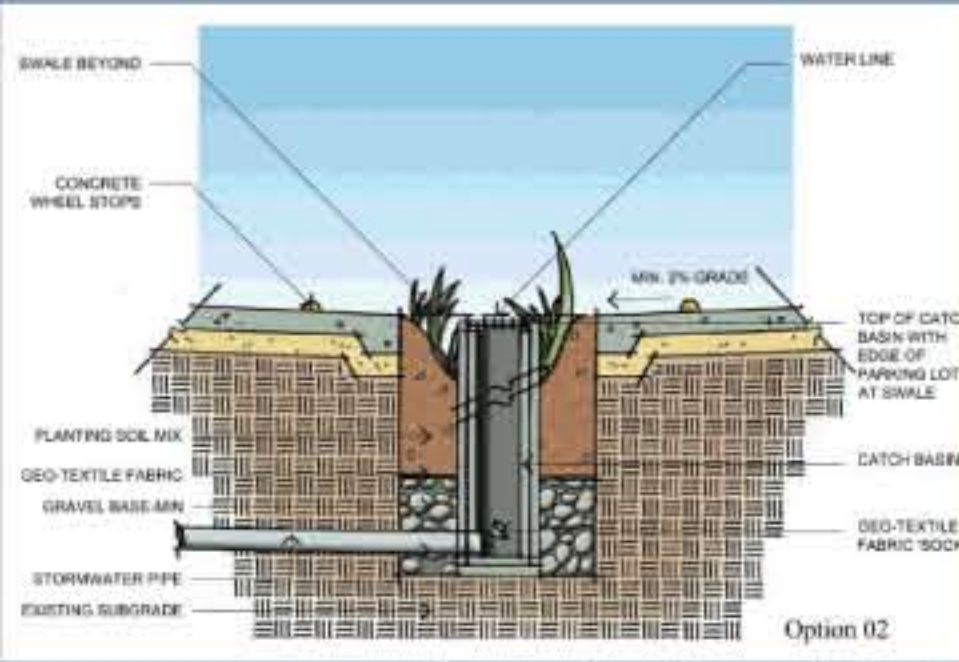


Option 01
Bio-swale



Option 02
Bio-swale with catch basin



Site completion of the bio-swale.



CMU soil parking lot for residents.



Raingarden catch

Innovative Stormwater Design
The existing urban site was redeveloped with pervious paving, rain garden catchment basins, and bioswale site drainage, reducing stormwater runoff by 50% and pollutant runoff by 60% - 90%.

Bioswales
Paved areas drain into bioswales, low-lying water detention areas filled with native bog planting over an aggregate storage matrix. Bioswales reduce pressure on already overloaded municipal storm sewer lines. The plants and microorganisms in the swale break down most parking lot surface pollutants, reducing toxins in the surrounding ecosystem. As an adaptation to New Orleans soil conditions, the rainwater overflows into the storm drains when the swale is completely filled.

Pavement Design
Stormwater runoff is reduced through use of a pervious concrete paver system, allowing up to 80% of rainwater to filter down the perforated drains below. This also reduces sediments and nutrients from the runoff by 60%-90% in selected areas. Solar heat gain is reduced with light colored concrete and pavers, and structural soils placed under the pervious paving provide nourishment for parking shade trees. Extensive tree planting elsewhere will cast shade for further cooling.

Rain Gardens
Rainwater from certain roof gutter downspouts flows into rain garden catchment basins, filtering the rainwater down to the subsoil through layers of aggregate stone, reducing storm runoff volume. When full, the basins overflow to the storm drain system.

Landscape LEED qualifications

LEED (Leadership in Energy and Environmental Design) is a Green Building Rating System and a nationally accepted benchmark for the design, construction and operation of high performance green buildings. Its standards result in improving environmental and human health and demonstrating water savings, energy efficiency and indoor environmental quality for residents.

The Muses meets LEED Standards by incorporating the following features:

- Direct outside venting of kitchens and bathrooms, highest-rated air filters.
- Low -and no-VOC paints, sealants, and adhesives.
- Whole-building energy optimization and efficient appliances.
- Compact density and reduced parking with permeable paving.
- Infill development with existing infrastructure on previously developed land near public transit.

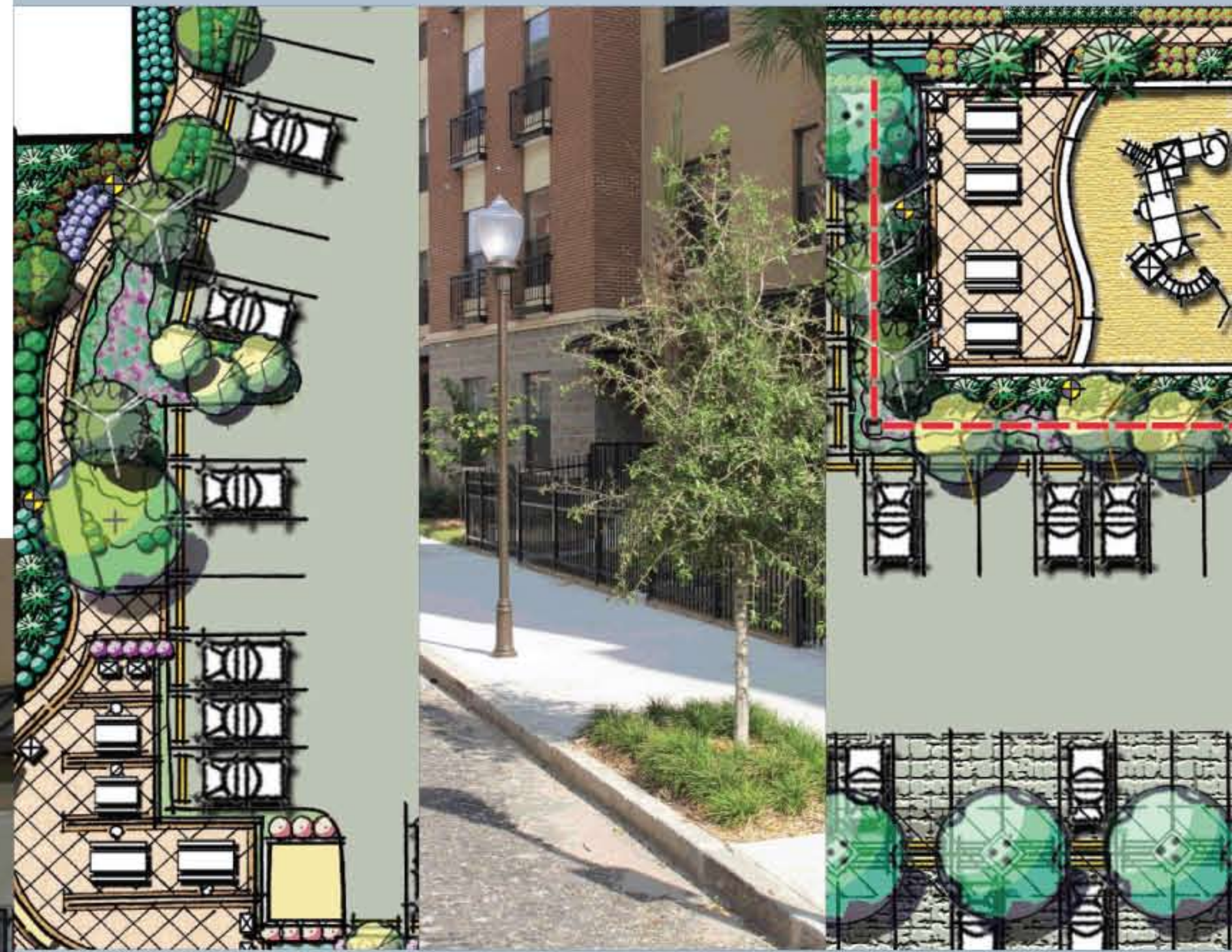


The Muses, 1720 Baronne Street, New Orleans, Louisiana 70113

Developers: Gulf Coast Housing Partnership, a local non-profit real estate development company, and LDG Development, a for-profit Kentucky corporation.

Architects and Landscape Architects: Mathes Brierre and Weber Group.

For more information on The Muses, please contact the Landscape Studio at Mathes Brierre Architects (504) 586-9303.



THE MUSES
APARTMENT HOMES

Mathes Brierre
ARCHITECTS
proudly introduces:

New Orleans' Premier LEED Registered Sustainable Landscape Design/Installation

- Featuring the following LEED technical requirements, reviewed in more detail herein:
- Innovative Stormwater Design
 - Water-Efficient Landscaping
 - Use of Recycled and Regional Materials
 - Alternative Transportation Facilities
 - Urban Heat Island Effect Reduction
 - Improved Community Connectivity



Sustainable Water Efficient Landscaping

Native and Adapted Species – Over 40 different species of native or adapted plants are used, requiring minimum maintenance and resisting pests and diseases. The drought resistant planting requires no irrigation system, but is tolerant to flood conditions.

Recycled and Regional Materials

The materials used in the site development are partially recycled and/or locally produced. Playground structures, steel picket fencing, bike racks and other materials are manufactured with 15% to 65% recycled content. Other materials are manufactured locally to reduce the carbon footprint.

Alternative Transportation

The development is located two blocks from the historic St. Charles Avenue Streetcar line and within easy walking distance of the Central Business District, reducing the need for private automobile use. The project thus provides fewer parking spaces than required, and covered bike racks have been provided for 15% of the resident occupants.

Dense, Affordable Housing with Amenities

At 61 dwelling units per acre, the 291 unit development is fairly dense for New Orleans. A catalyst for revitalization of the Central City neighborhood, affordable, earnings-based rental rates apply to 35% of the units. Besides interior amenities such as health club and business center, outdoor amenities include two (2) children’s playgrounds, two (2) barbecue terraces, a dog park, and secured car parking.



Bioswale near pedestrian walkway



Bioswale



Playground within Bioswale



Outdoor gathering



Bike racks



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