

City Planning Commission Meeting
Tuesday, December 9, 2014

CPC Deadline: 01/23/15
CC Deadline: 02/24/15
City Council District: C – Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 115/14

Prepared by: Stephen Kroll
Date: December 2, 2014

I. GENERAL INFORMATION:

Applicant: Badine Land Ltd.

Request: This is a request for a conditional use to permit a hotel in a VCS-1 Vieux Carré Service District.

Location: The petitioned property is located on Square 3A, Lots X, 3, and 4, and the adjacent portion of the Clay Street right-of-way, in the Second Municipal District, bounded by Iberville, Clay, and Bienville Streets. The municipal address is 111 Iberville Street. (PD 1B)

Description: The subject property is Lot X, which is a parallelogram-shaped lot located on Iberville Street between North Peters Street and the Mississippi River on the edge of the Vieux Carré. Lot X has 120.18 feet of frontage on Iberville Street and measures 53.12 feet in depth along a side property line abutting the former Clay Street, 52.98 feet in depth along a side property line abutting the former North Front Street, and 120.22 feet in width along its rear, Bienville Street-side property line. The lot has an area of 6,126.80 square feet.

Lot X is developed with 111 Iberville Street, a seven-story, 43,842 square foot masonry structure which covers virtually the entire lot. Built in 1885 for Louisiana Sugar Refining Co., the structure was originally used for sugar warehousing and processing activities. It was renovated in 1971 by noted architectural firm Curtis and Davis and was subsequently occupied as office space by Curtis and Davis and by a restaurant. The site was used by several miscellaneous other uses, including office tenants, in the 1970s and 1980s, according to the City's occupational license records. It was last used as an office, according to the applicant.

The applicant proposes the adaptive reuse of the structure as a 80 room hotel. The hotel will have a total floor area of 47,362 square feet, divided between the 43,842 square foot existing structure, a new 1,855 square foot first floor addition, and a 1,665 square foot penthouse addition. While the existing structure occupies only Lot X, the first floor addition, which is to be built on the structure's North Peters Street- and Bienville Street-sides, will cause the structure to encroach over the adjacent Lot 3 (and possibly Lot 4) and the adjacent former Clay Street right-of-way, which are also owned by the applicant. The exact extent of the

encroachment of this first floor addition onto Lots 3 and 4 and the former Clay Street right-of-way are dependent on the building footprint that might ultimately be approved by the Vieux Carré Commission and the City Council.

The proposed hotel is to contain 80 guest rooms. The second through seventh floors will contain 78 rooms and the penthouse will contain an additional 2 rooms. The hotel's first floor is to contain the lobby, a restaurant, kitchen, and back of house operations within the existing structure and additional restaurant seating area, a fitness area, an office, a swimming pool, and a loading/trash storage area within the proposed first floor addition.

No accessory off-street parking spaces are proposed for the site, although off-street parking will be available on the existing non-accessory parking lot which neighbors the site and is owned by the applicant.

It should be noted that the applicant is in the process of making revisions to the submitted plans in response to comments made by the Vieux Carré Commission and the development's exact layout and square footage figures may change as a result of those modifications.

Why is City Planning Commission action required?

Article 8, Section 8.6A.5 of the Comprehensive Zoning Ordinance states that hotels are conditional uses in the VCS-1 Vieux Carré Service District, subject to various conditions. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

Description of zoning and land use

The subject structure is one of few remaining structures located in what was once known as the Sugar District, an area historically characterized by industrial uses associated with sugar production. The Sugar District occupied the edge of the Vieux Carré along the bank of the Mississippi River, spanning the area just downriver of Canal Street between the Mississippi River and North Peters Street. Beginning around the 1870s, the area was developed with sugar and molasses warehouses, refineries, and sugar-related office and marketing facilities, as well as other port and industrial structures. By the 1930s, as a result of various trends affecting the sugar industry, the Sugar District had begun to decline and its warehouses and other structures became occupied by non-sugar industry tenants. In the 1940s through 1970s, most of the old Sugar District's structures were gradually vacated and eventually demolished or otherwise destroyed. Due to this

widespread demolition, the Sugar District now features few historic buildings, making it notably distinct from the remainder of the Vieux Carré, which is famous for its intact historic building stock.

Today, much of the former Sugar District is included in a VCS-1 District which covers the area bounded by Iberville Street, North Peters Street, Conti Street, and the Mississippi River floodwall. With the sugar industry long gone, the demolished industrial buildings have been replaced by a series of large surface parking lots which are used largely by tourists and other visitors of the Vieux Carré. The only remaining structures in this district are the subject structure at 111 Iberville Street; a vacant circa 1900 five story masonry structure at 208 Bienville Street, which is on the same square as the subject site; and a row of four contiguous two-story office structures on North Front Street at Conti Street which were built in the late 1860s and which are currently used as professional offices. All other properties in the VCS-1 District are surface parking lots, include a parking lot which surrounds the subject structure on three sides to the North Peters Street, Bienville Street- and Mississippi River-sides. This parking lot which surrounds the subject structure includes former portions of Clay and North Front Streets which historically extended alongside the structure.

While the subject structure at 111 Iberville Street is neighbored to three sides by a large surface parking lot that is one of several parking lots in the former Sugar District, its neighbor to the fourth side is the Canal Place complex, which is directly across Iberville Street from the site. Canal Place is located at the foot of Canal Street in the CBD-2 Central Business District that extends upriver of Iberville Street between North Peters and Tchoupitoulas Streets and the river. Constructed in the early 1980s, Canal Place is a massive development containing a shopping mall, an office tower, and a hotel, the Westin. The portion of Iberville Street which separates the subject site from Canal Place serves as an on-street passenger zone for the Westin's guests, an on-street cab stand, and also provides access to Canal Place's parking garage.

History of the VCS-1 District

The VCS-1 District in which the site is located was created in 2004 through a text amendment establishing the district (which was considered under Zoning Docket 072/04 and effectuated by Ordinance No. 21,806 MCS) and a zoning change which applied the new district to the area bounded by Iberville Street, North Peters Street, Conti Street, and the Mississippi River floodwall (Zoning Docket 073/04; Ordinance No. 21,807 MCS). This text amendment and rezoning laid the groundwork for the current application because it ended what had been an outright prohibition on new hotels in the Vieux Carré dating to the late 1960s. Unlike the other Vieux Carré Districts, which do not allow hotels as permitted or conditional uses, the VCS-1 District allows for hotels as conditional uses, subject to a variety of standards which effectively allow only the subject structure at 111 Iberville to potentially be used as a hotel. Following this text amendment, there were two conditional use requests (Zoning Dockets 044/05 and 024/06) to allow the subject structure to be expanded and used as a hotel, neither of which was approved.

B. What is the zoning and land use history of the site?

Zoning

1929 – ‘J’ Industrial District
1953 – ‘H-3’ Vieux Carré Industrial District
1970 – VCS Vieux Carré Service District
2004 – VCS-1 Vieux Carre Service District¹

Land use

1929 – Industrial
1949 – Light Industrial
1999 – Commercial²

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

In the past five (5) years, there have been the following zoning actions within five (5) blocks of the site:

Zoning Docket 023/14 was a request for a conditional use to permit the sale of alcoholic beverages for off-premises consumption in a retail establishment with a floor area of less than 25,000 square feet in a CBD-3 Central Business District. The municipal addresses are 801-807 Canal Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 121/13 was a request for a conditional use to permit a supper club in a VCE-1 Vieux Carré Entertainment District. The municipal addresses are 233-235 North Peters Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

Zoning Docket 128/12 was a request for an amendment to Central Business Planned Community District (CBPCD) Ordinance No. 8,611 MCS, as amended, to permit the expansion of an existing hotel in a CBD-2 Central Business District. The municipal address is 317 Poydras Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

¹ In 2004, the site was rezoned from a VCS Vieux Carre Service District to the VCS-1 Vieux Carre Service District as part of the larger rezoning of the area generally bounded by North Peters, Conti and Iberville Streets and the Mississippi River floodwall to the newly created VCS-1 District.

² The 1999 Land Use Plan provides a depiction of land use that is generalized typically at the square level and may not accurately represent the land use of any particular parcel.

Zoning Docket 123/12 was a request for an amendment to Ordinance No. 15,423 MCS, as amended by Ordinance No. 17,700 MCS, which permitted the expansion of an existing nightclub in a VCE-1 Vieux Carré Entertainment District, to permit the expansion of an existing nightclub into a ground floor retail space. The municipal addresses are 227-29 Decatur Street. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

Zoning Docket 048/11 was a request for a conditional use to permit an amusement place in a CBD-3 Central Business District. The municipal address is 109 Tchoupitoulas Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

In addition to those recent zoning actions, the site has also been the subject of two previous conditional use requests to allow the structure's adaptive reuse as a hotel. This previous requests are described below.

Zoning Docket 044/05 was a conditional use to permit a hotel in a VCS-1 Vieux Carré Service District. The municipal address is 111 Iberville Street. The City Planning Commission recommended approval of the request. The City Council approved the request but the ordinance was ultimately vetoed by the mayor. *This is the subject site.*

Unlike the current request, which proposes for the hotel to contain 80 guest rooms and a total of 47,362 square feet of floor area, this previous proposal called for the hotel to contain 101 guest rooms and a total of 63,734 square feet between the existing structure and a proposed four story addition.

The City Planning Commission staff recommended the approval of this request subject to the following waivers and provisos:

Waivers

1. The applicant shall be granted a waiver of **Article 8, Section 8.6A.7** of the CZO to permit a height of 107.1 feet instead of the maximum height as defined by the CZO.

Provisos

1. The applicant shall obtain a lease of air space from the Department of Property Management, Division of Real Estate and Records for any encroachment into the public right-of-way.

2. Any exterior building changes shall be subject to the review and approval of the Vieux Carre Commission.
3. The applicant shall resubdivide the property on which the proposal sits creating one lot of record no larger than the boundaries of the footprint of the existing building, any proposed addition, and the area required to meet the open space requirements.
4. The applicant shall indicate on the final plans the area to be included in the calculation of a minimum of 30 percent open space.
5. The applicant shall submit a landscape plan for final review by the Staff of the City Planning Commission. The landscape plan must include the type, quantity, and size of all plant materials. The applicant shall obtain the approval of the Department of Parks and Parkways for any landscaping proposed in the public right-of-way.
6. The applicant shall submit a traffic impact analysis for review and approval by the Department of Public Works and the City Planning Commission Staff. The traffic impact analysis shall include, but not be limited to, addressing the use of the existing fire lane on Iberville Street for passenger drop-off and pick-up.
7. The applicant shall record a restrictive covenant in a form acceptable to the Law Department which shall provide that the property identified as that certain four story red brick building within a portion of Lots 11 and 12, Square 3A, Second District, and bearing municipal address 110 Bienville Street be used for residential purposes for all portions of the building above the ground floor. The applicant shall acquire building permits from the Department of Safety and Permits or such other agency, department or office as required by law for 110 Bienville Street on or before the later of one (1) year (twelve months) from the date of the final settlement of the date of rendition of a final, nonappealable judgement in any litigation arising from or related to this conditional use.
8. The applicant shall limit the total number of guest rooms to a maximum of one-hundred one (101) and limit the total guest room floor area space to no more than the 37,851 sq. ft. of total floor area of available interior space in the existing building.

Zoning Docket 024/06 was a conditional use to permit a hotel in a VCS-1 Vieux Carré Service District. The municipal address is 111 Iberville Street. The City Planning Commission's consideration of the request resulted in a no legal majority vote. The request was withdrawn prior to City Council action. *This is the subject site.*

This request was substantially similar to the previous application considered under Zoning Docket 044/05, as the proposed hotel was to have 101 guest rooms and 62,837 square feet of floor area distributed across the existing structure and a four story addition.

The City Planning Commission staff recommended the approval of this request subject to the following waivers and provisos:

Waivers

1. The applicant shall be granted a waiver of **Article 8, Section 8.6A.7** of the CZO for the Property to permit a height of 107.1 feet for the existing 111 Iberville building instead of the maximum height as defined by the CZO.

Provisos

1. The applicant shall obtain a lease of air space from the Department of Property Management, Division of Real Estate and Records for any encroachment into the public right-of-way.
2. Any exterior building changes shall be subject to the review and approval of the Vieux Carre Commission; subject, however, to the applicant's right to appeal any Vieux Carre Commission decision to the City Council.
3. The applicant shall resubdivide the property on which the proposal sits creating one lot of record no larger than the boundaries of the footprint of the existing building, any proposed addition, and the area required to meet the open space requirements.
4. The applicant shall indicate on the final plans the area to be included in the calculation of the standard open space requirements.
5. The applicant shall submit a landscape plan for final review by the Staff of the City Planning Commission. The landscape plan must include the type, quantity, and size of all plant materials. The applicant shall obtain the approval of the Department of Parks and Parkways for any landscaping proposed in the public right-of-way.
6. The applicant shall submit an updated traffic impact analysis for review and approval by the Department of Public Works and the City Planning Commission Staff. The traffic impact analysis shall include, but not be limited to, addressing the use of the existing fire lane on Iberville Street for passenger drop-off and pick-up.
7. The applicant shall record a restrictive covenant in a form acceptable to the Law Department which shall provide that the property identified as that certain four story red brick building within a portion of Lots 11 and 12, Square 3A, Second District, and bearing municipal address 110 Bienville Street be used for residential purposes for all portions of the building above the ground floor. The applicant shall acquire building permits from the Department of Safety and Permits or such other agency, department or office as required by law for 110

Bienville Street on or before the later of one (1) year (twelve months) from the date of the final settlement of the date of rendition of a final, nonappealable judgement in any litigation arising from or related to this conditional use. The applicant shall commence work to restore, renovate, repair and improve the 110 Bienville Street building within one hundred eighty (180) days from the issuance of the final building permit, provided that redevelopment of the 111 Iberville building is underway. All residential units shall be a minimum of 750 square feet of total floor area and shall include culinary and cooking facilities as defined in Article 2, Section 2.56 of the CZO. Such residential use and occupancy requirements for the redevelopment of the 110 Bienville building shall be applicable to any and all additions, expansions or constructions within the existing footprint of the 110 Bienville building, including the contemplated penthouse, but excluding the ground floor.

8. The applicant shall limit the total number of guest sleeping rooms or suites in the existing 111 Iberville building, its penthouse and any proposed addition to a maximum of 36,954 sq. ft., representing the total square footage available in the existing 111 Iberville building and the redesigned penthouse, which could be used for guest sleeping rooms.
9. A master plan of development shall immediately be commenced for that certain property comprising the new VCS-1 Vieux Carre Service District bounded by North Peters, Conti, and Iberville Streets and the Mississippi River Floodwall. Prior to the issuance of a construction permit to commence construction of a hotel at the Property, the master plan shall be published by an independent and objective third party land use planner for that certain property comprising the VCS-1 Vieux Carre Service District bounded by North Peters, Conti, and Iberville Streets and the Mississippi River Floodwall and which master plan shall contemplate a mixed use development with residential use as a material component. The applicant shall fund the reasonable costs of the master plan up to a maximum of \$_____. The City Planning Commission, adjacent property owners and businesses, and other interested parties shall be encouraged to participate in the master planning process. The applicant shall use the master plan as a non-binding guideline for future development of its undeveloped property in the VCS-1 District.

D. What are the comments from the design review staff?

This proposal involves the adaptive reuse and expansion of 111 Iberville Street, a seven story, 43,842 square foot structure built in 1885 for the Louisiana Sugar Refining Co. and originally used for sugar warehousing and processing activities. The structure covers virtually the entirety of the parallelogram-shaped Lot X, which has 120.18 feet of frontage on Iberville Street, measures 53.12 feet in depth along a side property line abutting the former Clay Street, 52.98 feet in depth along a side property line abutting the former North Front Street, and measures 120.22 feet along its rear, Bienville Street-side property line. Lot X has an area of 6,126.80 square feet.

The seven story building measures approximately 120 feet in width (as viewed from Iberville Street) and approximately 52 feet in depth. It is approximately 82 feet, 6 inches in height at its base roofline and is 108 feet, 7 inches in height at its tallest point at the roof of the elevator penthouse.

As part of structure's adaptive reuse as a hotel, the applicant proposes to expand it from the existing 43,842 square feet of existing floor area to 47,362 square feet through a first floor addition to the Bienville Street- and North Peters Street-sides of the building. This addition would extend the building outward into the former Clay Street right-of-way (now owned by the applicant) by approximately 16 feet. The addition would extend the building outward into the adjacent Lots 3 and possibly also the adjacent Lot 4 (as the exact width of Lot 3 is not indicated on the survey submitted with the application) by a distance of 24 feet. (Both Lot 3 and Lot 4 are owned by the applicant.) This first floor expansion would increase the floor area of the first floor by 1,855 square feet.

In addition to the first floor expansion, the applicant proposes to expand the penthouse by 1,665 square foot to allow its use by 2 guest rooms.

No expansion to the second through seventh floors is proposed.

The applicant intends for the hotel's first floor to occupied by its lobby, a restaurant, kitchen, and back of house operations within the existing structure and additional restaurant seating area, a fitness area, an office, a swimming pool and patio area, and a loading/trash storage area within the proposed first floor addition. The hotel's second through seventh floors will contain a total of 78 rooms and the penthouse will contain an additional 2 rooms

Building design

Height, area, and yard requirements

The structure is subject to the height, area, and yard requirements of the VCS-1 District, which are contained in **Article 8, Section 8.6A.7** and **Table 8.E** of the Comprehensive Zoning Ordinance. That section imposes no setback or floor area ratio requirements but does impose a height limit of 50 feet and a minimum open space ratio of 30% for this property. The existing structure is 101 feet in height and has no open space; these substandard conditions are grandfathered.

The proposed building modifications are limited to the expansion of the ground floor and the penthouse level. These expansions will increase the first floor's area by 1,855 square feet, the penthouse floor area by 1,665 square feet, and the overall building floor area by 3,520 square feet from the existing 43,842 square feet to 47,362 square feet.

Although the absence of open space for the existing structure is grandfathered, the first floor and penthouse additions are subject to the 30% open space requirement. Since these

additions are to add a total of 3,520 square feet of floor area, there must be an open space that is at least 30% of that total, or 1,056 square feet.

In the Vieux Carré zoning districts, open space includes the portion of a lot which is “open and un-obstructed from grade level upward and contains no balconies, roof overhangs, galleries, stair-ways, or other projections,” in accordance with **Article 2, Section 2.137** of the Comprehensive Zoning Ordinance. To calculate open space, this open space figure is the open space divided by the total building floor area, as defined by **Article 2, Section 2.138** of the Comprehensive Zoning Ordinance

The applicant submitted an open space plan which calculated an open space ratio of 32.91%. This calculation was based on the open space provided by a small open area on the North Peters Street-side of the building adjacent to Iberville Street, the first floor pool and patio area, the uncovered loading/trash area, and areas adjacent to the building on the Mississippi River-side of the building which are not actually part of the site. This amounted to 2,640 square feet of open space, which was divided by a total built footprint area of 8,019 square feet (including the footprint of the existing building but not including all of the existing building’s floor area) to produce an open space ratio of 32.91%.

This calculation is flawed because the open space figure included areas which are not part of the site and which therefore cannot be counted toward the open space ratio and because that figure was divided not by the total floor area of the building but by the built footprint area.

In fact, since the existing building provides no open space, a deficiency which is grandfathered, it should be removed from the calculation. The open space ratio requirement is applied only to the new additions on the first floor and penthouse. Those additions are to provide a total of 3,520 square feet, although this is subject to change based on design changes made in response to the Vieux Carré Commission’s comments.

The proposed open space includes the 101 square foot landscaped area on the North Peters Street-side of the building adjacent to Iberville Street, the 1,273 square foot swimming pool and patio area on the Bienville Street-side of the structure, and the 286 square foot loading/trash area on the Bienville Street-side of the structure. This results in 1,660 square feet of open space.

To determine the open space ratio, this 1,660 square feet of open space is divided by the total floor area of the additions, not the total floor area including the existing building, which is removed from the calculation. Dividing the 1,660 square feet of open space by the 3,520 square feet of new additions results in an open space ratio of 47%, exceeding the 30% minimum.

Although the current proposal would exceed the 30% minimum open space ratio requirement, the revisions to the plans being made in response to the Vieux Carré Commission’s comments could alter the exact area of new additions and of open space,

resulting in a different open space ratio. To ensure that the hotel remains compliant with the minimum open space ratio requirement despite any modifications to the plans, the staff recommends the following proviso:

- In accordance with **Article 8 Section 8.6A.7** and **Table 8.E** of the Comprehensive Zoning Ordinance, all new floor area for the hotel shall have a minimum open space ratio of 30%.

Design

The staff is concerned about the design of the first floor addition, which is to have fenestration that varies from its side to its rear and a hip roof that is interrupted and open over the pool area. The addition does not satisfactorily relate or draw from the original structure and modifications are necessary to address these deficiencies. The Vieux Carré Commission has expressed similar concerns and the applicant has begun revising the plans to address those concerns. Since the site is within the Vieux Carré Commission's jurisdiction, all modifications to the exterior's structure ultimately have to be approved by the Vieux Carré Commission.

- The applicant shall secure the approval of the Vieux Carré Commission for all modifications to the site's exterior.

The plans do not show any building encroachments over the Iberville Street right-of-way, although it is possible that the addition of signage or other building elements will encroach over the right-of-way. Should there be any building encroachments over the public right-of-way, the applicant will need to make the appropriate arrangements with the City to allow that use of the public right-of-way.

- The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

Site design

Landscaping

Modifications to the site design are quite minor and limited mostly to landscaping. The applicant proposes to remove two existing pear trees in the Iberville Street sidewalk adjacent to the site and replace them with four sweet olive trees which will frame the entrance to the hotel. Additional landscaping is proposed for installation along the building's North Peters Street- and Bienville Street-sides, including a Chinese elm tree and groundcover on the North Peters Street-side of the building near Iberville Street and groundcover on the Bienville Street-side of the building.

This landscaping is desirable, as it will visually soften the site. However, further review is needed, particularly to ensure that the planting of the Iberville Street right-of-way is

satisfactory to the Department of Parks and Parkways, which has jurisdiction over planting with the public right-of-way. The staff recommends the following proviso:

- The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect. This landscape plan shall be subject to the review and approval of the City Planning Commission staff and the Department of Parks and Parkways for plantings within the public rights-of-way. It shall indicate the following:
 - a) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks, size of planting areas, and details.
 - b) The installation of a minimum of one (1) street tree for every thirty (30) feet of frontage along the Iberville Street right-of-way.

Curbs, curb cuts, and sidewalks

The submitted plans do not indicate any proposed modifications to the public sidewalk and curbing adjacent to the site. Should any modifications or repairs be necessary, it is necessary that they be approved by the Department of Public Works.

- The applicant shall secure the approval of the Department of Public Works for all modifications and repairs to the Iberville Street right-of-way adjacent to the site.

Signage

The submitted plans do not include any signage for the hotel. It is necessary that all signage conform to the requirements of the VCS-1 District and the Vieux Carré Commission.

- The applicant shall submit a signage plan which complies with standards of **Article 8. Section 8.6A.6.**, subject to the review and approval of the Vieux Carré Commission, prior to the issuance of a certificate of use and occupancy by the Department of Safety and Permits.

Trash Storage and Litter Abatement

The applicant proposes for the hotel's trash to be stored in an enclosed, uncovered part of the first floor addition on the Bienville Street-side of the structure which is also to handle loading activity. This enclosure would ensure the trash is not visible from the public right-of-way and is acceptable to the staff.

- The dumpster areas shall be screened from view from the public rights-of-way with an opaque fence and/or masonry wall that is no less than six (6) feet tall, subject to the review and approval of the Vieux Carré Commission and the City Planning Commission staff.

Furthermore, to manage litter and trash that may accumulate on and around the site, and to ensure the site is properly maintained, the staff recommends that the applicant submit the litter abatement letter prior to the finalization of the conditional use should it be approved.

- The applicant shall provide to the City Planning Commission staff a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.

Miscellaneous

Since the site is composed not only of Lot X, but also of the adjacent Lot 3, possibly Lot 4, and portions of the former Clay Street right-of-way, the staff recommends that the applicant resubdivide the entire site into a single lot of record.

- The applicant shall resubdivide all lots forming the site into a single lot of record. The resubdivision shall be finalized prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.

Special requirements for hotels in the VCS-1 District

In the VCS-1 District, hotels are conditional uses subject to the following conditions (in italics) in accordance with **Article 8, Section 8.6A.5.2** of the Comprehensive Zoning Ordinance. Comments regarding compliance with these requirements are in plain text.

- a. Such use is primarily in an existing historic building constructed prior to 1969 containing a minimum of 25,000 square feet of gross floor area.*

The subject structure meets this requirement, as it was constructed in 1885 and is 43,842 square feet in floor area.

- b. The need for parking shall be evaluated in conjunction with the Conditional Use request and provided as appropriate and necessary.*

The parking needs for this development are discussed in Section E.

- c. Submission of a traffic impact analysis for review and approval by the Department of Public Works and the City Planning Commissions staff.*

The applicant has submitted a traffic impact analysis prepared by Urban Systems, Inc. and dated October, 2014. It has been submitted to the Department of Public Works for its review. As of December 2, 2014, the Department of Public Works staff was still in the process of reviewing the traffic impact analysis.

d. Any exterior building changes shall be subject to the review and approval of the Vieux Carré Commission.

The proposal is in the process of being reviewed by the Vieux Carré Commission.

e. There shall be no displacement of residents or elimination of occupied residential units, or demolition of existing structures, associated with such development. Additionally, any existing building in which a hotel use will be situated shall not have been used for residential purposes in any manner for at least ten (10) years prior to its development as a hotel.

This requirement is met. The structure has not been used for residential purposes and the proposal does not call for the demolition of structures, the elimination of residential units, or the displacement of residents.

f. Any hotel shall be developed in conjunction with a surface improvement, area landscaping and beautification plan.

This requirement is met, as the proposal includes the landscaping of open areas on the perimeter of the site and the adjacent Iberville Street right-of-way.

g. Pedestrian uses shall be encouraged.

This requirement is met, as the hotel is intended to have a ground floor restaurant, which would encourage pedestrian activity around the site.

h. Any approved hotel shall be considered an existing hotel and subject to Section 8.10.2 of these zoning regulations.

i. Any approval of a hotel shall contain a proviso which shall require the applicant to irrevocably commit to the residential use of the property identified as that certain four (4) -story red brick building within a portion of lots 11 and 12, Square 3A, Second District, and containing approximately 8,500—9,000 square feet (gross) and bearing the municipal address 110 Bienville Street ("110 Bienville") and which residential use shall be applicable to all portions of 110 Bienville other than the ground floor and which residential use obligation shall further be effective upon the redevelopment of 110 Bienville.

This structure, which is identified by Assessor's Office as having the address 208 Bienville Street, is in the process of being renovated into a multiple-family residence containing four units. This renovation has been permitted under building permit # 14-05860-RNVS. Based on this, the staff recommends that this conditional use contain a modified version of the provisos previously recommended by staff under Zoning Dockets 044/05 and 024/06 to ensure the residential adaptive reuse of that structure.

- The applicant shall record a restrictive covenant in a form acceptable to the Law Department which shall provide that the property identified as that certain four story red brick building within a portion of Lots 11 and 12, Square 3A, Second District, and bearing municipal address 110 Bienville Street or 208 Bienville Street be used for residential purposes for all portions of the building above the ground floor.

E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?

Traffic impact

The site is located the former Sugar District, an area which historically had a dense network of interconnected streets but which has seen the removal of some of those streets as it transitioned from an industrial area to an area dominated by large surface parking lots and other developments such as Canal Place. The streets that were revoked and incorporated into adjacent properties include Clay Street and a portion of North Front Street on which the subject structure historically fronted. As a result of the closure of those streets, access to the site is limited to the one-way Iberville Street. Vehicles traveling in the direction of the hotel will travel in its direction along North Peters Street before turning onto Iberville Street for access to the site.

Once arriving at the hotel via Iberville Street, cabs and other vehicles dropping off would park in an existing on-street passenger zone on Iberville Street opposite the hotel and directly in front of the Westin Hotel in Canal Place. They would leave by continuing down Iberville Street, turning onto Badine Street West, which runs alongside Canal Place, and turning onto Canal Street to drive away from site. Vehicles parking at the site could park in the surface parking lot that surrounds the site, which is accessible from Iberville Street adjacent to the site, or by parking in Canal Place's parking garage, which is accessible from Badine Street West, or by using other parking lots in the area.

This use of Iberville Street by hotel traffic could result in a significant increase in traffic and loading/unloading activity on Iberville Street. Taxis and other passenger vehicles would presumably constitute a large proportion of this additional traffic, as most of the hotel's customers would presumably be visiting from significant distances and would not drive their private vehicles to the site. To assess the effect of this potential traffic increase, the applicant commissioned a traffic impact analysis. This analysis, prepared by Urban Systems, Inc. and dated October, 2014, concludes on page 11 of the report that "the net impact of this development is insignificant and is expected to have minimal impact on intersection operations and delay."

The staff is concerned that even if the hotel generates a relatively low level of new trips and has minimal impact on traffic at intersections, the loading and unloading of passengers on Iberville Street, combined with neighboring Westin Hotel's loading/unloading activities on Iberville Street, could result in excessive congestion on

Iberville Street. There is already very heavy use by taxis and other vehicles of not only the on-street passenger zone on Iberville Street in front of the Westin Hotel, but also of the existing fire lane directly in front of the site on Iberville Street, which taxis use as a de facto cab stand. Additionally, taxis and other passenger vehicles sometimes stop in the middle of the roadway rather than pulling over fully into the existing on-street passenger zone, blocking traffic on Iberville Street. The staff is concerned that if the proposed hotel also uses Iberville Street as a passenger loading/unloading area, the additional traffic could result in significant further congestion of Iberville Street. Since Iberville Street also provides access to the Canal Place parking garage, additional congestion on Iberville Street would be very problematic.

Based on this, the staff believes the applicant should provide an off-street passenger zone for the use of taxis and other vehicles accessing the hotel. There is sufficient space to provide such a zone on Lots 3 or 4 or the former Clay Street right-of-way. The applicant should revise the site plan to indicate the presence of an off-street passenger zone and provide details regarding its size and location.

- The submitted traffic impact analysis shall be approved by the Department of Public Works and the staff of the City Planning Commission.
- The applicant shall provide an off-street passenger zone for the use of vehicles accessing the hotel. The site plan shall be revised to indicate the location and size of this off-street passenger zone. The location, size, and other details of the off-street passenger zone shall be subject to the review and approval of the City Planning Commission staff.

Parking requirement

In accordance with **Article 15, Section 15.2.2** of the Comprehensive Zoning Ordinance, no off-street parking spaces are required for uses in the VCS-1 Vieux Carré Service District. However, as noted above, hotels authorized as conditional uses in the VCS-1 District are subject to the requirement of **Article 8, Section 8.6A.5.2(b)** of the Comprehensive Zoning Ordinance, which gives the City Planning Commission and ultimately the City Council the authority to require off-street parking as it deems appropriate.

The staff does not believe that accessory off-street parking should be required for this hotel due to the availability of existing non-accessory parking facilities in the surrounding area. This includes the non-accessory surface parking lot immediately adjacent to the site which is owned by the applicant, as well as the Canal Place garage, across the street from the site. While these adjacent non-accessory parking facilities would not be reserved for the hotel's exclusively use, they would still function much like accessory parking, as their spaces would be available for the paid use of the hotel's customers, just as accessory parking for hotels is normally available for customer use at a fee. Given this, these existing parking areas would be sufficient to accommodate the hotel's parking needs and accessory spaces reserved exclusively for the hotel are not needed.

Loading requirement

In accordance with **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, no off-street loading spaces are required for uses in the in the VCS-1 Vieux Carré Service District. Though not required, the applicant proposes for there to be an enclosed loading/trash storage area on the rear, Bienville Street-side of the structure. The submitted plans show the location of this area but do not indicate how it is to be accessed by vehicles. This access would have to occur through the parking lot located adjacent to the structure, which is also owned by the applicant. Since that parking lot use is independent of the proposed hotel and could at some point be in separate ownership from the hotel, it is necessary that the hotel's right to use the adjacent property for access to the trash/storage area be preserved for the life of the hotel use. This should be accomplished through the use of an access servitude recorded with the Office of Conveyances.

- The applicant shall record an access servitude with the Office of Conveyances allowing the use of the adjacent properties for driveway access to the loading/trash storage area for the life of the hotel use. The site plan shall be revised to indicate the location of the driveway leading to the loading/trash storage area.

F. Are there any comments from other agencies, departments or committees?

The request was considered by the Planning Advisory Committee at its meeting on November 19, 2014. The representative of the Vieux Carré Commission noted that it was in the process of reviewing the proposal. The representative of the Department of Parks and Parkways noted that it would need to review the landscape plan for the Iberville Street right-of-way further. The committee passed a motion of no objection to the request subject to further review by the City Planning Commission, the Vieux Carré Commission, the Department of Parks and Parkways, and the Sewerage and Water Board.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

As with all conditional use applications, in evaluating this particular conditional use application, the City Planning Commission must determine to which the proposed hotel development promotes the land use goals expressed for the VCS-1 District and the Master Plan, and the extent to which the development might positively or negatively impact individual surrounding properties and the area as a whole.

The proposed hotel is consistent with the purpose of the VCS-1 District. While the VCS-1 District's purpose statement in **Article 8, Section 8.6A.1** of the Comprehensive Zoning Ordinance does not speak specifically about hotel uses, instead addressing mixed-use development in a more general sense, its regulations make clear that it is intended to allow for hotel use of the subject site. In creating the VCS-1 District in 2004, the City

Council ended a long-standing zoning prohibition on new hotels in the Vieux Carré. While the VCS-1 District was otherwise similar to the VCS District, which it replaced in the area bounded by Iberville Street, North Peters Street, Conti Street, and the Mississippi River floodwall, it differed in that it allowed new hotels in a structures meeting a very restrictive set of requirements. In effect, these requirements allow only the subject structure to potentially be used as a hotel. This deliberate effort to allow the subject structure to potentially be used as a hotel indicates that the current proposal is consistent with the purpose and intent of the VCS-1 District.

The proposal would also advance some of the Master Plan's goals related to land use and historic preservation. As discussed in Section III, the hotel use is consistent with the range of "visitor-oriented businesses" identified as appropriate in the Mixed-Use Historic Core future land use designation, while the effort to adaptively reuse a historic structure is consistent with the Master Plan's promotion of such historic preservation efforts.

Due to this consistency with the general objectives of the VCS-1 District and the Master Plan, the hotel proposal is appropriate in a general, conceptual sense for its location. However, it is nonetheless necessary to determine whether or not the development would have any impacts on surrounding properties that should be considered excessive. To the extent that such impacts would likely occur, the staff must also consider whether it is possible to mitigate those impacts through the use of provisos governing the physical character or operational aspects of the hotel. The staff does not believe there will be such excessive impacts. The hotel is neighbored on one side by Canal Place, a large development with a hotel component, and that development is much greater in operational intensity than the proposed hotel would be. The hotel therefore should not be considered incompatible with this development. If anything, the proposed hotel would only complement the Canal Place development.

Aside from Canal Place, the site is located in a sea of parking lots that, by their exclusive orientation toward the automobile, are in stark contrast to the rest of the Vieux Carré. The hotel development would have no negative impacts on these parking lots. Rather, the activity, particularly pedestrian activity, generated by the hotel would help counteract the lack of activity that exists in the area as a result of those parking lots.

For these reasons, the staff finds the hotel to be appropriate for this location and should not have true negative impacts on the surrounding properties. Given its compatibility with the commercial and parking uses which surround it, no special restrictions on the hotel's operation are necessary.

III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

In accordance with the Home Rule Charter of the City of New Orleans, a land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Land Use Element of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the

Future Land Use Map. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Mixed-Use Historic Core.” The goal, range of uses, and development character for that designation are provided below for reference:

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas.

The request is to permit the adaptive reuse of the circa 1885 sugar warehouse and processing facility at 111 Iberville Street as a hotel. The repurposing of the historic structure for such use is consistent with the range of uses envisioned under the Mixed-Use Historic Core designation, which include “visitor-oriented businesses,” which would include hotels. The use of the structure as a hotel with a ground floor restaurant should encourage pedestrian activity at the site, consistent with the goal of the Mixed-Use Historic Core designation. Further, because the structure’s exterior is not to be significantly modified save for a first floor addition and a minor penthouse addition, the structure will remain consistent in its physical character with the historic nature of the area.

In addition to advancing the land use goals for the area which are identified by the Master Plan, the renovation and reuse of this structure would further the Master Plan’s historic preservation goals. Volume 2, Chapter 6 *Historic Preservation* of the Master Plan extensively documents the value of historic preservation, noting that historic preservation initiatives support and invigorate neighborhood revitalization. That chapter recommends various actions which can be taken as part of such preservation efforts, including “encourage[ing] adaptive reuse of existing historic structures that contribute to overall neighborhood character and quality of life.”³ As one of the last remaining Sugar District structures, the subject structure certainly contributes to the historic character of this portion of the Vieux Carré. Its adaptive reuse as a hotel would be consistent with the Master Plan’s broad statements regarding adaptive reuse as a tool for historic preservation.

³ *Plan for the 21st Century*, Volume 2, Chapter 6, Historic Preservation, pp. 6.6 and 6.15

As the proposal would promote the land use and historic preservation goals of the Master Plan in these ways, the proposal should therefore be considered to be **consistent** with the Master Plan.

IV. SUMMARY

Zoning Docket 115/14 considers a request for a conditional use to permit the adaptive reuse of a circa 1885 seven-story sugar warehousing and processing building at 111 Iberville Street as a hotel containing 80 guest rooms. The 43,842 square foot structure is to be expanded with an 1,855 square foot first floor addition and an 1,665 square foot penthouse addition, increasing its floor area to 47,362 square feet. Its first floor will contain its lobby, a restaurant, office, and other space, while its upper floors will contain its guest rooms. No accessory off-street parking spaces are proposed, though the structure is surrounded by non-accessory parking facilities that would be available for the use of the hotel's guests.

The staff is supportive of the application because the hotel use would be consistent with the intent of the a VCS-1 Vieux Carré Service District, which was created concurrently with a previous hotel application for this property, and with the Master Plan's land use and historic preservation objectives. The use would have no significant negative impacts on the immediately surrounding area, which is characterized primarily by the Canal Place development and surface parking lots which accommodate visitors to the Vieux Carré. Rather, it would positively impact the area by ensuring the preservation and continued use of one of the last remaining structures of the Sugar District and generating increased pedestrian activity.

V. PRELIMINARY STAFF RECOMMENDATION⁴

The staff recommends **approval** of Zoning Docket 115/14, a request for a conditional use to permit a hotel in a VCS-1 Vieux Carré Service District, subject to the following fourteen (14) provisos:

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. In accordance with **Article 8 Section 8.6A.7** and **Table 8.E** of the Comprehensive Zoning Ordinance, all new floor area for the hotel shall have a minimum open space ratio of 30%.

⁴ The recommendation is subject to change by the City Planning Commission

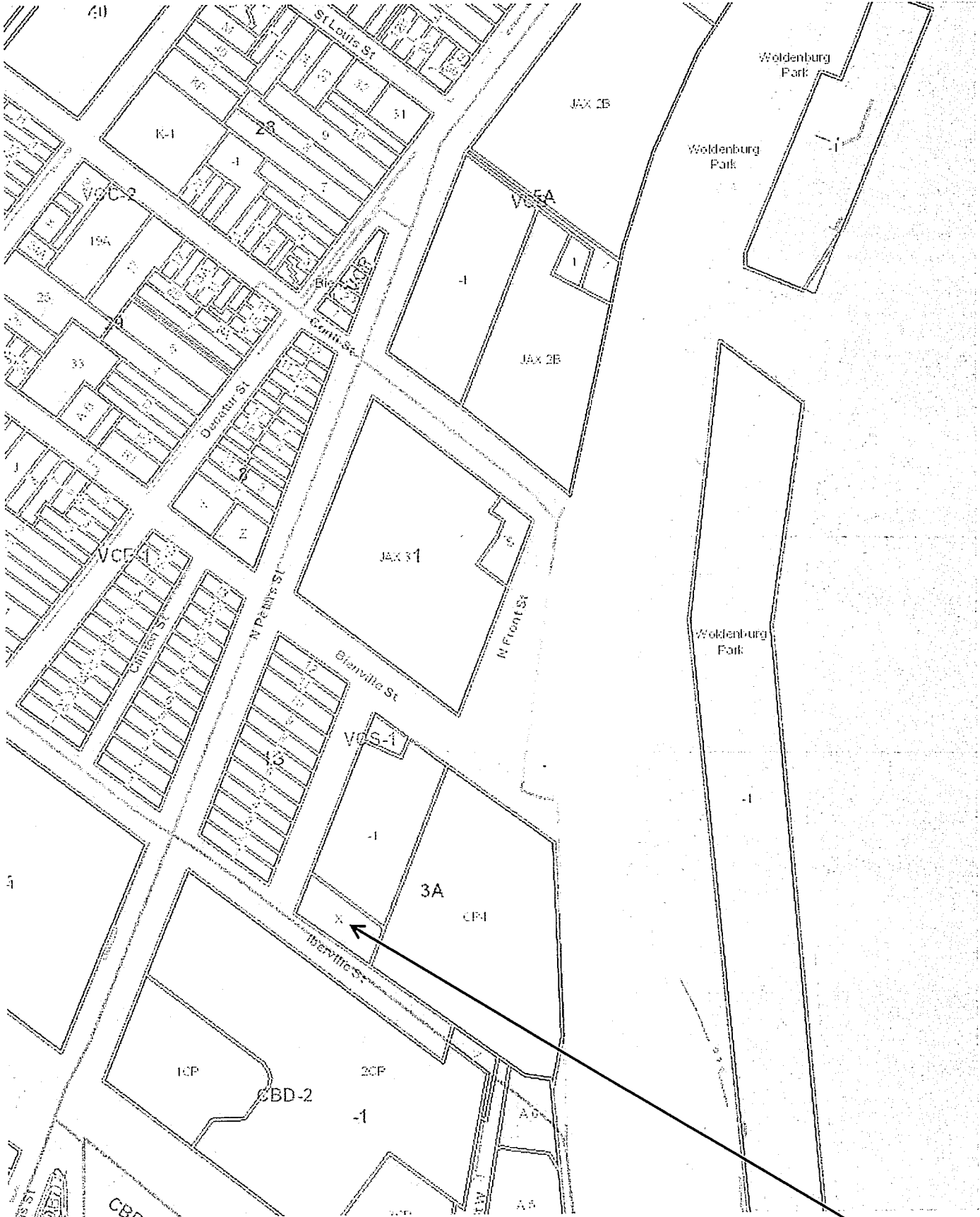
3. The applicant shall secure the approval of the Vieux Carré Commission for all modifications to the site's exterior.
4. The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.
5. The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect. This landscape plan shall be subject to the review and approval of the City Planning Commission staff and the Department of Parks and Parkways for plantings within the public rights-of-way. It shall indicate the following:
 - a) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks, size of planting areas, and details.
 - b) The installation of a minimum of one (1) street tree for every thirty (30) feet of frontage along the Iberville Street right-of-way.
6. The applicant shall secure the approval of the Department of Public Works for all modifications and repairs to the Iberville Street right-of-way adjacent to the site.
7. The applicant shall submit a signage plan which complies with standards of **Article 8. Section 8.6A.6.**, subject to the review and approval of the Vieux Carré Commission, prior to the issuance of a certificate of use and occupancy by the Department of Safety and Permits.
8. The dumpster areas shall be screened from view from the public rights-of-way with an opaque fence and/or masonry wall that is no less than six (6) feet tall, subject to the review and approval of the Vieux Carré Commission and the City Planning Commission staff.
9. The applicant shall provide to the City Planning Commission staff a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.
10. The applicant shall resubdivide all lots forming the site into a single lot of record. The resubdivision shall be finalized prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.
11. The submitted traffic impact analysis shall be approved by the Department of Public Works and the staff of the City Planning Commission.

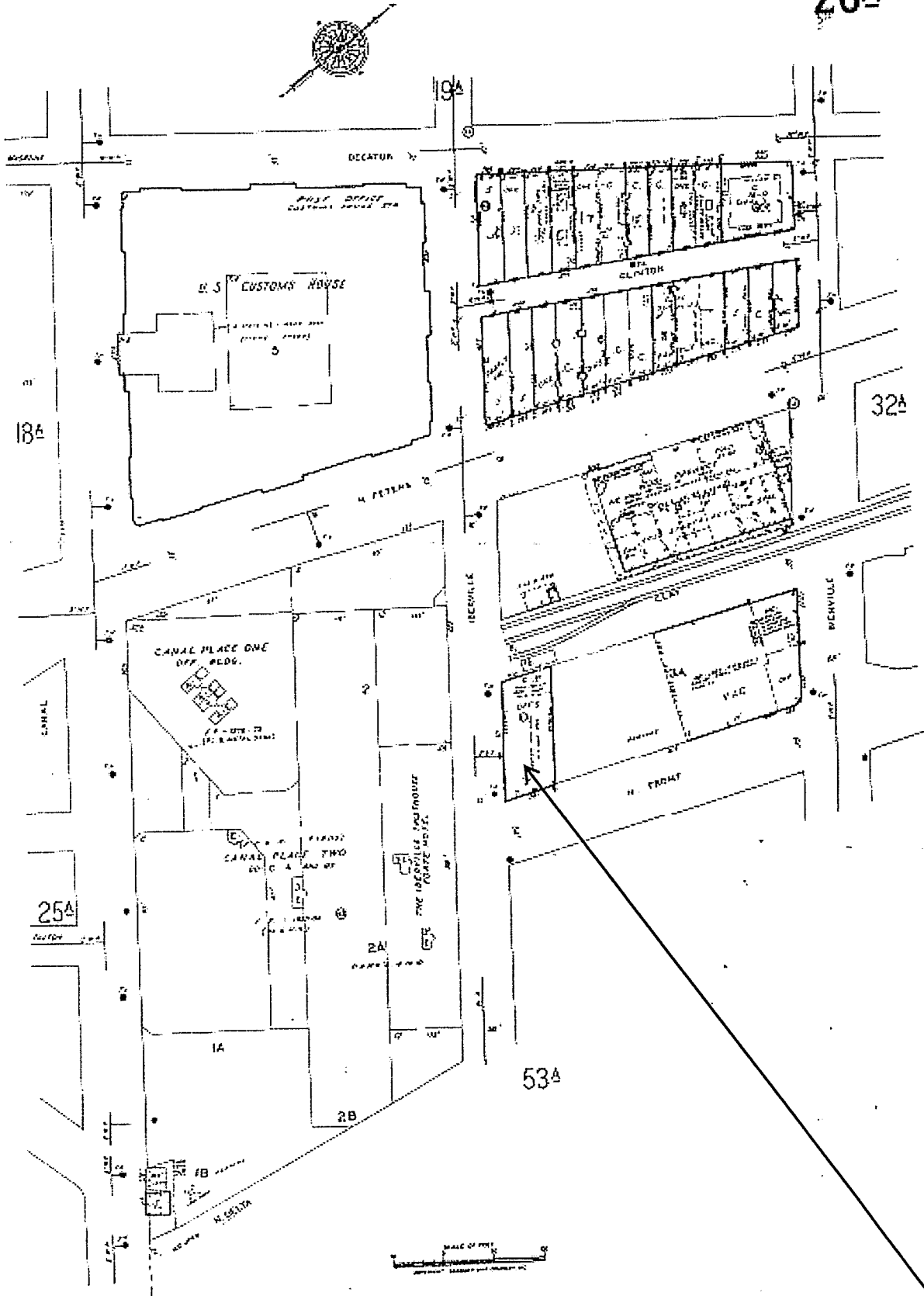
12. The applicant shall provide an off-street passenger for the use of vehicles accessing the hotel. The site plan shall be revised to indicate the location and size of this off-street passenger zone. The location, size, and other details of the off-street passenger zone shall be subject to the review and approval of the City Planning Commission staff.
13. The applicant shall record a restrictive covenant in a form acceptable to the Law Department which shall provide that the property identified as that certain four story red brick building within a portion of Lots 11 and 12, Square 3A, Second District, and bearing municipal address 110 Bienville Street or 208 Bienville Street be used for residential purposes for all portions of the building above the ground floor.
14. The applicant shall record an access servitude with the Office of Conveyances allowing the use of the adjacent properties for driveway access to the loading/trash storage area for the life of the hotel use. The site plan shall be revised to indicate the location of the driveway leading to the loading/trash storage area.

VI. REASON FOR RECOMMENDATION

1. The adaptive reuse of the structure as a hotel is consistent with the purpose of the VCS-1 Vieux Carré Service District and with the Master Plan's future land use and historic preservation objectives. It will have no significant negative impacts on the immediately surrounding properties. Rather, it would benefit the area by encouraging increased activity in a portion of the Vieux Carré that is characterized primarily by surface parking lots.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.



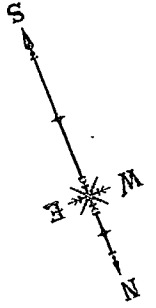
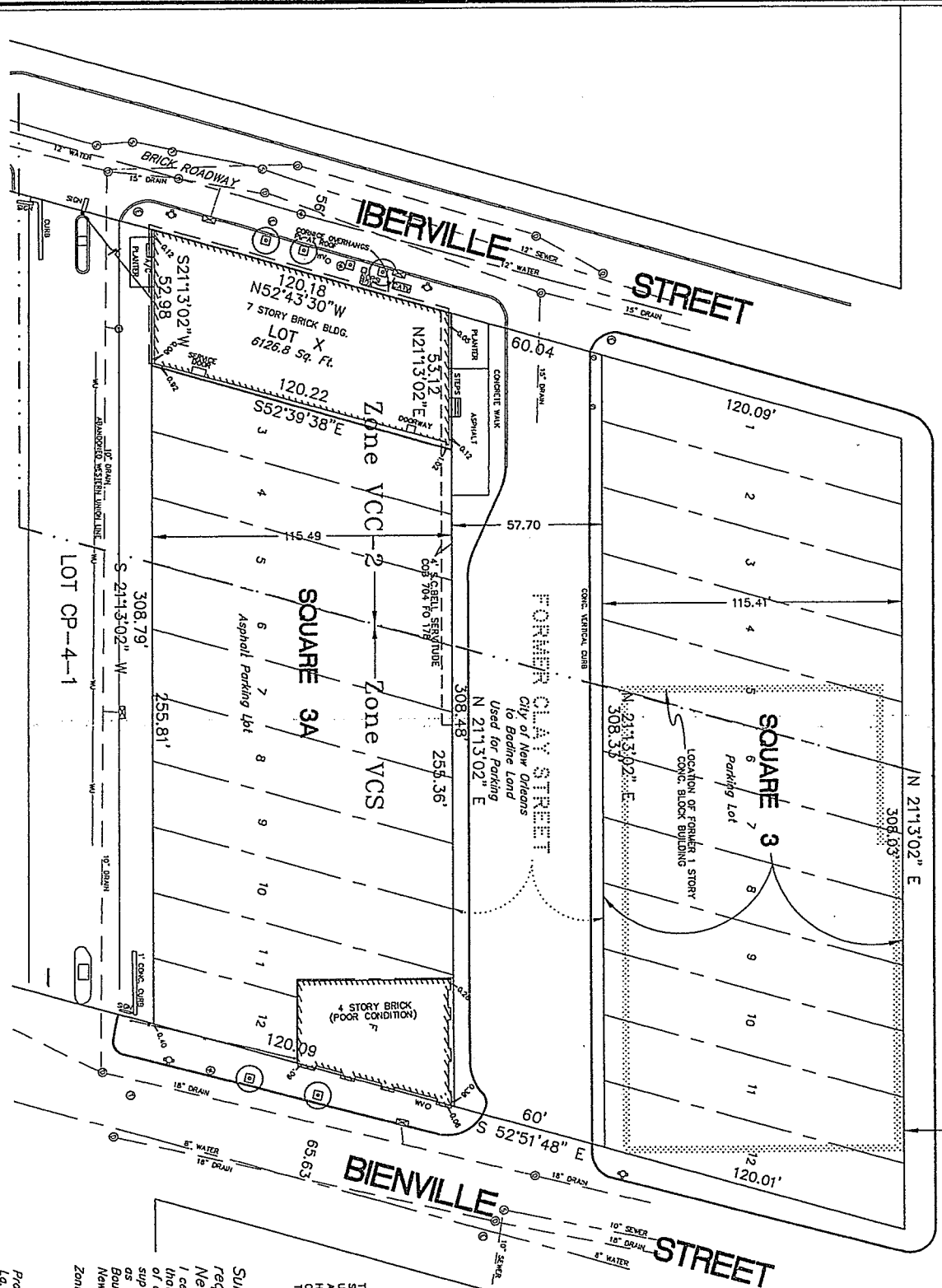


SECOND DISTRICT NEW ORLEANS, LA

NORTH PETERS STREET

APPROXIMATE DIVISION LINE OF ZONING DISTRICTS

ZD 115/14



LEGEND

- ⊙ DRAIN MANHOLE
- ⊙ WATER MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ GAS MANHOLE
- ⊙ OTHER DRAIN
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ LIGHT STAND
- ⊙ SIGN
- ⊙ SEWER CLEANOUT
- ⊙ POWER POLE AND GUY ANCHOR
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ WESTERN UNION HH

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM SURVEY DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF THE UTILITIES SHOWN HEREON. THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

Survey of Lot X made at the request of Mr. Wayne Ducote New Orleans, La. June 6, 2003

I certify to Bodine Land that this plot is a true and accurate delineation of a survey made on the ground, under my supervision, and is in accord with a Class A Survey as defined in the Minimum Standards for Property Boundary Surveys in the State of Louisiana, New Orleans, La. June 6, 2003

Zoning District Division Lines Revised July 17, 2003

Professional Land Surveyor
La. License No. 4628

GANDOLFO KUHN, L.L.C.
CITY, BOGERS AND LAND SURVEYORS
5413 POWELL ST. SUITE A
HARRISBURG, LA. 70123
e-mail: survey@gandolfokuhn.com
PHONE: 804-818-2810 FAX: 818-2811

SCALE 1" = 30'
THIS PROPERTY IS LOCATED IN FOOD ZONE B
AS SHOWN ON THE ZONING MAP NUMBER
225203 D180 E DATED MARCH 1, 1984.
BEARINGS REFER TO LA PLANE LAMBERT GRID.

GENERAL NOTES

1. ALL EXISTING ELECTRICAL, WATER, AND DRAINAGE LINES ARE TO BE REVEALED IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL EXISTING ELECTRICAL, GAS, ASSUMED LOCATIONS AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY IN VERIFYING LOCATIONS OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES.
4. ALL DISTURBED SOIL AND PLANT MATERIAL TO BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER.
5. REFER TO WRITTEN SPECIFICATION FOR DETAILED REQUIREMENTS.
6. CALL THE LANDSCAPE ARCHITECT AT (504) 345-2839 TO ANSWER ANY QUESTIONS.
7. PROTECT PROTECTION TO ALL FINISHED WORK WITH ACCEPTED BY OWNER.
8. ALL PLANTED AREAS (ON SITE AND WITHIN ADJACENT CONSTRUCTION) SHALL BE MAINTAINED BY CONTRACTOR DURING CONSTRUCTION.

TREE PROTECTION NOTES

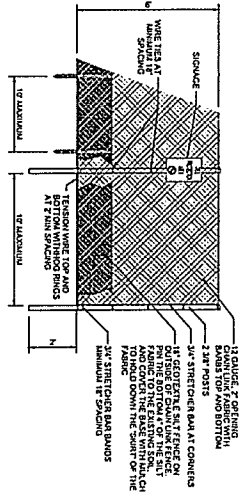
1. THE CONTRACTOR AND SUB-CONTRACTORS SHALL TAKE EVERY MEASURE TO PROTECT AND PRESERVE EXISTING EXISTING VEGETATION, DEMOLITION AND CONSTRUCTION ACTIVITIES.
2. THE EXTENT OF THE TREE PROTECTION ZONE IS DETERMINED BY THE DHP LINE OF THE TREE.
3. ANY DETERMINING ACTIVITIES OCCURRING WITHIN THE PROTECTION ZONE SHALL BE STOPPED IMMEDIATELY UNTIL NECESSARY REPAIRATIVE/RESTORATIVE MEASURES AS SET FORTH BY LANDSCAPE ARCHITECT AND CERTIFIED ARBORIST.
4. PRIOR TO COMMENCEMENT OF ANY WORK, THE TREE PROTECTION AREA SHALL BE ESTABLISHED AND A PRIMARY PROTECTION FENCE SHALL BE APPROVED, IN WRITING, BY LANDSCAPE ARCHITECT.
5. CONDITION DURING THE ENTIRE COURSE OF THE CONSTRUCTION, AT NO TIME IS THE EXCAVATING ARM TO EXTEND OVER THE POSITION OF THE TREE PROTECTION FENCE.
6. SURFACE OBSTACLES INCLUDING MATERIALS SUCH AS FENCES, OR ANY OTHER ITEMS THAT WILL COMPROMISE THE TREE PROTECTION AREA.
7. FIRES SHALL NOT BE LIT IN A LOCATION WHERE THEIR FLAME OR LIMBS EXCEED TO WITHIN 25 FEET OF THE PROTECTION FENCE OR LIMBS OF ANY TREES.
8. IF 90 DEGREE EXCAVATORS ARE USED DURING CONSTRUCTION, AT NO TIME IS THE EXCAVATING ARM TO EXTEND OVER THE POSITION OF THE TREE PROTECTION FENCE.
9. TEMPORARY REMOVAL AND/OR RECONFIGURATION OF THE TREE PROTECTION AREA WILL BE ALLOWED FOR DEMOLITION AND CONSTRUCTION OF SPECIFIC ITEMS WITHIN THE TREE PROTECTION AREA.
10. IF 90 DEGREE EXCAVATORS ARE USED DURING CONSTRUCTION, AT NO TIME IS THE EXCAVATING ARM TO EXTEND OVER THE POSITION OF THE TREE PROTECTION FENCE.
11. TEMPORARY REMOVAL AND/OR RECONFIGURATION OF THE TREE PROTECTION AREA WILL BE ALLOWED FOR DEMOLITION AND CONSTRUCTION OF SPECIFIC ITEMS WITHIN THE TREE PROTECTION AREA.
12. THIS ACCESS IS TEMPORARY AND SHALL BE REVIEWED AND APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
13. REMOVAL OF EXISTING PAVED SURFACES WITHIN THE TREE PROTECTION AREA SHOULD BE UNDERWRITTEN BY A CERTIFIED ARBORIST. EXISTING EQUIPMENT SHALL BE USED TO REMOVE THE EXISTING SURFACES. DEMOLITION DEBRIS SHALL BE PILED TANGENTIAL AWAY FROM TREES TO MAINTAIN EXISTING SURFACES. ROOTS SHALL BE EXPOSED DURING DEMOLITION. ROOTS SHALL BE COMPLETELY COVERED WITH SAND UPON COMPLETION OF THE DEMOLITION ACTIVITY ON AT THE END OF EACH WORKING DAY TO PREVENT DESICCATION.
14. EXCAVATION FOR CONSTRUCTION WITHIN THE TREE PROTECTION AREA SHALL BE PERFORMED WITH HAND TOOLS OR SHALL BE EXCAVATED WITHIN THE PROTECTION ZONE SURFACE OF EXPOSED ROOTS SHALL BE MINIMIZED.
15. IN CASES WHERE ROOTS MUST BE REMOVED TO COMPLETE THE EXCAVATION, EXPOSED ROOTS SHALL BE COMPLETELY COVERED WITH SAND UPON COMPLETION OF THE CONSTRUCTION ACTIVITY OR AT THE END OF EACH WORKING DAY TO PREVENT DESICCATION AND APPROVAL BY PROJECT LANDSCAPE ARCHITECT.
16. REMOVAL OF LIMBS FROM EXISTING TREES TO FACILITATE CONSTRUCTION SHALL BE PERFORMED BY A CERTIFIED ARBORIST. PRUNING SHALL BE DONE ONLY AFTER REVIEW AND APPROVAL BY PROJECT LANDSCAPE ARCHITECT.
17. IF TREE CANOPY IS REMOVED TO FACILITATE TEMPORARY OR NEW CONSTRUCTION, ROOT PRUNING SHALL OCCUR IN THE APPROPRIATE AREA AT THE DISCRETION OF THE LANDSCAPE ARCHITECT TO COMPENSATE FOR THE CANOPY LOSS.
18. REMOVE ANY WORK OCCURS UNDER THE DRINKLINE OF THE TREE CANOPY. EXCAVATION OF THE TREE CANOPY SHALL BE LIMITED TO A MAXIMUM OF 12 INCHES DEEP FROM THE DRINKLINE TO WITHIN 24 INCHES OF THE SOIL TO PROTECT EXISTING TREE ROOTS.
19. CONTRACTOR TO REMAIN CERTIFIED ARBORIST THROUGHOUT CONSTRUCTION.
20. ALL PRESERVED TREES TO RECEIVE GROWN CLEANING, GROWN RASING, FERTILIZATION, AND MULCHING. ALL WORK TO BE DONE BY CERTIFIED ARBORIST.
- 20.1. GROWN CLEANING - SELECTIVE PRUNING TO REMOVE DEAD, DISEASED AND/OR BROKEN BRANCHES 1 INCH IN DIAMETER AND LARGER.
- 20.2. GROWN RASING - SELECTIVE PRUNING TO REMOVE VERTICAL CLEARANCES.
- 20.3. FERTILIZATION - SUB-SURFACE LIQUID PRESSURE FERTILIZATION (L-P) TO BE PERFORMED IN THE FOLLOWING INDEPENDENTLY MARKED IN WATER.
- 20.3.1. ROOT STIMULATOR (SUCH AS BUT NOT LIMITED TO: ROOT SUPERBINDER, BIOPHON, OR SIMILAR PRODUCTS)
- 20.3.2. MYCORRHIZAL FUNGI INOCULANT
- 20.3.3. ORGANIC SOIL CONDITIONER (SUCH AS, BUT NOT LIMITED TO: KELP, A-35, OR SIMILAR PRODUCTS)
- 20.4. MULCH - USE HAYSTRONG MULCH (SUCH AS: 4 INCHES DEEP FROM THE DRINKLINE TO WITHIN 24 INCHES OF THE BASE OF THE TREE) TO PROVIDE ORGANIC MATTER, CONSERVE SOIL MOISTURE, IMPROVE SOIL STRUCTURE, AND PREVENT SOIL COMPACTION.
21. REFER TO THE FOLLOWING NEW ORLEANS PARKS AND PARKWAYS SPECIFICATION FOR ALL LANDSCAPED AREAS WITHIN THE CITY RIGHT OF WAY:
 - 21.1. 02480 - LANDSCAPE PROTECTION DURING CONSTRUCTION (02 01 90)
 - 21.2. 02481 - LANDSCAPE PROTECTION DURING CONSTRUCTION (02 01 90)
 - 21.3. 02485 - SEEDING AND SODDING (02 01 90)

LANDSCAPE NOTES

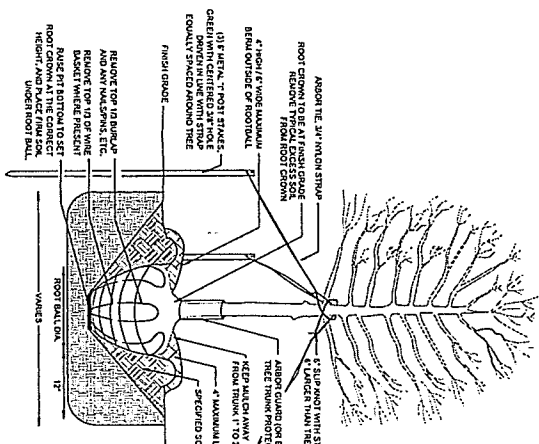
1. ALL TREE SHRUB, AND BED LOCATIONS ARE TO BE Laid OUT IN THE FIELD BY THE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT 72 HOURS NOTICE.
2. QUANTITIES ARE GREAT FOR INFORMATION PURPOSES ONLY. CONTRACTOR TO VERIFY QUANTITIES AND PERFORM AN INDEPENDENT TAKE OFF TO DETERMINE QUANTITIES THAT MEET THE DESIGN INTENT.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN UNLESS NOTED OTHERWISE.
4. ALL TREES MUST BE A MINIMUM OF 15 FEET AWAY FROM DRAINAGE, 5 FEET AWAY FROM ALL WATERWAYS, AND FIVE FEET AWAY FROM ALL FIRE HYDRANTS. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PLANTING IF CONFLICT OCCURS.
5. AT INSTALLATION, ALL TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE A MINIMUM HEIGHT OF 10 FT (7 FEET A MINIMUM CALIPER OF 2.5 INCHES, AND A MINIMUM SHOOT HEIGHT OF 5 FEET).
6. ALL TREES MUST NOT BE SPACED CLOSER THAN 15 TO 20 FEET FROM EACH OTHER ON EXISTING TREES.
7. APPLY AN APPROVED PRE-EMERGENT HERBICIDE TO ALL BED PREP AREAS.
8. REFER TO THE FOLLOWING NEW ORLEANS PARKS AND PARKWAYS SPECIFICATION FOR ALL LANDSCAPED AREAS WITHIN THE CITY RIGHT OF WAY:
 - 8.1. 02480 - LANDSCAPE PROTECTION DURING CONSTRUCTION (02 01 90)
 - 8.2. 02481 - INSTALLATION OF PLANT MATERIAL (02 01 90)
 - 8.3. 02485 - SEEDING AND SODDING (02 01 90)

NOTES

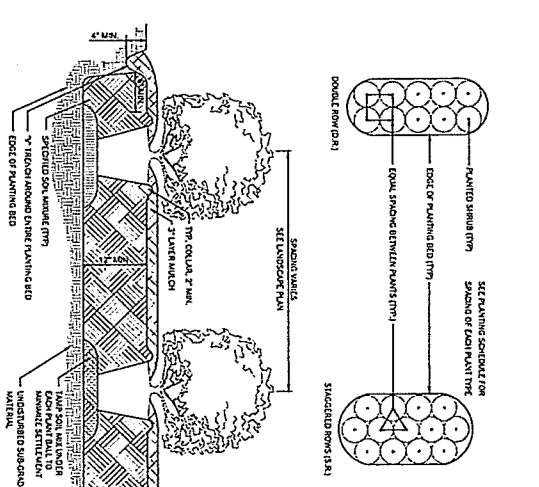
1. TEMPORARY REMOVAL AND/OR RECONFIGURATION OF THE TREE PROTECTION AREA WILL BE ALLOWED FOR DEMOLITION AND CONSTRUCTION OF SPECIFIC ITEMS WITHIN THE TREE PROTECTION AREA.



1 TREE PROTECTION FENCE, TYPICAL - SECTION



2 TREE, TYPICAL - SECTION



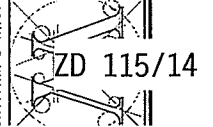
3 RAIN GARDEN, TYPICAL - SECTION



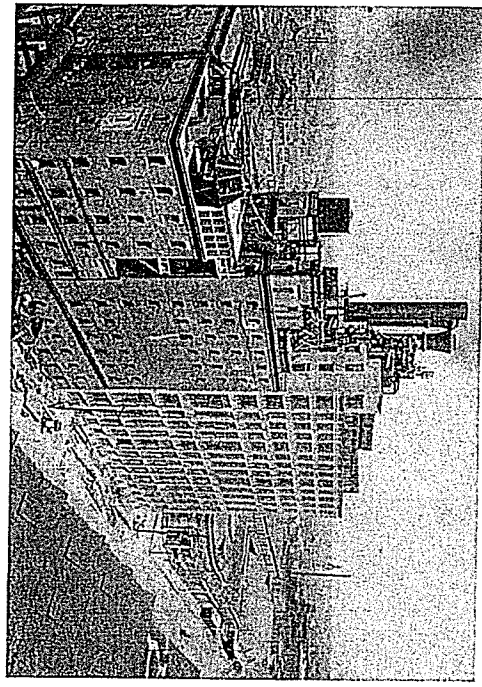
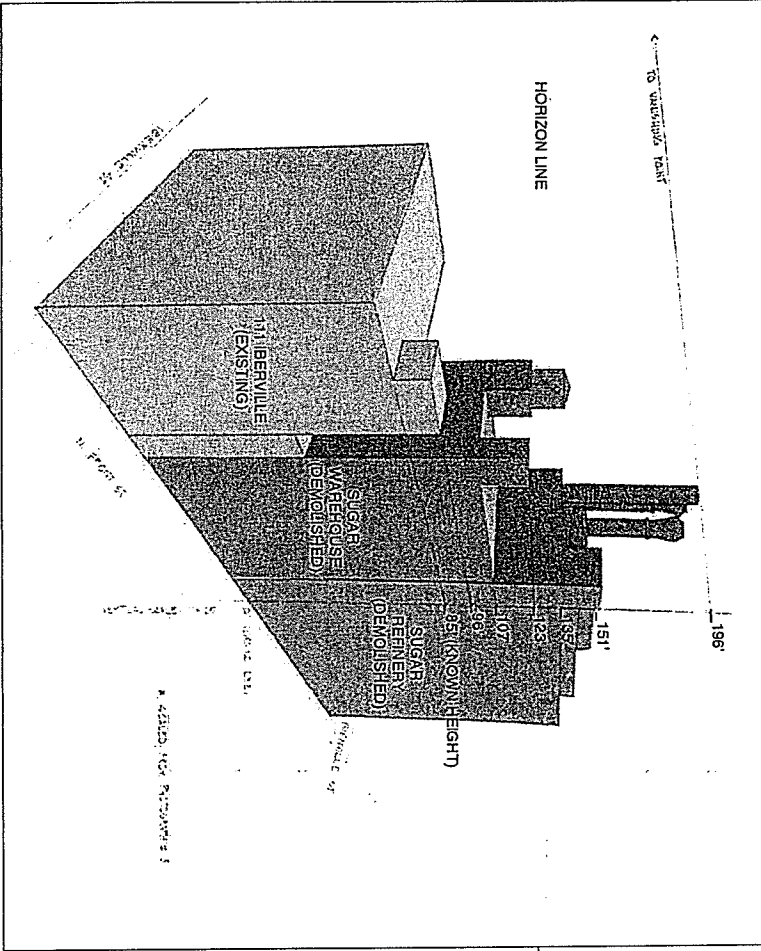
DANA BROWNE ASSOCIATES
 DRAWN BY: GDW
 SCALE:
 JOB NO.: 50032001
 DATE: OCT 14, 2014

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111 IBERVILLE STREET
 111 Iberville Street, New Orleans, LA



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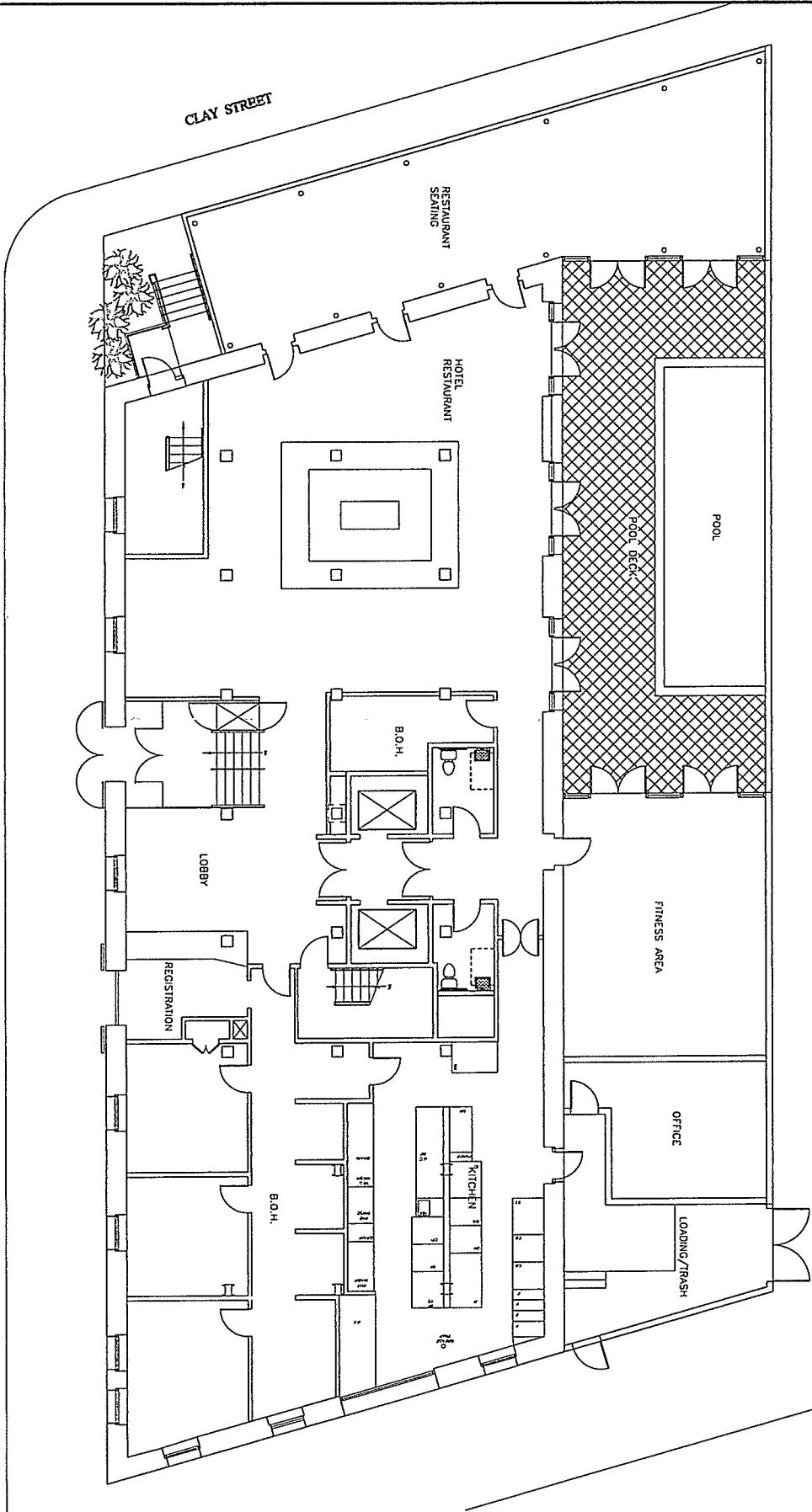
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DRAWING TITLE:
DRAWN BY: MR
SCALE:
JOB No.: 50032601
DATE: OCT 21, 2014
DRAWING No.:

A-0



1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

IBERVILLE STREET

CLAY STREET

A-2

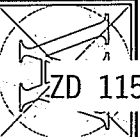
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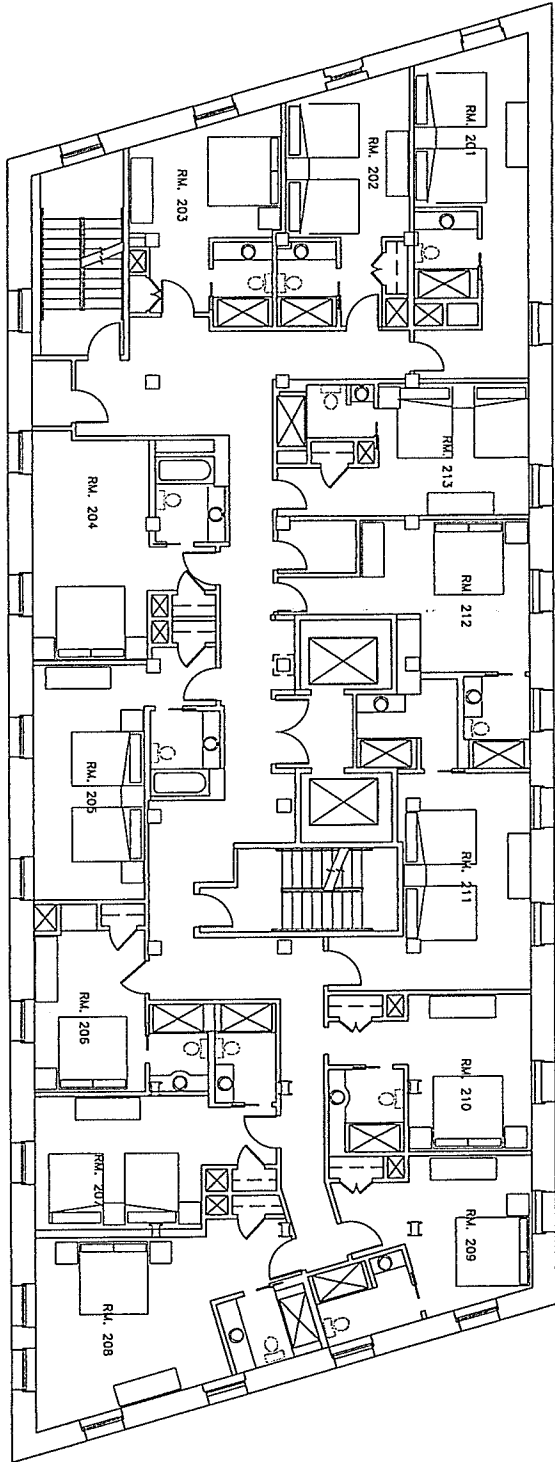
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JOHN C WILLIAMS
ARCHITECTS L.L.C.

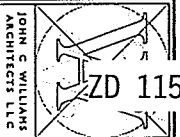


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① TYPICAL FLOOR PLAN
Scale: 3/8" = 1'-0"



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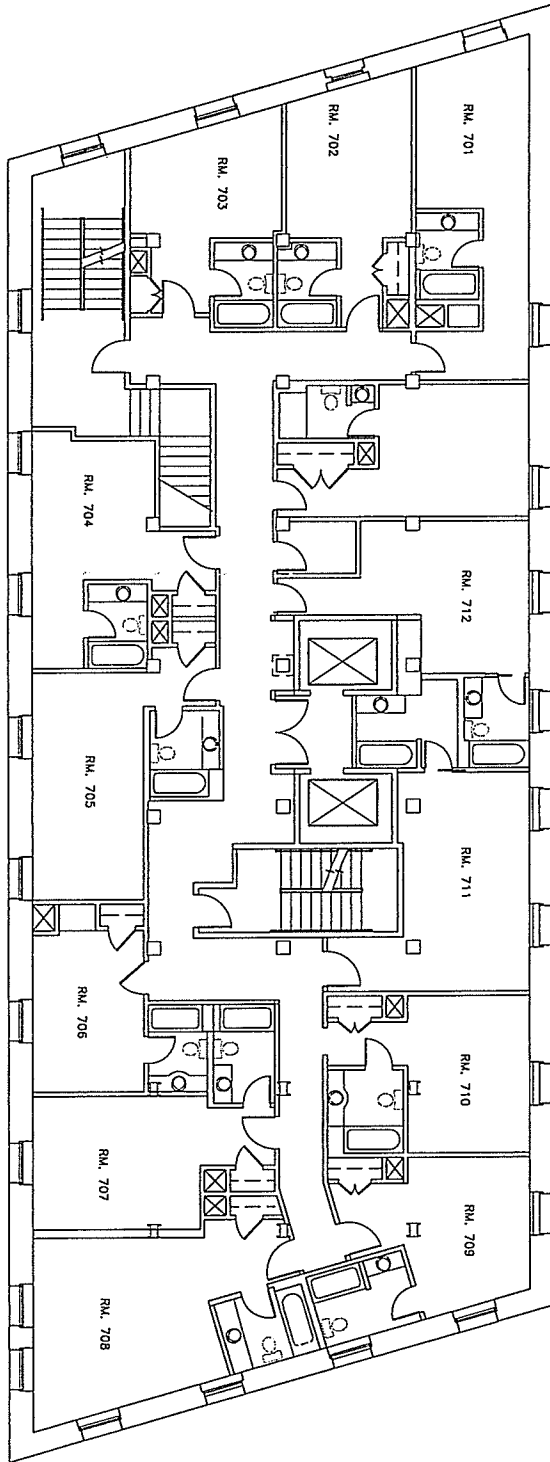
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SCALE:
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DATE: OCT 21, 2014
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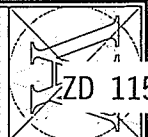
A-3

ZD 115/14

① 7TH FLOOR PLAN
SCALE: 3/8" = 1'-0"



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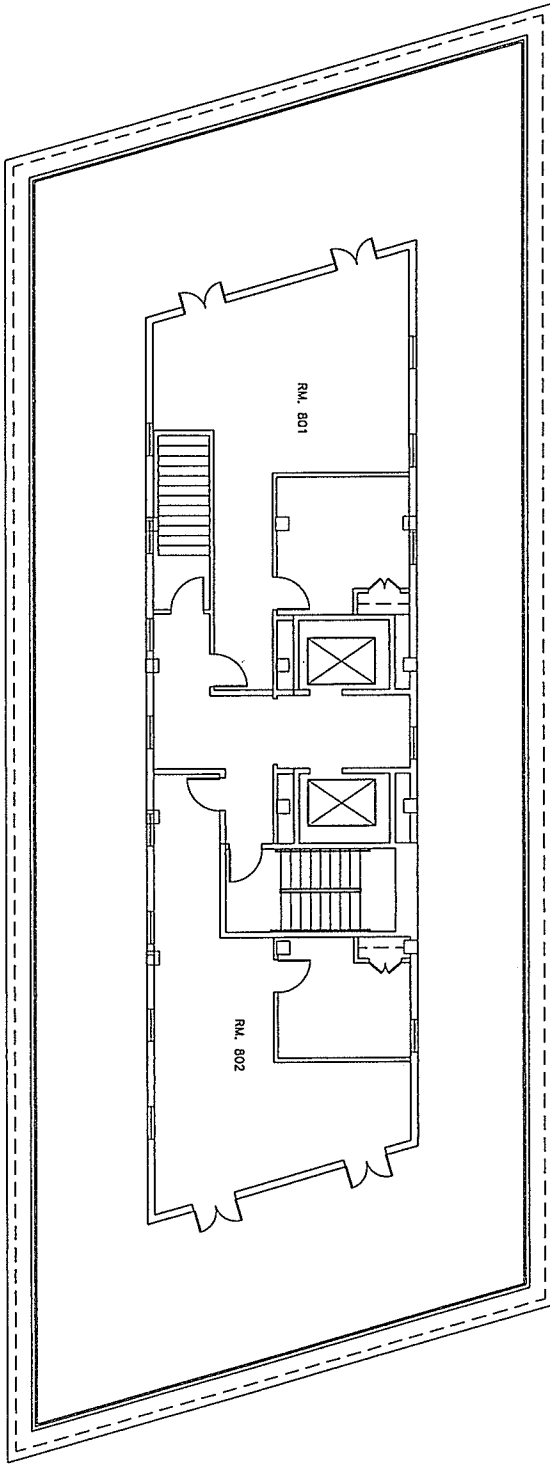
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 SCALE:
 JOB No.: 5003201
 DATE: OCT14, 2014
 DRAWING No.:

A-4

① PENTHOUSE PLAN
Scale: 1/8" = 1'-0"



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 111 Iberville Street, New Orleans, LA

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1	5/29/08	

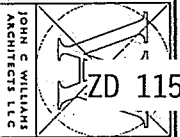
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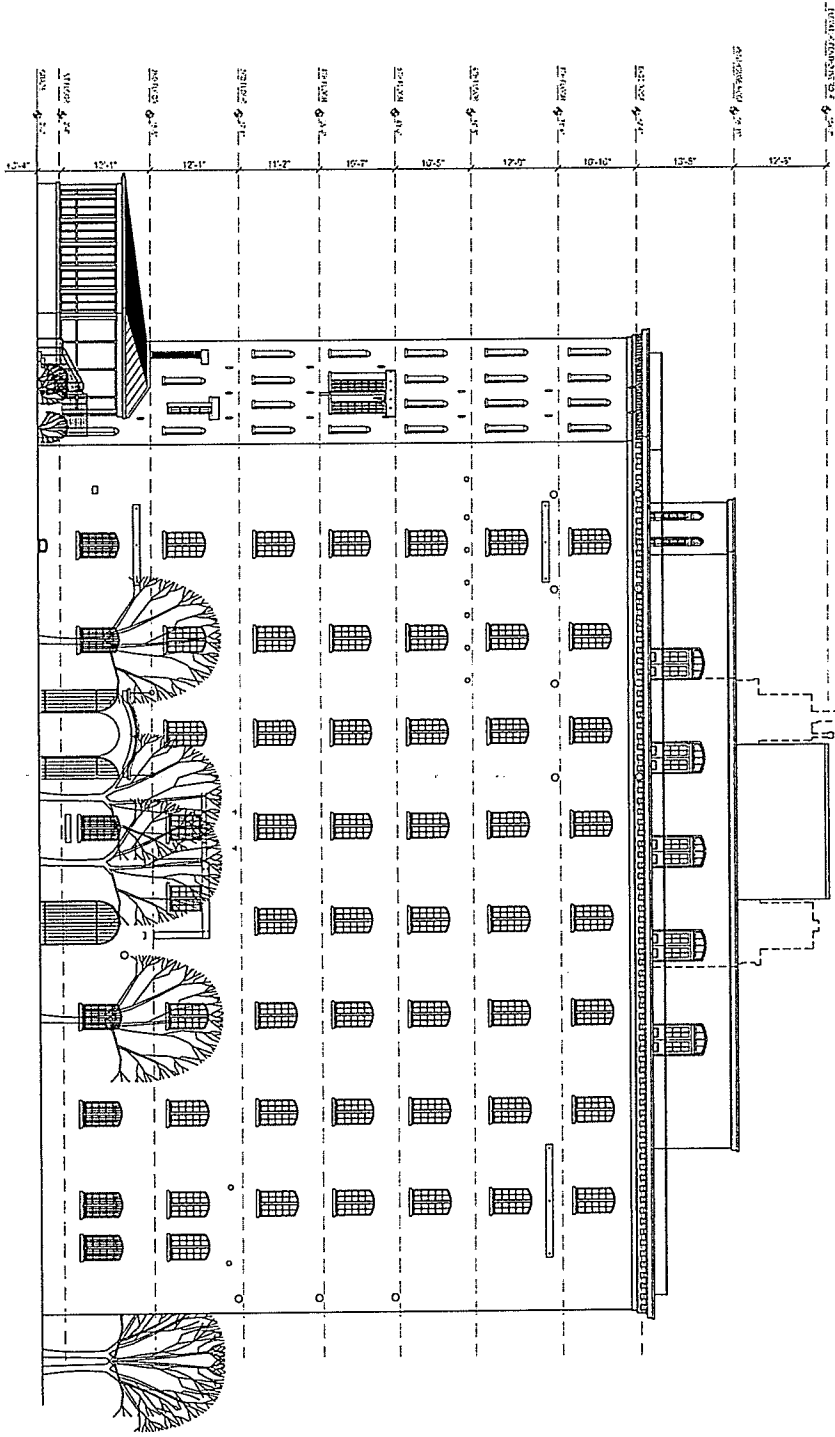
A-5

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1
A-10
Scale 1/8" = 1'-0"
PROPOSED IBERVILLE STREET ELEVATION

111 IBERVILLE STREET
111 Iberville Street, New Orleans, LA

REVISIONS

No.	Date	Scope

DRAWING TITLE:

DRAWN BY: MR
SCALE:
JOB No.: 50032901
DATE: OCT 21, 2014
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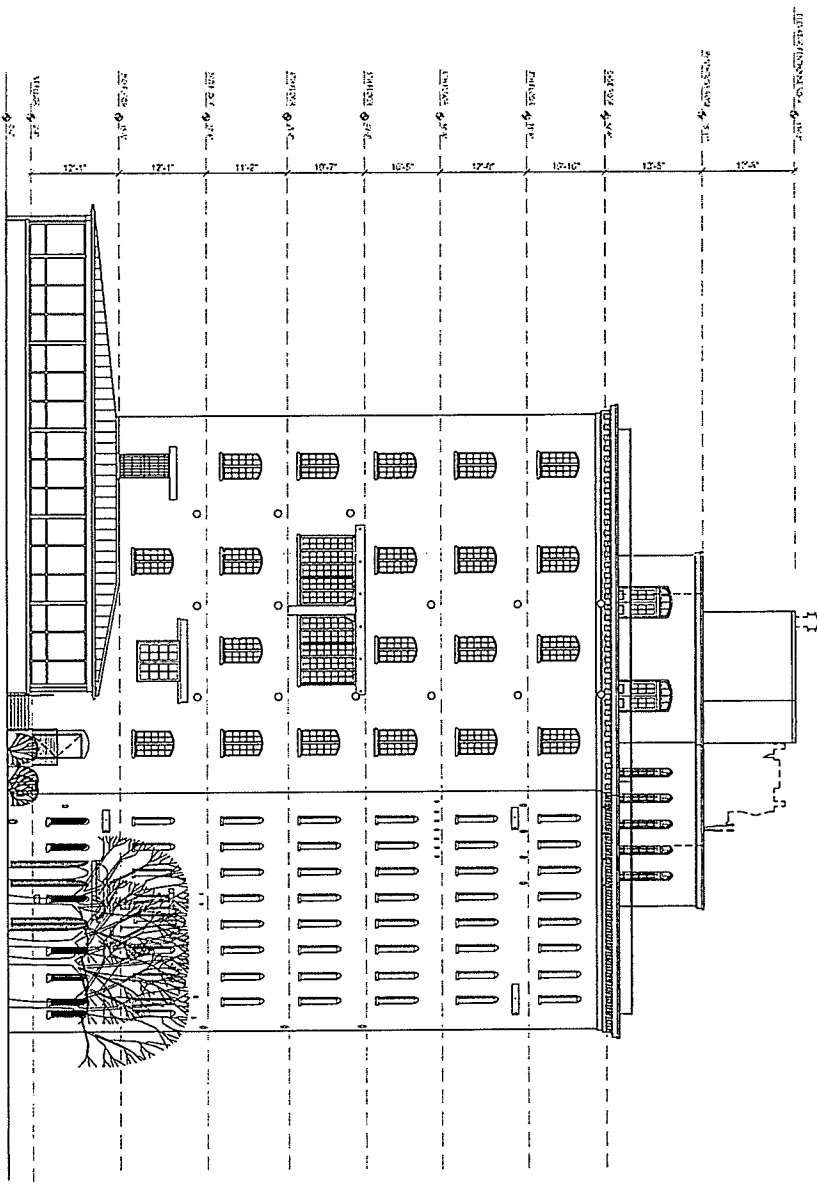
A-6

111 IBERVILLE STREET
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504.586.8811 / 700

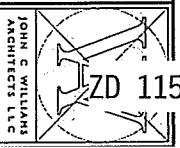
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1
AB
SCALE: 1/8" = 1'-0"
PROPOSED NORTH PETERS STREET (SIDE) ELEVATION



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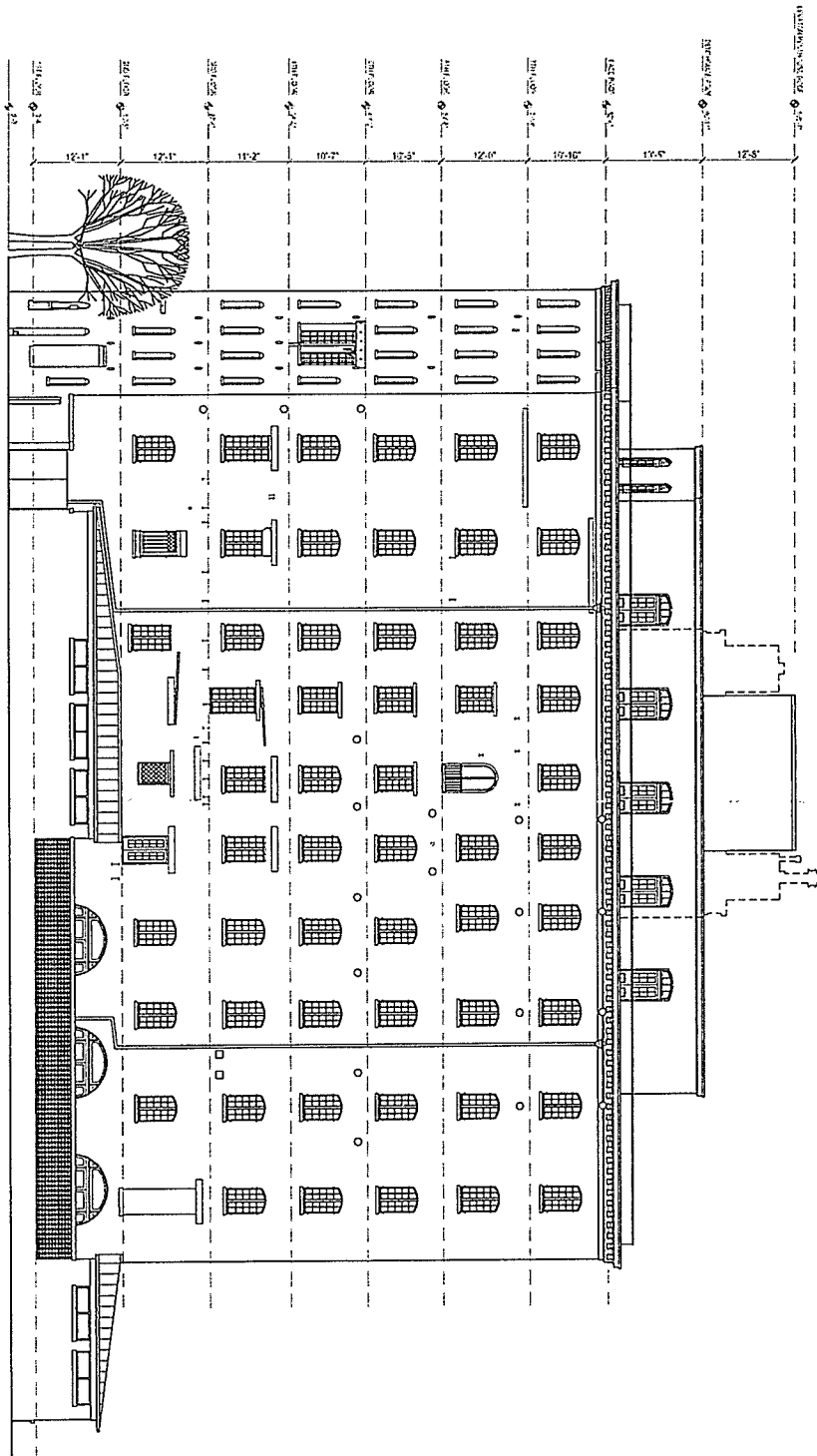
NO.	DATE	ISSUES

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JOB NO.: 50032901
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A-7

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1
A-8 SCALE: 1/8" = 1'-0"

PROPOSED BIENVILLE STREET (SIDE) ELEVATION

111 IBERVILLE STREET
111 Iberville Street, New Orleans, LA

- REVISIONS -

No.	Date	Scope

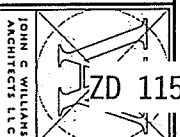
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SCALE:
JOB No.: 500328.01
DATE: OCT 21, 2014
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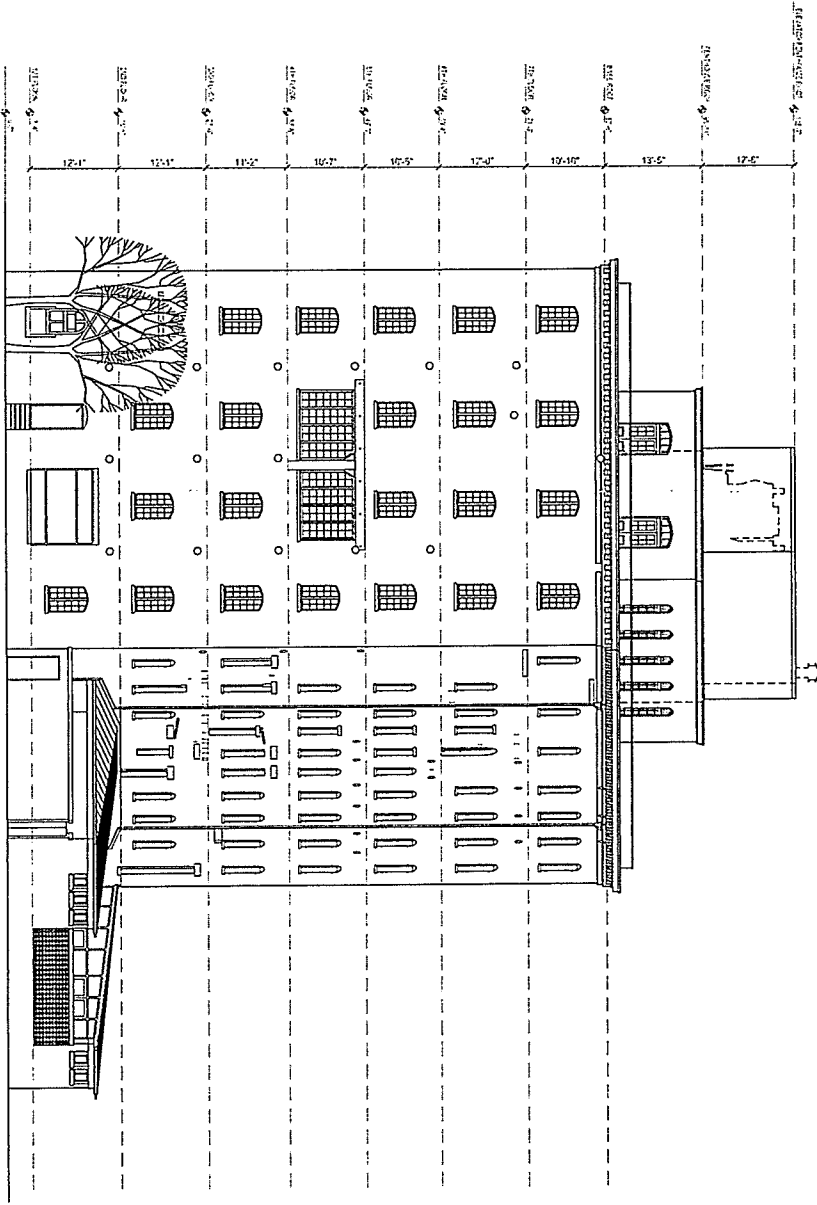
A-8

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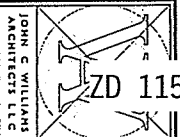


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1
2/8 PROPOSED RIVERFRONT (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

111 IBERVILLE STREET
111 Iberville Street, New Orleans, LA



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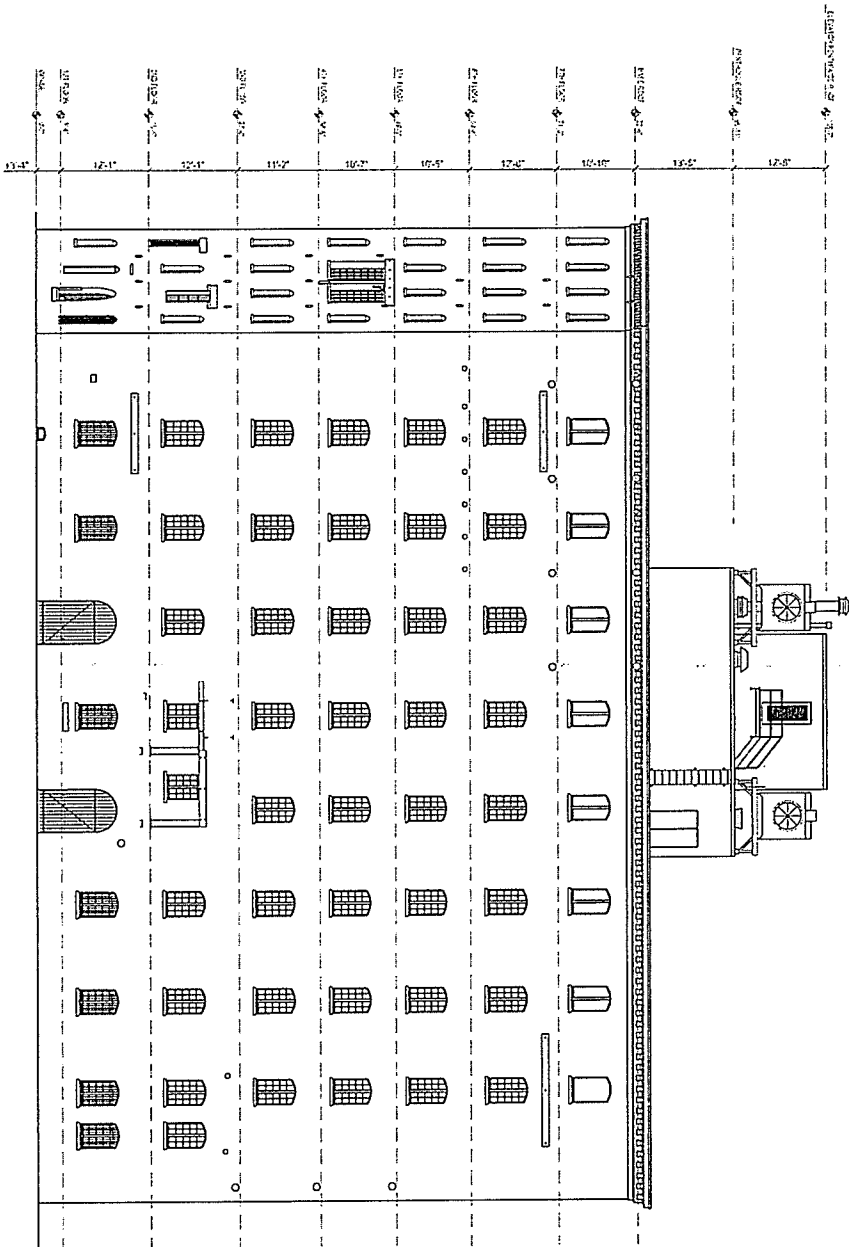
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SCALE:
JOB NO.: 50072801
DATE: OCT 21, 2014
DRAWING NO.:

A-9



1
A1
Scale 1/8" = 1'-0"
EXISTING IBERVILLE STREET ELEVATION

JOHN S. WILLIAMS
ARCHITECTS, L.L.C.

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111 IBERVILLE STREET
WINDOW REPLACEMENT
111 IBERVILLE STREET, NEW ORLEANS, LA

- REVISIONS -

NO.	DATE	DESCRIPTION

DRAWN BY: MR.
SCALE:
JOB No.: 50072901
DATE: OCT 21, 2014
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E-1

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