

The Elysian

a proposed
Courtyard by Marriott

621 Elysian Fields Ave.
September 8, 2023

The Issues

PER MEETING WITH ARC JULY 18, 2023

FROM THE ARC

Bulk and Massing being out of Scale with the one and two story buildings **along Royal and Chartres Streets**
Too much Emphasis on Vehicular Entrance and Access along Elysian Fields. Prefer Pedestrian Access

ADDITIONAL COMMENTS FROM NEIGHBORHOOD AT MEETING

Concern about **Trash Pickup along Chartres Street**
Concern about **too much traffic generated at Royal Street**
Concern about **hotel guests looking into back yards**

The Existing Situation



Royal Street – existing fence and gate to remain



Royal Street – existing, fence, gate, parking across from site

The Existing Situation



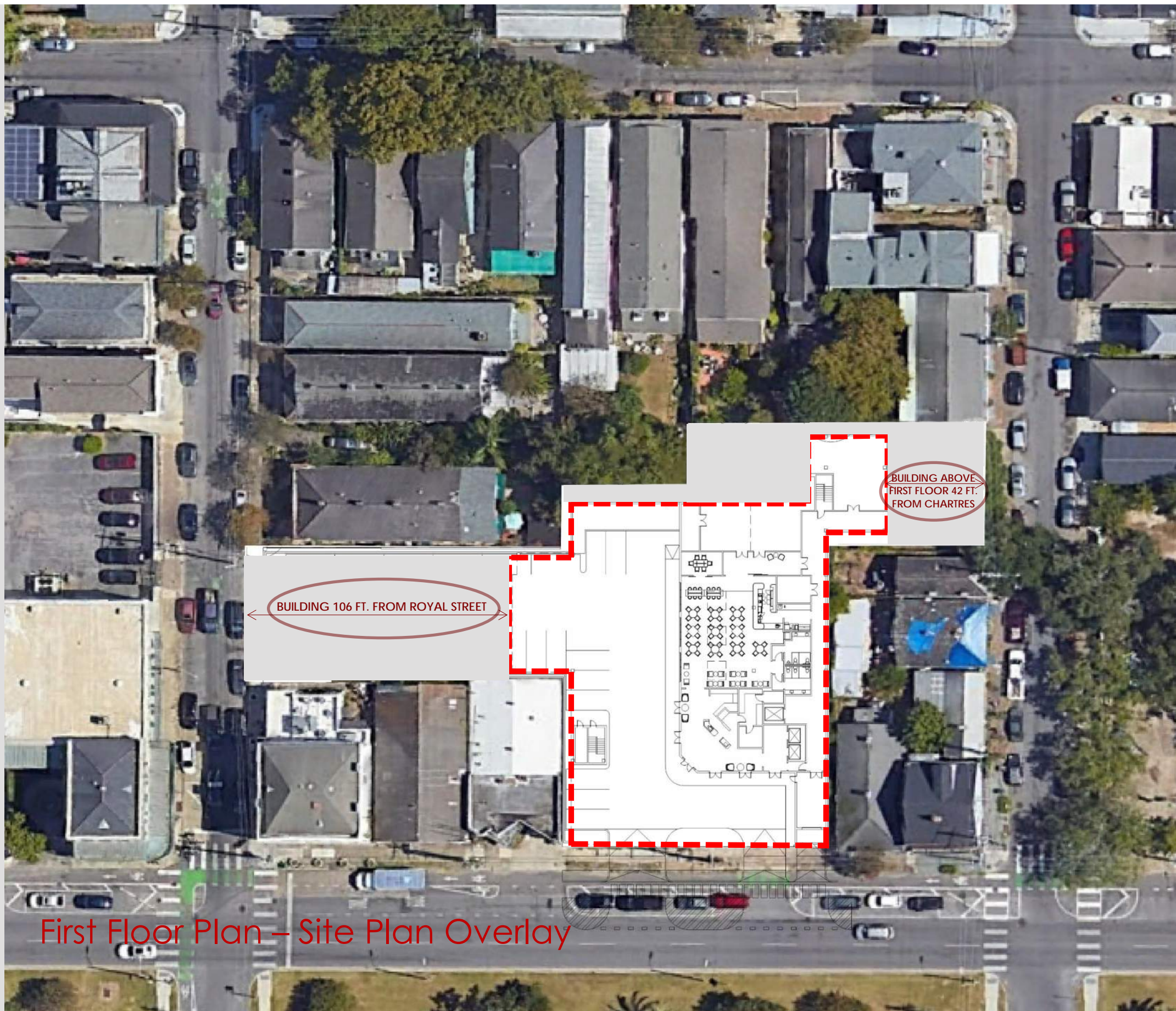
Chartres Street – Across from site art yard and residence



Chartres Street – existing fence to remain



The Proposal



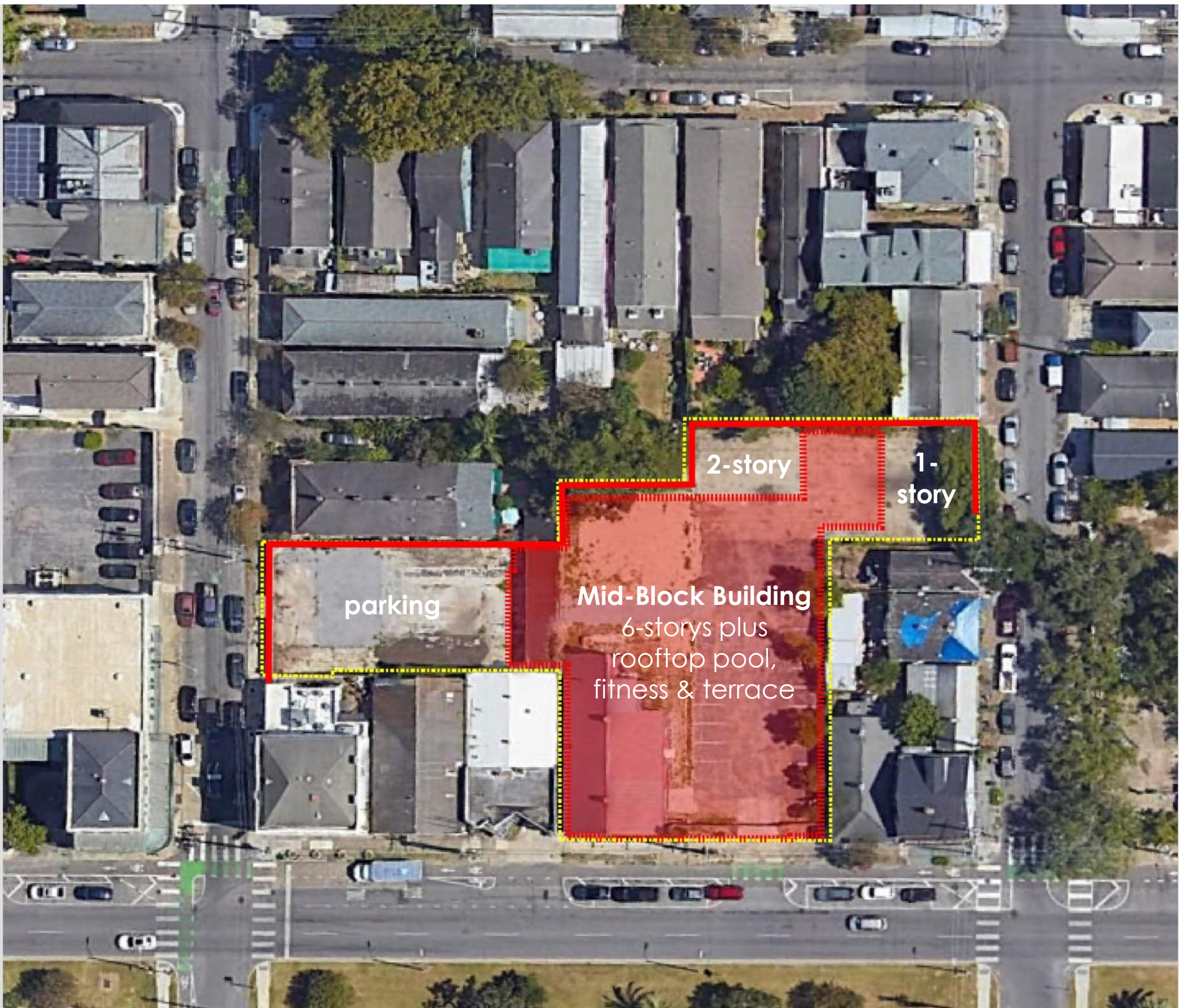
BUILDING 106 FT. FROM ROYAL STREET

BUILDING ABOVE FIRST FLOOR 42 FT. FROM CHARTRES

First Floor Plan – Site Plan Overlay

TOTAL SITE AREA	30,670 SF
TOTAL CONDITIONED BUILDING AREA	93,600 SF
FLOOR AREA RATIO	3.05
TOTAL NUMBER KEYS	148

The Proposal



The Elysian

PRELIMINARY SITE – FLOOR - ROOF PLANS
September 2023

VEHICULAR EXIT ONLY FROM SITE TURNING LEFT TO ROYAL TOWARDS ELYSIAN FIELDS



EXISTING FENCE TO BE PAINTED AND REMAIN



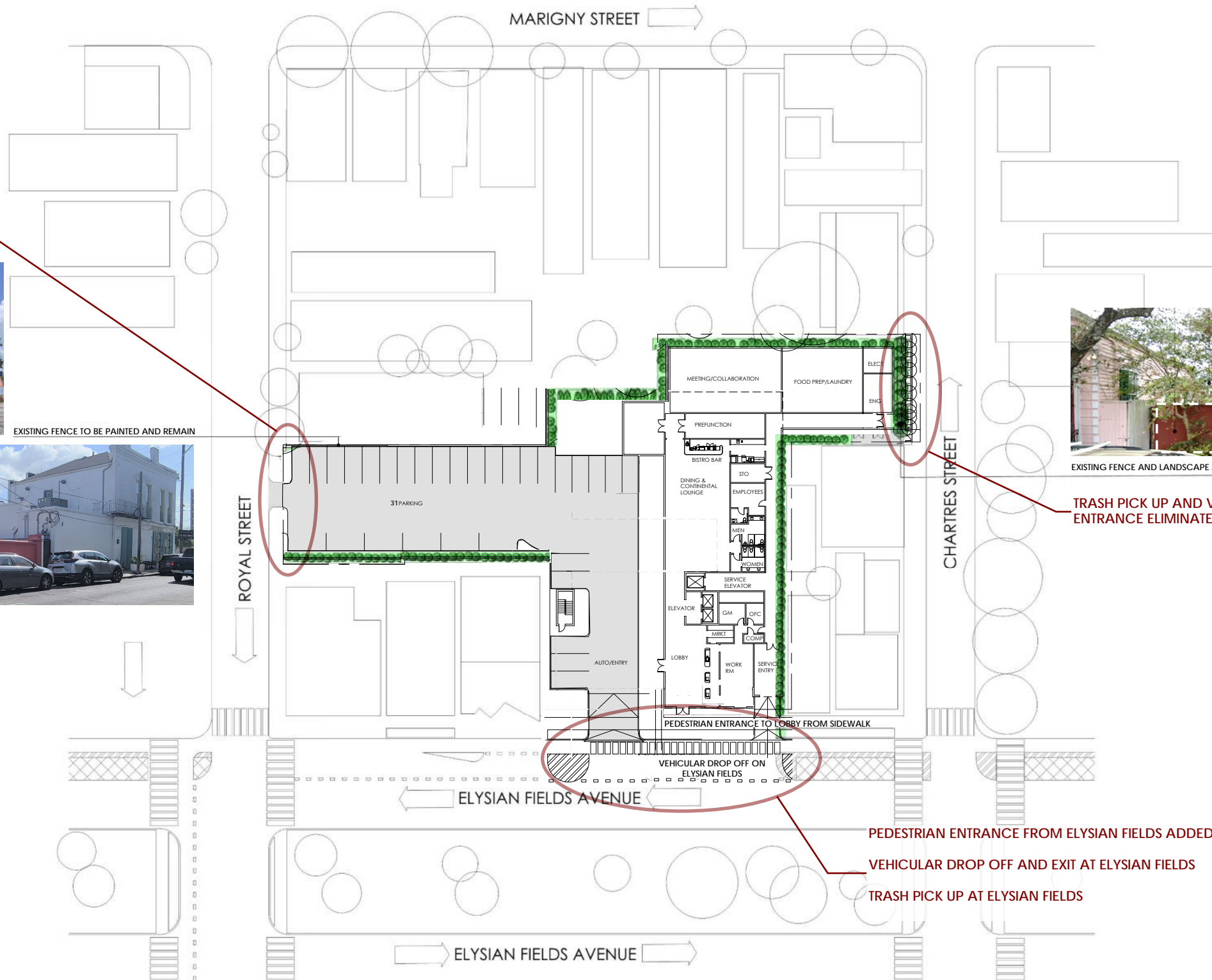
EXISTING FENCE AND LANDSCAPE ALONG CHARTRES TO REMAIN. ADD PEDESTRIAN GATE

TRASH PICK UP AND VEHICULAR ENTRANCE ELIMINATED

PEDESTRIAN ENTRANCE FROM ELYSIAN FIELDS ADDED

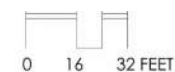
VEHICULAR DROP OFF AND EXIT AT ELYSIAN FIELDS

TRASH PICK UP AT ELYSIAN FIELDS

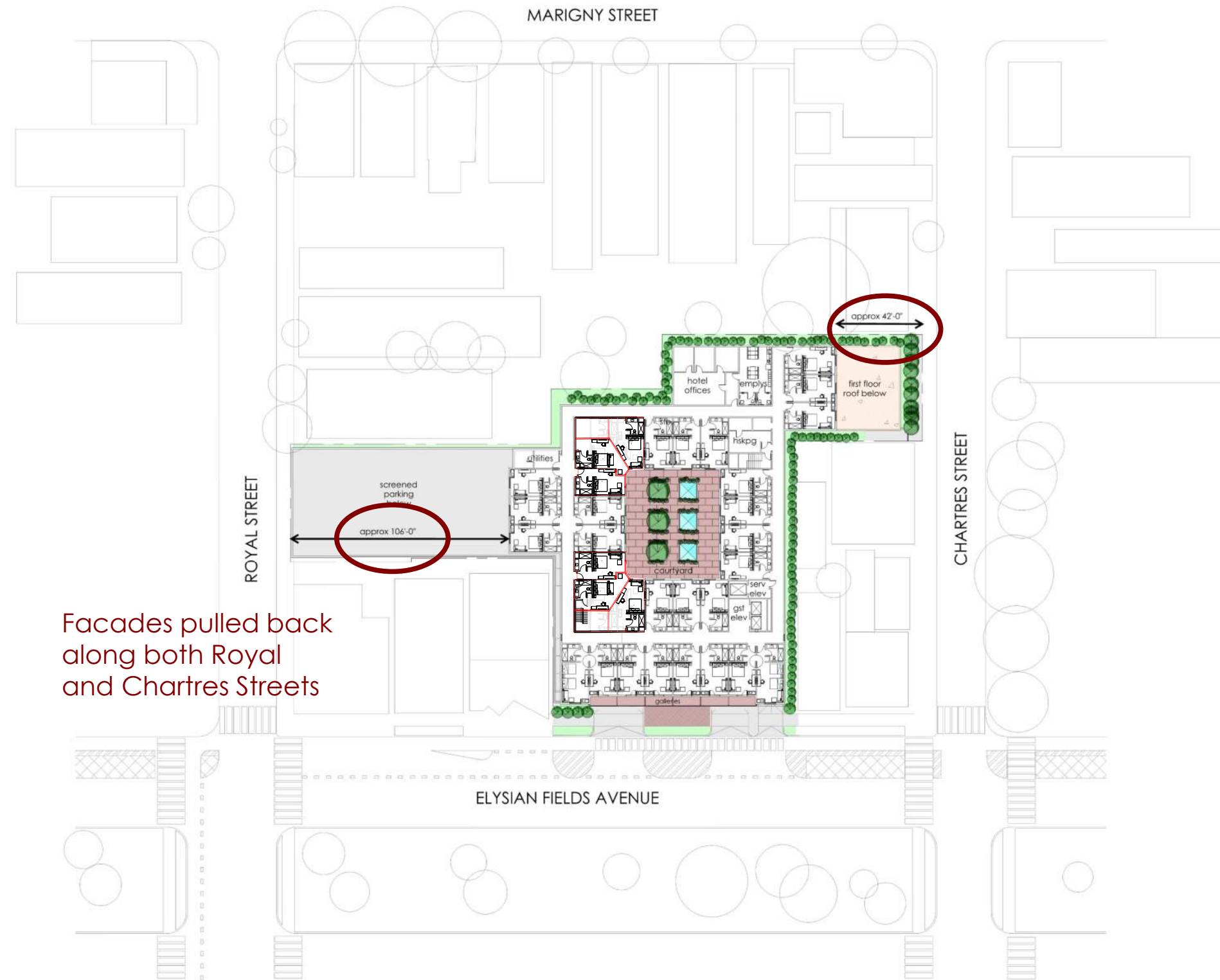


ALL AREAS IN SQUARE FEET

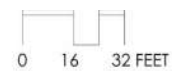
FLOOR	STANDARD ROOMS	SUITES	GROSS AREA
1	0		12,651
2	32		17,244
3	32		15,887
4	32		15,887
5	30	1	15,887
6	20	1	11,512
ROOF			1,685
	146	2	90,753
SITE AREA	30,670		
FAR	2.96		



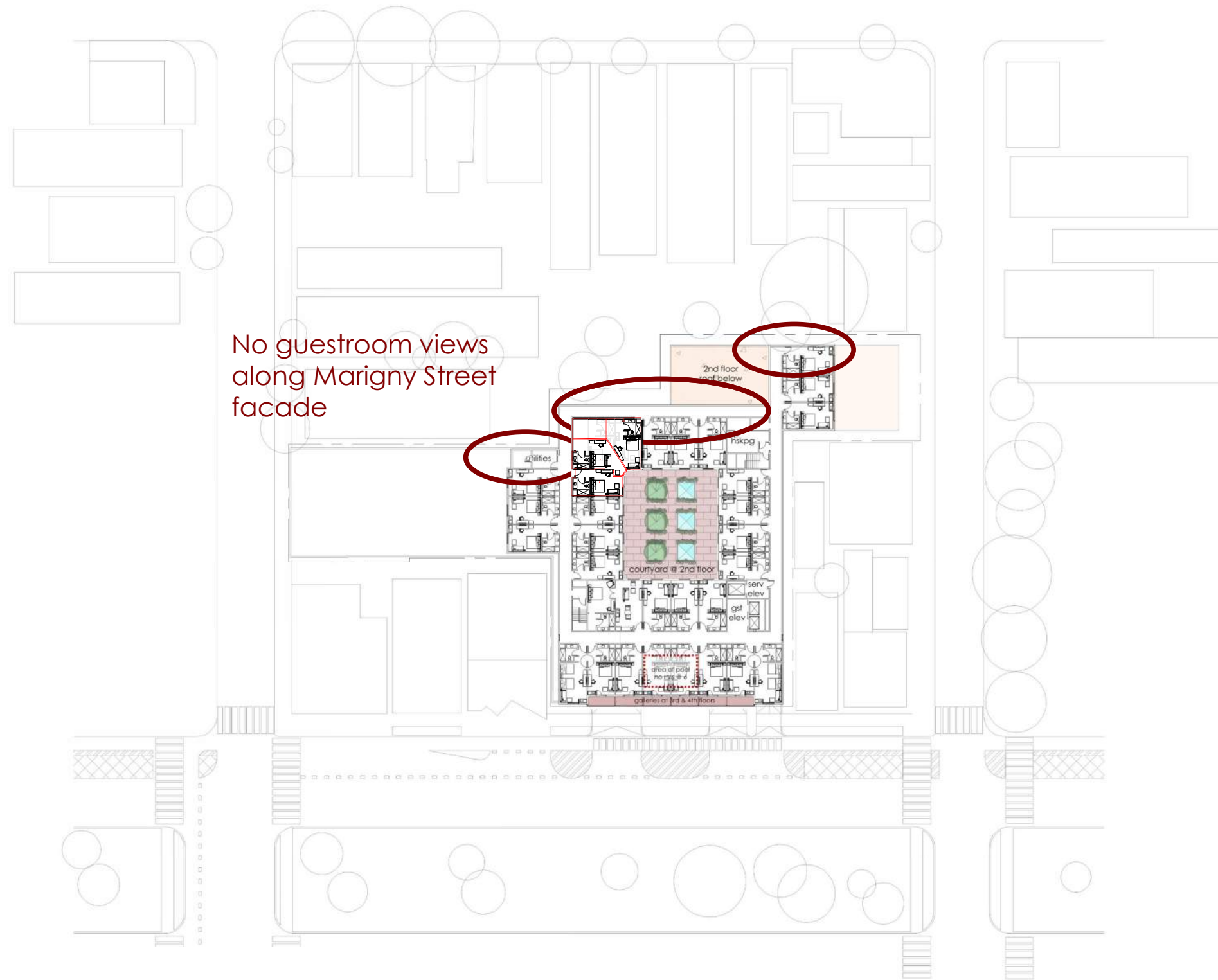
First Floor Plan – Site Plan



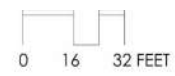
Facades pulled back along both Royal and Chartres Streets



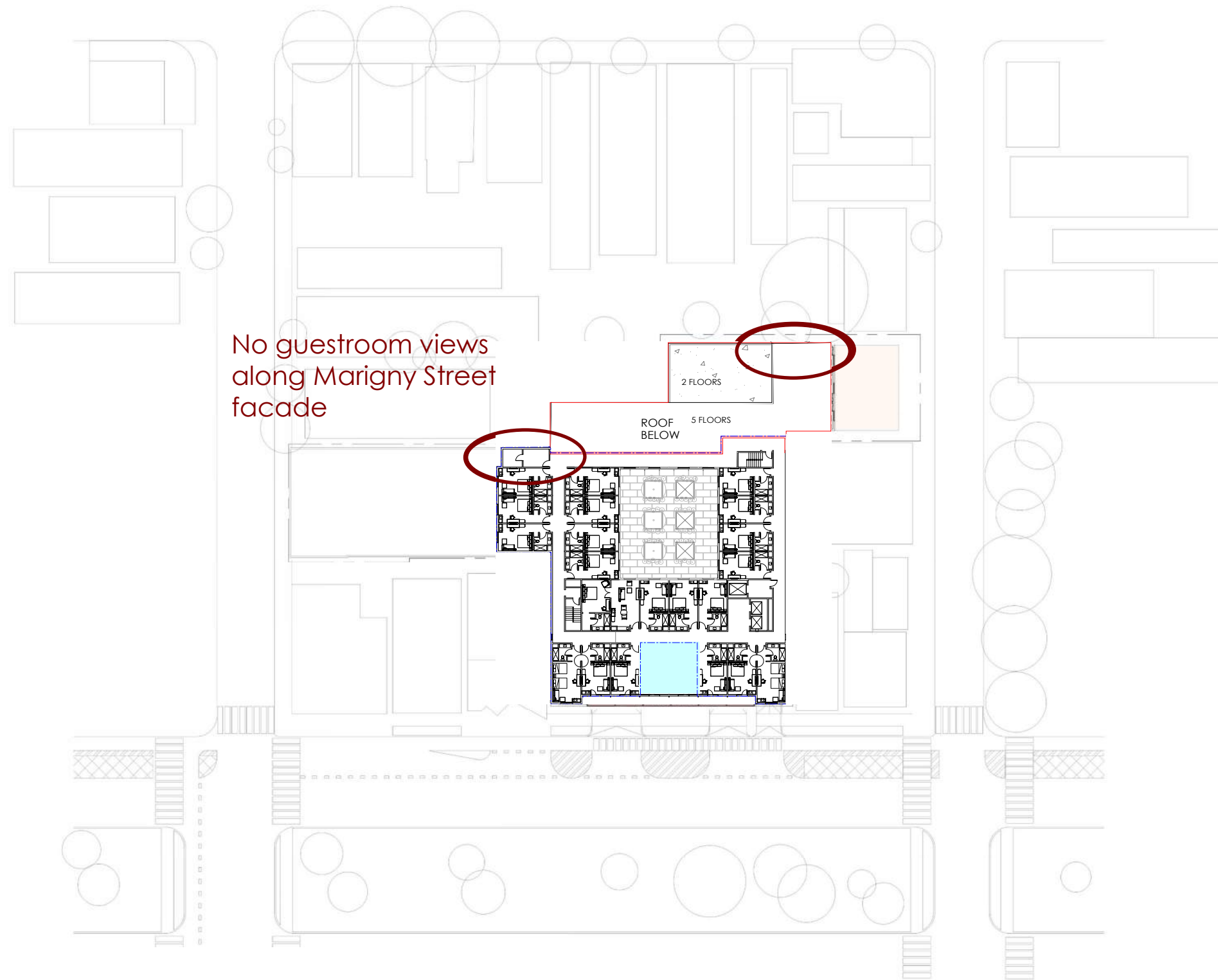
Second Floor Plan – 32 keys



No guestroom views
along Marigny Street
facade

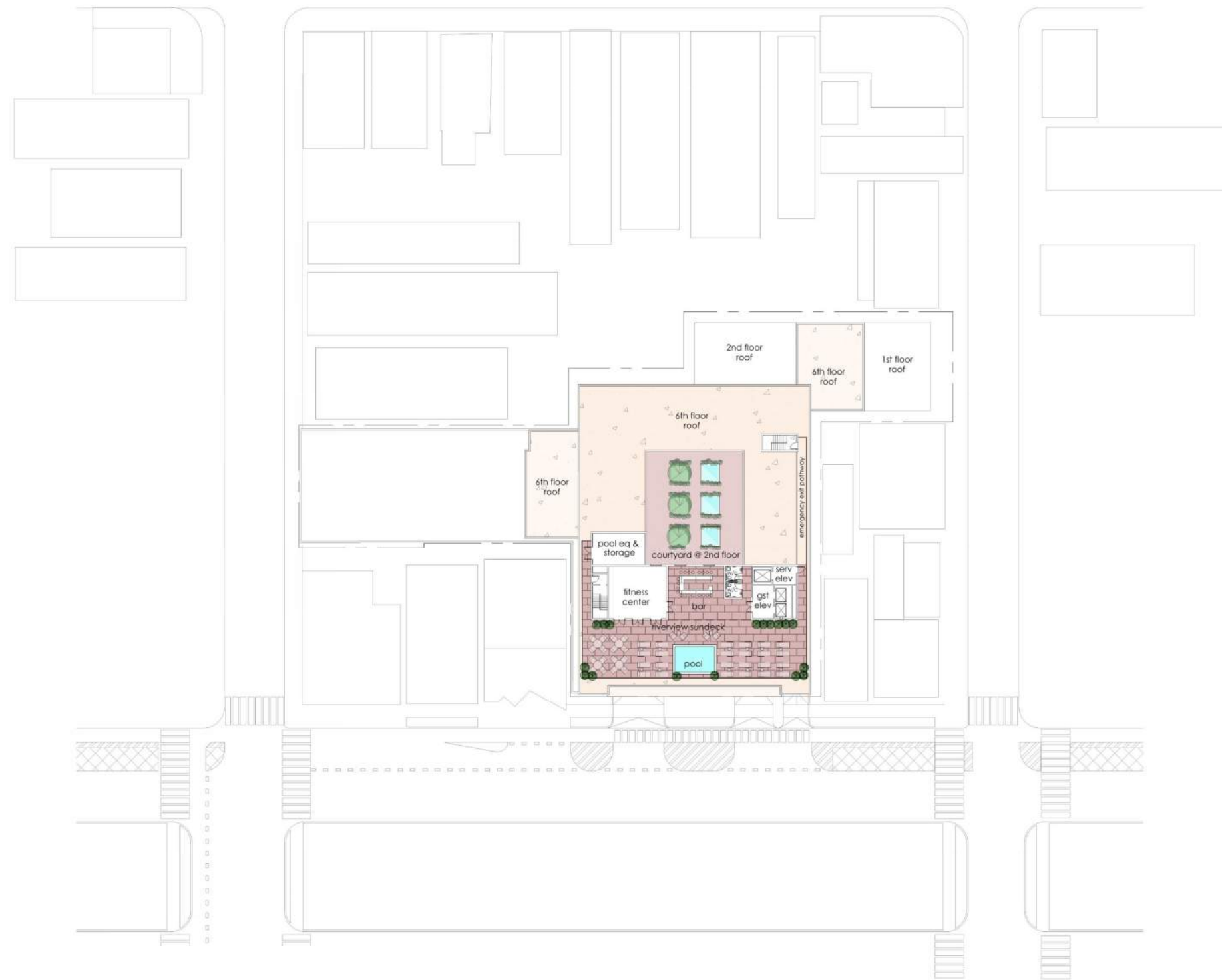


Third through **Fifth** Floor Plan – 94 keys



0 16 32 FEET

Sixth Floor Plan – 21 keys



0 16 32 FEET

Roof Plan

The Elysian

PRELIMINARY MASSING STUDIES
September 2023



Penthouse set back from front Elysian Fields facade

Rooftop Pool

Proposed 60 foot height at Elysian Fields Facade

Max Height of 50 feet by eliminating Floor 6 in this area

5 Floor Portion of Building 42 Feet from Chartres

Lobby extended to Pedestrian Plaza along Elysian Fields

Taxi and Ride Share Drop Off on Elysian Fields

Existing Fence along Chartres to remain with the addition of one small Pedestrian Entrance Gate

ELYSIAN FIELDS

CHARTRES

Birds Eye Massing Study from Elysian Fields and Chartres



Penthouse set back from front Elysian Fields facade

Rooftop Pool

106 Feet from Royal to Building

Surface Parking

ROYAL

Existing Fence and Gate to remain

Lobby extended to Pedestrian Plaza along Elysian Fields

Taxi and Ride Share Drop Off on Elysian Fields

ELYSIAN FIELDS

Birds Eye Massing Study from Elysian Fields and Royal



Max Height at Marigny Property Line 50 Feet.
Building drops a floor at rear

106 Feet from Royal to Building

MARIGNY STREET

ROYAL STREET

Birds Eye Massing Study from Marigny and Royal

Max Height at Marigny Property Line
50 Feet. Building drops a floor at rear

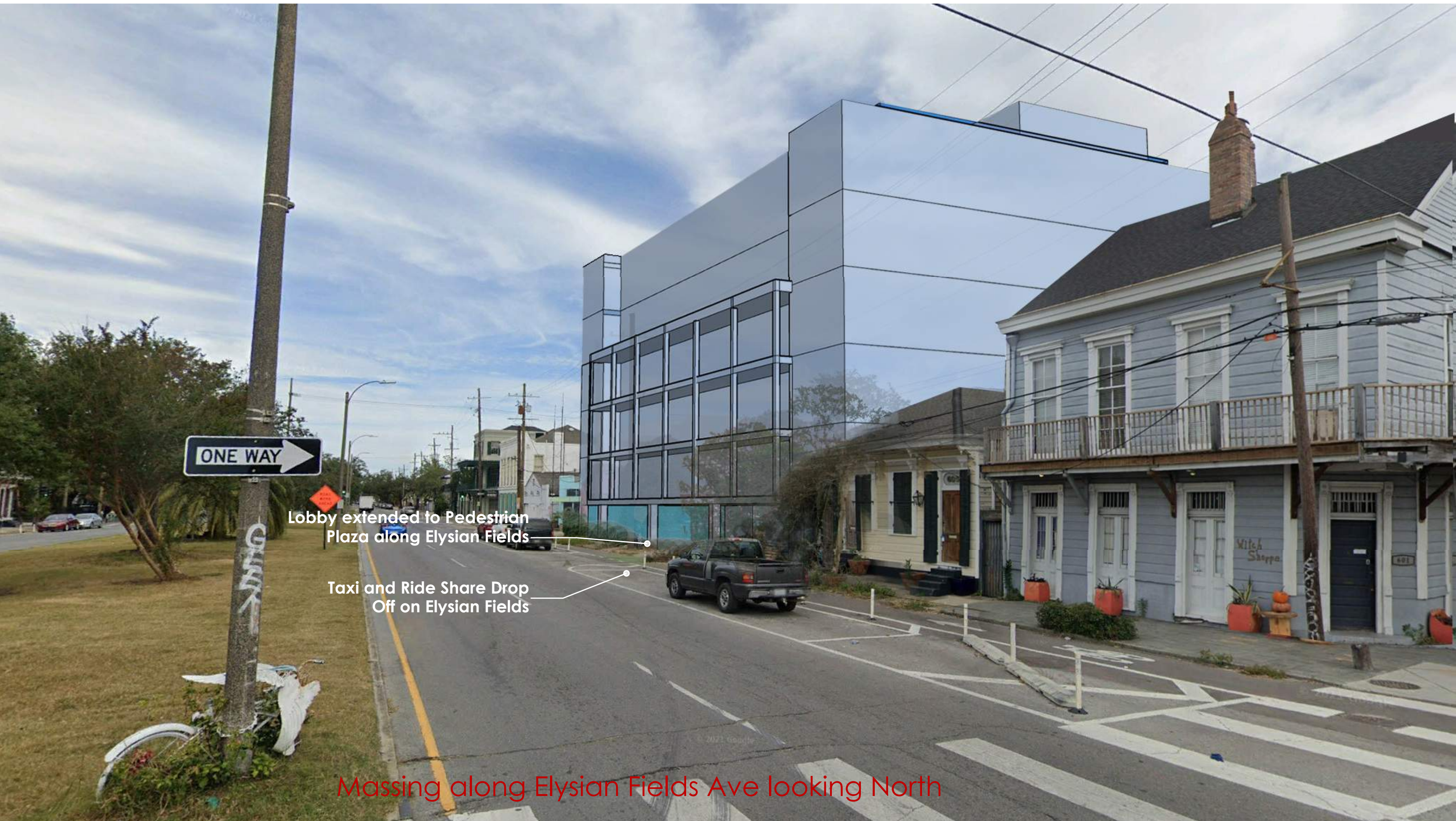
5 Floor Portion of
Building 42 Feet
from Chartres

CHARTRES STREET

Single Floor Building
constructed behind
existing fence

Birds Eye Massing Study from Marigny and Chartres





Lobby extended to Pedestrian Plaza along Elysian Fields

Taxi and Ride Share Drop Off on Elysian Fields

Massing along Elysian Fields Ave looking North



Lobby extended to
Pedestrian Plaza along
Elysian Fields

Taxi and Ride Share Drop
Off on Elysian Fields

Massing at Elysian Fields Ave & Royal Street looking South

Max Height at Marigny Property Line
50 Feet. Building drops a floor at rear



Massing along Royal Street looking west

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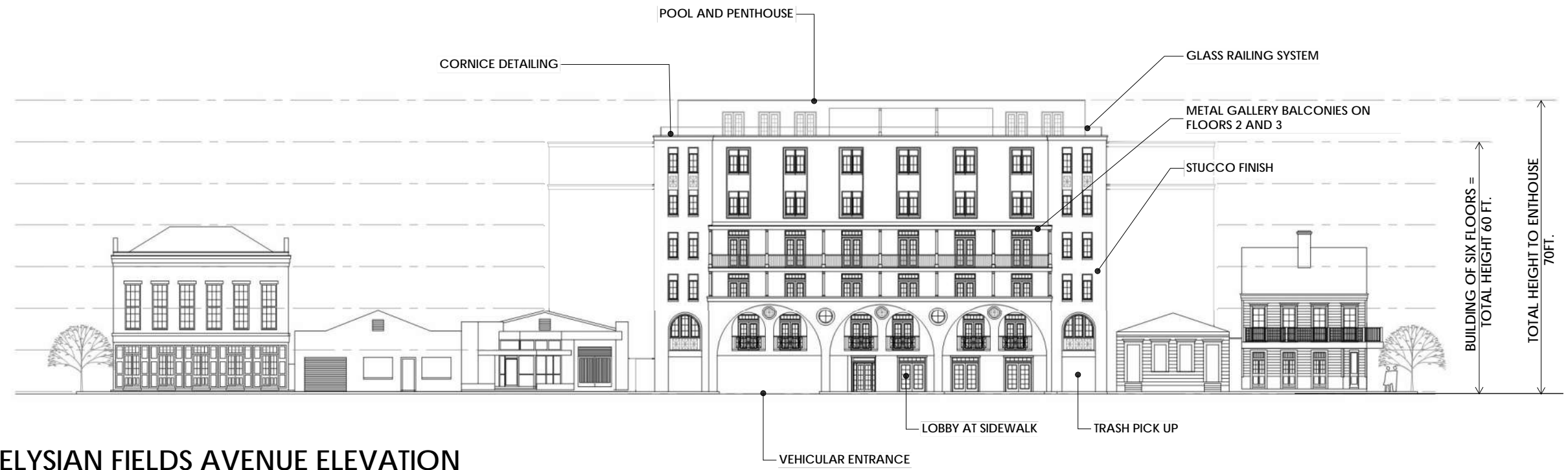


Massing at Chartres and Marigny Streets *Building not visible from this intersection*

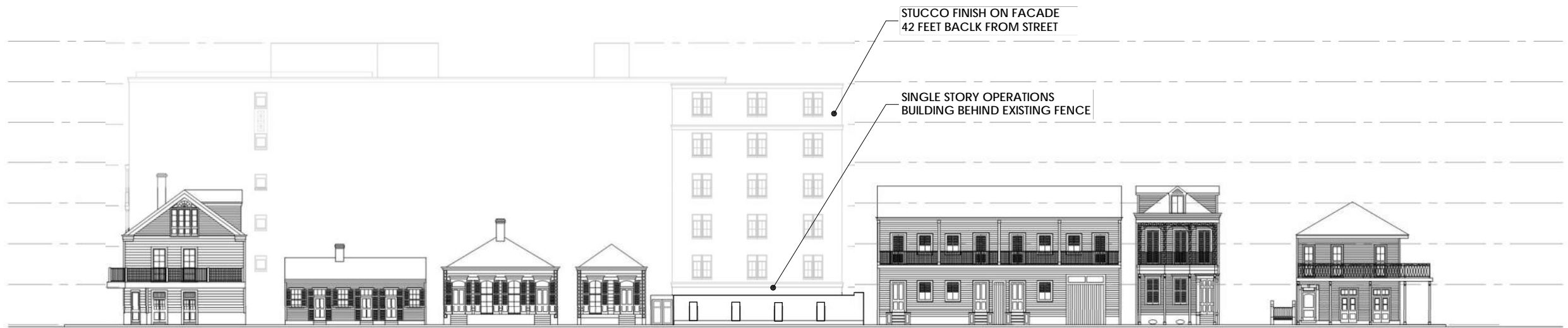
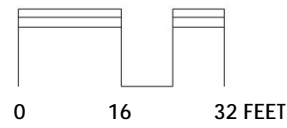
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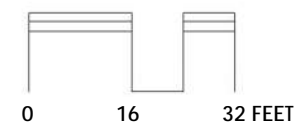
View along Chartres Street

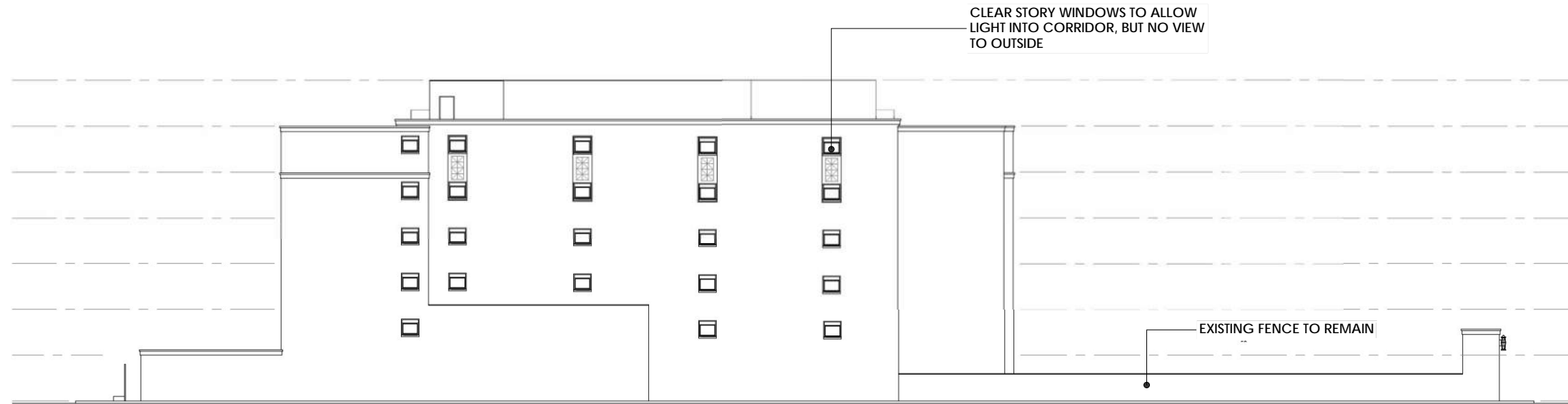


ELYSIAN FIELDS AVENUE ELEVATION

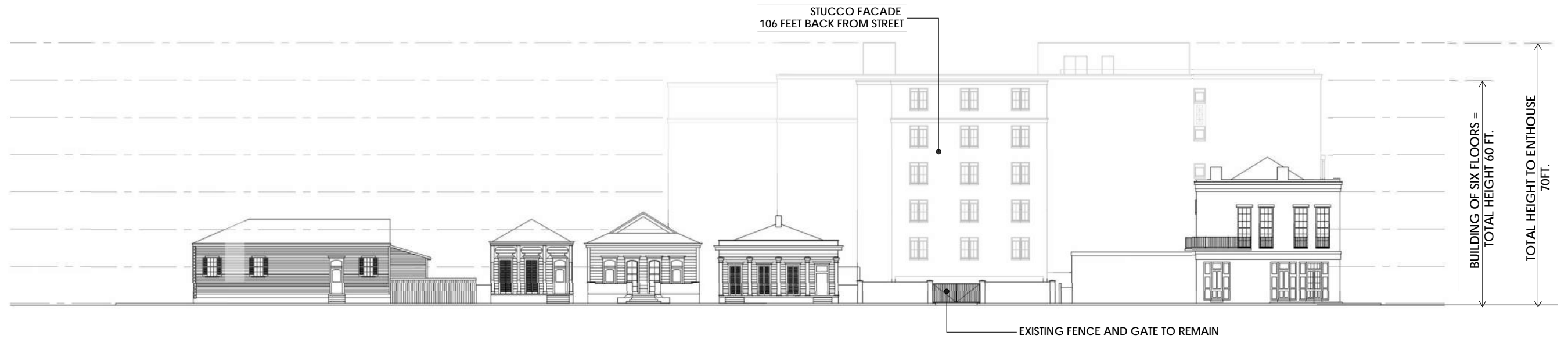
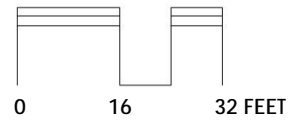


CHARTRES STREET ELEVATION

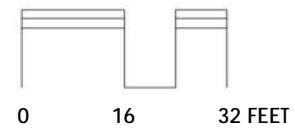




MARIGNY STREET ELEVATION

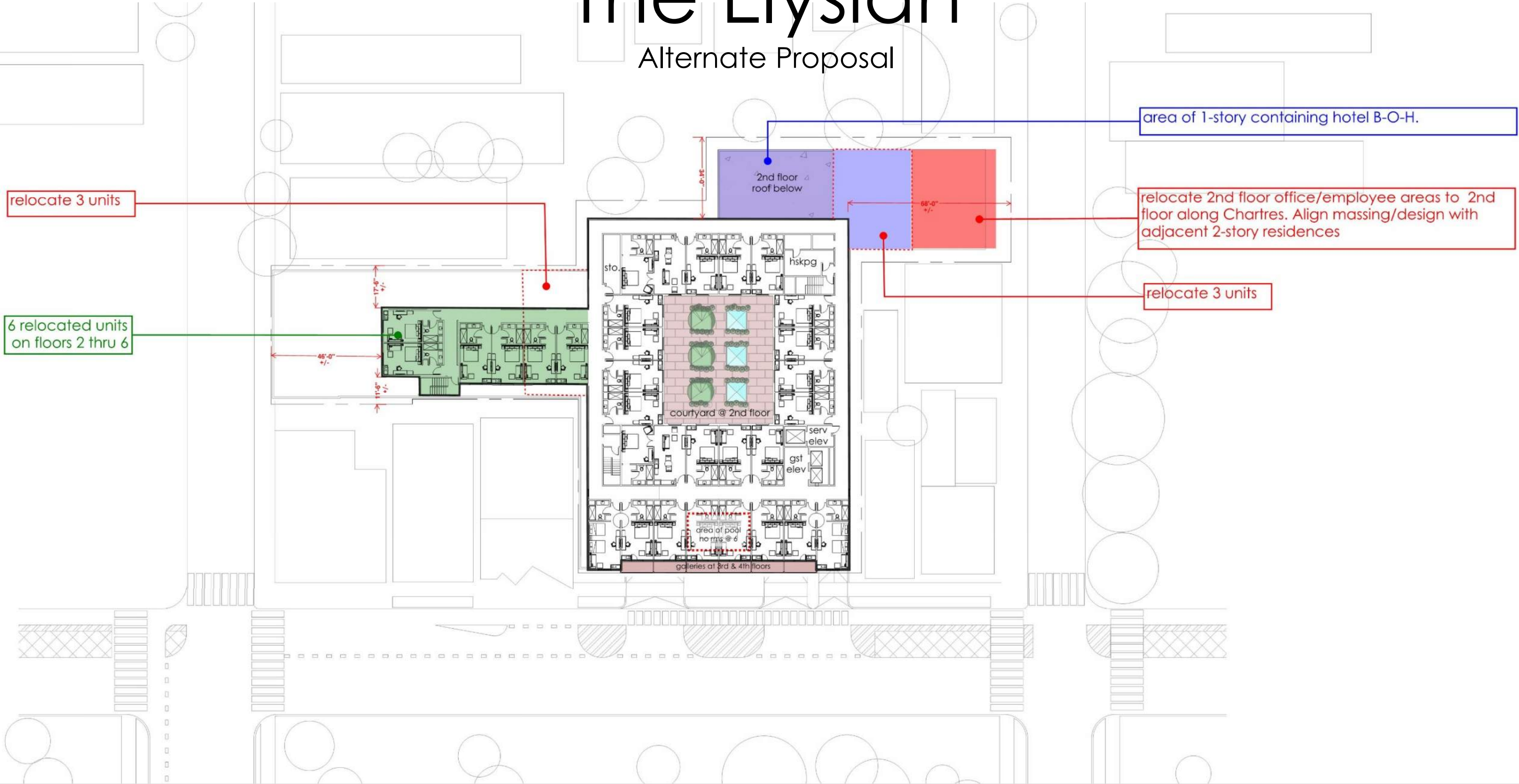


ROYAL STREET ELEVATION



The Elysian

Alternate Proposal



area of 1-story containing hotel B-O-H.

relocate 3 units

relocate 2nd floor office/employee areas to 2nd floor along Chartres. Align massing/design with adjacent 2-story residences

6 relocated units on floors 2 thru 6

relocate 3 units