3 sec/veh	+ 1.8 sec/veh

2045 Overall Average Intersection Delay Scenarios

Peak	2045 Build vs No Build	2045 Build with Westbound Left Turn Lane vs No Build
AM	+3 sec/veh	-6.5 sec/veh
PM	+3.1 sec/veh	-0.8 sec/veh

Sucette Harbor – Estimated Economic Impact

Estimated Annual Property Tax:

Combined between all outlets: \$500,000

	Millage	Percentage	Tax Proceeds
School District	62.00	47.4%	\$ 237,000
Fire District 4	25.38	19.4%	\$ 97,000
St. Tammany Law Enforcement	11.14	8.5%	\$ 42,000
City of Mandeville	8.86	6.8%	\$ 34,000
Recreation District 1	6.75	5.2%	\$ 26,000
Library	5.78	4.4%	\$ 22,000
Other public services	11.01	8.4%	\$ 42,000
Total Estimated	130.92	100.0%	\$ 500,000

Total Employment:

- ▶ Approximately 80 new full-time employee equivalents

Ongoing Operations Sales Tax:

Sales tax rate: 9.2% on estimated \$8 million in revenue

State	4.45%	\$ 356,000
Parish	4.25%	\$ 340,000
City	0.50%	\$ 40,000
Total Estimated	9.20%	\$ 736,000

One-Time Construction Materials Sales Tax:

Sales tax rate: 9.2% on estimated \$75 million in material cost

State	4.45%	\$ 3,338,000
Parish	4.25%	\$ 3,188,000
City	0.50%	\$ 375,000
Total Estimated	9.20%	\$ 6,900,000




Sucette
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Michele Avery • Heavens Rivage



Kreller takes campaign donations (bribes) from Sucette

2d Like Reply Share



Michele Avery • Heavens Rivage



Andrew is pushing this project because he is Political buddies with a councilman who is taking campaign contributions (bribes) from Sucette's developers.

2d Like Reply Share



Andrew E. • Old Mandeville



Michele oh wow. You really are out there this time.

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