

## NEIGHBORHOOD PARTICIPATION PROGRAM REPORT

**Project** American Can Retail Façade Improvements  
3700 Orleans Avenue  
New Orleans, LA 70119

**Overview** This report provides results of the implementation of the Neighborhood Participation Program for improvements to the American Can building located at 3700 Orleans Avenue.

This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed improvements. Comments, sign in lists, and other pertinent materials are attached.

**Contact** Jack Sawyer  
Eskew+Dumez+Ripple  
385 Canal Street, Suite 3150  
New Orleans, LA 70130

**Neighborhood Meeting** The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal.

Monday October 20, 2014  
American Can Meeting Room, 3700 Orleans Avenue  
6:30-7:30 pm  
13 community members in attendance

**Correspondence** Residents, property owners, and neighborhood organizations within a 600 foot radius of the project were sent a postcard on Tuesday, October 14<sup>th</sup>, 2014 inviting them to the meeting. 347 invitations were distributed. See attached image of the postcard and list of invitees.

**In Attendance** Jack Sawyer, Eskew+Dumez+Ripple  
Kyle Culver, Eskew+Dumez+Ripple  
Nicole Joslin, Eskew+Dumez+Ripple  
Andrew Schwarz, owner  
13 community members (7 are residents of the American Can Apartments) See attached sign in sheets for names.

**Subject** Neighborhood Participation Program community meeting to discuss impacts of the American Can retail façade improvements design proposal and zoning implications.

**Summary** Jack Sawyer gave a short introduction to the project along with some background information on the zoning history of the property. Boards were displayed depicting the current site plan and building elevation, proposed site plan and building elevation, and a rendering of the proposed improvements. Please see attached copies of board images. Feedback was collected through two methods: a paper survey (see attached) and a question and answer period following the presentation. Both Jack Sawyer and Andrew Schwarz answered questions to the best of their knowledge before, during, and after the meeting.

The survey and comments collected from attendees revealed a strong desire for the space to be more bike and pedestrian friendly. We also found out that people tend to go to the retail spaces most frequently in the mornings throughout the week, all day on Thursday, and on Friday and Saturday evenings. These times coincide with the Crescent City Farmers Market and activities hosted at Pearl Wine Bar. Over half of those who responded to the survey said that they walk to the site. Respondents also identified areas where pedestrians cross with car traffic and entrances to retail spaces as locations where more attention to lighting is required. These results further emphasize the need for greater pedestrian comfort in accessing the retail spaces throughout the day.

These comments and expressed desires will inform the design process moving forward as we work to incorporate more pedestrian and bike oriented design elements appropriate to the scope of the project.

**Major Themes** Major themes identified in community comments include the need for bike racks, better pedestrian access, addressing parking impacts, and the desire for a higher quality retail experience.



**Questions & Comments** The following questions and responses were heard at the neighborhood meeting on October 20, 2014 following a short presentation about the proposed improvements.

**Q:** Will the new walkway be covered?

**A:** We are still working through the design. At the moment it is open to the sky, but some awning options have been considered.

**Q:** Will bike racks be provided as part of the project? Currently there are no public bike racks available in the area. With the new greenway and growing use of the bayou trails, bike racks are very much needed in the area.

**A:** We have also noticed this and would like to include bike racks with the improvements.

**Q:** (Jack) How many people in the audience rode their bike here tonight?

**A:** 4 people raised their hands

**Q:** What is the overall purpose of this project?

**A:** To improve the façade appearance of the retail spaces along Orleans Avenue.

**Q:** Will additional retail square footage be built as part of the project?

**A:** No, there will not be any additional retail square footage provided as a result of the improvements.

**Q:** How many vacant retail tenant spots are there now in the building?

**A:** The major vacant space at the moment is where the restaurant used to be next to the library. We (the owner) have been holding off on signing a new tenant there until after the improvements are complete. The main purpose of this project is to define the space more as a neighborhood retail destination by making the businesses more visible from the street, make the building look more appealing, and make the retail space a better amenity for residents.

**Q:** Will retailers have more visible signage?

**A:** The city's signage ordinance ultimately controls the type of signage we can provide on-site. We are proposing some improvements such as graphics on the new storefront windows, but it must fit in with the signage ordinance. The improvements proposed will provide more visibility to the retail strip as a whole and then individual businesses will have some sort of signage visible within the pedestrian walkway.

**Q:** Do you anticipate an increase in the cost of retail space to the tenants? Will the current tenants be pushed out?

**A:** No, there will be no dramatic increase in rent for the retail spaces. This is not a financially motivated project, we simply want to provide a nicer façade because it would make American Can a better building overall.

**Q:** What parking is being removed and what is remaining? It is difficult to tell from the rendering.

**A:** Nine parallel parking spaces will be removed due to the new pedestrian walkway, but the angled parking across the drive-aisle will remain as is.

**Q:** How do you enter the walkway?

**A:** There are two stairs provided that align with pedestrian access points through the parking lot and the ramp outside of the coffee shop will remain to provide access.

**Q:** How long will construction take? How will that impact the businesses?

**A:** We will work through the construction schedule with the tenants to try to lessen the impact as much as possible, but we estimate that construction will take around 3-4 months.

**Q:** Will the privacy and security of the residents be considered in this? The resident access gate from the PJs patio has been broken for some time.

**A:** The current resident access scheme will remain the same as it currently is. The malfunctioning access gate is not within the scope of this particular project, but it is being considered separately by the owner.

**Q:** Does the library patio connect to the new walkway?

**A:** No, the walkway ends before the patio. The intent is for that patio to remain private to that commercial space.

**Q:** Is there any consideration being taken to provide a back entrance to the library? It was nice having a back entrance for the old restaurant and it would be more convenient in poor weather to access the library from the back.

**A:** That is outside the scope of this project, but the owner will consider it in the future.

**Q:** I anticipate that these improvements along with the greenway and increasing use of the bayou will increase traffic to the site. Is there any discussion about providing better pedestrian access to the site for people crossing the street or coming from other pedestrian pathways?

**A:** Many of those issues must be addressed by the city and public works department. Unfortunately they are outside the scope of this project and capabilities of the owner, but they are all great suggestions.

**Q:** Who is paying for these improvements? Are the retail tenants contributing to it?

**A:** The improvements are owner financed and are not being paid for by the tenants.

**Survey Results** Surveys were provided at the sign-in table and attendees were encouraged, but not required to fill them out. Seven out of the thirteen attendees completed the survey and one survey was received by mail following the meeting. See attached copy of survey instrument and survey responses.

1. Do you have any questions or concerns about the proposed improvements?
  - “Bike racks”
  - “Would be great to have bike racks!”
  - “A cover would be nice. All plans seem good.”
  - “I would love to see bike racks, a focus on pedestrian orientation of businesses, and pedestrian-friendly lighting. A front patio with seating would be great. As would some focus on making the front parking lot more conducive to non-motorized users. It may be beyond your purview, but improved pedestrian crossings on Orleans Avenue would be great.”
  - “I would like to see better bike and pedestrian infrastructure to help reduce the strain on and safety issues cause by the parking lots. The new development should consciously display bicycle parking and pedestrian rights of way across the parking lot. Also, efforts should be made to increase safety of those cars and bikes turning onto Orleans Avenue and for pedestrians crossing Orleans Avenue.”
  - “Garage entrances (like wine shop) to restaurant & library are very good in bad weather. Secure gate into property for safety of residents. Will noise from retailers disturb residents above? Does it do so now?”

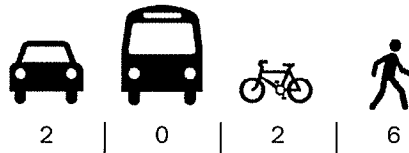
Of those who participated in the survey, providing bike racks and pedestrian access are the most frequent concerns.

2. When do you usually visit the American Can retail space?

	S	M	T	W	T	F	S
Morning	3	5	5	5	5	5	5
Afternoon	1	1	1	1	3	2	2
Evening	2	2	2	2	4	3	3

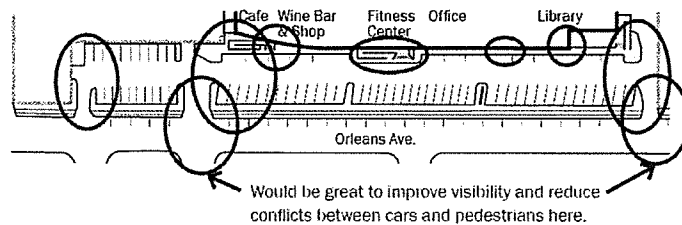
The highest frequency use of the retail space by survey respondents is in the mornings throughout the week, Thursday afternoon and evening, and Friday and Saturday evenings.

3. What mode of transportation do you usually use when you come to the American Can retail space?



Of those who participated in the survey, walking to the site is the most common mode of transportation.

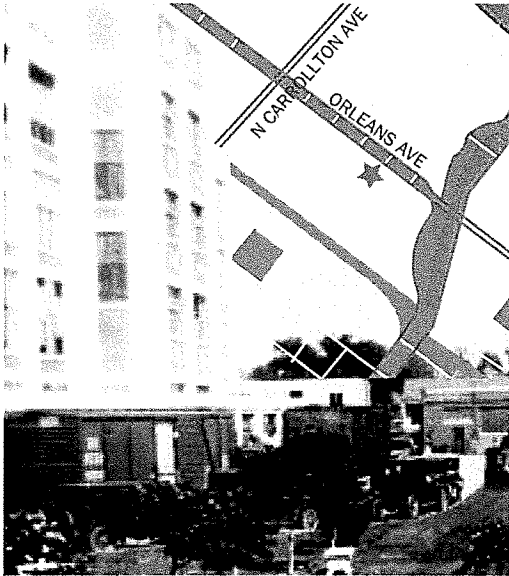
4. Where do you feel more attention should be paid to lighting?



Survey respondents seem most concerned about providing more lighting where pedestrians encounter car traffic and at entrances to the retail spaces.

- Attachments:**
- Meeting invitation postcard
  - Meeting invite list
  - Sign-in sheets
  - Presentation boards used at the meeting
  - Survey instrument
  - Survey responses

**AMERICAN CAN RETAIL  
FAÇADE IMPROVEMENTS**



**Monday**  
**October 20, 2014**  
**6:30 pm**  
**Meeting Room (near the pool)**  
**American Can Building**  
**3700 Orleans Ave**  
**New Orleans, LA**

Dear Neighbor,

Please join us on October 20th to explore the improvements proposed for the American Can retail façade along Orleans Avenue. Improvements include storefront windows, lighting, and a pedestrian walk. The hours of operation for these retail stores will not change however the planned improvements will slightly reduce the amount of parking provided on site.

We invite you to come discuss your experiences, concerns, and desires relating to these proposed improvements. At the meeting you may also register to receive email updates about the project. If you are unable to attend, you may also submit any questions or comments via email to [jsawyer@eskewdumezripple.com](mailto:jsawyer@eskewdumezripple.com).

Hope to see you there,

Jack Sawyer, AIA | Project Architect  
Eskew+Dumez+Ripple

POSTCARD MAILED TO NEIGHBORS 6  
DAYS PRIOR TO NPP MEETING

**AMERICAN CAN BUILDING:  
PROPOSED RETAIL IMPROVEMENT PROJECT**

The American Can Building is proposing to upgrade the retail spaces along Orleans Avenue in 2015. Improvements include new storefront windows, new lighting and a raised pedestrian walk connecting all the retail spaces. The hours of operation for these retail spaces will not change however the planned improvements will slightly reduce the amount of parking provided in front of the retail spaces.

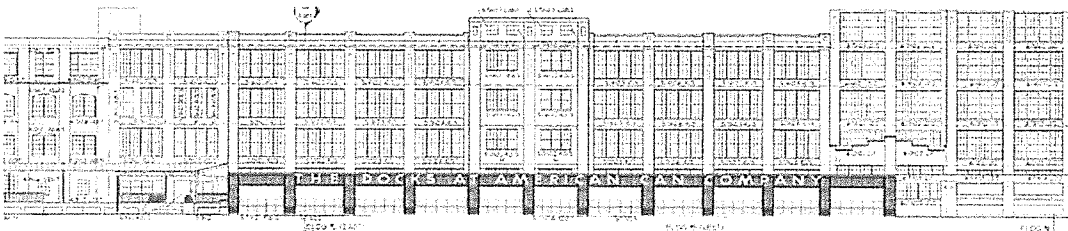
If you would like to learn more about this project please attend an upcoming meeting on Monday October 20th at 6:30 pm. The meeting will be held at the American Can Building's meeting room (ground floor, near the pool). This meeting is open to residents of the building and residents of the surrounding neighborhood.



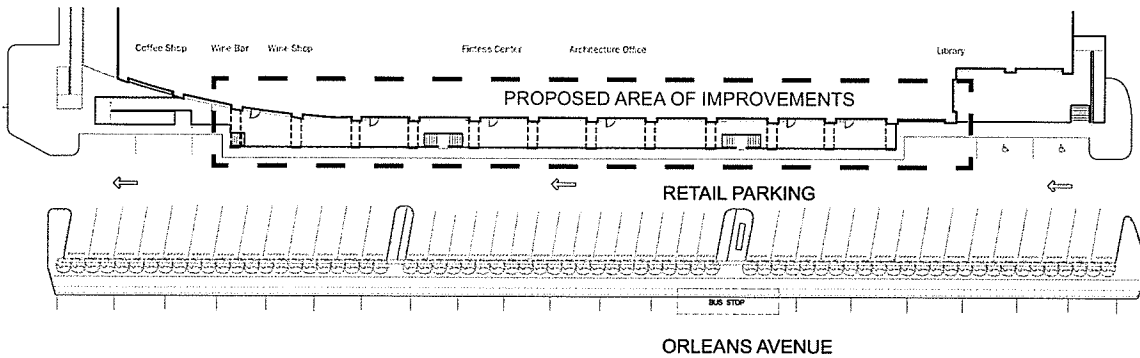
CURRENT CONDITIONS



PROPOSED IMPROVEMENTS



PROPOSED ELEVATION



PROPOSED SITE PLAN

# NAMES AND ADDRESSES OF NEIGHBORS (PROVIDED BY CPC)

## American Can retail façade improvements NPP meeting invite list

Owner/Resident Name	Address	City	State	ZIP
Knight Tracey N	1 Admiralty Court	New Orleans	LA	70131
Credeur Todd C	100 St John Ct	New Orleans	LA	70119
Sister Properties	1001 N Carrollton Ave	New Orleans	LA	70119
Kenwood Edward B	1025 Peniston St	New Orleans	LA	70115
Templar Properties Inc	117 S Genois St	New Orleans	LA	70119
Internal Medicine Assoc Of New Orleans	120 Atherton Dr	New Orleans	LA	70119
The Alabama Great Southern Railroad Co	1200 Peachtree St N E 12Th Floor	Atlanta	GA	30309
J & M Real Estate LLC	1215 Prytania St Ste 233	New Orleans	LA	70130
Cox Winfred C	125 Songbird Circle	Tuskegee	AL	36083
District A Councilmember	1300 Perdido Street, City Hall, Room 2	New Orleans	LA	70112
P & B Invesments LLC	1324 Aris Ave	Metairie	LA	70005
Hirstius Richard K	1354 Robert E Lee Blvd	New Orleans	LA	70122
Maloney Kurt B	1437 Calhoun St	New Orleans	LA	70118
New Orleans Rehab	14911 Quorum Dr	Dallas	TX	75254
Cooke James J	15 County Rd 198	Oxford	MS	38655
Drude Bradley K	1515 South Carrollton Ave	New Orleans	LA	70118
Bah	1732 Hampton Dr	Harvey	LA	70058
Yardley Stephen K	191 Algonquin Dr	Addison	VT	05491
Becnel Rene C	19413 Iris St	Vacherie	LA	70090-3231
Burgoyne Arthur R Sr	201 Terrell Dr	Slidell	LA	70460
Norton Robert	207 Codifer Blvd	Metairie	LA	70005
Kalsi Kabir S	2100 Marengo St	New Orleans	LA	70115
Mayo Douglas C	212 W Robert E Lee Blvd	New Orleans	LA	70124
Day Gayle B	2157 West Ridge Dr	Mandeville	LA	70448
Ideal Discount Market #04	2309 L&A Rd	Metairie	LA	70002
Gremillion Thomas D	2310 Dublin St	New Orleans	LA	70118
Wilcox Russell J	235 Metairie Heights Ave	Metairie	LA	70001
Carrollton 500 Investors	240 Brookstone Centre Pkwy	Columbus	GA	31904
Haydel Christopher J	2503 North Marengo Ave	Altadena	CA	91001
Dennard James B	2731 Aubry St	New Orleans	LA	70119
Gautreaux Brett P	279 Marilyn Dr #24	Baton Rouge	LA	70815-3935
Ebert Ann E	2801 Taft Park	Metairie	LA	70002
Doerr Propertiesllc	283 Highpoint Dr	Diamondhead	MS	39525
3821 Orleans LLC	2949 Grand Route St John St	New Orleans	LA	70119
Jensue Toulouse LLC	3000 Kingman St Suite 106	Metairie	LA	70006
Rosamano Marco	3036 Esplanade Ave	New Orleans	LA	70119
Hagan Avenue LLC	310 Lafayette Street	Mandeville	LA	70448
Jordan Ashley R	3101 St Charles Ave #1	New Orleans	LA	70115
Thiac Robert B	3208 Maine Ave	Kenner	LA	70065
Mcallister Kristin G	3213 Dumaine St	New Orleans	LA	70119
Mick's Property Two LLC	3225 Toulouse St	New Orleans	LA	70119
Gusman Marlin	3301 Toulouse St	New Orleans	LA	70119
Yardley Stephen K	3320 St Peter St	New Orleans	LA	70119
El Cortez Foods LLC	3340 Orleans Ave	New Orleans	LA	70119
Pilie Propertiesllc	3427 Camp St	New Orleans	LA	70115
Mcinerney Patrick	3505 Dumaine St	New Orleans	LA	70119
Kenwood Edward B	3515 Dumaine St	New Orleans	LA	70119
Doerr Propertiesllc	3540 Toulouse St	New Orleans	LA	70119
McLellan F Marie	3600 Orleans Ave	New Orleans	LA	70119
Alabama Great Southern Railroad	3601 Conti St	New Orleans	LA	70119
Bogan Theodore 3	3601 Elaine St	New Orleans	LA	70119
Dominguez Haydee M	3602 Dumaine St	New Orleans	LA	70119
Thomson Rebecca J	3603 Elaine Pl	New Orleans	LA	70119
D'orcy Elvia G	3604 Elaine Pl	New Orleans	LA	70119
Thomson Rebecca J	3605 Elaine St	New Orleans	LA	70119
Ball Linda H	3606 Dumaine St	New Orleans	LA	70119
Babin Bessie C	3607 Dumaine St	New Orleans	LA	70119
Smith Wendy A	3608 Elaine Pl	New Orleans	LA	70119
Messina John J Jr	3609 Elaine St	New Orleans	LA	70119
Resident	3610 Toulouse St	New Orleans	LA	70119
Gab Beckie H	3611 Dumaine St	New Orleans	LA	70119
Williams Jacque A	3611 Elaine St	New Orleans	LA	70119
Mcallister Kristin G	3612 Elaine St	New Orleans	LA	70119
Hinton Jeannine	3613 Elaine St	New Orleans	LA	70119
Drude Bradley K	3614 Dumaine St	New Orleans	LA	70119
Caruso Paul	3617 Dumaine St	New Orleans	LA	70119
Lynch Christopher A	3618 Dumaine St	New Orleans	LA	70119
Fick Jeffrey M	3619 Elaine Pl	New Orleans	LA	70119
Foreman Douglas	3622 Dumaine St	New Orleans	LA	70119



## NAMES AND ADDRESSES OF NEIGHBORS (PROVIDED BY CPC)

Resident	3622 Toulouse St	New Orleans	LA	70119
J & M Real Estate LLC	3624 Dumaine St	New Orleans	LA	70119
Vitry Lynda C	3626 Dumaine St	New Orleans	LA	70119
Vickers Carl R Jr	3627 Dumaine St	New Orleans	LA	70119
Kenwood Edward B	3628 Dumaine St	New Orleans	LA	70119
Velez Louis A Jr	3630 Dumaine St	New Orleans	LA	70119
6940 Properties LLC	3700 Dumaine St	New Orleans	LA	70119
Acv Vii LLC	3700 Orleans Ave	New Orleans	LA	70119
New Orleans Rehab	3701 Bienville Ave	New Orleans	LA	70119
6940 Properties LLC	3702 Dumaine St	New Orleans	LA	70119
Gele James E	3704 Dumaine St	New Orleans	LA	70119
Bankston John E	3709 Dumaine St	New Orleans	LA	70119
C & E Properties LLC	3710 Dumaine St	New Orleans	LA	70119
Morand Kimberly A	3725 Orleans Ave	New Orleans	LA	70119
Di Pietro John	3726 Bienville Ave	New Orleans	LA	70119
Martin Dorothy G	3738 Orleans Ave	New Orleans	LA	70119
N O Roofing And Metal Co	3798 Orleans Ave	New Orleans	LA	70119
Knight Fanny U	3800 Orleans Ave	New Orleans	LA	70119
Carrollton 500 Investors	3800 Toulouse St	New Orleans	LA	70119
Pei Hughes Building Co LLC	3801 Toulouse St	New Orleans	LA	70119
N O Roofing And Metal Co	3806 Orleans Ave	New Orleans	LA	70119
Cole William H	3818 Orleans Ave	New Orleans	LA	70119
Larroquette Brenda A	3820 Orleans Ave	New Orleans	LA	70119
Ciurus Lynanne L	3824 Orleans Ave	New Orleans	LA	70119
Ciurus Lynanne L	3826 Orleans Ave	New Orleans	LA	70119
Chapotel Mark J	3828 Orleans Ave	New Orleans	LA	70119
Gonzales Doris B	3832 Orleans Ave	New Orleans	LA	70119
Claassen Judith H	3836 Orleans Ave	New Orleans	LA	70119
Clesi Frank E Jr	3840 Orleans Ave	New Orleans	LA	70119
Ersema	3901 Toulouse St	New Orleans	LA	70119
Sister Properties	3906 Orleans Ave	New Orleans	LA	70119
Mc Bride Monica J	3907 Toulouse St	New Orleans	LA	70119
E Lorenz Borenstein Gallery Inc	3908 Orleans Ave	New Orleans	LA	70119
Leach Mary S	3909 Delgado Dr.	New Orleans	LA	70119
Gordy Bethel J	3909 Toulouse St	New Orleans	LA	70119
Mejia Edgar A	3912 Orleans Ave	New Orleans	LA	70119
Duhon Marcus K	3913 Toulouse St	New Orleans	LA	70119
Mejia Edgar A	3914 Orleans St	New Orleans	LA	70119
Mejia Edgar A	3916 Orleans Ave	New Orleans	LA	70119
Lintinger Emily C	3917 Toulouse St	New Orleans	LA	70119
Ciaudella Brothers LLC	3919 Orleans Ave	New Orleans	LA	70119
Orleans-Banks Investments	3921 Orleans Ave	New Orleans	LA	70119
Huff William R	3921 Toulouse St	New Orleans	LA	70119
Kinnion Ruth C	3922 Orleans Ave	New Orleans	LA	70119
Huff William R	3923 Toulouse St	New Orleans	LA	70119
Thiac Robert B	3924 Orleans Ave	New Orleans	LA	70119
813 Roosevelt Place LLC	3925 Iberville St	New Orleans	LA	70119
Van Hook Colin N	3925 Toulouse St	New Orleans	LA	70119
Burgoyne Arthur R Sr	3929 Toulouse St	New Orleans	LA	70119
Jensue Toulouse LLC	3933 Toulouse St	New Orleans	LA	70119
Williams Alvin	3938 Pauger St	New Orleans	LA	70122
Lehr L N	3939 Toulouse St	New Orleans	LA	70119
Rosenfeld S Stephen	4 Belmore Terrace	Jamaica Plain	MA	2130
New Orleans Terminal Company	400 N Genois St	New Orleans	LA	70119
Hirstius Richard K	4000 Orleans Ave	New Orleans	LA	70119
My 5 Sons LLC	4001 Toulouse St	New Orleans	LA	70119
Gamvrogianis Stamatis	4004 Lime St	Metairie	LA	70002
Hagan Avenue LLC	4008 Orleans Ave	New Orleans	LA	70119
The Alabama Great Southern Railroad Co	401 N Cortez St	New Orleans	LA	70119
Knight Tracey N	4014 Orleans Ave	New Orleans	LA	70119
Vitry Lynda C	4020 Delgago Dr	New Orleans	LA	70119
Uhde Alice L	4030 Vendome Pl	New Orleans	LA	70125
Cole William H	42034 Betty St	Gonzales	LA	70737
Ciaudella Brothers LLC	4312 Orleans Ave	New Orleans	LA	70119
Bourgeois Marc P	4425 Annunciation St	New Orleans	LA	70115
Richardson Eunice C	4436 St Roch Ave	New Orleans	LA	70122
Gusman Marlin	4478 Venus St	New Orleans	LA	70122
Greater Mid-City Business Association	4640 S. Carrollton Ave, Suite 219	New Orleans	LA	70119
Mejia Edgar A	4724 Belle Drive	Metairie	LA	70006
U S Postal Service	475 L'enfant Plaza West S W	Washington	DC	20260-6430
Mick's Property Two LLC	4800 Marseilles Pl	Metairie	LA	70002
Millett Property Management	500 N Cortez St	New Orleans	LA	70119

## NAMES AND ADDRESSES OF NEIGHBORS (PROVIDED BY CPC)

Resident	500 N Telemachus St	New Orleans	LA	70119
Plush Appeal LLC	501 N Cortez St	New Orleans	LA	70119
U S Postal Service	501 N Jefferson Davis Pkwy	New Orleans	LA	70119
Pel Hughes Electronic	5034 Cleveland Pl	New Orleans	LA	70119
Henry Ruston G	5205 Perlita St	New Orleans	LA	70122
Bayou St John Enterprises LLC	524 Moss St	New Orleans	LA	70119
Carrollton 500 Investors	530 N Scott St	New Orleans	LA	70119
Axis Millwork & Fabrication LLC	540 N Cortez St	New Orleans	LA	70119
Lazo Maria D	5642 Orleans Ave	New Orleans	LA	70124
Resident	5779 St Louis St	New Orleans	LA	70119
Resident	5781 Toulouse St	New Orleans	LA	70119
Resident	5783 N Genois St	New Orleans	LA	70119
Hagan Avenue LLC	600 Hagan Ave	New Orleans	LA	70119
Mayo Douglas C	600 Moss St	New Orleans	LA	70119
Axis Millwork & Fabrication LLC	601 France St	New Orleans	LA	70117
Rosenfeld S Stephen	604 Moss St	New Orleans	LA	70119
Alavi Souzan	604 W 140Th # 4B	New York	NY	10031
Rosenfeld S Stephen	608 Moss St	New Orleans	LA	70119
Eubanks Robert C	609 Hagan Ave	New Orleans	LA	70119
S. Stephen Rosenfeld	612 Moss St	New Orleans	LA	70119
Resident	614 N Pierce St	New Orleans	LA	70119
My 5 Sons LLC	615 N Pierce St	New Orleans	LA	70119
Rosamano Marco	616 Moss St	New Orleans	LA	70119
Resident	617 N Scott St	New Orleans	LA	70119
Carroll Gary F	618 N Carrollton Ave	New Orleans	LA	70119
Resident	618 N Pierce St	New Orleans	LA	70119
Bourgeois Marc P	619 N Pierce St	New Orleans	LA	70119
Resident	619 N Scott St	New Orleans	LA	70119
Richard Randall M	620 Moss St	New Orleans	LA	70119
Rodney Real Estate Holding LLC	620 N Carrollton Ave	New Orleans	LA	70119
Clesi Frank E Jr	622 Julia St	New Orleans	LA	70130
Resident	622 N Pierce St	New Orleans	LA	70119
Resident	623 N Scott St	New Orleans	LA	70119
Eubanks Robert C	625 Hagan Ave	New Orleans	LA	70119
Maloney Kurt B	625 N Pierce St	New Orleans	LA	70119
Resident	626 N Pierce St	New Orleans	LA	70119
Blue House	627 N Pierce St	New Orleans	LA	70119
Resident	627 N Scott St	New Orleans	LA	70119
Sonnier Austin	628 Moss St	New Orleans	LA	70119
630 N Carrollton LLC	630 N Carrollton Ave	New Orleans	LA	70119
Resident	631 N Scott St	New Orleans	LA	70119
Williams Alvin	632 Moss St	New Orleans	LA	70119
Resident	632 N Pierce St	New Orleans	LA	70119
630 N Carrollton LLC	633 N Pierce St	New Orleans	LA	70119
Sonnier Austin	6338 Music St	New Orleans	LA	70122
Bourgeois Marc P	635 N Pierce St	New Orleans	LA	70119
635 N Scott St LLC	635 N Scott St	New Orleans	LA	70119
636 North LLC	636 N Carrollton Ave	New Orleans	LA	70119
Terrich Properties LLC	636 N Pierce St	New Orleans	LA	70119
Williams Gregory T	639 N Pierce St	New Orleans	LA	70119
Jack Lenus Jr	640 N Pierce St	New Orleans	LA	70119
Larroquette Theron J	640 N Scott St	New Orleans	LA	70119
Oliver Gregory E	644 N Carrollton Ave	New Orleans	LA	70119
Cooke James J	644 N Pierce St	New Orleans	LA	70119
Bosch John W	645 N Pierce St	New Orleans	LA	70119
Leone W Jessica	650 N Pierce St	New Orleans	LA	70119
Vickers Carl R Jr	650 N Beau Chene Dr #6	Mandeville	LA	70471
Acv Vii LLC	6525 The Corners Parkway Ste 216	Norcross	GA	30092
Kiehl Carole W	656 N Pierce St	New Orleans	LA	70119
Windham Carmen C	658 N Pierce St	New Orleans	LA	70119
Richard Randall M	6709 India Ct	Colleyville	TX	76034
Ricks Winston B	6833 Farwood Rd	New Orleans	LA	70126
My 5 Sons LLC	6860 Colbert St	New Orleans	LA	70124
Day Gayle B	700 N Scott St	New Orleans	LA	70119
635 N Scott St LLC	701 Poydras St #4100	New Orleans	LA	70139
Nola Carrollton LLC	702 N Carrollton Ave	New Orleans	LA	70119
Bauder Jane H	710 N Carrollton Ave	New Orleans	LA	70119
Smith Elinor W	720 Moss St	New Orleans	LA	70119
Fitzgerald & Brown LLC.	725 Fern St	New Orleans	LA	70119
Soulas Jacques C	726 Moss St	New Orleans	LA	70119
Norton Robert	728 Moss St	New Orleans	LA	70119
C & E Properties LLC	730 St Charles Ave	New Orleans	LA	70130

## NAMES AND ADDRESSES OF NEIGHBORS (PROVIDED BY CPC)

Hanning Kenneth C	734 Moss St	New Orleans	LA	70119
Waller Mark	738 Moss St	New Orleans	LA	70119
Lehr L N	769 Rosa Ave	Metairie	LA	70005
Bendana Frances B	7823 Jeannette Street	New Orleans	LA	70118
Alabama Great Southern Railroad	8 N Jefferson St	Roanoke	VA	24042
Herring Paul T	800 1/2 Taft Pl	New Orleans	LA	70119
3821 Orleans LLC	800 Olga St	New Orleans	LA	70119
Mc Donald Aaron	800 Taft Pl	New Orleans	LA	70119
Blancher Raymond C	800 Wilson Dr	New Orleans	LA	70119
Lazo Maria D	801 Roosevelt Pl	New Orleans	LA	70119
Leach Mary S	801 Wilson Dr	New Orleans	LA	70119
Herring Paul T	802 Taft Pl	New Orleans	LA	70119
Ly Tung B	802 Wilson Dr	New Orleans	LA	70119
Bonin Gregory H	803 N Jefferson Davis Pkwy	New Orleans	LA	70119
Godfrey Beverly J	803 Olga St	New Orleans	LA	70119
Remont Kyle J	803 Taft Pl	New Orleans	LA	70119
Shingledecker Jill A	804 Roosevelt Pl	New Orleans	LA	70119
Nelson Nicholas J	805 N Jefferson Davis Pkwy	New Orleans	LA	70119
Thierry Irene H	805 Roosevelt Pl	New Orleans	LA	70119
Jordan Ashley R	805 Wilson Dr	New Orleans	LA	70119
Sebastian Irene M	806 Taft Pl	New Orleans	LA	70119
Cantey David O III	806 Wilson Dr	New Orleans	LA	70119
Lagarde David L	807 Taft Pl	New Orleans	LA	70119
Babin Bessie C	808 Roosevelt Pl	New Orleans	LA	70119
Manint Gary R	809 N Jefferson Davis Pkwy	New Orleans	LA	70119
Alavi Souzan	809 Olga St	New Orleans	LA	70119
Williams Corrine	809 Roosevelt Pl	New Orleans	LA	70119
Trebotich Lucy A	809 Wilson Dr	New Orleans	LA	70119
Abercrombie Nathan B	810 Ida St	New Orleans	LA	70119
Hall Russell E	810 Taft Pl	New Orleans	LA	70119
Manint Gary R	811 N Jeff Davis Pkwy	New Orleans	LA	70119
Cutcliffe Mylenn W	812 Olga St	New Orleans	LA	70119
813 Roosevelt Place LLC	813 Roosevelt Pl	New Orleans	LA	70119
Alavi Souzan	814 Olga St	New Orleans	LA	70119
Pillie Propertiesllc	814 Roosevelt Pl	New Orleans	LA	70119
Popovic Ozrenka	814 Taft Pl	New Orleans	LA	70119
Uhde Alice L	814 Wilson Dr	New Orleans	LA	70119
Verges Jerome S Jr	816 Roosevelt Pl	New Orleans	LA	70119
Ellis Judd C	818 Olga St	New Orleans	LA	70119
White Margie A	819 Olga St	New Orleans	LA	70119
Fulham Claire M	819 Wilson Dr	New Orleans	LA	70119
Terrich Properties LLC	82 Hawk St	New Orleans	LA	70124
Timmins Cheryl	820 Roosevelt Pl	New Orleans	LA	70119
Tucker Michael J	820 Taft Pl	New Orleans	LA	70119
Ales John T Jr	822 Olga St	New Orleans	LA	70119
Wilcox Russell J	822 Roosevelt Pl	New Orleans	LA	70119
Akirtava George	822 Wilson Dr	New Orleans	LA	70119
Ricks Winston B	823 Olga St	New Orleans	LA	70119
P & B Investments LLC	823 Wilson Dr	New Orleans	LA	70119
Ales John T Jr	824 Olga St	New Orleans	LA	70119
Williams Chester A	824 Roosevelt Pl	New Orleans	LA	70119
Becnel Rene C	827 Roosevelt Pl	New Orleans	LA	70119
Duffy Andrew J	828 Olga St	New Orleans	LA	70119
Shih Li Schon	828 Roosevelt Pl	New Orleans	LA	70119
Santorelli Mark	829 Wilson Dr	New Orleans	LA	70119
Cangelosi John A	830 Wilson Dr	New Orleans	LA	70119
Gamvrogianis Stamatis	831 Taft Pl	New Orleans	LA	70119
Laforte Edra L	832 Olga St	New Orleans	LA	70119
Davis Merlin W Sr	832 Roosevelt Pl	New Orleans	LA	70119
Latour Edmund S / Alex Enterprises, Inc	834 Wilson Dr	New Orleans	LA	70119
Wilson Mark W	835 Roosevelt Pl	New Orleans	LA	70119
Grove Roberta	835 Taft Pl	New Orleans	LA	70119
Kalsi Kabir S	835 Wilson Dr	New Orleans	LA	70119
Templar Properties Inc	836 Roosevelt Pl	New Orleans	LA	70119
Ebert Ann E	836 Taft Pl	New Orleans	LA	70119
Maday Jeffrey J	840 Taft Pl	New Orleans	LA	70119
Richardson Eunice C	841 Roosevelt Pl	New Orleans	LA	70119
Penouilh Woodrow B Jr	841 Taft Pl	New Orleans	LA	70119
Golemi Richard J	841 Wilson Dr	New Orleans	LA	70119
Henry Ruston G	842 Roosevelt Pl	New Orleans	LA	70119
Fanguy Laura A	842 Wilson Dr	New Orleans	LA	70119
Jayroe Kenneth	843 Taft Pl	New Orleans	LA	70119

## NAMES AND ADDRESSES OF NEIGHBORS (PROVIDED BY CPC)

Goodenough Jason E	844 Taft Pl	New Orleans	LA	70119
Jayroe Kenneth	845 Taft Pl	New Orleans	LA	70119
Brown Clare	845 Wilson Dr	New Orleans	LA	70119
Bendana Frances B	846 Roosevelt Pl	New Orleans	LA	70119
Praetorius Leo F	847 Taft Pl	New Orleans	LA	70119
Bodel Valerie C	848 Taft Pl	New Orleans	LA	70119
Winn Jeffrey J	848 Wilson Dr	New Orleans	LA	70119
Winn Jeffrey J	850 Wilson Dr	New Orleans	LA	70119
Skinner Michael A	851 Taft Pl	New Orleans	LA	70119
Morrow Sharon C	851 Wilson Dr	New Orleans	LA	70119
Talluto Russell J	854 Taft Pl	New Orleans	LA	70119
Gremillion Thomas D	855 Wilson Dr	New Orleans	LA	70119
Redden Juliet D	858 Taft Pl	New Orleans	LA	70119
Wright Daniel J Jr	858 Wilson Dr	New Orleans	LA	70119
Mc Cormick Barry D	859 Taft Pl	New Orleans	LA	70119
Gele Merlin Jr	861 Taft Pl	New Orleans	LA	70119
Stacy Gregory C	861 Wilson Dr	New Orleans	LA	70119
Anthony Thomas	864 Taft Pl	New Orleans	LA	70119
Garrett Wayne E	865 Taft Pl	New Orleans	LA	70119
Moens Tracy A	869 Taft Pl	New Orleans	LA	70119
Robinson Lawrence C	872 Taft Pl	New Orleans	LA	70119
Trebotich Lucy A	9 Virginia Court	New Orleans	LA	70124
Shih Li Schon	9005 North Eagle Lance	Oklahoma City	OK	73132
Haydel Christopher J	905 Moss St	New Orleans	LA	70119
Babin Bessie C	906 Harding Dr	New Orleans	LA	70119
Bah	906 Wilson Dr	New Orleans	LA	70119
Ferrara Rita	907 Wilson Dr	New Orleans	LA	70119
Ferrara Rita	909 Wilson Dr	New Orleans	LA	70119
Dennard James B	911 Moss St	New Orleans	LA	70119
Goodenough Jason E	911 Park Av	New York	NY	10075
Cox Winfred C	912 Harding Dr	New Orleans	LA	70119
Becnel Gloria T	912 Wilson Dr	New Orleans	LA	70119
Armstrong's Supply Company / Et Als C/O Favrot Roofing	917 Jena St	New Orleans	LA	70119
Mclellan F Marie	917 Jena St	New Orleans	LA	70115
Skinner Michael A	919 Gov Nicholls St Unit 2	New Orleans	LA	70116
Gautreaux Brett P	919 Moss St	New Orleans	LA	70119
Ciaccio Anthony J	920 Harding Dr	New Orleans	LA	70119
De Luca Lloyd B	926 Harding Dr	New Orleans	LA	70119
Catherine A. Pacyna, Lcsw	926 Wilson Dr	New Orleans	LA	70119
Ersema	927 Wilson St	New Orleans	LA	70119
Lichtfuss Barbara L	929 Harding Dr	New Orleans	LA	70119
636 North LLC	929 Taft Pl	New Orleans	LA	70119
Gill Ivan P	930 Harding Dr	New Orleans	LA	70119
Nesser Arlene M	933 Harding Dr	New Orleans	LA	70119
Floyd Linda M	935 Harding Dr	New Orleans	LA	70119
Fulham Claire M	947 Picheloup Pl	New Orleans	LA	70119
Gill Ivan P	978 Harding Dr	New Orleans	LA	70119
N O Roofing And Metal Co	P O Box 19563	New Orleans	LA	70179
E Lorenz Borenstein Gallery Inc	P O Box 19686	New Orleans	LA	70179
Plush Appeal LLC	P O Box 19965	New Orleans	LA	70179
Leone W Jessica	P O Box 4009	New Orleans	LA	70178
Mc Bride Monica J	P O Box 4143	Slidell	LA	70459
Bosch John W	P O Box 701593	Dallas	TX	75370-1593
Bayou St John Enterprises LLC	P O Box 791068	New Orleans	LA	70179-1068
Orleans-Banks Investments	P O Box 791179	New Orleans	LA	70119
Faubourg St John	P O Box 19101	New Orleans	LA	70179
Mid City Neighborhood Organization	P O Box 791023	New Orleans	LA	70179
Abercrombie Nathan B	P O Box 791179	New Orleans	LA	70119
Parkview neighborhood association	P O Box 791577	New Orleans	LA	70179
Friends of Laffite Corridor	P O Box 791727	New Orleans	LA	70179
Nelson Nicholas J	P O Box 2002	Bay Saint Louis	MS	39521

## NAMES AND ADDRESSES OF NEIGHBORS (PROVIDED BY CPC)

Mid City Neighborhood Organization	Jennifer Farwell	P.O. Box 791023	New Orleans	LA	70179	504-232-7178	<a href="mailto:president@mcno.org">president@mcno.org</a>
Friends of Laffite Corridor	Sophie Harris		New Orleans	LA	70179	504-821-7213	<a href="mailto:sharris@folc-nola.org">sharris@folc-nola.org</a>
Greater Mid-City Business Associatio	Josef Wright	4640 S. Carrollton Ave, S	New Orleans	LA	70119	504-339-3277	<a href="mailto:nolajoe57@gmail.com">nolajoe57@gmail.com</a>
District A Councilmember	Susan G. Guidry	1300 Perdido Street, City	New Orleans	LA	70112	504-658-1010	<a href="mailto:squidry@nola.gov">squidry@nola.gov</a>

NEIGHBORHOOD PARTICIPATION PROGRAM MEETING SIGN IN

American Can Retail Façade Improvements

Monday October 20, 2014 6:30 pm

Eskew+Dumez+Ripple

ARCHITECTURE  
INTERIOR ENVIRONMENTS  
URBAN STRATEGIES

Name	Organization/Address	Email	Receive email updates?	Telephone
Debbie Moran	1001 N. Carrollton NO LA, 70119	Midcitydels@gmail	—	
Mary Audiffred	3904 Orleans Ave 70119	maryaudiffred@gmail.com	✓	
Anne H. Thibodeaux	3700 Orleans #5339	annehthib@gmail.com	✓	504-554-7379
Emmett Boudreaux	3700 Orleans #5450			(504) 460-5857
Anna Goettner	' ' 4111			
Beaux Jones	# 5224	Beauxjones@gmail.com	✓	504-302-3285
Emilie Bohr		emilie.bohr@gmail	✓	504-261-9891
Mary Z Rehmion	3700 Orleans Ave # 421D N.O. LA #	Vagjearies@tob.com		504-934-1149
LEP BO SHU	3601 Elaine Plac NO LA	ledboos@hotma.com	✓	504-267-4068
JACK MONROE	3601 EUNICE PLAC NO LA	jackspat78@gmail.com	✓	919 757 5875

NEIGHBORHOOD PARTICIPATION PROGRAM MEETING SIGN IN

American Can Retail Façade Improvements  
 Monday October 20, 2014 6:30 pm



ARCHITECTURE  
 INTERIOR ENVIRONMENTS  
 URBAN STRATEGIES

Name	Organization/Address	Email	Receive email updates?	Telephone
Joyce S. Lucas	626 N. Pierce, St.			504-289-7899
Claudia Barker	820 Tapt Place 7019	cbarker2058@gmail.com	✓	296-7377
Gina Grapes	370 Orleans Ave #4311	gmacme@hotmail.com	✓	444-1820

**AMERICAN CAN RETAIL FACADE IMPROVEMENTS**

Community Meeting October 20, 2014

Do you have any questions or concerns about the proposed improvements?

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If you would like us to reach out to you personally please leave your E-mail address here.

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**AMERICAN CAN RETAIL FACADE IMPROVEMENTS**

Community Meeting October 20, 2014

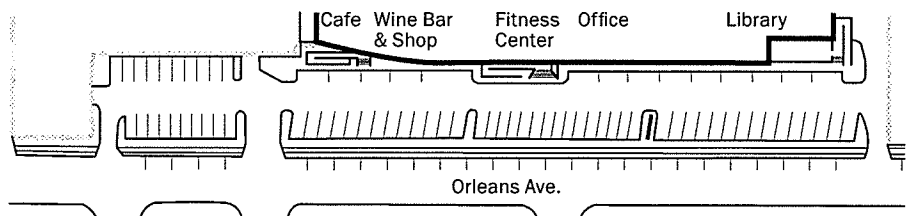
When do you usually visit the American Can retail space?

	S	M	T	W	T	F	S
Morning							
Afternoon							
Evening							

What mode of transportation do you usually use when you come to the American Can retail space?



Where do you feel more attention should be paid to lighting?





Note to CPC reviewer:

The following pages include seven letters of support from local residents & business owners near the American Can Company Building.

Following this are several pages concerning the ownership structure of ACV VII LLC. These ownership documents and proof of signing capacity for the owner's representative (Andrew Schwarz) were reviewed with Arlen Brunson at CPC prior to this submission and confirmed as acceptable. Please contact Jack Sawyer at Eskew + Dumez+ Ripple Architects if anything is found to be out of order.

October 23, 2014

Rachel Mays  
New Orleans City Planning Commission  
1300 Perdido Street 7<sup>th</sup> Floor  
New Orleans, LA 70112

Re American Can Retail Façade Improvements

Dear Ms. Mays,

It is my intent to write to you in support of the proposed façade improvements for the American Can Building retail space at 3700 Orleans Avenue. I am not only the owner and operator of Pearl Wine Co. in the commercial area, but I am also a resident of the building. There is absolutely no doubt in my mind that these improvements will positively impact my business and the neighborhood. I know that it will increase sales and promote additional improvements in the area by attracting new patrons and increasing the visibility of my business.

Almost daily, I receive feedback from customers that they were not aware of my presence because the front of the building looks like it is just apartments or condos. The small signage is easily missed while driving by and this is business lost. If we can attract new business with an improved façade it will benefit not just the businesses here, but the city as well with increased tax revenue. As a year-round sponsor of the Historic Landmarks Society and a holder of a Master's Degree in American History, I clearly understand and support the preservation of historic buildings, especially in the city I love. I believe these improvements would enhance and draw more attention to the importance of this historic property.

Other businesses in the city have benefited from programs like NORA's Façade RENEW, Broad Community Connections' Iconic Signage Project, and the Downtown Development District façade improvement grants. The improvements proposed for the American Can Building have been created with similar intent: to promote the viability of the businesses located there. As a small business owner, with limited resources to take on such improvements myself, I support the building owner's efforts to make this a more iconic commercial hub for our community.

These improvements will also better enable my business to attract new patrons from the nearly completed Lafitte Greenway. This project has been one that I have supported while serving on the Board for the Mid-City Business Association, and also as a business owner providing donations for fund-raising events. I know the improvements to the American Can Building will complement the Greenway nicely by drawing in

people from across the city to enjoy the great amenities Mid-City has to offer.

I encourage you to support these improvements and look forward to the benefits they will bring to my business and this community.

Sincerely,

Leora Pearl Madden

Cc Andrew Schwarz (owner), Collette Creppell (Eskew+Dumez+Ripple)

October 22, 2014

Rachel Mays  
New Orleans City Planning Commission  
1300 Perdido Street 7<sup>th</sup> Floor  
New Orleans, LA 70112

Re American Can Retail Façade Improvements

Dear Ms. Mays,

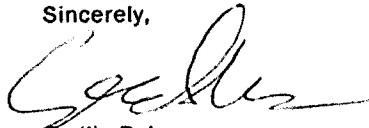
I am writing in support of the façade improvements proposed for the American Can building retail space along Orleans Avenue. As a resident of the Can Company, I believe these improvements will make the building more attractive and a greater amenity to the neighborhood.

These improvements are in line with the intention of zoning and our neighborhood plan to support mixed use development on the site while respecting the historic character of the existing building. Revitalization of commercial properties in the area was a goal of the recovery plan in 2006 and remains a priority to many of the residents. I believe supporting the success of our local businesses is important to maintaining the livability of our neighborhood. The screen feature proposed provides a stronger identity for the retail space and is complimentary to the industrial history of the building while still allowing visibility of the building beyond.

These improvements also align well with the soon to be completed Lafitte Greenway Revitalization by emphasizing the American Can building as a nearby amenity. The greenway will increase bike and pedestrian access to the development decreasing the need for parking and contributing to a healthier community.

I look forward to seeing these improvements happen and enjoying the benefits they will bring to the businesses and the neighborhood overall.

Sincerely,



Emilie Bahr

Cc Andrew Schwarz (owner), Collette Creppell (Eskew+Dumez+Ripple)

23 October 2014

Rachel Mays  
New Orleans City Planning Commission  
1300 Perdido Street 7<sup>th</sup> Floor  
New Orleans, LA 70112

**Re** American Can Retail Façade Improvements

Dear Rachel Mays,

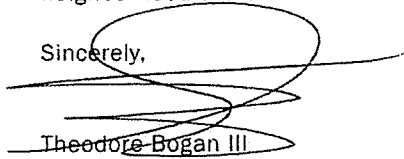
I am writing in support of the façade improvements proposed for the American Can building retail space along Orleans Avenue. I am a resident in the neighborhood and encounter the building daily. I believe these improvements will make the building more attractive and a greater amenity to the neighborhood.

These improvements are in line with the intention of zoning and our neighborhood plan to support mixed use development on the site while respecting the historic character of the existing building. Revitalization of commercial properties in the area was a goal of the recovery plan in 2006 and remains a priority to many of the residents. I believe supporting the success of our local businesses is important to maintaining the livability of our neighborhood. The screen feature proposed provides a stronger identity for the retail space and is complimentary to the industrial history of the building while still allowing visibility of the building beyond.

These improvements also align well with the soon to be completed Lafitte Greenway Revitalization by emphasizing the American Can building as a nearby amenity. The greenway will increase bike and pedestrian access to the development decreasing the need for parking and contributing to a healthier community.

As a resident in the area I look forward to seeing these improvements happen and enjoying the benefits they will bring to the businesses and the neighborhood overall.

Sincerely,



Theodore Bogan III  
3601 Elaine Place  
New Orleans, 70119

20 Oct, 2014

New Orleans City Planning Commission  
1300 Perdido Street, 7th Floor  
New Orleans, LA 70112

Re: American Can Retail Façade Improvements

Dear Rachel Mays,

My name is Evan Christopher. I am a New Orleans-based musician and cultural advocate. I am writing in support of the façade improvements proposed for the American Can building retail space on Orleans Avenue. As a resident in the Parkview Triangle, who regularly patronizes the Ca Co. shops and has friends who live in the Can Company, I have considered the proposed improvements and think that they will enhance and facilitate the experience for customers as well as residents. I also condone the efforts to make access to the retail spaces safer, more convenient yet still respectful of the neighborhood's aesthetic.

These improvements seem well-integrated with the recently proposed CZO's plan for our neighborhood as well as the Lafitte Greenway already in progress. I appreciate the efforts to create a stronger identity for the retail spaces without compromising the unique profile of the building, and as a resident of the area, I look forward to the realization of these beneficial improvements.

Sincerely,

Evan Christopher (musician)

October 22, 2014

Rachel Mays  
New Orleans City Planning Commission  
1300 Perdido Street 7<sup>th</sup> Floor

Re: American Can Retail Façade Improvements

Dear Ms. Mays,

I am writing in support of the façade improvements to the American Can building on Orleans Ave. These improvements will benefit the neighborhood and the residents of the American Can Company Apartments.

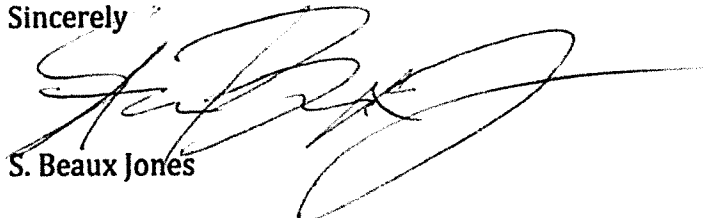
The original goal of the American Can Company conditional use was to revitalize a former industrial space into mixed-use development without sacrificing the historic character of the existing building. As a resident of the American Can Company, I can attest that the project has created an engaged and vibrant community within the Mid-City Neighborhood. One element of the original project that has never fully materialized is the retail space along Orleans Ave. However, the planned improvements will provide a much-needed facelift and accessibility overhaul that will these retail spaces functional for new businesses and attractive to customers.

A vote in support of these improvements is a vote to continue the original goals of this development in Mid-City.

I would also like to highlight the fact that the proposed improvements focus heavily on the ability to access amenities on foot or by bicycle. This aligns well with the existing use of the Jefferson Davis Parkway Path, Bayou St. John and the soon-to-be Lafitte Greenway.

I look forward to seeing these improvements happen and enjoying the benefits that they will bring to the businesses and to my neighborhood.

Sincerely



S. Beaux Jones

Cc: Andrew Schwarz (owner), Collete Creppell (Eskew+Dumez+Ripple)

October 24, 2014

**Via (email)** Rachel Mays  
New Orleans City Planning Commission  
1300 Perdido Street 7<sup>th</sup> Floor  
New Orleans, LA 70112

**Re** American Can Retail Façade Improvements

Dear Rachel Mays,

I am writing in support of the façade improvements proposed for the American Can building retail space along Orleans Avenue. I am a resident who lives directly across Orleans Avenue from the American Can Building and I can see proposed improvements from my house. I believe these improvements will make the building more attractive and a greater amenity to the neighborhood. My only concern is that the lighting for the improvements be carefully tuned so that it isn't too bright at night.

As a resident in the area I look forward to seeing these improvements happen and enjoying the benefits they will bring to the businesses and the neighborhood overall.

Sincerely,

Jillian Shingledecker, Architect  
804 Roosevelt Place  
New Orleans, LA 70119



10/23/2014

Rachel Mays  
New Orleans City Planning Commission  
1300 Perdido Street 7<sup>th</sup> Floor  
New Orleans, LA 70112

**Re** American Can Retail Façade Improvements

Dear Rachel Mays,

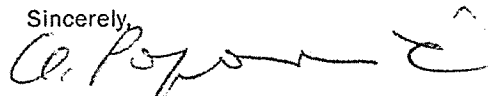
I am writing in support of the façade improvements proposed for the American Can building retail space along Orleans Avenue. I am a resident in the neighborhood (I live at 814 Taft Pl, right across the street from the Can), and I visit the building and its retailers very often.

I believe that this plan will help our local businesses located in the American can and will attract others that might be interested to come to this location. Having successful local businesses is shown to be one of the most important factors in maintaining livability of a city neighborhood.

Better visibility and pedestrian and bike access to the retail spaces are the issues that we neighbors talk about all the time when we talk about Can. For example, it took me a long time to even realize that New Orleans Library branch is located there. Most of us walk to the Can and would love more pedestrian access and better and safer and well lit access to the stores. The proposed design is very functional (improving on the visibility and accessibility of the retail spaces) but also very attractive and visually pleasing keeping the modern, industrial look of the building.

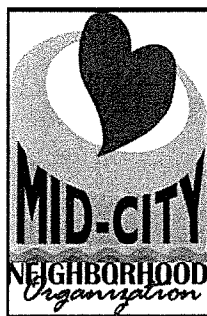
I am really excited to see these improvements happen and to share this great space with all the neighbors.

Sincerely,



Ozrenka Popovic

**Cc** Andrew Schwarz (owner), Collette Creppell (Eskew+Dumez+Ripple)



December 1, 2014

Robert D. Rivers, Executive Director  
City Planning Commission of New Orleans  
1340 Poydras Street, Suite 900  
New Orleans, Louisiana 70112

*Via Email*

**ZONING DOCKET 117/14** – Request by ACV VII, LLC for an Amendment to Ordinance No. 19,400 MCS (Zoning Docket 061/99, which established a Conditional Use to permit the residential\commercial redevelopment of an existing industrial/warehouse complex [former American Can Company]) to allow modifications to the site and structure, including the addition of a raised pedestrian walkway, new signage, the modification of storefront windows for the development's retail units, and the elimination of off-street parking spaces, in an LI Light Industrial District, on Parcel 1B or Squares 484, 485, 498, 499, and Pt. 511, all lots, in the Second Municipal District, bounded by Orleans Avenue, North Jefferson Davis Parkway, Toulouse Street, and North Cortez Street. The municipal address is 3700 ORLEANS AVENUE. (PD 4)

To Whom It May Concern:

The Mid-City Neighborhood Organization has received notice of the referenced Zoning Docket, inspected the application and held a meeting to discuss it. We **SUPPORT** the request and ask the City Planning Department and Commission to **APPROVE** this request.

Please contact me at (504) 232-7178 with any questions.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Farwell". The signature is written in a cursive style with a large, looped initial "J".

Jennifer Farwell, *President*  
Mid-City Neighborhood Organization