



The Muses Apartments

The first LEED NC-Silver multi-family development in Louisiana



Urban infill site - 4.8 acres of previously vacant land blocks from Downtown New Orleans.

Concrete and brick building foundations and paving covered more over 50% of site.



Old concrete was pulverized and reused in new building foundation subbases.

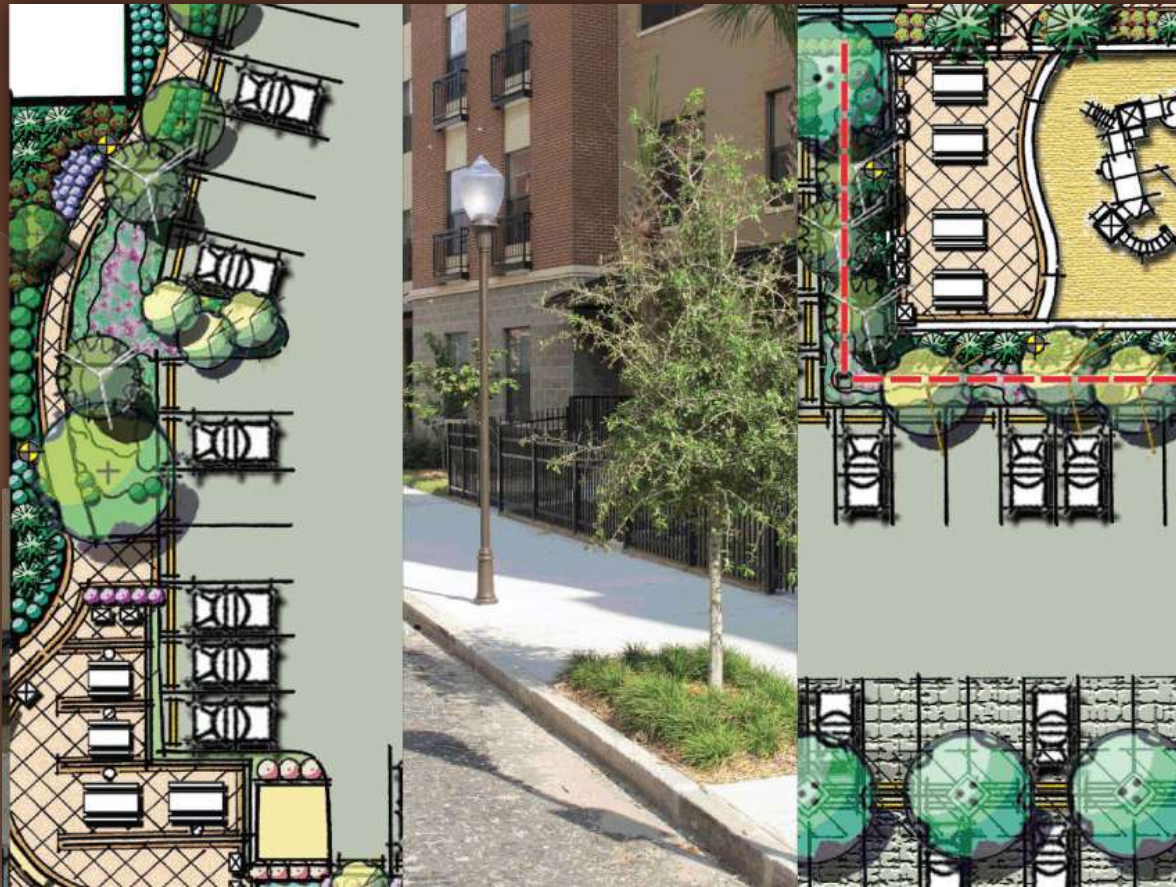
Erosion control methods were maintained during construction.



293 Mixed-income apartment units.

Density - 61 units per acre.

Blighted historic neighborhood location.



LEED Sustainable Sites Credits

Site Selection

Alternative Transportation

Stormwater Runoff Quantity Reduction

Urban Heat Island Reduction / Non-Roof

Water-efficient Landscaping

Recycled Materials

Stormwater Management Best Practices

- Rain gardens
- Rain groves
- Circular depressions
- Flow diffusers
- Vegetative filters
- Sand filters
- Bioswales
- Louisiana ditch gardens
- Grassed swales
- Detention and retention basins
- French drains, infiltration trenches and dry wells
- Underground stormwater chambers that capture parking lot water
- Planted stormwater buffers
- Stream bank or riparian buffers
- Preserved wetlands
- Preserved forest floors
- Constructed wetlands
- Habitat preservation and protection areas
- Tree protection areas
- Disconnected roof tops, recycling and irrigation
- Permeable pavers, porous surfaces and structural soils
- Grass paving
- Rooftop runoff management, including green roofs, cisterns and rain barrels

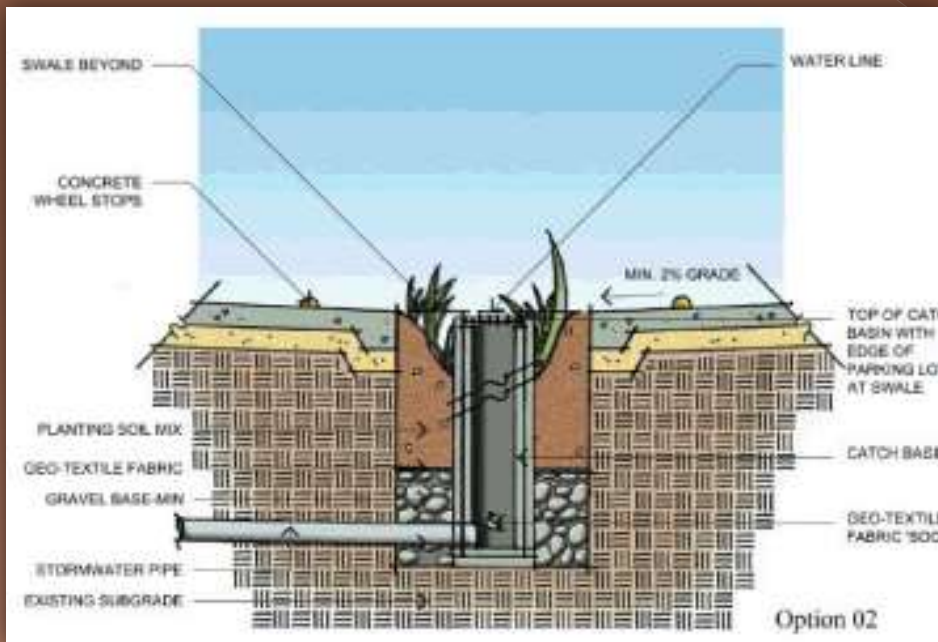
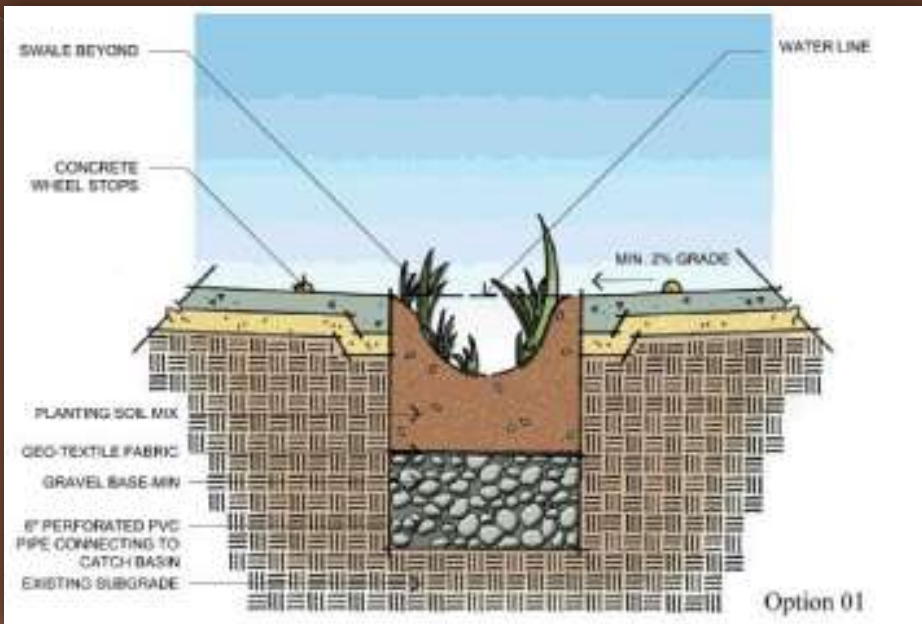
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Source: "Technical Design Standards: Landscape Design Components and Storm Water BMPs for the Model Storm Water Based Landscape Code."



25% reduction in pre to post-development stormwater runoff.



Bioswales

- All parking pavement drains into bioswales filled with native bog planting over an aggregate storage matrix.
- Bioswales reduce pressure on municipal storm sewer lines.
- Subgrade French drains allow the swale to drain slowly.



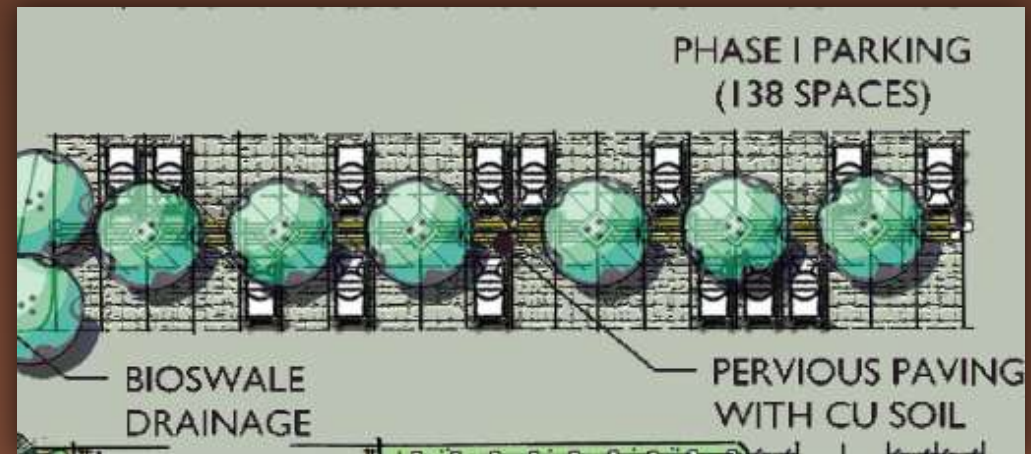
Bioswales

- Plants and microorganisms break down parking lot surface pollutants, reducing toxins in the surrounding ecosystem.
- Elevated catch basins allow overflows when the swale becomes filled.



Water Efficient Landscaping

- Over 40 species of native or adapted plants were installed.
- Minimum maintenance, pest and disease resistant.
- Drought and flood tolerant plant selection.
- No irrigation system necessary.



Pervious Pavement / CU Structural Soil

- 80% of rainwater filters to perforated drains below grade.
- Reduction of sediments and nutrients by 60% to 90%.
- Structural soils below pavers provides nourishment for shade trees.
- Solar heat gain reduced by reflectivity of light colored pavers and concrete.



Rain Garden Basins

- Rooftop downspouts flow onto site or into rain garden basins.
- Basins filter water through several feet of gravel to subsoil.
- Basins overflow to storm drain system through decorative weirs and channels.



Recycled / Local Content

- Recycled content of 15% to 65% in site furnishings and structures.
- Locally produced pavers reduce carbon footprint.



Historic Felicity Street Streetscape

- Historic cobblestone street restored.
- Native shade trees and palms planted along street perimeters.

LDG Development

Gulf Coast Housing Partnership

Mathes Brierre

A R C H I T E C T S

ARCHITECTURE INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING