

Semi-Monthly Zoning Meeting
Tuesday, April 28, 2015

CPC Deadline: 006/12/15
CC Deadline: 07/14/15
City Council District: C
City Councilmember: Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 040/15

Prepared by: Editha Amacker
Date: April 17, 2015

I. GENERAL INFORMATION:

Applicant: SHEA R EMBRY AND 901 BARTHOLOMEW, LLC

Request: This is a request for a MUPC Mixed-Use Planned Community District overlay in an LI Light Industrial District.

Location: The petitioned property is located on Square 292, Lots Y & 10 or 1 or Y, 1, and two undesignated lots, and Square 291, Lot C1, Lot 12 Pt 3-5 or 12, X, 6, 7, and two undesignated lots, and 6, 7 or 8, 9 in the Third Municipal District, bounded by Burgundy, Mazant, North Rampart, and Alvar Streets. The municipal addresses are 3925 BURGUNDY, 924 BARTHOLOMEW AND 901 BARTHOLOMEW STREETS. It is within the Bywater Local Historic District. (PD7)

Description: The site includes property on two squares on either side of Bartholomew Street in the Bywater neighborhood. It is developed with the former factory buildings and parking areas for the Frey & Sons Meat Packing Company. The property at 3925 Burgundy Street is developed with the warehouse and factory for the former meat packing facility. The 52,565 square foot building includes a two-story warehouse and three-story factory. The applicant proposes to add a floor which will create a three- and four-story building with a floor area of 72,980 square feet. The applicant proposes a mixed-use development for this building with seven (7) commercial tenets on the first floor and thirty-seven (37) residential condominiums on the upper floors. The proposal includes turning a vacant parcel behind the warehouse into a parking lot with fifty-five (55) off-street parking spaces. The parking lot will have two curb cuts onto Bartholomew Street. The warehouse and proposed parking lot are located on property which is composed of multiple lots. The property has a total area of 43,840 square feet.

The building at 901 Bartholomew Street was an office building for the meat packing company and has most recently been used as office space for a non-profit organization and was a temporary location for the District 5 Police Station. The

two-story masonry structure has a floor area of 21,688 square feet and will include eleven (11) residential units. No commercial space is proposed for this building. No major exterior changes are proposed. The tenants will have access to parking in the adjacent parking lot which has twenty-three (23) parking spaces. The parking lot has a single curb cut onto Burgundy Street. The Historic District Landmarks Commission has granted conceptual approval of the redevelopment plans.

Why is City Planning Commission action required?

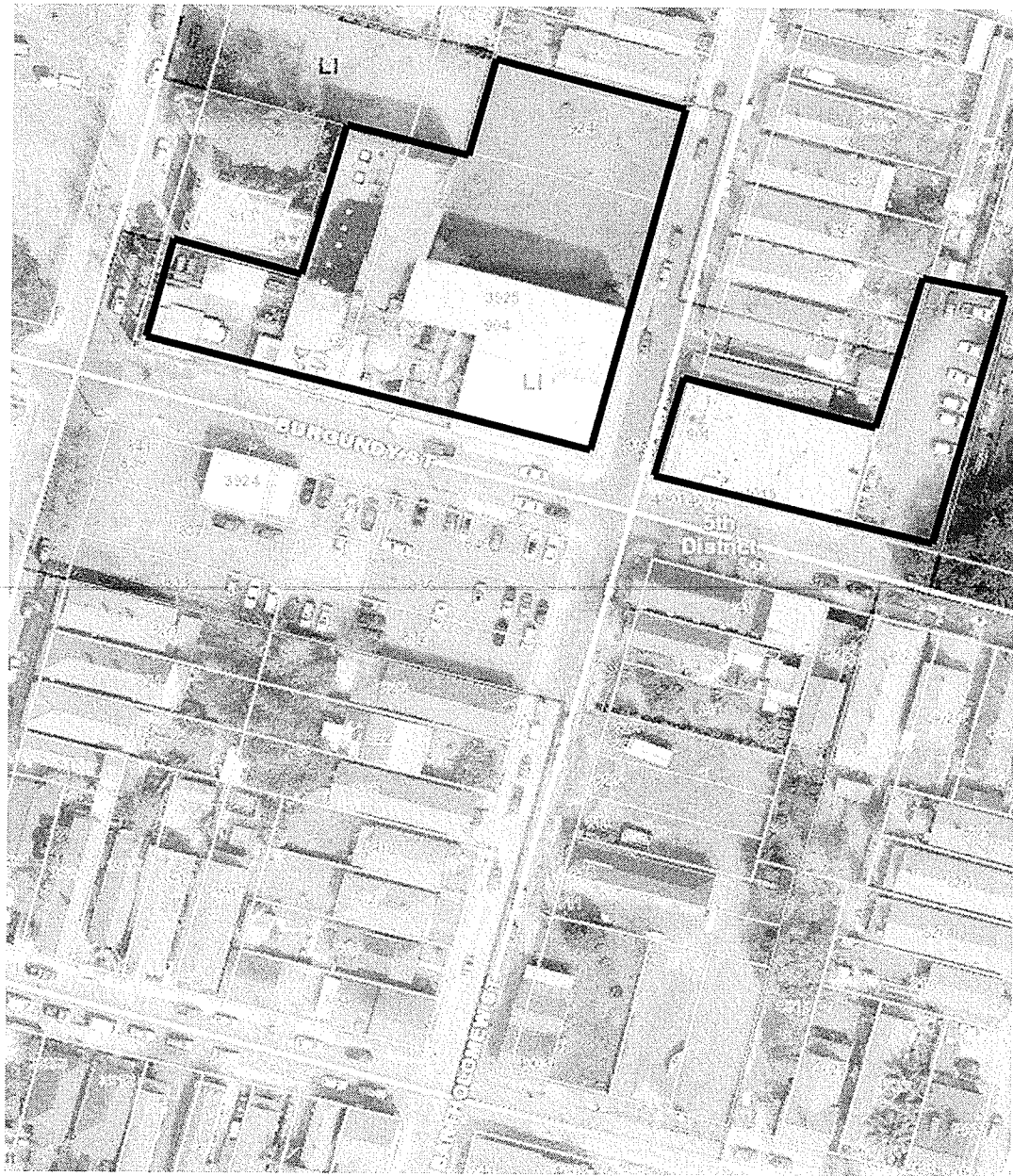
According to **Article 7, Section 7.3.5** by reference to **Article 7.2.5** *Conditional Uses* of the Comprehensive Zoning Ordinance, residential uses are a conditional use in the LI Light Industrial District. Permitted, accessory, and conditional uses authorized in the underlying LI Light Industrial District are authorized in the MUPC Mixed-Use Planned Community District, as noted in Article 10, Section 10.9A.3 *Uses Authorized* of the Comprehensive Zoning Ordinance. The City Planning Commission is required to make a recommendation on all requests for planned development districts prior to City Council action, in accordance with **Article 16, Section 16.5.3(7)** 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?

Zoning and Land Use

The property is located in an LI Light Industrial District that covers portions of four adjacent squares. The footprint of the LI Light Industrial District corresponds with the buildings and parking areas for the former meat packing business. The surrounding neighborhood is part of a large RD-3 Two-Family Residential District that includes most of the residential properties in Bywater. The portion of the site at 901 Bartholomew Street is adjacent to B-1 Neighborhood Business District which covers the property at the corner of Burgundy and Mazant Streets. Residential development in the surrounding neighborhood is primarily pre-World War II single- and two-family residences. Some homes were built in the late 19th century. The neighborhood includes traditional corner commercial structures and some two-story multi-family residences located on corner properties.



The subject site is the former factory and office building for a meat processing business which has been closed for several decades. Two surface parking lots for the facility have recently been approved for residential use. Seven homes were built on the parking lot in the square cater-corner to the subject site. Twelve new homes are proposed for the parking lot across Burgundy Street from the subject site.

Alvar Public Library is located on Alvar Street adjacent to the building at 3925 Burgundy Street. The remainder of the square, towards N. Rampart Street, is developed with three single-family residences and a church at the corner of N. Rampart and Alvar Streets. The site is across Alvar Street from Macarty Park, located behind the gymnasium for the former Frederick Douglass High School. Prior to construction of their new police station, the NOPD Fifth District was using the office building at 901 Bartholomew Street.

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

Zoning: 1929 – "E" Commercial District
1953 – "J" Industrial District
1970 – LI Light Industrial District
Current – LI Light Industrial District

Land Use: 1929 – 3925 Burgundy Street
Industries and Warehouses, Commercial, Single-family Residential
901 Bartholomew Street
Commercial, Two-Family Residential
924 Bartholomew Street
Two-Family Residential
1949 – 3925 Burgundy Street
Heavy Industrial, Commercial, Two-family Residential
901 Bartholomew Street
Commercial, Two-Family Residential
924 Bartholomew Street
Single- and Two-Family Residential
1999 – Industrial/Vacant Industrial, Residential Single/Two-Family¹

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

The following are recent land use requests near the petitioned site which show a trend towards approval of residential development of under-utilized industrial property in LI Light Industrial Districts:

Zoning Docket 005-15 was a request for a conditional use to permit thirteen single-family residences in an LI Light Industrial District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is across Burgundy Street from the subject site.*

¹ The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

Zoning Docket 53/13 was a request for a conditional use to permit the construction of seven single family homes in an LI Light Industrial District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is one block from the subject site.*

Zoning Docket 15/13 was a request for a conditional use to permit an accessory parking lot in a B-1A Neighborhood Business District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately four blocks from the petitioned site.*

Zoning Docket 91/11 was a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1 Neighborhood Business District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is five blocks from the petitioned site.*

Zoning Docket 130/07 was a request to rescind Ordinance No. 15,010 M.C.S. (Zoning Docket 111/91, a conditional use to permit a child care center), and a request for a zoning map change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District with a conditional use to permit a medical clinic with more than 2,500 square feet of floor area and a professional office with more than 5,000 square feet of floor area in an existing structure. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately three blocks from the petitioned site.*

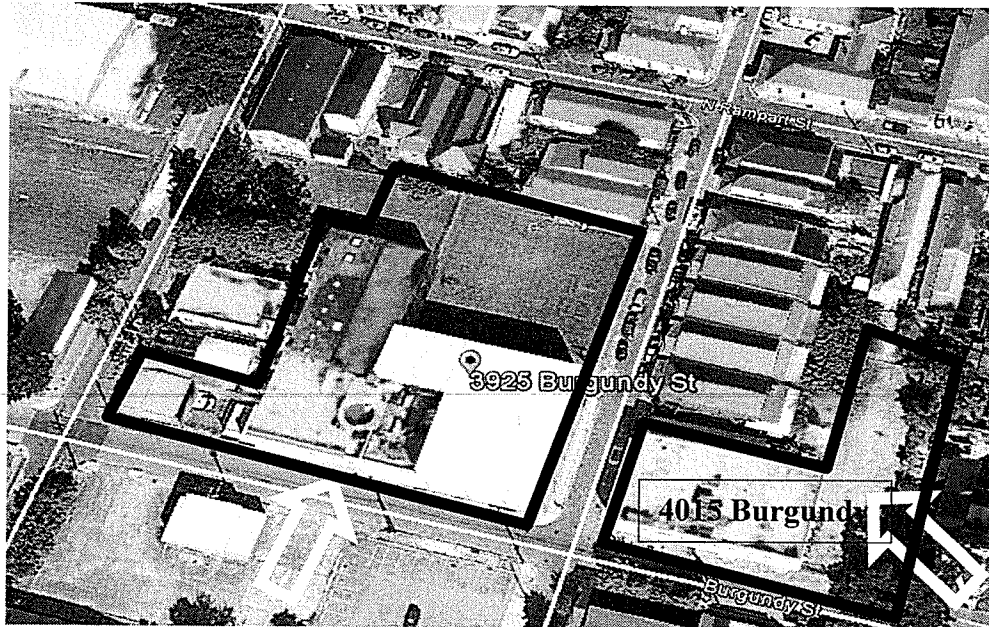
Zoning Docket 99/07 was a request for a conditional use to permit a drive-in restaurant in a new structure, and the demolition of an existing structure, in a B-1A Neighborhood Business District. The City Planning Commission recommended denial of the request which was subsequently denied by the City Council. *The location is approximately two blocks from the petitioned site.*

Zoning Docket 39/07 was a request for a Mixed-Use Planned Community MUPC District overlay to permit a mixed-use development, including residential, retail, office and community center uses, in existing and new structures in an LI Light Industrial District and a B-1 Neighborhood Business District. The City Planning Commission recommended modified approval of the request which was subsequently approved by the City Council. *This site occupies property on all four corners at the intersection of Burgundy and Bartholomew Streets, and included the petitioned site. The property owner at the time did not proceed with the project.*

D. What are the comments related to site and building design?

The applicant proposes to redevelop two existing sites located on adjacent squares within Bywater neighborhood with multiple-family residential and commercial use through the

renovation and reuse of existing structures and the expansion and addition of floors to one of the structures. The two properties are the location of the historic Frey and Sons Meat Packing Plant (3925 Burgundy St.) and Office building (4015 Burgundy/901 Bartholomew Streets). Combined, the two structures will contain 48 dwelling units, 16,130 square feet of commercial space and 78 off-street parking spaces.



Existing conditions

The main site, the 3925 Burgundy Street is an irregularly shaped parcel consisting of multiple lots which occupies more than a half of Square 291 bounded by Burgundy, Bartholomew, Alvar and N. Rampart Streets. The parcel has approximately 330 feet frontage along Burgundy Street, 224.3 feet along Bartholomew Street and 66.7 feet along Alvar Street. It contains 43,930 square feet of area. The parcel is developed with a large three-story industrial building which frames the corner of Burgundy and Bartholomew Streets and one attached two-story structure that extends along the Alvar Street side interior property line. The site also contains some attached outer buildings proposed for demolition. The two main structures combined contain 52,565 square feet of area. The three-story corner building is approximately 47 feet tall. A large open green space is on the northern part of the site.

The second site, the 4015 Burgundy/901 Bartholomew Streets is an “L” shaped parcel on the adjacent Square 292, consisting of four lots developed with a two-story masonry office building and a parking lot on the side. The site has 63.4 feet front along Bartholomew Street, 163.4 feet front along Burgundy Street for a total area of approximately 15,400 square feet. The existing structure contains 14,040 square feet of floor area and frames the corner of Burgundy and Bartholomew Streets. Parking lot is accessible from Burgundy Street.

Development proposal

The two existing structure located at 3925 Burgundy Street (3-story corner building and the 2-story adjacent one) will be developed as a single building. The 2-story structure will get the 3rd story addition and the 3-story corner building will get the 4th floor addition. The existing floor area of 52,565 square feet will be enlarged by 20,415 square feet for a total floor area of 72,980 square feet. The maximum height of the 4-story section will be 60 feet. The first floor will have a gross floor area of 21,790 square feet, 16,130 square feet of which will be used as commercial space. The remaining space will serve as common areas for residential units including storage rooms, lobby, entrance/exit corridors, elevators and stairways. A total of 37 residential units, including 15 one-bedroom units, 18 two-bedroom units and 4 three-bedroom units will be located on the second, third and fourth floors. The project also proposes 4,940 square feet of open space area at the corner of Burgundy and Alvar Streets, and a 55 spaces off-street parking.

The lot size, floor areas, type of uses, and other development details for the building located at 3925 Burgundy Street are shown in the table below.

3925 Burgundy Street				
Lot area: 43,930 sq. ft.				
Existing gross floor area: 52,565 sq. ft. (21,790 footprint) Proposed: 72,980 sq. ft.				
Height permitted: 75 feet		Height proposed: 60 feet		
FAR maximum: 1		FAR proposed: 1.66		
OSR minimum: 0.30		OSR proposed: 0.06 (4,940 square feet)		
Floor	Use	Floor area		Description
1 st	Commercial Open Space Parking Area	16,130 sq. ft. 4,940 sq. ft. 17,200 sq. ft.		No specific tenants -- 55 parking spots
	Dwelling units	Unit type	Unit count	Size
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2 nd	16	1-bedroom 2-bedrooms 3-bedrooms	6 9 1	- - -
3 rd	16	1-bedroom 2-bedrooms 3-bedrooms	7 8 1	- - -
4 th	5	1-bedroom 2-bedrooms 3-bedrooms	2 1 2	- - -
		1-bedroom	15	755 sq. ft. – 952 sq. ft.

Total	37	2-bedrooms	18	1,113 sq. ft. -1,465 sq. ft.
		3-bedrooms	4	1,484 sq. ft. -1,836 sq. ft.
901 Bartholomew / 4015 Burgundy Street				
Site area: 15,460 sq. ft.				
Existing gross floor area: 21,688 sq. ft. (2 x 10,844 sq. ft.)				
Proposed gross floor area: 21,688 sq. ft.				
Height Permitted: 70 feet Existing height: 2-stories (24 feet approx.) -- no increase				
FAR maximum: 1 FAR proposed: 1.4				
OSR minimum: 0.30 OSR proposed: none				
Floor	Dwelling Units	Unit Type	Unit Count	Size
1st	5	1-bedroom	1	-
		2-bedrooms	4	
2nd	6	1-bedroom	3	-
		2-bedrooms	3	
Total	11	1-bedroom	4	728 sq. ft. – 952 sq. ft.
		2-bedrooms	7	1,113 sq. ft. -1,465 sq. ft.

The adaptive reuse of the 2-story former office building located at 901 Bartholomew/4015 Burgundy Streets does not involve any addition to the floor area. The structure will maintain the 21,688 sq. ft. of floor area between its two floors. The redevelopment plan proposes conversion of offices into 11 dwelling units, 5 of which on the 1st floor and 6 on the 2nd floor. See table above.

Compliance with Standards of the Underlying Zoning District

Residential Uses in the LI Light Industrial District must comply with the requirements for the RM-2 Multiple-Family Residential District according to **Article 7, Section 7.3.7** Height, Area, and Bulk Requirements of the Comprehensive Zoning Ordinance. The minimum standards for the RM-2 Multiple-Family Residential District are listed in **Table 4.I of Section 4.9.7** of the Comprehensive Zoning Ordinance.

Area Regulations for the RM-2 Multiple-Family Residential District

REQUIREMENTS	STANDARDS					
	TYPE OF DEVELOPMENT					
	One-Family	Two-Family	Three-Family	Four-Family	Five+ Family	Town House
Minimum lot area per dwelling unit or nonresidential site area	3,125 sq. ft.	1,750 sq. ft.	1,500 sq. ft.	1,200 sq. ft.	1,000 sq. ft.	2,000 sq. ft.
Minimum lot width	30 ft.	30 ft.	40 ft.	50 ft.	50 ft.	18 ft.
Minimum lot depth	90 ft.	90 ft.	90 ft.	90 ft.	90 ft.	90 ft.
Maximum height	40 ft.	40 ft.	40 ft.	40 ft.	75 ft.	40 ft.
Maximum floor area ratio (FAR)	1.00	1.00	1.00	1.00	1.00	1.00
Minimum open space ratio (OSR)	0.30	0.30	0.30	0.30	0.30	0.30

Maximum number of permitted dwelling units

According to the standards for the RM-2 District shown above, residential development containing more than 5 units should provide 1,000 square feet of lot area per dwelling unit. The proposed development at 3925 Burgundy Street contains 43,930 sq. ft. of lot area; therefore the development could contain a maximum of 43 residential units. The developer proposes 37 dwelling unit on the site, which is well within this standard.

The proposed development at 901 Bartholomew/4015 Burgundy Streets contains 15,460 sq. ft. of lot area; therefore the development could contain a maximum of 15 residential units. The developer proposes 11 dwelling unit on the site, which is within the standard.

The development density is also regulated through the proposed MUPC District standards of **Article 10, Section 10.9A.6** of the Comprehensive Zoning Ordinance (discussed in details further in the design section of the report), which set the maximum number of permitted dwelling units based on the “net development area” (i.e., the lot area of the residential component of the site) per dwelling unit requirement of the base zoning district(s). For both sites, the 3925 Burgundy and 901 Bartholomew Streets, the net development area equals the total site area of 43,930 and 15,460 square feet respectively. Therefore, the maximum number of dwelling units permitted on each site (43 and 15 units), according to MUPC District standards, is the same as the one permitted under standard of the RM-2 District. The proposed number of units on both sites (37 and 11 units) is below the stated maximum, thus meeting this density requirement.

Floor to Area Ratio (FAR)²

According to RM-2 District standards, the maximum permitted FAR is one (1). That means that the total building area shall be equal to the lot area. The MUPC District does not set FAR standards but regulates density through the specific ratio.³ The proposed building area for development at 3925 Burgundy Street is 1.66 times larger than the lot area. The staff believes that in a dense urban environment such as the historic Bywater neighborhood, it is appropriate to have greater density level than the one provided by the FAR of 1 which otherwise might be appropriate at other sites located in other contexts. Furthermore, the project meets other density standards regulated through lot area per dwelling units.

The proposed development at 901 Bartholomew/4015 Burgundy Streets will have the FAR of 1.4. This exceeds the maximum permitted FAR of 1. However, the proposal involves an existing building and an existing site, with no additions. Therefore the FAR deficiency for this site is considered as grandfathered and a waiver is not required.

For the reasons stated above, the staff supports the waiver of the FAR requirement for 3925 Burgundy Street.

- The applicant shall be granted a waiver of **Article 7, Section 7.3.7** of the Comprehensive Zoning Ordinance (by reference to **Article 4, Section 4.9.7 Table 4.I**), which requires the FAR of one (1) to permit the FAR of 1.7 for the proposed development at 3925 Burgundy Street.

Open Space Ratio (OSR)⁴

According to RM-2 District standards, the minimum required OSR is 0.30. The MUPC District does not set OSR standards, therefore the standards of the underlying district apply. The applicant proposes 4,940 square feet of open space for development at 3925 Burgundy Street. The OSR will be 0.06 in lieu of the 0.30 required. The proposed development at 901 Bartholomew/4015 Burgundy Streets will not have any open space. Similar to the FAR issue discussed above, the staff believes that in a dense urban environment such as the historic Bywater neighborhood, providing open space that is equal to 30% of the gross floor area is inappropriate. This standard is more in keeping with the suburban type of development rather than with the historic urban neighborhood.

² FAR is the floor area of a building or buildings on any lot divided by the area of the lot

³ The proposed development meets the density ratio of the *“net development area for residential use/ lot area per dwelling unit requirement of the base zoning district.”* See discussion under: *“Compliance with MUPC District Standards, Dwelling units permitted”* in the further section of this report.

⁴ OSR is the open space on the lot divided by the floor area of any building or buildings on the lot.

For this reason, the staff supports the waiver of the OSR requirement for both sites.

- The applicant shall be granted a waiver of **Article 7, Section 7.3.7** of the Comprehensive Zoning Ordinance (by reference to **Article 4, Section 4.9.7 Table 4.I**), which requires the OSR of 0.30 to permit the OSR of 0.06 for development located at 3925 Burgundy Street and the OSR of 0 (no open space on the site) for the proposed development at 901 Bartholomew/4015 Burgundy Streets.

Building design

The two existing structure located at 3925 Burgundy Street (3-story corner building and the 2-story adjacent one) will be developed as a single building and will undergo complete “makeover.” From the classic industrial style buildings with large massing and no windows, with garage entrances and plain metal and brick utilitarian facades, the structures will be converted into the 20th century modernist style building that resembles elegant industrial style found in the iconic Blue Plate Mayonnaise building in Uptown New Orleans.

The 2-story structure will get the 3rd story addition and the 3-story corner building will get the 4th floor addition. The existing floor area of 52,565 square feet will be enlarged by 20,415 square feet for a total floor area of 72,980 square feet. The height of the 4-story section will be 60 feet. The building’s first floor containing floor area of 21,790 square feet will be divided into seven (7) separate retail units and common areas for residential support functions including storage rooms, lobby, entrance/exit corridors, elevators and stairways. The second, third, and fourth floors will have a total of 37 residential units, including 15 one-bedroom units, 18 two-bedroom units and 4 three-bedrooms.

3925 Burgundy Street - The existing elevations



3925 Burgundy Street

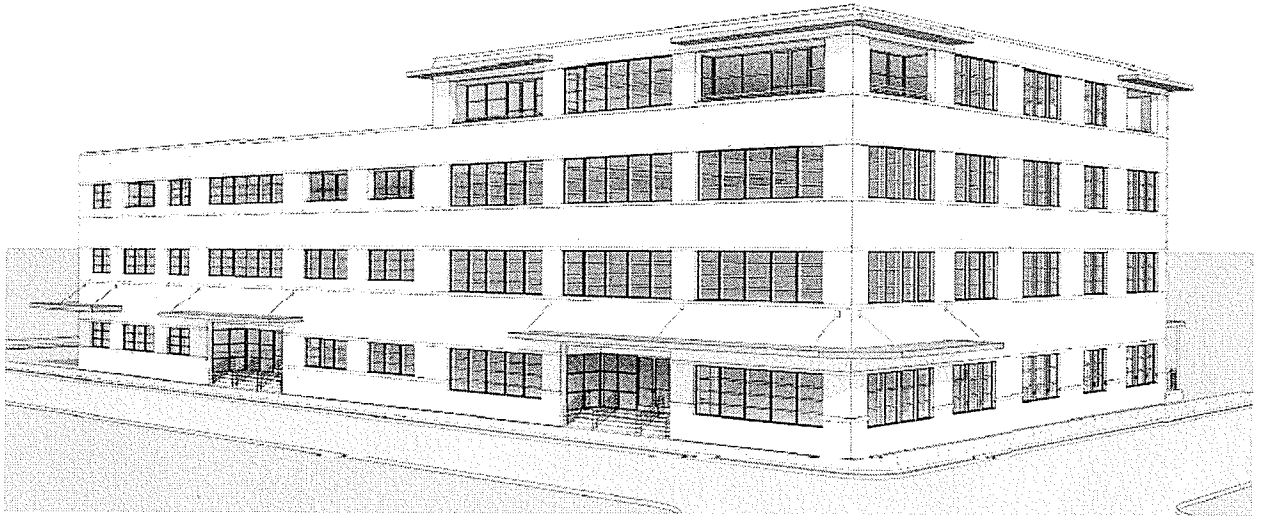
Burgundy Street Elevation



3925 Burgundy Street

Burgundy Street Elevation

The proposed elevations:



The proposed building design features covered storefront entrances and large storefront windows along Burgundy and Bartholomew Streets. Large windows have been added throughout the upper floors. Roof overhangs have also been added on the Burgundy and Bartholomew Streets elevations. These overhangs project onto the public rights-of-way and require approval by the City. Therefore,

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

The development plan for the existing structure at 901 Bartholomew/4015 Burgundy Streets proposes only minor changes to the building exterior. The changes involve addition of windows, primarily on the parking lot side of the structure and some reconfiguration of doors and windows on the other three building facades. The conversion of the 2-story former office building into 11 dwelling units does not involve any addition to the floor area. The structure will maintain the 21,688 sq. ft. of floor area between its two floors. The staff recommends no changes to the proposed design.



As the entire development is located within the Bywater Local Historic District, the Historic District Landmarks Commission (HDLC) must review redevelopment plans. The Architectural Review Committee of the HDLC has reviewed the plans and approved the development in concept subject to further review of the detailed plans by the staff and the Commission.

- The applicant shall make any recommended improvements to the exterior of the structures and shall secure a Certificate of Appropriateness from the Historic District Landmarks Commission.

Landscaping

The applicant has not submitted a landscape plan. A site plan indicates some landscaping of the parking lot for 3925 Burgundy Street site. Therefore,

- The applicants shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating 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 and details;
 - b) The installation of continuous shrubbery along the edge of the parking lots, adjacent to the public rights-of-way on Bartholomew and Burgundy Streets.
 - c) The landscaping of all residual areas on site not used for parking or vehicular access, including the open space area at the corner of Alvar and Burgundy Streets with a combination of trees, shrubs, and groundcover, all subject to the review and approval of the City Planning Commission staff.

- d) The planting of new trees at a maximum interval of thirty (30) feet within the Burgundy and Bartholomew Street rights-of-way, subject to the review and approval of the staff of the Department of Parks and Parkways.

Trash storage and litter abatement

The applicant proposes for trash associated with the commercial and multiple-family residential uses at 3925 Burgundy Street to be stored in a dumpster adjacent to the loading zone, accessible from Alvar Street. The staff believes that the location is appropriate, but believes that given the number of commercial and residential units on the premises, the size of the enclosed trash may not be sufficient. The trash storage area for the development on the adjacent site, at 901 Bartholomew Street is shown next to the parking lot side entrance to the building. The dumpster on this site is not fenced-off, and would be visible from the parking lot and from the Burgundy Street sidewalk. It is necessary for this dumpster to be screened by an opaque wood or masonry fence. The staff believes that the size of the trash area on this site may also be insufficient for the number of residential units.

Therefore,

- The size of the trash storage areas on 3925 Burgundy and 901 Bartholomew Streets shall be increased to reflect the number of commercial and residential units on the site. All trash storage areas shall be screened from view from the adjacent 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 City Planning Commission staff. At no time other than during trash pick-up shall trash be visible from the public rights-of-way. If visible from the streets, the design of the gate shall be subject to the review and approval of the Historic District Landmarks Commission.

Furthermore, to manage litter and trash that may accumulate on and around the development, 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 property manager shall be included in this letter to be kept on file in case of any violation.

Lighting

The plans do not indicate the presence of exterior lighting at the site. Should exterior light standards be installed, they should be limited in height and positioned around the site in a manner that ensures they do not shine excessively on surrounding properties.

- The site plan shall be revised to include the locations, height, and details of all light standards, subject to the approval of the staff of the City Planning Commission. Light standards shall be limited in height to twenty-five (25) feet and shall not be directed toward any residential use.

Compliance with MUPC District requirements

According to **Article 10, Section 10.9A.1** of the Comprehensive Zoning Ordinance, *Purpose of the District*, the MUPC District overlay is intended to promote mixed-use redevelopment of vacant land and buildings in the older areas of the City. As noted above, the development regulations supplement those of the base zoning district. In addition, it imposes the following additional requirements.

Uses authorized

Article 10, Section 10.9A.3 *Uses Authorized* notes that in the MUPC District, only the uses allowed in the base zoning district are authorized. Residential uses in LI Light Industrial District proposed for the site are authorized only through conditional use approval, which is considered in this request.

Minimum district area

Article 10, Section 10.9A.4 requires a minimum area of one (1) contiguous acre or one-half (1/2) of a city square, whichever lesser, for MUPC Districts. This site includes more than one half of Square 291 (43,930 sq.ft.) and a large (15,460 sq.ft.) parcel on a neighboring square 292. It comprises a total area of 59,390 square feet (1.36 acres), exceeding the minimum area requirement for MUPC District.

Ownership control

According to **Article 10, Section 10.9A.5** of the Comprehensive Zoning Ordinance, to carry out the purpose and the provisions of the overlay district, the land and facilities of an MUPC District must be under a single ownership or under management of a central authority. As such, the applicants should submit to the City Planning Commission staff a management agreement indicating that all lots included in the MUPC District are controlled by one management entity.

- The applicant shall submit to the City Planning Commission staff a recorded management agreement indicating all parts and phases of the overall Mixed-Use Planned Community District will remain in single ownership, or will be controlled by the same management entity. The duration of this agreement must be stated and recorded. The Recordation Number of the management agreement shall be noted on the final plans.

Dwelling units permitted

As noted above, the maximum number of dwelling units allowed at the site is limited by **Article 10, Section 10.9A.6** of the Comprehensive Zoning Ordinance. That maximum number is found by dividing the site's net development area for residential use by the minimum lot area per dwelling unit requirement of the base zoning district in which the net development area is located, in this case the LI District and by reference RM-2 District. The overall site at 3925 Burgundy Street has a net development area of 43,930⁵ square feet, which is divided by the RM-2 District's 1,000 square feet of lot area per dwelling unit requirement, resulting in a maximum of 43 units. The applicant proposes 37 dwelling units which is well below the stated maximum permitted density.

The site at 901 Bartholomew Street has a net development area of 15,460 square feet, which is divided by the RM-2 District's 1,000 square feet of lot area per dwelling unit requirement, resulting in a maximum of 15 units. The applicant proposes 11 dwelling units which is well below the stated maximum permitted density.

Minimum lot and yard requirements

In accordance with **Article 10, Section 9A.7** of the Comprehensive Zoning Ordinance, there are no minimum lot size and yard requirements, except that the City Planning Commission is directed to ensure an appropriate relationship between the MUPC District and surrounding development. The two development sites included in the proposal involve adaptive reuse of the former industrial and an office building situated on multiple lots of record. The need to consolidate the individual lots and create two legal lots of record for each development site is discussed under Subdivision Standards (see below). As noted above, the building setbacks have not been modified with the redevelopment proposal. The staff believes that the setbacks are appropriate and that they provide adequate separation from the adjacent properties.

Maximum height

In accordance with **Article 10, Section 9A.7** of the Comprehensive Zoning Ordinance, there are no maximum height requirements imposed through the MUPC District. The

⁵ The total development area on 3925 Burgundy Street (43,930 sq. ft.) minus commercial site (none), minus streets (none) equals 43,930 sq. ft. The total development area on 901 Bartholomew Street (15,460 sq. ft.) minus commercial site (none), minus streets (none) equals 15,460 sq. ft.

height standards of the underlying LI District should apply. Residential uses within the LI District are subject to development standards of the RM-2 Multi-Family Residential District which according to **Article 4, Section 4.9.7 Table 4.1** sets a maximum building height to 75 feet for development containing more than five dwelling units (see earlier discussion). The proposed maximum height is 60 feet which is within the stated standard.

Off-street parking

Article 10, Section 9A.7 of the Comprehensive Zoning Ordinance notes that off-street parking spaces are required in accordance with **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance. This is discussed below in Section E.

Pedestrian uses

Article 10, Section 9A.7 of the Comprehensive Zoning Ordinance notes that MUPC Districts shall promote pedestrian activity through appropriate building and site design and the inclusion of retail businesses. The adaptive reuse of 3925 Burgundy Street proposes multiple ground floor commercial uses. The types of businesses to occupy these spaces are not known at this time. According to the applicant, retail uses which will serve the neighborhood are being considered. The site design and the design of the storefronts, which includes balconies above the sidewalk and canopies for weather protection, large storefront windows, will all engage passersby and draw their attention to the retail units, effectively providing pedestrian friendly environment and encouraging pedestrian activity.

Subdivision standards

Article 10, Section 9A.7 of the Comprehensive Zoning Ordinance states that MUPC Districts are to follow normal procedures regarding the subdivision or consolidation of land. The Orleans Parish Assessor's Office's records indicate that both sites (3925 Burgundy Street and 901 Bartholomew Street consist of multiple lots of record. To comply with Subdivision Regulations and Building Code standards the development parcels formed by multiple lots must be consolidated into single lots, so that proposed buildings do not cross lot lines and accessory parking lots are on the same lots as main uses. Therefore, it is necessary for the applicant to consolidate the lots forming these two development sites.

- The applicant shall consolidate all lots on Square 291 into a single lot of record and all lots on Square 292 into a single lot of record. The subdivision application shall be submitted prior to the finalization of the Mixed-Use Planned Community District overlay and shall be completed prior to the issuance of a Certificate of Occupancy for any buildings.

Signs

Article 10, Section 10.9A.8 of the Comprehensive Zoning Ordinance states that all developments within an MUPC District overlay are subject to the signage requirements of the base zoning district. No signage is being proposed at this time. Being located within the Bywater Local Historic District, all signage is subject to review and approval by the Historic District Landmarks Commission.

- Any proposed signage shall comply with the requirements of the RM-2 Multi-family Residential District in **Article 4, Section 4.9.6** of the Comprehensive Zoning Ordinance and shall be subject to review and approval of the Historic District Landmarks Commission.

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

Burgundy, N. Rampart, Bartholomew, Mazant and Alvar Streets are minor, single-lane roadways with on-street parking on either side. Each street is one-way, and Burgundy Street has a wider right-of-way than the other bounding streets. A bus route on Dauphine Street has a stop approximately two blocks from the subject site. Nearest major street is St. Claude Avenue which is two blocks away and includes several bus routes and designated bicycle lanes.

The proposed residences and new commercial spaces will bring additional traffic and increase use of on-street parking. There will be an overall increase in traffic to the area because of the recent developments around the intersection. This will be beneficial to area because it will bring activity and pedestrian traffic to a large, vacant industrial site. The office building at 901 Bartholomew Street has been used as a temporary police station and most recently as office space. The proposed condominium residences will have less impact on traffic and parking than the previous police station. Many properties in the area, residential and commercial, do not have off-street parking.

The proposal includes using the parking areas adjacent to each building which will provide a total of seventy-eight (78) off-street parking spaces. The office building at 901 Bartholomew Street includes a parking lot that is paved and has been used by the tenants in the office building. The parking lot has twenty-three (23) spaces which are accessed via one curb cut onto Burgundy Street. The parking lot behind the warehouse is currently green space with one curb cut next to the warehouse and another curb cut next to the adjacent residence. The new parking lot will include fifty-five (55) spaces which will be accessed using two new curb cuts onto Bartholomew Street. Installation of new curb cuts and removing two existing curb cuts will require approval by the Department of Public

Works. The adjacent streets are improved with sidewalks and curbs that are in good condition. The applicant must work with the Department of Public Works to repair any damage to the sidewalks and curbs during construction.

- The applicant shall secure approval from the Department of Public Works for new curb cuts, curb restoration, and any proposed changes to the existing curb cuts on the subject site, as well as any damage to the adjacent sidewalks and curbs that occurs during construction.

Off-Street Parking

Off-street parking is required for the proposed residences and commercial units based on **Article 15, Section 15.2.1 Table 15.A** of the Comprehensive Zoning Ordinance. The number of spaces required for each residence is based on the number of bedrooms per unit. The applicant has not identified what type of businesses will occupy the commercial spaces except for a proposal to include a café near the open space area. The standard for retail is used whenever the proposed use for commercial space is unknown. This will ensure that a realistic parking estimate is generated.

Parking Requirement 3925 Burgundy St				
Use	Floor area		Parking ratio	Parking requirement
Commercial (retail)	16,130 sq. ft.		1 per 200 sq. ft.	81 spaces
Café	1,200 sq. ft.		1 per 150 sq. ft.	8 spaces
Use	Unit type	Unit count	Parking ratio	Parking requirement
Multi-family residential	1-bedroom	15	1.5 per unit	23 spaces
	2-bedroom	18	1.5 per unit	27 spaces
	3-bedroom	4	2.5 per unit	10 spaces
Total				149 spaces
			Provided	55 spaces
			Waiver	94 spaces
Parking Requirement 901 Bartholomew St				
Use	Unit type	Unit count	Parking ratio	Parking requirement
Multi-family residential	1-bedroom	4	1.5 per unit	6 spaces
	2-bedroom	7	1.5 per unit	11 spaces
Total				17 spaces
			Provided	23 spaces

No waiver of the required off-street parking is required for the proposed units at 901 Bartholomew Street. The proposed development at 3925 Burgundy will require a waiver of ninety-four (94) parking spaces. The warehouse at 3925 Burgundy Street is not on the same lot with the proposed parking lot and would therefore be grandfathered a portion of

the required off-street parking spaces. The number of parking spaces required for a manufacturing facility is based on the number of employees. That information is not available; therefore we can not deduct any grandfathered parking spaces for the warehouse.

The proposal includes bicycle parking spaces in each parking lot. Seven (7) bicycle parking spaces are proposed for the parking lot on Bartholomew Street and six (6) spaces are proposed for the parking lot on Burgundy Street. The site is two blocks from Saint Claude Avenue which has designated bike lanes and many people in the area ride bicycles. The proposal should include more bicycle parking spaces, including bicycle parking for the residents and customers of the commercial tenants.

- The applicant shall submit revised site plans which include twenty (20) bicycle parking spaces for the residents plus an additional ten (10) bicycle parking spaces for customers of the commercial tenants.

The proposal requires a waiver of ninety-four (94) parking spaces for the portion of the development at 3925 Burgundy Street and staff believes that the waiver is warranted. The proposal includes fifty-five (55) parking spaces for the residents and commercial tenants. A parking lot of this size is unusual for the area and finding space to create another large parking lot would not be consistent with the development pattern in the area. The site is located in a walkable, urban neighborhood with access to transit and bike lanes within two blocks of the subject site. The parking calculation is an estimate because the applicant has not determined the type of businesses that will occupy the commercial spaces. The applicant will need to maintain a balance of the uses in the commercial spaces. If the required parking for the commercial uses exceeds the amount of parking estimated for this request, the applicant will need to amend the conditional use in order to receive a larger parking waiver. Therefore, staff recommends the following:

- The developer shall be granted a waiver of **Article 15, Section 15.2.1 Table 15.A** which requires one hundred forty-nine (149) off-street parking spaces to permit fifty-five (55) off-street parking spaces for the development at 3925 Burgundy Street.

Off-street Loading

Off-street loading spaces are required per the requirements in **Article 15, Section 15.3.1 Table 15.G** of the Comprehensive Zoning Ordinance. Off-street loading spaces are required for multi-family developments and for commercial uses. The applicant has not specified the type of commercial uses that will occupy the first floor. For the purpose of off-street loading calculations, retail will be the specified use.

Loading Requirement 3925 Burgundy Street		
Use	Floor area	Loading requirement
Retail	16,130 sq. ft.	2 spaces
Multi-family residential	56,850 sq. ft.	2 spaces
grandfathered		3 spaces
Total required		1 spaces
Loading Requirement 901 Bartholomew Street		
Use	Floor area	Loading requirement
Multi-family residential	21,688 sq. ft.	2 spaces
grandfathered		2 spaces
Total required		0 spaces

For 3925 Burgundy Street, four (4) off-street loading spaces are required. The previous use was a manufacturing facility which had a floor area of 52,565 square feet and required four (4) loading spaces. One loading bay was included inside the structure, and the loading bay door is still part of the structure on the Burgundy Street façade. Since one space was provided, three spaces are grandfathered to the site. Therefore, one off-street loading space is required. To accommodate deliveries for the proposed commercial spaces, the applicant must request a designated loading zone on Burgundy Street from the Department of Public Works. An on-street loading zone should meet the needs of the commercial tenants without further reducing the number of spaces in the parking lot.

- The applicant shall be granted a waiver of **Article 15, Section 15.3.1. Table 15.G Loading Requirements** of the Comprehensive Zoning Ordinance, which requires the provision of one (1) off-street loading space, to permit the provision of zero (0) off-street loading spaces.
- The applicant shall secure the approval of the Department of Public Works for the designation of one (1) loading zone within the public right-of-way adjacent to the site.

For 901 Bartholomew Street, two (2) off-street loading spaces are required for the multi-family development. The previous use was office building which has the same loading requirement. Since no off-street loading spaces were provided on the site or within the building, these spaces are grandfathered to the building. Therefore, no loading spaces are required.

F. What are the comments from other agencies/departments/committees?

The request was considered by the Planning Advisory Committee on April 8, 2015. The representative from the Historic District Landmarks Commission noted that the proposal

has received conceptual approval from the Architectural Review Committee and that the applicant must work out the details with staff. The representative from the Department of Public Works noted that they must approve the proposed curb cuts and any sidewalk repair. The committee passed a motion of no objection subject to further review by the City Planning Commission, the Historic District Landmarks Commission, and the Department of Public Works.

G. What effects or impacts would the proposed Mixed-Use Planned Community District have on adjacent properties?

The applicant is requesting a MUPC Mixed-Use Planned Community District for redevelopment of a former industrial building and an office building into residences with commercial uses on the ground floor of the warehouse. Bringing the vacant industrial structure at 3925 Burgundy Street back into use will be a benefit to the area. The proposed renovations to the office building will improve the image of the area. The recommended conditions will ensure that the design, site layout, landscaping, parking, and loading will be compatible with the surrounding area. One of the nearby surface parking lots for the former meat packing facility was recently developed with single-family residences and a similar development was proposed for the parking lot across Burgundy Street from the warehouse. The current request to redevelop the warehouse as a mixed-use residential/commercial property and to convert the office building into residences, would finalize the conversion of the former industrial use into less intense uses that are compatible with the character of the surrounding historic neighborhood.

The staff recommends the following standard proviso to ensure the revised development plans are approved appropriately by the Department of Safety and Permits in accordance with requirements of the Conditional Use.

- 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.

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

“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 copied below:

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 site includes parcels on either side of Bartholomew Street at the intersection of Bartholomew and Burgundy Streets. The property is developed with one former industrial building, an office building, and their associated parking lots. The applicant proposes to convert the building at 3925 Burgundy Street into a mixed-use development with commercial retail spaces on the first floor and residential units on the upper floors. Residential development is proposed for the property at 901 Bartholomew Street.

All of the properties involved in the request are designated Mixed-Use Historic Core. Residential and commercial developments are consistent with the range of uses for the Mixed-Use Historic Core land use designation. The range of uses includes having a combination of uses within structures as proposed for 3925 Burgundy Street. The proposal involves adaptive reuse of existing structures, thereby maintaining the character and tout ensemble of the surrounding historic neighborhood. The design has received conceptual approval by the Historic District Landmarks Commission. The proposal is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan.

IV. SUMMARY

The subject site includes the warehouse and office building associated with the former Frey & Sons Meat Packing facility in the Bywater neighborhood. The warehouse and loading bay occupy the entire block face on Burgundy Street, between Bartholomew and Alvar Streets. The applicant proposes to convert the warehouse into a mixed-use residential/commercial development and to create a parking lot in the greenspace behind the warehouse on Bartholomew Street. The proposal includes adding an additional floor to the warehouse and will include thirty-seven (37) residential units and seven (7) commercial lease spaces. The office building will be converted into residential eleven (11) residential units and will use the adjacent parking lot facing Burgundy Street.

Overall, the proposal will be beneficial to the neighborhood and will bring activity to an under-utilized former industrial site. This proposal will complete the transition of this large former industrial use and its associated facilities on four adjacent squares into developments that are compatible with the surrounding historic neighborhood. The applicant has received conceptual approval from the Historic District Landmarks Commission for the proposal. The recommended conditions will ensure that the design, site layout, landscaping, parking, and loading will be compatible with the surrounding area. The proposal is consistent with the *Plan for the 21st Century: New Orleans 2030 Plan* which designates the site Mixed-Use Historic Core.

V. PRELIMINARY STAFF RECOMMENDATION

The staff recommends **APPROVAL** of Zoning Docket 040/15, a request for a MUPC Mixed-Use Planned Community District overlay in an LI Light Industrial District, subject to four (4) waivers and thirteen (13) provisos.

Waivers

1. The applicant shall be granted a waiver of **Article 7, Section 7.3.7** of the Comprehensive Zoning Ordinance (by reference to **Article 4, Section 4.9.7 Table 4.I**), which requires the FAR of one (1) to permit the FAR of 1.7 for the proposed development at 3925 Burgundy Street.
2. The applicant shall be granted a waiver of **Article 7, Section 7.3.7** of the Comprehensive Zoning Ordinance (by reference to **Article 4, Section 4.9.7 Table 4.I**), which requires the OSR of 0.30 to permit the OSR of 0.06 for development located at 3925 Burgundy Street and the OSR of 0 (no open space on the site) for the proposed development at 901 Bartholomew/4015 Burgundy Streets.
3. The developer shall be granted a waiver of **Article 15, Section 15.2.1 Table 15.A** which requires one hundred forty-nine (149) off-street parking spaces to permit fifty-five (55) off-street parking spaces for the development at 3925 Burgundy Street.
4. The applicant shall be granted a waiver of **Article 15, Section 15.3.1. Table 15.G Loading Requirements** of the Comprehensive Zoning Ordinance, which requires the provision of one (1) off-street loading space, to permit the provision of zero (0) off-street loading spaces.

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. The applicant shall secure the appropriate rights to utilize City property in conjunction with any and all encroachments onto the public rights-of-way in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.
3. The applicant shall make any recommended improvements to the exterior of the structures and shall secure a Certificate of Appropriateness from the Historic District Landmarks Commission.
4. The applicants shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating 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 and details;
 - b) The installation of continuous shrubbery along the edge of the parking lots, adjacent to the public rights-of-way on Bartholomew and Burgundy Streets.
 - c) The landscaping of all residual areas on site not used for parking or vehicular access, including the open space area at the corner of Alvar and Burgundy Streets with a combination of trees, shrubs, and groundcover, all subject to the review and approval of the City Planning Commission staff.
 - d) The planting of new trees at a maximum interval of thirty (30) feet within the Burgundy and Bartholomew Street rights-of-way, subject to the review and approval of the staff of the Department of Parks and Parkways.
5. The size of the trash storage areas on 3925 Burgundy and 901 Bartholomew Streets shall be increased to reflect the number of commercial and residential units on the site. All trash storage areas shall be screened from view from the adjacent 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 City Planning Commission staff. At no time other than during trash pick-up shall trash be visible from the public rights-of-way. If visible from the streets, the design of the gate shall be subject to the review and approval of the Historic District Landmarks Commission.
6. 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

property manager shall be included in this letter to be kept on file in case of any violation.

7. The site plan shall be revised to include the locations, height, and details of all light standards, subject to the approval of the staff of the City Planning Commission. Light standards shall be limited in height to twenty-five (25) feet and shall not be directed toward any residential use.
8. The applicant shall submit to the City Planning Commission staff a recorded management agreement indicating all parts and phases of the overall Mixed-Use Planned Community District will remain in single ownership, or will be controlled by the same management entity. The duration of this agreement must be stated and recorded. The Recordation Number of the management agreement shall be noted on the final plans.
9. The applicant shall consolidate all lots on Square 291 into a single lot of record and all lots on Square 292 into a single lot of record. The subdivision application shall be submitted prior to the finalization of the Mixed-Use Planned Community District overlay and shall be completed prior to the issuance of a Certificate of Occupancy for any buildings.
10. Any proposed signage shall comply with the requirements of the RM-2 Multi-family Residential District in **Article 4, Section 4.9.6** of the Comprehensive Zoning Ordinance and shall be subject to review and approval of the Historic District Landmarks Commission.
11. The applicant shall secure approval from the Department of Public Works for new curb cuts, curb restoration, and any proposed changes to the existing curb cuts on the subject site, as well as any damage to the adjacent sidewalks and curbs that occurs during construction.
12. The applicant shall submit revised site plans which include twenty (20) bicycle parking spaces for the residents plus an additional ten (10) bicycle parking spaces for customers of the commercial tenants.
13. The applicant shall secure the approval of the Department of Public Works for the designation of one (1) loading zone within the public right-of-way adjacent to the site.

VI. REASONS FOR RECOMMENDATION

1. The proposal will redevelop a former industrial site into residential and commercial uses that will be compatible with the surrounding neighborhood.
2. The proposed building improvements will enhance the image of the area.

3. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan*.
 4. The proposal has received conceptual approval from the Historic District Landmarks Commission.
- 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.



CITY OF NEW ORLEANS PROPERTY VIEWER

-  SEARCH
-  MEASURE
-  LAYERS
-  BASEMAP
-  PRINT
-  HELP



PROPERTY INFORMATION







Site Address: 3925 BURGUNDY ST, LA
 First Owner Name: EMBRY SHEAR
 Mailing Address: CAROLYN A. MANGHAM, 3925 BURGUNDY STREET
 Mailing City: NEW ORLEANS
 Mailing State: LA
 Mailing Zip 5: 70117
 Property Description: SQ 291 LOT 12 PT 3-5 BURGUNDY 75/31X VAR/159
PT 3-5 BARTHOLOMEW & BURGUNDY 59X75 PT 3-5 BARTHOLOMEW

ZONING

Zoning District: LI
 Zoning Description: Light Industrial District
 DRAFT Zoning: HM-MU
 DRAFT Zoning Description: Historic Marigny/Treme/Bwywater Mixed-Use District
 Future Land Use: MU-HC
 Future Land Use Description: Mixed-Use Historic Core
 Last Updated: Thu Dec 19 2013



CITY OF NEW ORLEANS PROPERTY VIEWER

-  SEARCH
-  MEASURE
-  LAYERS
-  BASEMAP
-  PRINT
-  HELP



PROPERTY INFORMATION

Site Address: 901 BARTHOLOMEW ST, LA
 First Owner Name: 901 BARTHOLOMEW LLC
 Mailing Address: 901 BARTHOLOMEW STREET
 Mailing City: NEW ORLEANS
 Mailing State: LA
 Mailing Zip 5: 70117

ZONINGS

Zoning District: LI
 Zoning Description: Light Industrial District
 DRAFT Zoning: HM-MU
 DRAFT Zoning Description: Historic Marigny/Tremé/Bywater Mixed-Use District
 Future Land Use: MU-HC
 Future Land Use Description: Mixed-Use Historic Core
 Last Updated: Thu Dec 19 2013

Property Description: SQ 292 LOT Y & 10 OR 1 BARTHOLOMEW & BURGUNDY 63X110 LOT 23-24 BURGUNDY 50X160 2/STORY BR BLDG &

ALVAF

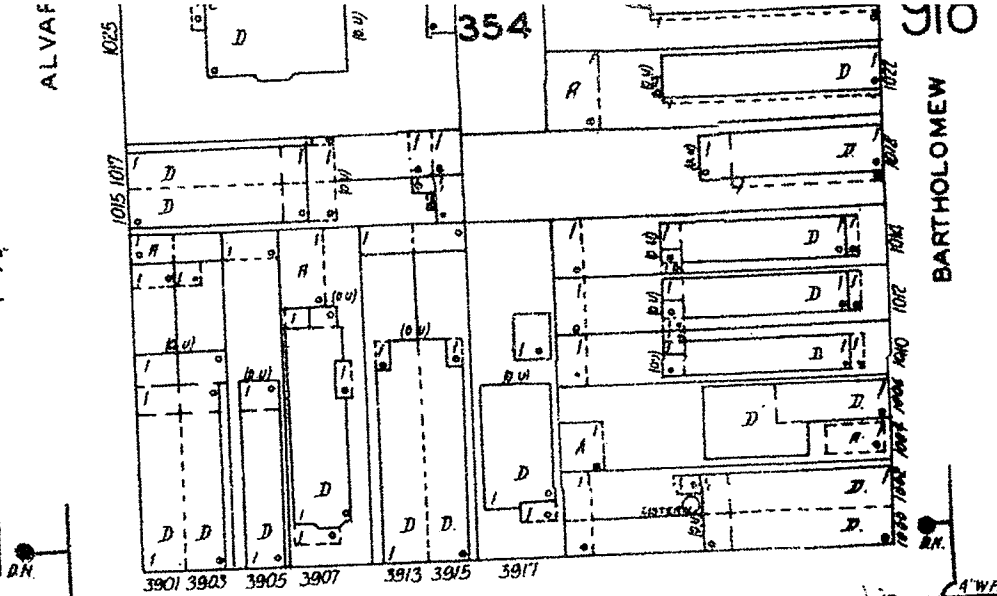
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1015 1017

354

310

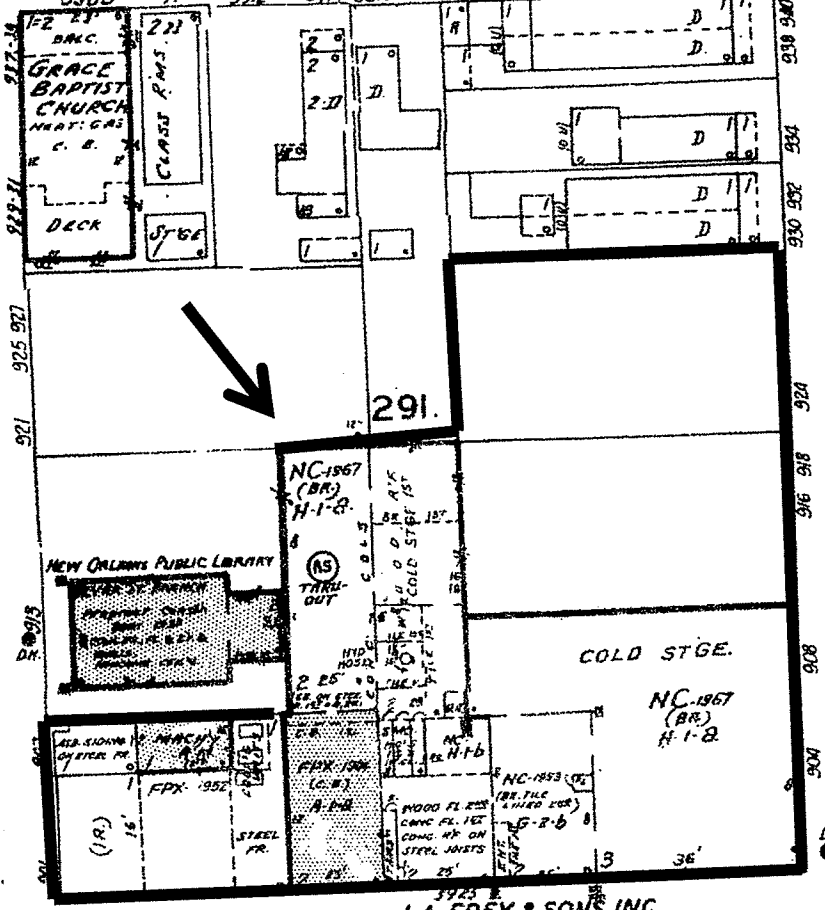
BARTHOLOMEW



3901 3903 3905 3907 3913 3915 3917

4' WP

3300 A. 3912 3914 3916



GRACE BAPTIST CHURCH
HEAT: GAS
C. S. B.
DECK
CLASS Rms.

NEW ORLEANS PUBLIC LIBRARY
THRU-OUT

291

NC-1967
(BR)
H-1-B

COLD STGE.

NC-1967
(BR)
H-1-B

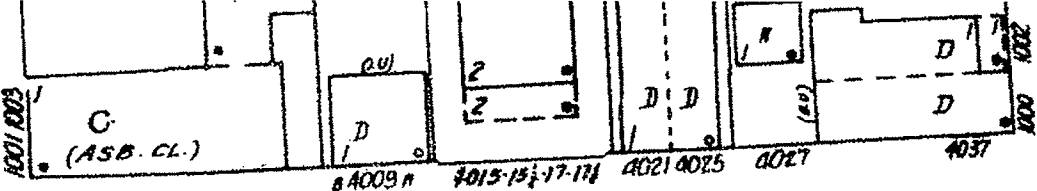
LA FREY & SONS INC
MEAT PACKING
MATERIALS: POWER ELEC. MECH.
STEEL FR. CON. CITY WATER CHAS. ELEC.

E

300

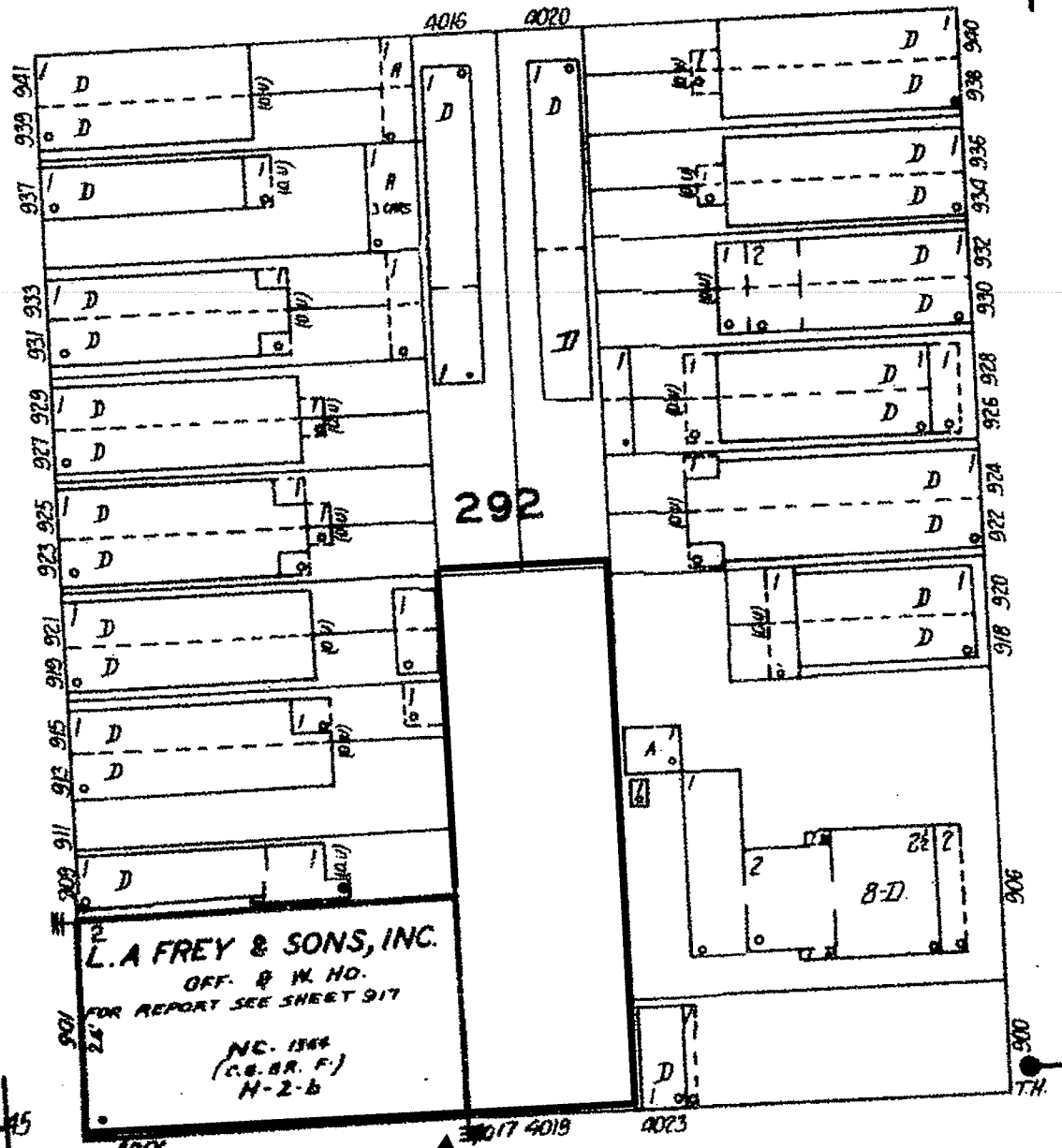
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4' WP



N. RAMPART

45



45

BURGUNDY

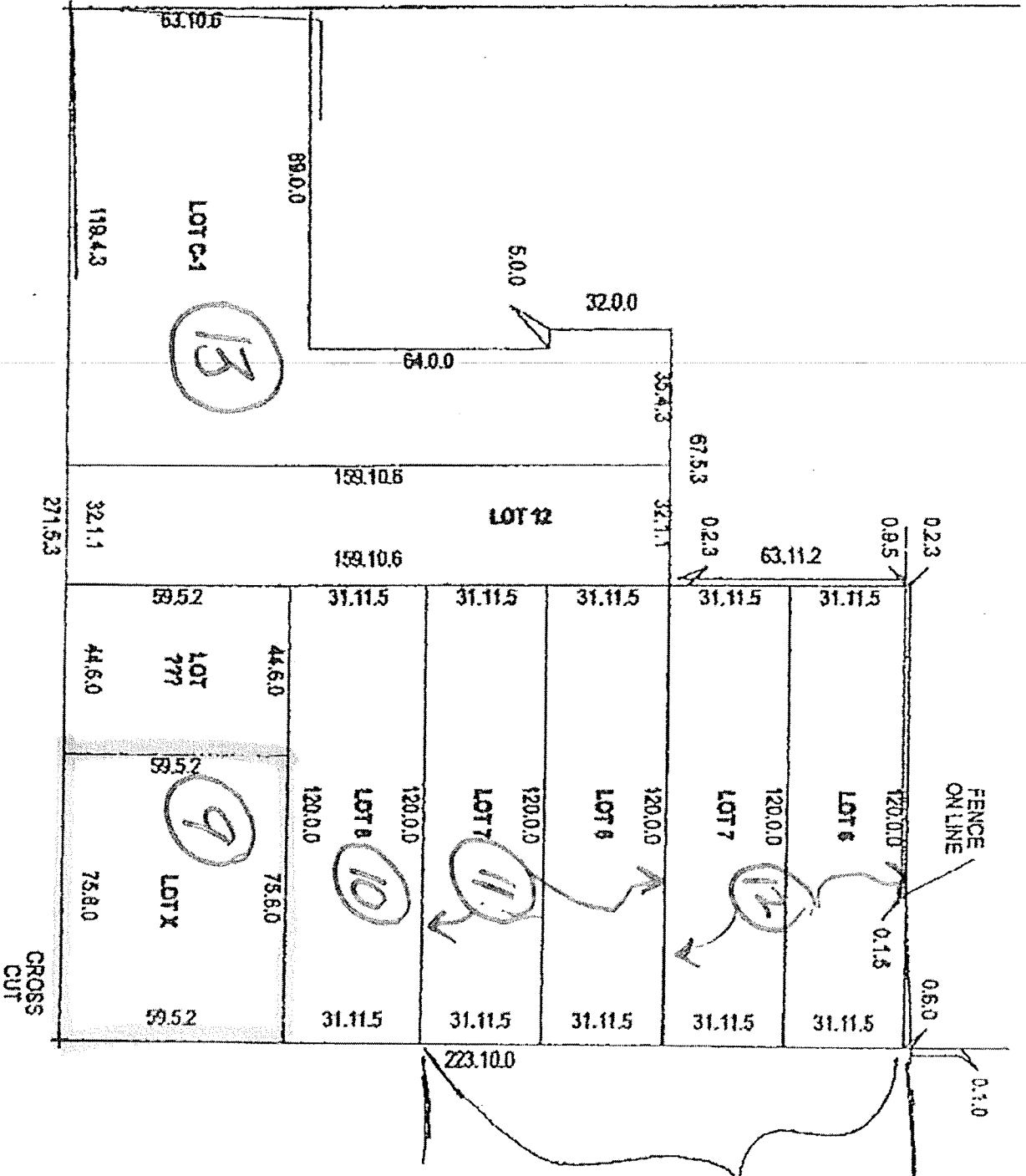


ALVAR STREET

CROSS CUT

NORTH RAMPART STREET (SIDE)

BURGUNDY STREET

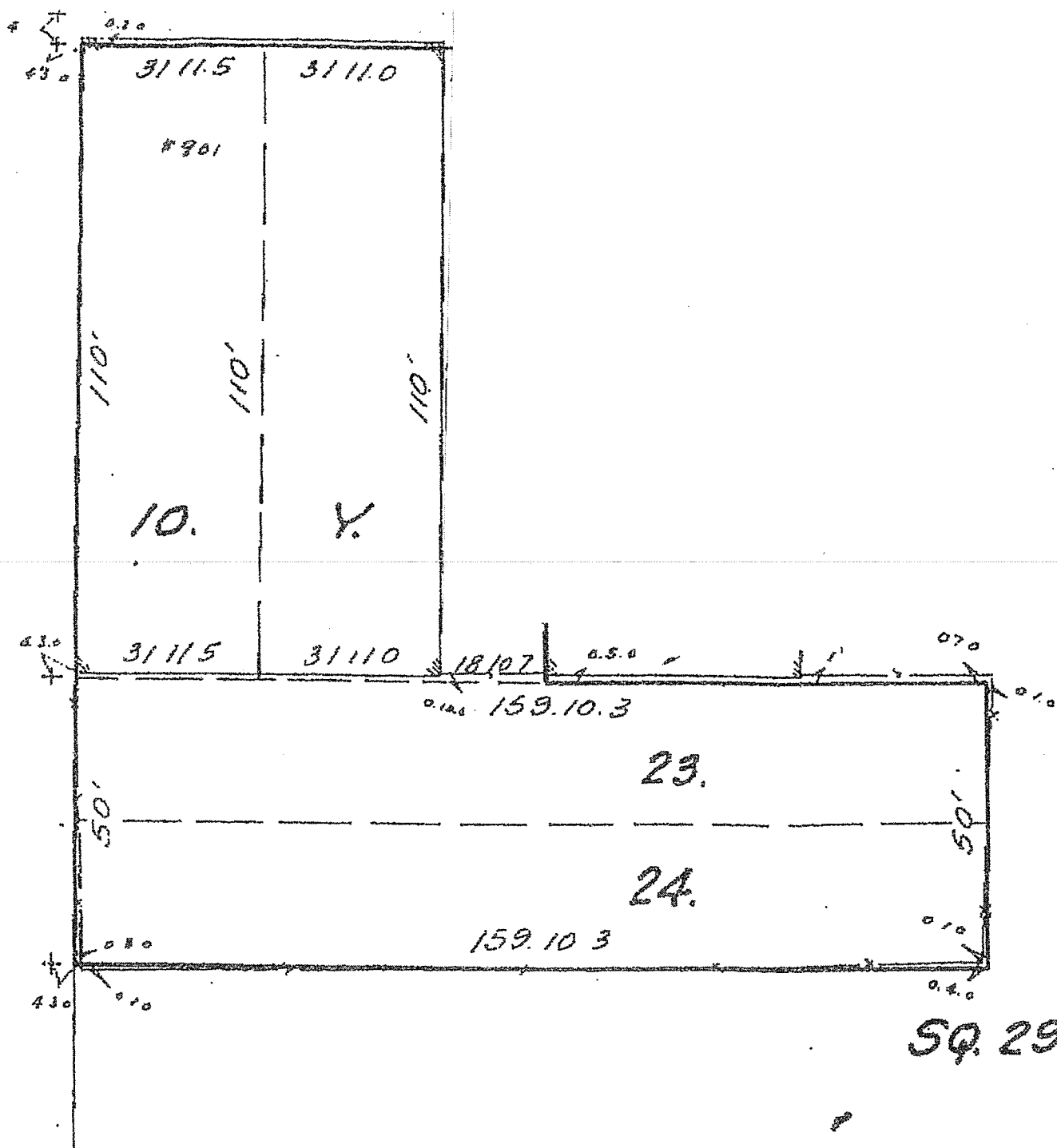


BARTHOLEMEW STREET

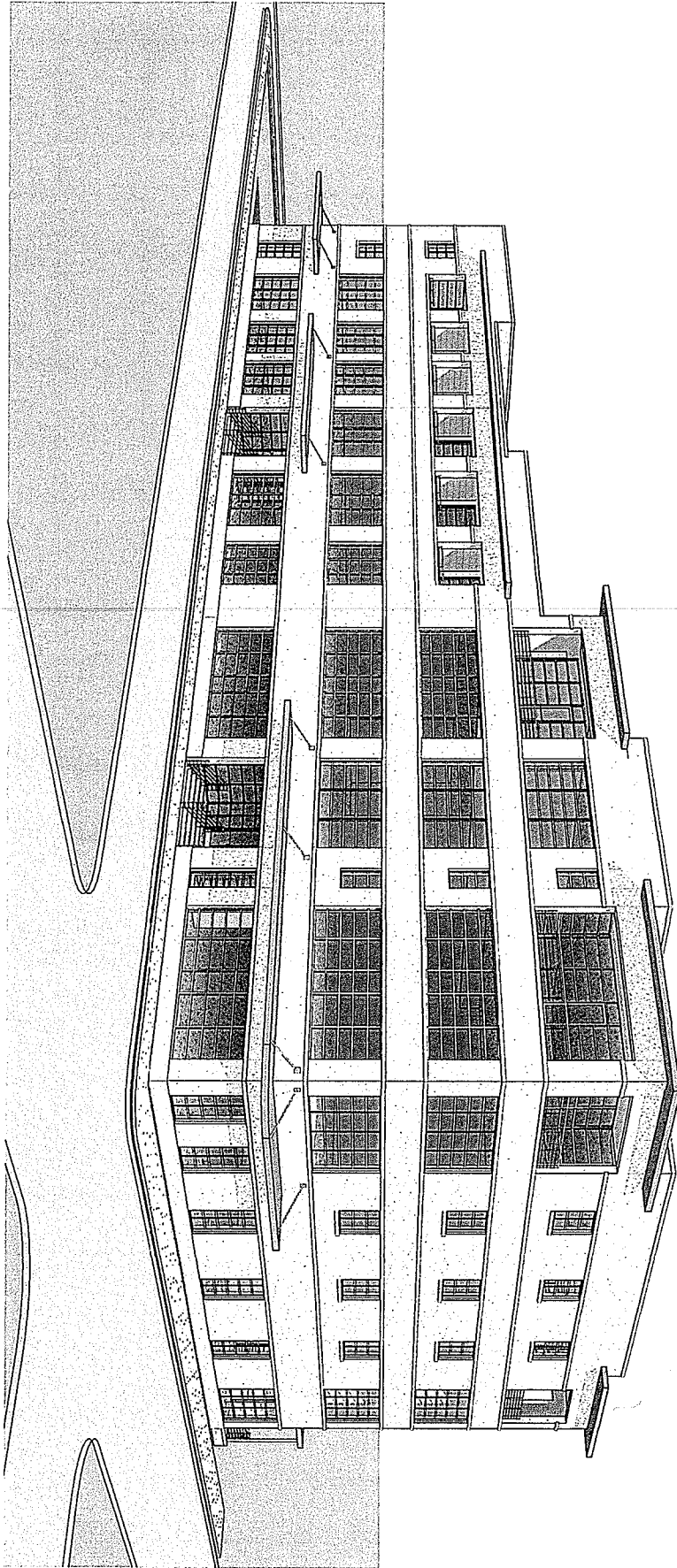
VACANT LAND

PJM

DUKE INLDY



SQ. 292



C
2nd
Revision

3DC

OPTION C

Scale:

Date:
02/24/15

3925 BURGUNDY
New Orleans, Louisiana

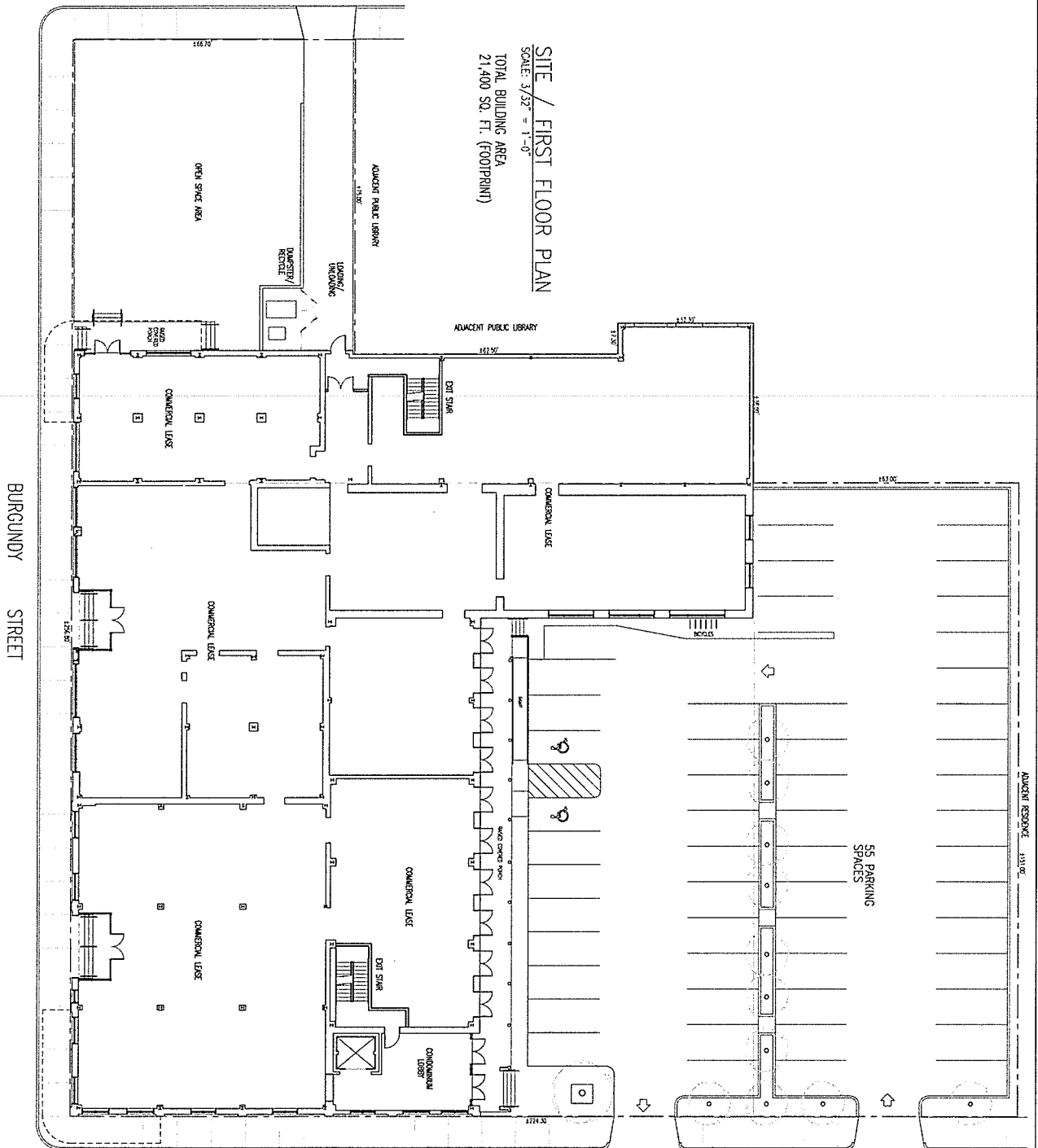


TERRELL
FABACHER
ARCHITECTS, L.L.C.

1525 ST. CHARLES AVE, Ste 300
NEW ORLEANS, LA., 70130
504-566-1320 TEL
504-566-1350 FAX

ALVAR STREET

SITE / FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 TOTAL BUILDING AREA
 21,400 SQ. FT. (FOOTPRINT)



BARTHOLMEW STREET

BURGUNDY STREET

3925 BURGUNDY ST.

NEW ORLEANS, LOUISIANA

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief. The project (add) (not) be visited periodically to review job progress

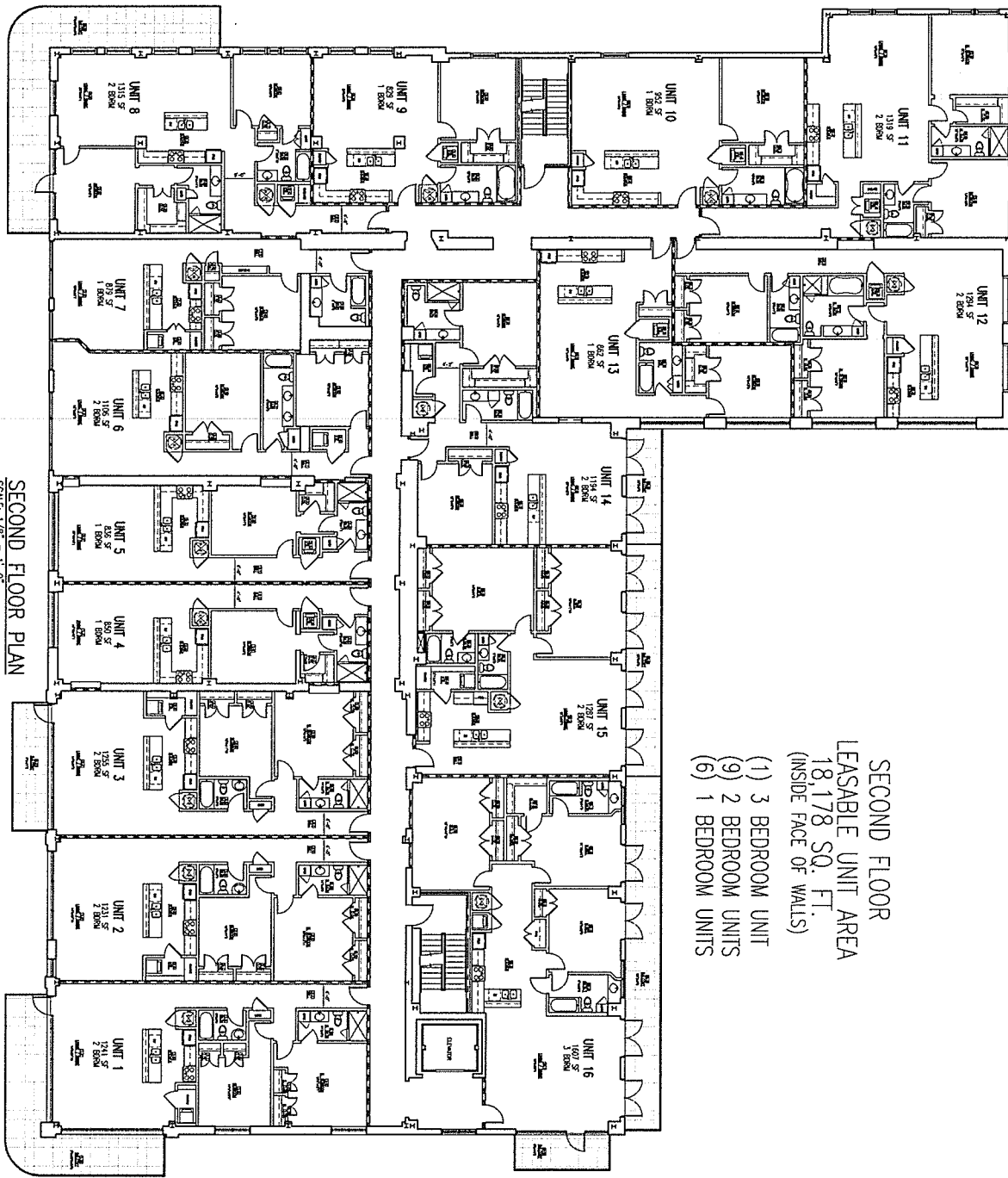


TERRELL FABACHER ARCHITECTS, L.L.C.
 1525 ST. CHARLES AVE. Ste 300
 NEW ORLEANS, LOUISIANA 70125
 504-566-1320 TEL
 504-566-1350 FAX

NO. PERSONS	
CHECKED BY	
DATE	2-23-15
JOB NO.	

A1.1

SHEET OF



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR
LEASABLE UNIT AREA
18,178 SQ. FT.
(INSIDE FACE OF WALLS)

- (1) 3 BEDROOM UNIT
- (9) 2 BEDROOM UNITS
- (6) 1 BEDROOM UNITS

A1.2	SHEET OF	NO. REVISIONS	
		DATE	02-24-2015
DRAWN BY:		DATE:	02-24-2015
CHECKED BY:		DATE:	

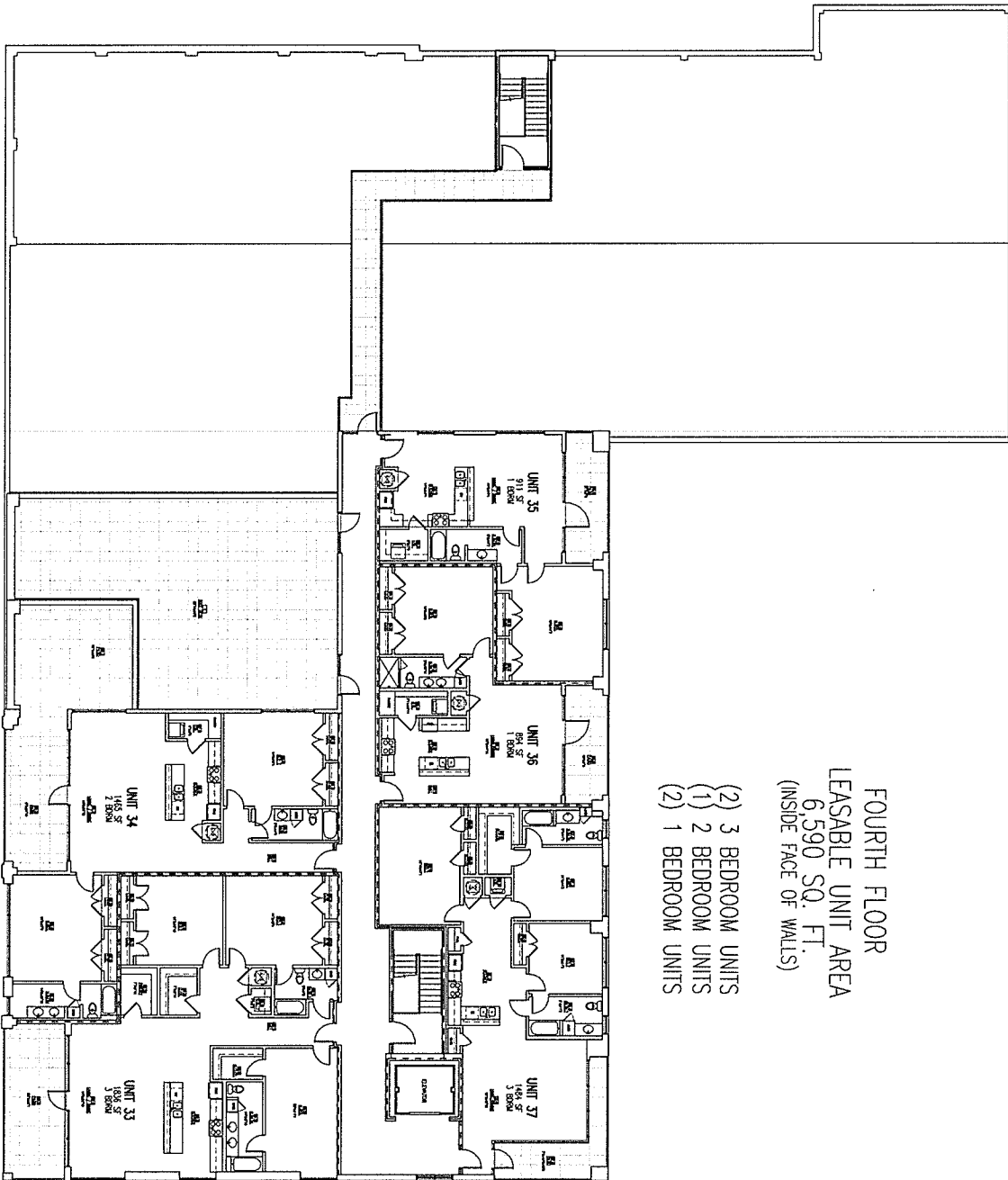
3925 BURGUNDY
NEW ORLEANS, LOUISIANA

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.

The project (will/not) be visited periodically to review job progress.

TERRELL FABACHER ARCHITECTS, L.L.C.

1525 ST. CHARLES AVE., Ste. 300
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL
504-566-1350 FAX



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOURTH FLOOR
LEASABLE UNIT AREA
6,590 SQ. FT.
(INSIDE FACE OF WALLS)

(2) 3 BEDROOM UNITS
(1) 2 BEDROOM UNITS
(2) 1 BEDROOM UNITS

A1.4
SHEET OF

NO. REVISIONS	
DATE	
DESIGNED BY	
CHECKED BY	
DATE	
JOB NO.	

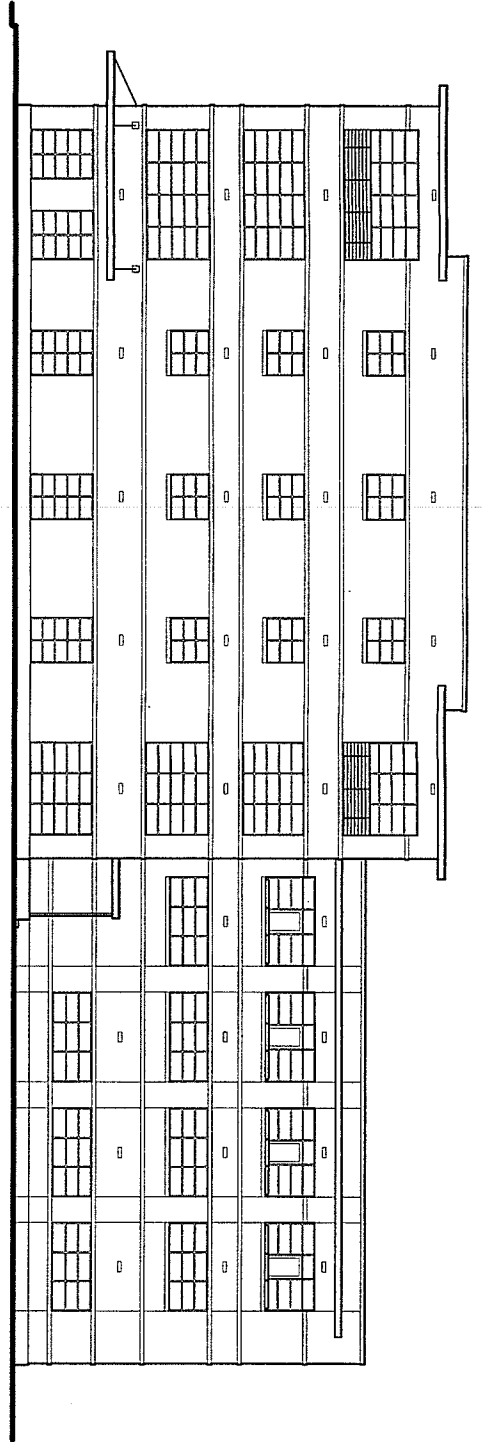
3925 BURGUNDY
NEW ORLEANS, LOUISIANA

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.

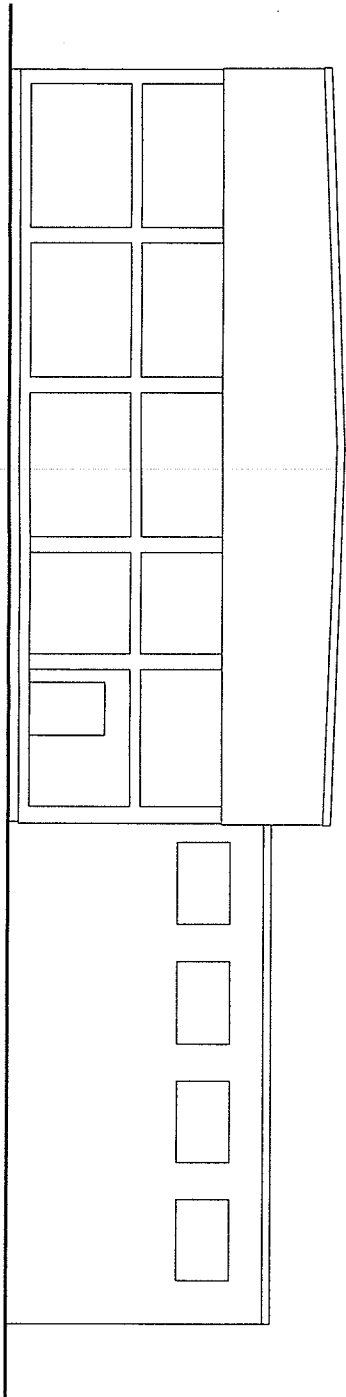
The project (will/not) be visited periodically to review job progress.

TERRELL FABACHER ARCHITECTS, L.L.C.

1525 ST. CHARLES AVE, Ste. 300
NEW ORLEANS, LOUISIANA, 70125
504-566-1330 TEL
504-566-1350 FAX




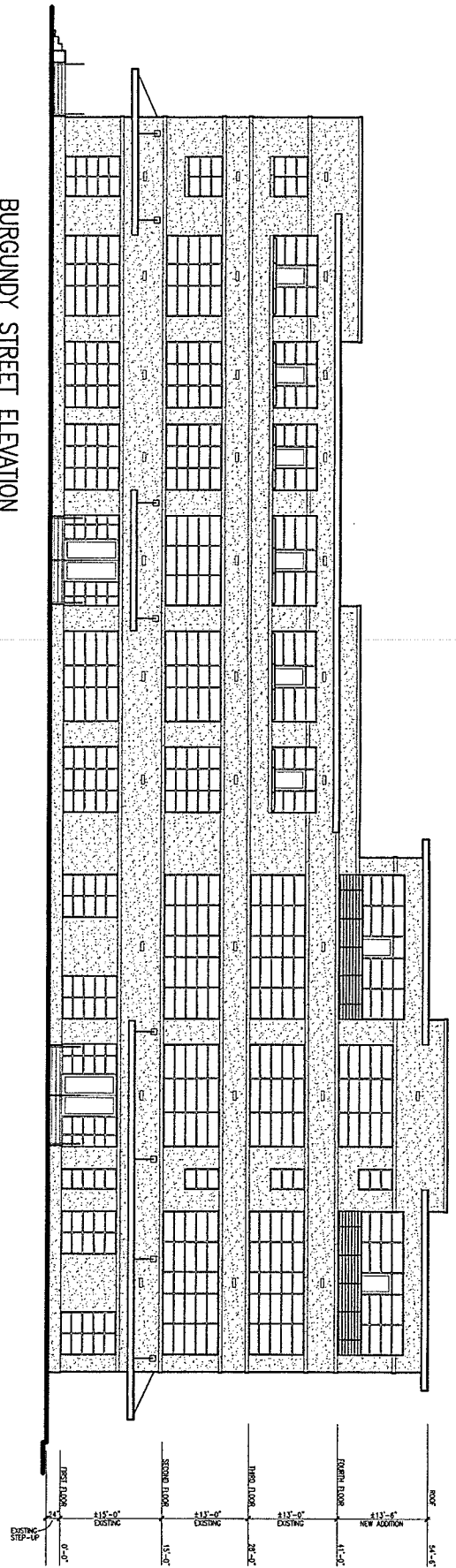
BARTHOLOMEW STREET ELEVATION
SCALE: 1/8" = 1'-0"



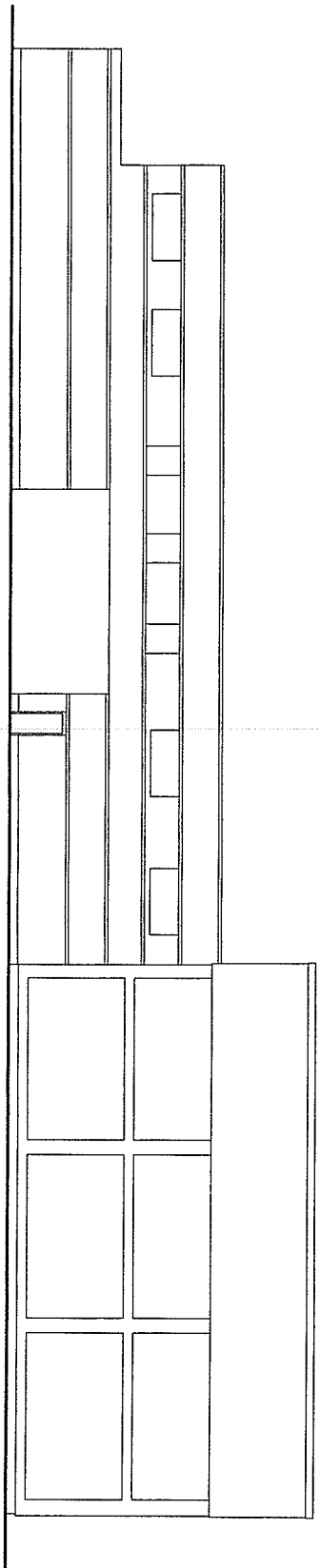
EXISTING BARTHOLOMEW STREET ELEVATION
SCALE: 1/8" = 1'-0"



A2.2	NO. REVISIONS	3925 BURGUNDY ST.	These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief. The project (will)(will not) be visited periodically to review job progress.	 TERRELL FABACHER ARCHITECTS, L.L.C.	1525 ST. CHARLES AVE. NEW ORLEANS, LOUISIANA 504-566-1320 TEL 504-566-1350 FAX
	DATE: 2-25-15				
	JOB NO.:	NEW ORLEANS, LOUISIANA			



BURGUNDY STREET ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING BURGUNDY STREET ELEVATION
SCALE: 1/8" = 1'-0"

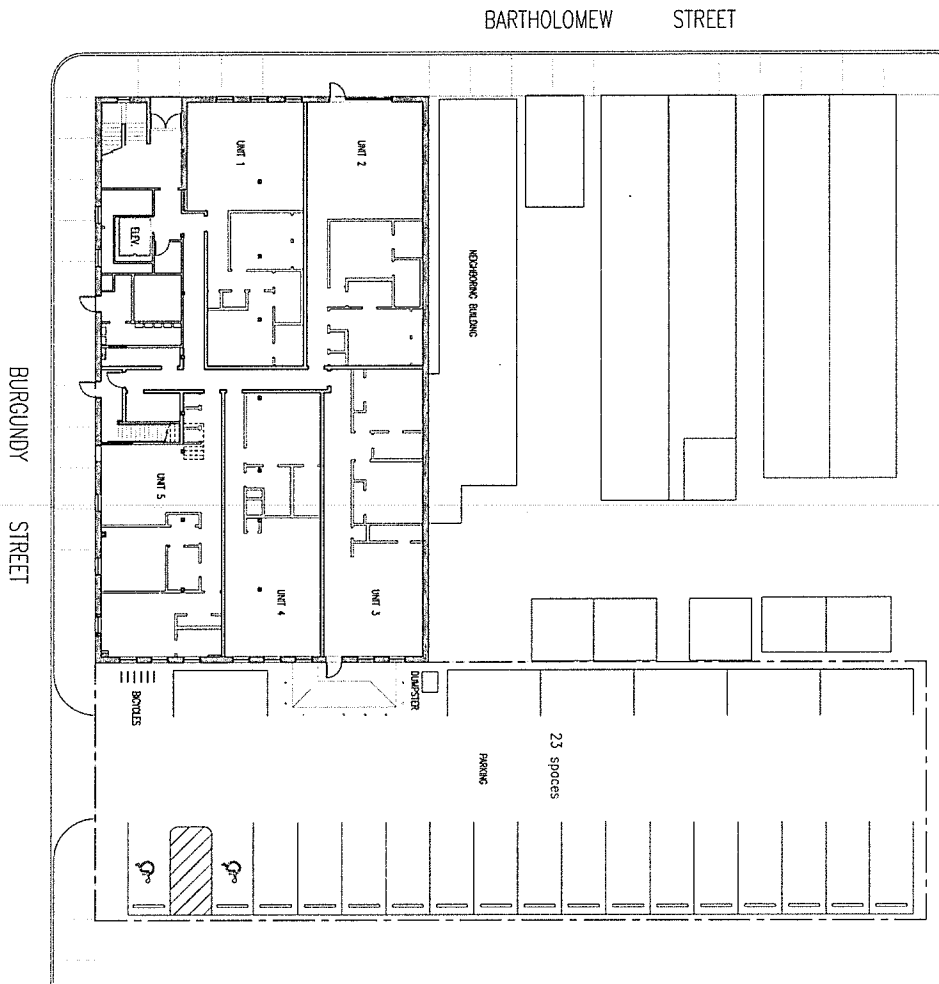


NO. REVISIONS	
DATE	2-25-15
DRAWN BY	AV
CHECKED BY	1
JOB NO.	

3925 BURGUNDY ST.
NEW ORLEANS, LOUISIANA

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.
The project (will) not be visited periodically to review job progress

TERRELL FABACHER ARCHITECTS, L.L.C.
1525 ST. CHARLES AVE, Ste
NEW ORLEANS, LOUISIANA, 7
504-566-1330 TEL
504-566-1350 FAX



SITE / FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 TOTAL COMMERCIAL LEASE AREA
 10,844 SQ. FT.

A1.1

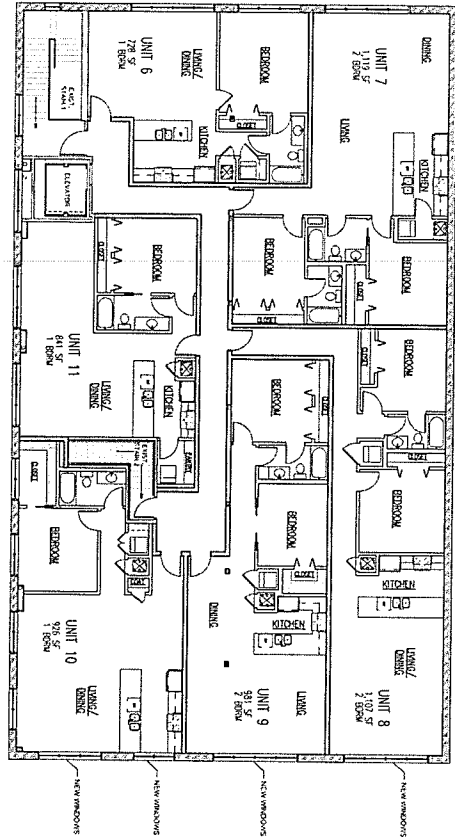
NO. REVISIONS	
DATE	01-28-2015
DESIGNED BY	
CHECKED BY	
DRAWN BY	
JOB NO.	

901 BARTHOLOMEW ST.
 NEW ORLEANS, LOUISIANA

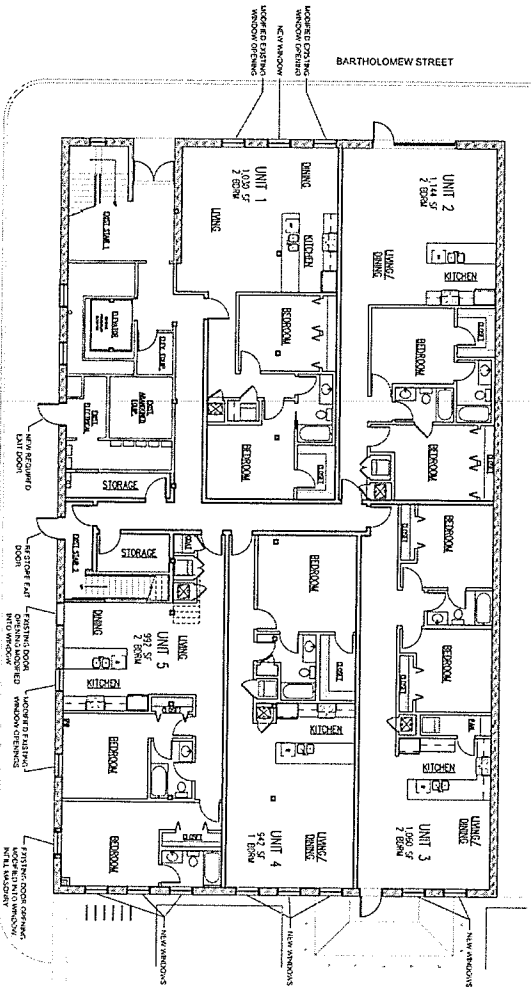
These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.
 The project (no) (w) (n) (e) (t) be sites periodically to review job progress



TERRELL FABACHER ARCHITECTS, L.L.C.
 1525 ST. CHARLES AVE., Ste. 300
 NEW ORLEANS, LOUISIANA, 70115
 504-566-1320 TEL
 504-566-1350 FAX

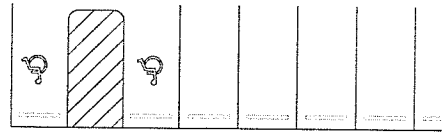


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

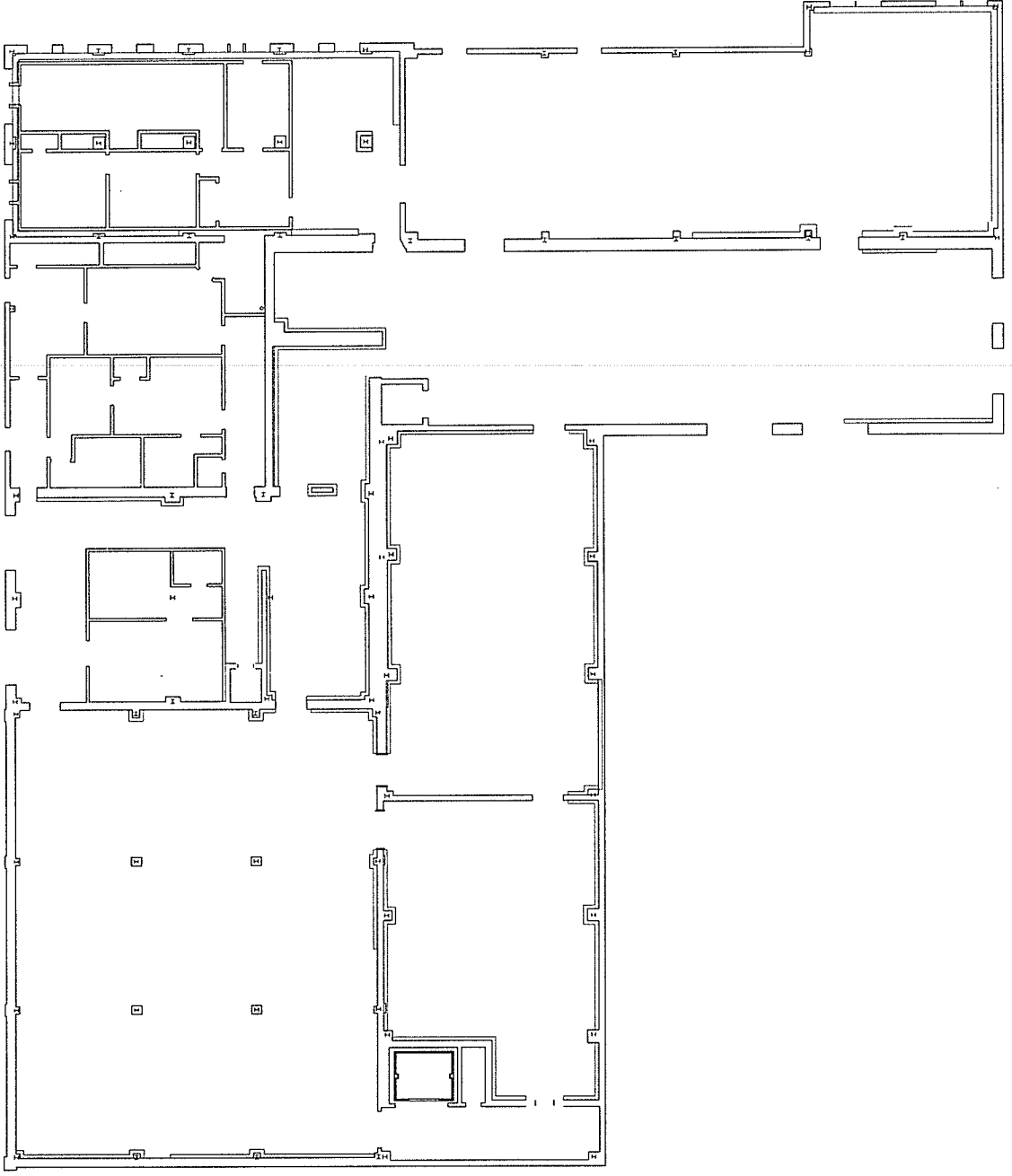


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEASABLE UNIT AREA
10,844 SQ. FT.
(INSIDE FACE OF WALLS)
(7) 2 BEDROOM UNITS
(4) 1 BEDROOM UNITS



A1.2	<p>901 BARTHOLOMEW ST. NEW ORLEANS, LOUISIANA</p>	<p>These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.</p> <p>The project (will not) be visited periodically to review job progress.</p>	<p>TERRELL FABACHER ARCHITECTS, L.L.C.</p> <p style="font-size: 8px;">1525 ST. CHARLES AVE., Ste. 300 NEW ORLEANS, LOUISIANA 70125 504-586-1330 TEL 504-566-1330 FAX</p>
<p>NO. PERSONS</p> <p>DESIGNED BY</p> <p>DRAWN BY</p> <p>DATE: 01-20-2015</p> <p>JOB NO.</p>			



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

EX.1.2
SHEET OF

NO. OF ROOMS	
SQUARES	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	1-20-15
JOB NO.	

3925 BURGUNDY ST.

NEW ORLEANS,

LOUISIANA

These plans and specifications have been prepared by me or under my close supervision and they comply with all City requirements to the best of my knowledge and belief. The project (will/will not) be mailed periodically to review job progress.



**TERRELL
FABACHER
ARCHITECTS, L.L.C.**
1525 ST. CHARLES AVE., Ste 300
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL
504-566-1350 FAX

January 8, 2015

Dear Neighbor:

My company, Nola Hospitality and Development, LLC is purchasing the property located at 3925 Burgundy Street and 4015 Burgundy Street, New Orleans, Louisiana 70117. It is the location of the historic Frey and Sons Meat-Packing Plant and Office buildings. We propose to restore and renovate these (2) existing historic, mostly vacant buildings into a multi-use occupancy, with the majority being residential condominiums. We plan to provide a total of 38 dwelling units in the 3925 Burgundy Street building which will consist of approximately 74,000 s.f. The existing vacant first floor in this building will remain for future commercial use. We plan to provide a total of 11 dwelling units in the 4015 Burgundy Street building which consist of approximately 14,000 s.f. Major construction work on the interior and exterior of both buildings will be required.

The site is currently in a L-I zoning district (light industrial) and the new "residential occupancy use" will require a "zoning change" to accomplish and move our project forward. As per meetings and discussion with the City Planning Commission staff we are proposing the site be re-zoned into a MUPC (Mixed-Use Planned Community District). As part of the application we are required to conduct a NPP Community Meeting. Because you are my neighbor, or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about the proposed development, and present questions or concerns. We are required to do this before we can submit our plan and application to the City Planning Commission.

The meeting will take place:

Thursday, January 22, 2015 at 6:00pm

Location: 3925 Burgundy St. Building

This letter is being delivered through U. S. Mail. At the meeting, I will provide a sign in sheet to obtain e-mail addresses, so that we can keep you updated, if project revisions occur. If we receive approval, we plan to begin construction within 5 months. The project should take an estimated 14 months for completion.

If you have any questions or comments, you can reach my representative who is the architect and project manager: Timothy Terrell c/o Terrell-Fabacher Architects, LLC; 1525 St. Charles Avenue, suite 300 New Orleans, Louisiana 70130; (timothydavidterrell@gmail.com)(504-566-1320)

Sincerely,

Robert Armbruster

Nola Hospitality and Development, LLC

Official Minutes:

3925 Burgundy Street, 901 Bartholomew Street Condominiums/Apartments

N.P.P. COMMUNITY MEETING REPORT

Meeting time was: Thursday - January 22, 2015 - 6:00pm

Meeting location was: 901 Bartholomew Street

Terrell – Fabacher Architects, LLC

Timothy Terrell

1525 St. Charles Ave., s. 300

New Orleans, LA 70130

timothydavidterrell@gmail.com

This report provides results of the NPP community meeting for the properties located at 3925 Burgundy and 901 Bartholomew Streets. The owner is requesting a zoning change from LI: Light Industrial to MU-PC: Mixed-Use Planned Community with height and parking waivers. This report provides a summary of the contact with neighbors and citizens groups, etc. Comments, sign-in sheets, addresses, and other materials are attached.

The letters were mailed out on Friday January 9, 2015 and included all parties on the lists which were provided by the CPC.

RESULTS: 32 neighbors/invitees attended the NPP meeting.

The prospective property owner gave an introduction to the project and a brief overview of his construction and development experience in New Orleans. The neighbors were shown the proposed plans for the restoration. The following topics of concern were discussed:

- Parking

Parking is resigned to the ground level with more than the required number of spaces to accommodate the proposed residential units. The current zoning requires 77 parking spaces, and we provide 78 vehicular parking spots and 13 spaces for bicycles. The draft CZO requires only 46 vehicular parking spaces with 10 bicycle spots. There are parking spaces available for the future commercial component, but the required number of spaces is not yet known as commercial tenants have yet to be established. The prospective owner does not own the properties across Burgundy street at 832-840 Bartholomew Street/11 Burgundy Street.

- Commercial Tenants

The prospective owner named some tenants that he has been speaking with and explained that he will carefully select tenant[s] that are in harmony with the neighborhood. He asked the neighbors for any input on retailers that he might try to procure. He is currently looking to small businesses, coffee shops

or small grocery component, but does not intend to allow any live music venues. Commercial tenants would be responsible for their own construction and daily operation.

- Responsibility of Maintaining Property after Completion

The prospective tenant will work with his attorney and condominium owners to create a condominium association, as is common practice, to establish bylaws with which the owners are to abide. These bylaws would include provisions to protect against neighborhood nuisances, including short-term rentals.

- Zoning

Zoning change is only being sought for these two properties, at 3925 Burgundy and Bartholomew Streets, which are currently zoned as "L-1: Light Industrial." Zoning changes are not being sought for any development outside of these two properties. Additionally, adoption of the draft CZO would designate these properties as "HM-MU: Historic Marigny/Treme/Bywater Mixed-Use" District, making the proposed use allowable.

- Construction Process and Schedule

The prospective owner anticipates construction to take approximately 18 months and no pile-driving or significant structural work is expected to take place as all plans retain the footprints of the existing buildings. The open space, reserved for parking, will be adequate for staging construction materials and equipment, especially as most of the work to be done is on the interior. The prospective owner's superintendent will be made available during construction to neighbors with any questions or concerns.

- Economics of investing in this property

The prospective owner has been working in construction and developing his own projects in New Orleans for almost fifteen years. He began a project before the housing/mortgage crash and remained dedicated in his commitment to that project, seeing it through completion, despite the harsh economic climate.

- Drainage

The footprints of the existing buildings are not proposed to be altered at this time. The proposed parking lot has been designed to work with the site and drain away from the building. Porous paving materials and alternative water-diversion and storage measures will be explored as the design develops, with attention given to mitigate street flooding and long-term water retention.

- Massing and appearance of proposed design

The proposed design takes cues from the existing "light industrial" aesthetic and will incorporate traditional materials used in the current buildings such as stucco and brick, while weaving in glass and outdoor spaces to bring more daylighting into the interior of the buildings. The design apartment unit is

below the required density as set forth by RM-2: Multiple-family Residential, which is 1,000 square feet per unit.

- Aggregate of Unit costs

Affordability of the individual residential units was discussed. Price points for individual units have not been established as the project is still in a schematic phase and these are determined by a separate consultant based on current market rates, costs and trends. The prospective owner holds his projects to a level of quality that will make the units competitive at market-rate, but more affordable than the average single-family home in the neighborhood. The prospective owner does not intend to apply for subsidies to offer subsidized housing or sell units on a sliding scale based on tenant income.

- Landscaping

The existing vacant space behind the 3925 Burgundy site will be utilized in the proposed parking scheme. The new parking lot will meet City Planning landscape requirements, including green space and shade trees on parking islands between aisles.

Concerns with the project were addressed and the neighbors appeared to have no opposition to the project. The meeting was then adjourned.

Name	Address	Email
1. Mark Gonzalez ³¹⁰⁶ Dauphin		mark@markgonzalez.wda.com
2. Kevin Viverata	918 MAZANT	viverata@Gmail.com
3. James Mcarthy	720 Independence St.	jpmcarthy81@gmail.com
4. Beverly Andrews	819 Lesseps St	webatecomputers@cox.com
5. JOHN ANDREWS	819 LESSEPS ST	WEHATECOMPUTERS@COX.NET
6. Doug Buntly	918 Mazant	dbuntly@gmail.com
7. TOPHER SINKINSON	4125 BURGUNDY	topher@makeitbe.com
8. Megan Webberking	4206 Burgundy	meganwebberking@gmail.com
9. Ken Allan	906 Mazant	kenadvm@gmail.com
10. Christa Allan	906 mazant	christa@christaallan.com
11. Jeff Thomas	841-843 Bartholomew	burgundy4210@gmail.com
12. Matthew Dupre	4018 Burgundy St	mattheupauldupre@gmail.com
13. Mark Heck	833 BRAND AVE	MARKHECK@GMAIL.COM
14. Harold Gee	4315 Royal	haroldgee@cox.net
15. Susan Aiken	622 Palline St.	
16. Laura Koch	4020 RAMPART St.	lkoch2@cox.net
17. STEVE TREGRES	4016 N RAMPART	tregres@bellsouth.net
18. Patrick + Goodline Daniel	3703 Burgundy St	gtendaniel@gmail.com
19. ADAM KARLIN	924 INDEPENDENCE	ADAMKARLIN@GMAIL.COM
20. Nathalie Jorti	1511 Panger St	nathalie.jorti@gmail.com
21. CATE SWAN	4205 Burgundy St	cate.swan@mt.com
22. TYLER HARWOOD	4205 Burgundy St	stin-g@stin-g.com
23. Leslie Armstrong	934 Bartholomew St	larmstrong49@aol.com
24. Julie Jones	827 Louisa St.	julienola@gmail.com
25. DAVE HESTER	836 LOUISA St	BADEEDAVE@HOTMAIL.COM
John Garzneri	1015 BARITOKNEW	revlution_9@cox.net

Name	Address	Email
26. Rick Prince	3824 Royal St	PRINCE@POLARONIAHOV.COM
27. Beth Butler	3810 Burg & Beth Butler South	
28. Phillip Cobb	710 Poland Ave Wired Aug 13 @ gmail.com	cc gmail
29. Sally Cobb	710 Poland Ave	SALLYCOBB47@GMAIL.COM
30. Sr. Gretchen Dysart, MSC	1011 Gallier St NOLA 70117	gdysartmsc@marianites.org
31. Roberta Gratz	3828 Burgundy	Robeta.Gratz@gmail
32.		
33.		
34.		
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41.		
42.		
43.		
44.		
45.		
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49.		
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Properties 600 ft. Radius

Addresses	Owner Name
726 Bartholomew St	Owner Address Michael R Robillard Et Al 724 Bartholomew St New Orleans, LA 70117
820 Bartholomew St	Morris Kirschman & Company LLC 1008 Harimaw Ct West Metairie, LA 70001
1001 Mazant St	Ruoss Michael B 1001 Mazant St, New Orleans, LA 70117
1006 Mazant St	Mc Nulty Maureen C/O Ronald A Chee-Awai 801 St Joseph St #12, New Orleans, LA 70113
922 Mazant St	Andrew A Reid 922 Mazant St New Orleans, LA 70117
3801 Dauphine St	Bishop Mortimer M 3801 Dauphine St, New Orleans, LA 70117
4121 St Claude Ave	Gate Keepers Inc 6030 St Claude Av New Orleans, LA 70117
Toddler's University Inc	William J Thomas
4210 Burgundy St	Etal 4210 Burgundy St New Orleans, LA 70177
3925 Burgundy St	Embry Shea R Carolyn A. Mangham 3925 Burgundy Street, New Orleans, LA 70117
3618 N Rampart St	Warren J Sr Webster 2043 Spanish Oak Dr Harvey, LA 70058
826 France St	Nehlig Robert A III 826 France St, New Orleans, LA 70117
924 Bartholomew St	Shea R Embry Carolyn A. Mangham 901 Bartholomew Street New Orleans, LA 70117
937 France St	Mcleod Jerry O Jr 937 France St, New Orleans, LA 70117
822 Lesseps St	Eschmann Anthony J 822 Lesseps St, New Orleans, LA 70117
731 Mazant St	Roger Kline 729 Mazant St New Orleans, LA 70117
738 Mazant St	William J Jr Poznanski 738 Mazant St New Orleans, LA 70117- 0
823 Mazant St	Timothy C Coats 823 Mazant St New Orleans, LA 70117
4104 St Claude Ave	C&P Propertiesinc P O Box 29853, New Orleans, LA 70189
915 Mazant St	Geraldine Stewart 915 Mazant St New Orleans, LA 70117-7011
1016 France St	Lutz Robert H 1016 France St, New Orleans, LA 70117
820 Alvar St	Lagraize Builders Alvar LLC 250 Friscoville Av Arabi, LA 70032
823 Alvar St	Henry A Hoffman 823 Alvar St New Orleans, LA 70117-7011
3725 Dauphine St	Bywater Art Lofts LLC
Zakem Air	C/O Hri Properties 812 Gravier Street Suite 200, New Orleans, LA 70112
4020 N Rampart St	Koch Laura L 4020 N Rampart St, New Orleans, LA 70117
4113 N Rampart St	Sarah A Garrett Etal 4113 N Rampart St New Orleans, LA 70117
3820 Dauphine St	Perry Chen 3820 Dauphine St New Orleans, LA 70117
838 Lesseps St	Matthew B Morrin 838 Lesseps Street New Orleans, LA 70117
1020 Independence St	Davis Shelia Etal/C/O Chris Holt 1000 Bourbon St #390-B, New Orleans, LA 70116
1015 Alvar St	Nisbet Henriette G 3225 Chartres Street, New Orleans, LA 70117
1027 Alvar St	Krah Douglas Etal 1917 Parkmont Dr, Alamo, CA 94507
4109 Burgundy St	Mary S Mullins 4109 Burgundy Street New Orleans, LA 70117
4112 Dauphine St	Benita P Saitua 4112 Dauphine St New Orleans, LA 70117
805 France St	Mcmeekin Robert J 805 France St, New Orleans, LA 70117
3708 N Rampart St	Allyson M Haislip 3708 N Rampart St New Orleans, LA 70117

3713 N Rampart St	Colin M Gagon 3713 N Rampart St New Orleans, LA 70117
1000 Bartholomew St	Wawrzycki Michael T Etal 1002 Bartholomew Street, New Orleans, LA 70117
1022 Bartholomew St	Barbaco Inc 1022 Bartholomew St, New Orleans, LA 70117
1034 Bartholomew St	Mercier Eugenie M 1032 Bartholomew St, New Orleans, LA 70117
3930 Dauphine St	Maurey L Allen 3930 Dauphine St New Orleans, LA 70117
3922 Dauphine St	Turner Bertrand H 3922 Dauphine St, New Orleans, LA 70117-7011
4122 N Rampart St	Etris C Buie 4122 N Rampart St New Orleans, LA 70117
934 Pauline St	Gary M Lavigne 934 Pauline St New Orleans, LA 70117
4124 N Rampart St	4124 North Rampart LLC 850 Tchoupitoulas St. New Orleans, LA 70130
1030 Independence St	Watanabe Mari 2626 Myrtle Street, New Orleans, LA 70122
3703 Burgundy St	Patrick H Daniel 3703 Burgundy St New Orleans, LA 70117
Trulight Solar, LLC	Anthony F Cusimano 4112 Burgundy Street New Orleans, LA 70117
4112 Burgundy St	George R Guelfo 635 Eleonore St New Orleans, LA 70115
700 Pauline St	Charles G Schaefer 5121 Dryades St New Orleans, LA 70115
722 Pauline St	Mancuso Michael L 1034 Milan Street, New Orleans, LA 70115
928 France St	Albert Robinson Etal P O Box 36238 Fayetteville, NC 28303
714 Alvar St	Valene Developments LLC 32 Swallow St New Orleans, LA 70124
900 Pauline St	Hayes Charlie M Etal 1020 Pauline, New Orleans, LA 70117
1020 Pauline St	Mangham Carolyn A 831 Bartholomew St, New Orleans, LA 70117
831 Bartholomew St	Kevin M Krejci 828 Mazant St New Orleans, LA 70117
828 Mazant St	Athey Donald L Jr 930 Mazant Street, New Orleans, LA 70117
930 Mazant St	Timothy Fradella 2720 Fagot Ave Metairie, LA 70001
940 Mazant St	Leonard R Spears 911 Independence St New Orleans, LA 70117
911 Independence St	Tommie L Lockhart Etal 901 Summerwood Ln Garland, TX 75044
809 France St	Rudy C Knoll 706 Pauline St New Orleans, LA 70117
706 Pauline St	Jason B Richards 815 Pauline St New Orleans, LA 70117
815 Pauline St	Wilkinson Melissa S 727 Alvar St, New Orleans, LA 70117
727 Alvar St	Greaud Patrick 217 Apple St, Norco, LA 70079
3805 Dauphine St	Tony Goutierrez 2360 Sunset Blvd Slidell, LA 70461
915 Bartholomew St	Leary Charles H 1011 Mazant St, New Orleans, LA 70117
1011 Mazant St	Grace Baptist Church 3900 N Rampart St New Orleans, LA 70117
925 Alvar St	Elizabeth A Rosperich 547 Marys Pond Rd. Rochester, MA 02770
3827 Royal St	Phs International, LLC 3917 Royal Street, New Orleans, LA 70117
3917 Royal St	Menant Henry Et Als C/O Tsnk Properties LLC 3548 Military Road, Arlington, VA 22207
New Orleans Chocolate Devil LLC	Linda L Copeland 4130 N Rampart St New Orleans, LA 70117
730 France St	Adam J Gremillion Etal P O Box 23432 New Orleans, LA 70183
4130 N Rampart St	
636 Pauline St	

3614 N Rampart St James C Spiers
 Etal 249 Delta Drive Mandeville, LA 70448
716 Pauline St Ford John M
 C/O Equity Trust Co Custodian Fbo Sdira Acct No 100113 700 Camp St Ste 317, New Orleans, LA 70130-3702
919 Mazant St Carolyn G Samuels
 Mr. Patrick L. Mihalik 11 Everglades Street Kenner, LA 70065
3729 N Rampart St Domingo M Correa
 205 Germain St New Orleans, LA 70124
5 Independence St G M Properties LLC
 P O Box 4429 New Orleans, LA 70178
4119 Burgundy St Jean B Bingham
 Etal 4117 Burgundy St New Orleans, LA 70117
4200 Dauphine St Papendieck Adam
 4200 Dauphine St, New Orleans, LA 70117- 0
827 Mazant St Pizzolatto Michael
 827 Mazant St, New Orleans, LA 70117
913 Independence St Ginn Robert L
 Empanada Intifada 1226 Longwood Dr, Baton Rouge, LA 70806
3905 Dauphine St Robert M Bodenheimer
 3905 Dauphine Street New Orleans, LA 70117
714 Bartholomew St Frank A Koerner
 8714 Glenhaven Dr Shreveport, LA 71106
841 Bartholomew St Pollet Shelton J Jr
 Etal 843 Bartholomew St, New Orleans, LA 70117
808 Lesseps St Andrews John W Jr
 819 Lesseps St, New Orleans, LA 70117-7011
1006 Bartholomew St Ebbs Michael A
 1006 Bartholomew St, New Orleans, LA 70117-5446
3909 Dauphine St Alvin L Sr Dilledue
 3909 Dauphine St New Orleans, LA 70117
708 Alvar St Alfreda M Risey
 708 Alvar St New Orleans, LA 70117- 701
4103 Dauphine St Christopher Carlisle Peet
 4103 Dauphine Street New Orleans, LA 70117-7011
4111 Dauphine St Christian E Rodriguez
 4111 Dauphine St New Orleans, LA 70117
732 France St Evans Kristen A
 732 France Street, New Orleans, LA 70117
938 Bartholomew St Dickinson George Jr
 1608 Coque Ct, Covington, LA 70433
3717 N Rampart St H P Properties LLC
 101 Cypress Lake Dr Slidell, LA 70458
3806 St Claude Ave Orleans Parish School Board
 3501 General De Gaulle Dr New Orleans, LA 70114
1012 Independence St Broden Leander B
 202 Bishops Drive, Slidell, LA 70458
816 Mazant St Clark Joyce J
 816 Mazant St, New Orleans, LA 70117
3805 Royal St Blocker Janet
 C/O Dale G Long 3805 Royal St, New Orleans, LA 70117
841 Independence St David W Leonard
 839-841 Independence St New Orleans, LA 70117
719 Bartholomew St Arnolds Philip A
 831 Pauline St, New Orleans, LA 70117
905 Independence St John R Jr Armant
 905 Independence St New Orleans, LA 70117
923 Bartholomew St Amii M Onellion
 925 Bartholomew St New Orleans, LA 70117
3916 St Claude Ave Errol I Hall
 18000 Sw 68Th Loop Dunnellon, FL 34432
4115 St Claude Ave Leslie Francis
 4115 St Claude Ave New Orleans, LA 70117
4 Mazant St Vincent Robert Sr
 C/O Renaissance Realty Inc 9 Music Square South, Nashville, TN 37203
708 Pauline St Gretchen Shotwell
 708 Pauline Street New Orleans, LA 70117
3711 N Rampart St Zora R Sly
 Etal 3711 N Rampart Street New Orleans, LA 70117
1025 Alvar St Montoya Nancy T
 1025 Alvar St, New Orleans, LA 70117
1010 Bartholomew St Greenman Sarah E
 1010 Bartholomew St, New Orleans, LA 70117

1029 Mazant St	Meyer Patricia A 1023 Mazant St, New Orleans, LA 70117
3816 Dauphine St	Cunningham Enterprises Inc 3816 Dauphine St, New Orleans, LA 70117
3915 Dauphine St	Daniel J Refre 3915 Dauphine St New Orleans, LA 70117
925 Independence St	Patricia T Cole 925 Independence St New Orleans, LA 70117
4123 Dauphine St	Grew Thomas Y Mc C/O Treme Rose, LLC 1310 Gov Nicholls St New Orleans, LA 70116
45 Center Of Square	Ann Lee M Grue 828 Lesseps St New Orleans, LA 70117
3916 N Rampart St Shannon Dale Photography	Grace Baptist Church 3900 N Rampart St New Orleans, LA 70117
1022 Mazant St	Longo Joseph 3Rd 1022 Mazant St, New Orleans, LA 70117
708 Bartholomew St	Richardson Judie H 708 Bartholomew St, New Orleans, LA 70117
4110 Dauphine St	Benita P Saitua 4112 Dauphine St New Orleans, LA 70117
4121 Dauphine St	Benita P Saitua 4121 Dauphine St New Orleans, LA 70117
3935 Dauphine St	Simeon Latasha A 3935 Dauphine St, New Orleans, LA 70117
812 Lesseps St	Eschmann Anthony J 822-Lesseps St, New Orleans, LA 70117
1012 Bartholomew St	Sulzer William H 211 Fairgrounds Road, Natchitoches, LA 71457
3912 St Claude Ave	Connolle Thomas B Jr 3912 St Claude Avenue, New Orleans, LA 70117
4117 N Rampart St Elaine N. Reiter	Ralph E Fatturuse 1300 Marais Street New Orleans, LA 70116
3934 Burgundy St	800 Bartholomew Street Development, LLC 630 Napoleon Ave Apt. A New Orleans, LA 70115
831 Alvar St	800 Bartholomew Street Development, LLC 630 Napoleon Ave Apt. A, New Orleans, LA 70115
932 Bartholomew St	Talbot Tracy L 511 Governor Nicholls St Unit E, New Orleans, LA 70116
729 Bartholomew St	Jordan Romona Lois 729 Bartholomew Street, New Orleans, LA 70117
831 Pauline St Phil Arnolds Construction	Arnolds Philip A 831 Pauline Streeet, New Orleans, LA 70117
830 France St	Bartush Jessica L 832 France St, New Orleans, LA 70117
1029 Independence St	Kathmann Genevieve S 1029 Independence St, New Orleans, LA 70117
1035 Independence St	Moses Okwori M 1035 Independence St, New Orleans, LA 70117
3905 N Rampart St	Guillemin Thierry 3905 N Rampart St, New Orleans, LA 70117
819 Alvar St	James P Jr Cottrell 819 Alvar Street New Orleans, LA 70117
723 Bartholomew St	Charles E Rothermel Etal 725 Bartholomew Street New Orleans, LA 70117
719 Pauline St	Nettles Elizabeth L 719 Pauline St, New Orleans, LA 70117
1007 Independence St	P Simm LLC 4237 California St, Kenner, LA 70065
711 Alvar St	Nordhues Robert 711 Alvar St, New Orleans, LA 70117
1024 Mazant St	Wren Jennifer M 1024 Mazant St, New Orleans, LA 70117
923 Mazant St	Robyn H Halvorsen 906 Desire St New Orleans, LA 70117-6250
828 Bartholomew St	Krasny Edward W 3012 Burgundy Street, New Orleans, LA 70117
3799 Royal St	Derrick R Breston 3801 Royal St New Orleans, LA 70117
937 Mazant St	Williams Elizabeth D 937 Mazant St, New Orleans, LA 70117
912 Pauline St	Shuman Eric 912 Pauline St, New Orleans, LA 70117

1016 Pauline St	Conrad Eleanor H 1016 Pauline St, New Orleans, LA 70117
816 Bartholomew St	Kenneth R Holladay 816 Bartholomew Street New Orleans, LA 70117
1012 France St	Lutz Carolyn K 1014 France St, New Orleans, LA 70117
Try-Me Coffee Mills	Perrier Charles T 1026 Bartholomew St, New Orleans, LA 70117
1026 Bartholomew St	Songy Christopher J 800 Lesseps St, New Orleans, LA 70117
800 Lesseps St	Sage L Wagner Etal 4123 N Rampart St New Orleans, LA 70117
Lucky Coin Machine Co,Llc	Chang, Frank 4125 Kassena Bl, Flushing, NY 11355
4123 N Rampart St	Lockhart Tommie L Etal 901 Summerwood Lane, Garland, TX 75044
933 France St	Scully Ryan C 718 Mazant St, New Orleans, LA 70117
941 France St	Jacob Berman 831 Mazant St New Orleans, LA 70117
718 Mazant St	Alice Baker 815 France St New Orleans, LA 70117
833 Mazant St	Bishop John L 4027 Dauphine St, New Orleans, LA 70117
815 France St	Lockhart Tommie L 901 Summerwod Ln, Garland, TX 75044
4027 Dauphine St	James E Nevius 608 N Rampart St New Orleans, LA 70112
1012 Mazant St	Leslie Jr Sass 4203 Dauphine Apt B New Orleans, LA 70117
800 France St	Robert L Joy 819 France St New Orleans, LA 70117
J & J's Sports Lounge	Of The Marianites Congregation 1011 Gallier St New Orleans, LA 70117
4205 Dauphine St	Meyer Patricia A 1023 Mazant St, New Orleans, LA 70117
819 France St	Herbert Pierce 4138 St Claude Ave New Orleans, LA 70117
1027 Congress St	Authority Of N O Housing 4100 Touro St. New Orleans, LA 70122
1023 Mazant St	Smith N'gai T Etal 1022 Independence St, New Orleans, LA 70117
4138 St Claude Ave	Andrew G Haggerty 4118 Dauphine St New Orleans, LA 70117
Casino Games Consulting	Simon Randy 4026 Burgundy St, New Orleans, LA 70117
4200 St Claude Ave	Lorraine R Boe Etal 6518 Louis Xiv Street New Orleans, LA 70124
1022 Independence St	Donald D Mcdonald 4210 Dauphine Street New Orleans, LA 70117
4120 Dauphine St	Ronald A Chee-Awai 801 St Joseph St #12 New Orleans, LA 70113
4024 Burgundy St	Halvorsen Robyn C C/O James Downman 906 Desire Street, New Orleans, LA 70117
931 Bartholomew St	Williams Charles Et Al 7533 Selma Street, New Orleans, LA 70126
4210 Dauphine St	De'roche Murphy Jr C/O Leslie C Sass 14 Helen Ave, Jefferson, LA 70121
812 Alvar St	Melerine David Allan Jr Etal 904 Pauline Street, New Orleans, LA 70117
4033 Dauphine St	Sophie Mauffray-Howell Etal 718 Bartholomew St New Orleans, LA 70117
3913 N Rampart St	Carolyn A Mangham 831 Bartholomew St New Orleans, LA 70117- 0
4214 Dauphine St	Ball Dorothy D 3829 Dauphine St, New Orleans, LA 70117
904 Pauline St	Jensen Joan F Etal 2830 Octavia Street, New Orleans, LA 70115
718 Bartholomew St	Phillip D Scott 712 Alvar St New Orleans, LA 70117
837 Bartholomew St	Crescenzo William J 1026 Pauline St, New Orleans, LA 70117
3829 Dauphine St	
3821 Dauphine St	
712 Alvar St	
1026 Pauline St	

733 Alvar St	Andrew S Ellner 733 Alvar Street New Orleans, LA 70117
3906 Dauphine St	Jules J III Mumme 225 Hollywood Drive Metairie, LA 70005
728 Mazant St	Terkeurst Valerie M 728 Mazant St, New Orleans, LA 70117
916 Independence St	Ronald A Chee-Awai 801 St Joseph St #12 New Orleans, LA 70113
4009 N Rampart St	Mark Manzione 1817 N. Rampart Street New Orleans, LA 70116
825 Independence St	Schule Raymond 827 Independence St, New Orleans, LA 70117- 701
743 Bartholomew St	Goodwin Percy James Etal/ C/O Treme Rose LLC 1310 Governor Nicholls St, New Orleans, LA 70116
722 Mazant St	Winifred Green 722 Mazant Street New Orleans, LA 70117
4023 Dauphine St	Young Grace M 4025 Dauphine St, New Orleans, LA 70117
3613 N Rampart St	Matthew L Thompson 3611 N Rampart St New Orleans, LA 70117
4213 Dauphine St	Andrews John W III 4317 Dauphine St, New Orleans, LA 70117
4221 Dauphine St	Wood Ian T 4221 Dauphine St, New Orleans, LA 70117
1016 Independence St	Mitchell Alvin D Etal 1023 Independence St, New Orleans, LA 70117
3932 St Claude Ave	Levy Darleen J 832 St Louis St, New Orleans, LA 70116
922 France St	Frank Viviano P O Box 429 West Tisbury, MA 02575
3901 Royal St	Arbisi Joyce J 217 Girod St, Mandeville, LA 70448
4105 Burgundy St	Cardarelli David L Et Al 4105 Burgundy St, New Orleans, LA 70117
726 Alvar St	Timothy W Green 722 Alvar St New Orleans, LA 70117
4204 Burgundy St	Webbeking Megan Honor 4204 Burgundy Street, New Orleans, LA 70117
1001 Bartholomew St	Max Properties Mojo 1019 Bartholomew Street New Orleans, LA 70117
927 Bartholomew St	O'Malley Leslie A Etal 927 Bartholomew Street, New Orleans, LA 70117
928 Independence St	Glenn Anita 928 Independence St, New Orleans, LA 70117
822 Mazant St	Steven C Podd 820 Mazant St New Orleans, LA 70117
4028 Burgundy St	Jacqueline Robinson 4030 Burgundy St New Orleans, LA 70117
1027 Independence St	Fno, Inc 1306 Prestwick Ct, Chesapeake, VA 23320
4118 N Rampart St	Meghan M Garvey 4118 N Rampart St New Orleans, LA 70117
928 Mazant St	Ramsey Merlin W 926 Mazant St, New Orleans, LA 70117
3802 Dauphine St	Bywater Art Lofts II LLC C/O Hri Properties 812 Gravier Street Suite 200 New Orleans, LA 70112
727 Mazant St	Kline Roger 729 Mazant St, New Orleans, LA 70117
820 France St	Gary V Zachariah 928 France St New Orleans, LA 70117
1 Mazant St	Leary Charles H 1011 Mazant St, New Orleans, LA 70117
1035 Mazant St	Babbette Hines 1035 Mazant St New Orleans, LA 70117
4131 Burgundy St	G'ann M Lauder Etal 4131 Burgundy St New Orleans, LA 70117
4209 Burgundy St	Phillip J Williams 4209 Burgundy St New Orleans, LA 70117
3928 St Claude Ave	Levy Darleen J 832 St Louis St, New Orleans, LA 70116
723 Alvar St	Philip W Rourke 725 Alvar St New Orleans, LA 70117

725 Mazant St	Blaize Christine 723 Mazant St, New Orleans, LA 70117
4032 Burgundy St	Heather Marshall 4032 Burgundy Street New Orleans, LA 70117
824 Mazant St	Marlo Jarrow 826 Mazant St New Orleans, LA 70117
933 Mazant St	Denise T Turbinton 931 Mazant St New Orleans, LA 70117
835 Alvar St	800 Bartholomew Street Development, LLC 630 Napoleon Ave Apt. A New Orleans, LA 70115
913 Alvar St	The City Of New Orleans 1300 Perdido St Room 5W17 New Orleans, LA 70112
3921 Royal St	Kevin J Foose 3921 Royal Street New Orleans, LA 70117
1011 Independence St	Thomas William J P O Box 3965, New Orleans, LA 70177
4131 St Claude Ave Magnolia Supermarket # 3	Do Tran 4131 St Claude Ave New Orleans, LA 70117
3917 N Rampart St	Burns Edward L 3917 N Rampart St, New Orleans, LA 70117
3900 St Claude Ave Nikki Food Store	Thai Bao Ly 5218 E Lemans St New Orleans, LA 70129
3728 Burgundy St	Ann Glassman And Sallie 840 Pauline St New Orleans, LA 70117
4125 Burgundy St	Christopher J Sinkinson 4125 Burgundy St New Orleans, LA 70117
822 Bartholomew St	Salvador Giblas 516 Pixie Trail Mill Valley, CA 94941
1019 Bartholomew St	Guarnieri John D Jr Etal 1019 Bartholomew St, New Orleans, LA 70117
738 France St	Bridget K Kelly 738 France Street New Orleans, LA 70117
4016 N Rampart St Stephen R Tregre	Tregre Stephen R 4016 N Rampart St, New Orleans, LA 70117
715 Alvar St	Dorothy B Griffin 715 Alvar St New Orleans, LA 70117
4125 N Rampart St	Brett A Rector 4125 N Rampart St New Orleans, LA 70117- 0
4216 N Rampart St	Francis X, IV Brady 108 Genesse Lane Madison, CT 06443
924 Independence St	Adam T Karlin 924 Independence St New Orleans, LA 70117
4122 Burgundy St Morgan L Horne	Brendan Gallagher 325 Andrew Higgins Dr New Orleans, LA 70130
4001 Dauphine St	Levy Darleen J 823 St Louis St, New Orleans, LA 70112
818 Lesseps St	John W Jr Andrews C/O J W Andrews Jr 819 Lesseps St New Orleans, LA 70117-4719
814 France St	Rose Kathryn Vg 814 France Street, New Orleans, LA 70117
4010 Dauphine St	Levy Darleen J 823 St Louis St, New Orleans, LA 70112
1017 Independence St	John Harold Sr C/O Chris Holt 1000 Bourbon St #390-B, New Orleans, LA 70116
715 Bartholomew St	Maureen Nogrady 715 Bartholomew St New Orleans, LA 70117
931 Independence St	Porche Demetrius J 931 Independence St, New Orleans, LA 70117
939 Bartholomew St	Mischler Familyassoc LLC 88 Inlet Drive Slidell, LA 70458
3920 St Claude Ave	Levy Darleen J 832 St Louis St, New Orleans, LA 70116
4108 St Claude Ave	Halibut Properties, LLC 7412 Buckingham Drive Saint Louis, MO 63105
4101 Burgundy St	Robyn C Halvorsen 906 Desire St New Orleans, LA 70117
4113 Burgundy St	Kimballonniej 12735 Rock Creek Ct Humble, TX 77346-4506
4131 N Rampart St	Arthur F Jr Petinan 2535 Bienville Ave New Orleans, LA 70119
819 Pauline St	George W Jeansonne 819 Pauline St New Orleans, LA 70117

919 Bartholomew St	Tony Goutierrez 2360 Sunset Bl Slidell, LA 70461
4012 Dauphine St	Levy Darleen J 823 St Louis St, New Orleans, LA 70112
926 Pauline St	Weinstein Seth 320 N Dupre St, New Orleans, LA 70119
4220 Burgundy St	Hare Susan 4220 Burgundy St, New Orleans, LA 70117
44366 France St	Benita P Saitua 4121 Dauphine St New Orleans, LA 70117
1018 Bartholomew St	Lopez Urban E G 1018 Bartholomew St, New Orleans, LA 70117
640 Pauline St	Ragas Marvin 640 Pauline St, New Orleans, LA 70117
721 Pauline St	Thomas M Levy 721 Pauline St New Orleans, LA 70117
3625 N Rampart St	Matthew Thompson 3611 N Rampart St New Orleans, LA 70117
1001 Independence St	Custard Verita L Asalee C Custard 1003 Independence St, New Orleans, LA 70117
721 Alvar St	Matthew B Morrin 721 Alvar Street New Orleans, LA 70117
937 Bartholomew St	Lagraize Builders, LLC 250 Friscoville Ave Arabi, LA 70032
3900 Dauphine St	Price William A 3900 Dauphine St, New Orleans, LA 70117
4018 Dauphine St	Burton J Sr Chatelain 2033 Landry Court Meraux, LA 70075
3800 Burgundy St	Doyle Michael P 3800 Burgundy St, New Orleans, LA 70117
3810 Burgundy St	Sewell Marianna E.B Rathke, Mr Stephen W 3810 Burgundy St, New Orleans, LA 70117
705 Alvar St	Brendan R Blouin 705 Alvar St New Orleans, LA 70117
4201 N Rampart St	Of St Cecilia Roman Congregation 4201 North Rampart Street New Orleans, LA 70117
909 Bartholomew St	Pellittieri Laura R Et Al 909 Batholomew St, New Orleans, LA 70117
934 Bartholomew St	Armstrong Mary L 934 Bartholomew Street, New Orleans, LA 70117- 0
816 Lesseps St	Mc Gannon Charles E 816 Lesseps St, New Orleans, LA 70117
901 Bartholomew St	901 Bartholomew LLC 901 Bartholomew Street New Orleans, LA 70117
936 Mazant St	Perlin Natalie A 936 Mazant St, New Orleans, LA 70117
731 Bartholomew St	Steven A Smith 731 Bartholomew St New Orleans, LA 70117
3721 N Rampart St	Timothy A Pratt 3721 N Rampart St New Orleans, LA 70117
3900 N Rampart St	Grace Baptist Church 3900 N Rampart St New Orleans, LA 70117
918 Mazant St	Kevin C Viverata Douglas K Brantley 918 Mazant St New Orleans, LA 70117
3824 Dauphine St	Roberta D Nelson 3824 Dauphine St New Orleans, LA 70117
3901 N Rampart St	Hewitt Brenda Y 3901 N Rampart St, New Orleans, LA 70117
732 Mazant St	Jeffery Louviere 732 Mazant St New Orleans, LA 70117
943 Mazant St	Matthews-Remson LLC 3317 North I-10 Service Rd W Suite 200, Metairie, LA 70002
812 Bartholomew St	Maria S Refre 812 Bartholomew Street New Orleans, LA 70117
1002 Mazant St	Cardarelli Richard J 1002 Mazant St, New Orleans, LA 70117
3907 N Rampart St	Daussin Gerald J Jr Etal 3907 N Rampart St, New Orleans, LA 70117
806 Bartholomew St	Crowley Kenneth P 806 Bartholomew Street, New Orleans, LA 70117
3726 Dauphine St	Bywater Art Lofts LLC 5500 Prytania Street, Pmb 521, New Orleans, LA 70115

1033 Alvar St	Louis Jean A Etal 1031 Alvar St, New Orleans, LA 70117
924 France St	Materre Rhonda A 924 France St, New Orleans, LA 70117
45168 Pauline St	Orleans Parish School Board 3510 General De Gaulle Dr New Orleans, LA 70114
3813 Dauphine St	Vera S Darby Etal 3813 Dauphine St New Orleans, LA 70117
3817 Dauphine St	Cass Lafcadio 3817 Dauphine St, New Orleans, LA 70117
3828 Dauphine St	Wier Nan 431 South Market St, Opelousas, LA 70570
4107 Dauphine St	Alex A Vullo 4109 Dauphine St New Orleans, LA 70117- 701
801 Alvar St	Barbara Y Esteves 801 Alvar Street New Orleans, LA 70117
818 Alvar St	Joan F Jensen 2830 Octavia St New Orleans, LA 70115
3820 Burgundy St	Framan Hospitality LLC 943 Finchley Ct Baton Rouge, LA 70806
4216 Burgundy St	Shelton J Jr Pollet P O Box 3965 New Orleans, LA 70177
821 Mazant St	David M Weis 821 Mazant St New Orleans, LA 70117
4200 Burgundy St	Ronald I Brown 4202 Burgundy Street New Orleans, LA 70119
815 Alvar St	Ashe Tracie L 815 Alvar Street, New Orleans, LA 70117
4221 Burgundy St	Robert M Bodenheimer 4221 Burgundy St New Orleans, LA 70117
920 Independence St	Chee Awai Ronald A 801 St Joseph St Apt 12, New Orleans, LA 70113
1014 Bartholomew St	Booray Enterprises, LLC 1019 Bartholomew Street, New Orleans, LA 70117
3911 Dauphine St	Maria M Valbuena 3911 Dauphine Street New Orleans, LA 70117- 0
1008 France St	Lutz Carolyn K P O Box 3056, New Orleans, LA 70177- 0
3916 Dauphine St	Daniel J Jr Refre 3916 Dauphine St New Orleans, LA 70117
825 Alvar St	Cotner Arthur N 814 Louisa Street, New Orleans, LA 70117
4102 Dauphine St	Jack D Jackson 21475 La Hwy 16 Denham Springs, LA 70726-7512
4015 N Rampart St	William M 2 Hagood 4015 N Rampart St New Orleans, LA 70117
4223 Burgundy St	Rita F Luke 3443 Esplanade Ave New Orleans, LA 70119
1038 Pauline St	Neville Charmaine A 1038 Pauline St, New Orleans, LA 70117
4206 Dauphine St	Joines Vann H III 4208 Dauphine St, New Orleans, LA 70117
Jennifer A Broome	Graham Georgia Y 3815 Royal St, New Orleans, LA 70117
3815 Royal St	Gratz Roberta B 25 Central Park West -2 J, New York, NY 10023
3828 Burgundy St	Lombard Edwin L Jr C/O Seraphim Maspereau Consortium P O Box 70261, New Orleans, LA 70172
825 Pauline St	Maureen E Loughran 927 Mazant St New Orleans, LA 70117
927 Mazant St	Le Bravo, LLC 1422 Kentucky Street New Orleans, LA 70117
4100 St Claude Ave	New Deal, LLC 6330 Paris Av, New Orleans, LA 70117
The Front	Mitchell Alvin D 1023 Independence St, New Orleans, LA 70117
1037 Mazant St	Brendan P Gallagher 325 Andrew Higgins Drive New Orleans, LA 70130
Niesha M Gloyd	Phyllis E House 4213 Burgundy St New Orleans, LA 70117
1023 Independence St	Anne Sr Wood 4219 Burgundy St New Orleans, LA 70117
4126 Burgundy St	
4213 Burgundy St	
4217 Burgundy St	

825 France St	David R Morris 823 France St New Orleans, LA 70117
3700 N Rampart St	Joel G Jambon 500 Mandeville St Unit 6 New Orleans, LA 70117
931 France St	Williams Debbie P 931 France St, New Orleans, LA 70117
3809 Dauphine St	1612 S Carrollton LLC 1120 Arabella St, New Orleans, LA 70115
835 Mazant St	Hsy Properties LLC 7 Tara Place Metairie, LA 70002
906 Mazant St	Kenneth M Allan 906 Mazant St New Orleans, LA 70117
Camellia Manor	Malfatti Jeffrey S 1034 Mazant St, New Orleans, LA 70117
1034 Mazant St	Denning Donna L 10170 Silverton Ave, Tujunga, CA 91042
3819 Royal St	Heather L Mclellan 3624 N Rampart St New Orleans, LA 70117
3624 N Rampart St	Franklin Terrence Et Al 3920 Dauphine St, New Orleans, LA 70117
3920 Dauphine St	Carter Jennifer S 738 Lesseps Street, New Orleans, LA 70117-5317
738 Lesseps St	Orth Laura Claire 709 Pauline Street, New Orleans, LA 70116
709 Pauline St	Matthew Vincent 713 Pauline Street New Orleans, LA 70117
713 Pauline St	Martina Carrie Jo 834 Lesseps St, New Orleans, LA 70117
834 Lesseps St	4016-18 St Claude Avenue LLC 4817 Prytania Street, New Orleans, LA 70115
4016 St Claude Ave	Paretti Stephen J III 4203 Burgundy St, New Orleans, LA 70117
4203 Burgundy St	Amanda Patterson 631 Toulouse St New Orleans, LA 70130
4207 Burgundy St	Ramon B Omes Etal 5525 Bent Tree Drive Shreveport, LA 71115
3934 Dauphine St	Bywater Art Lofts LLC 909 Poydras St Ste 3100, New Orleans, LA 70112
834 Pauline St	Venturanza Jazmine A Etal 1038 Bartholomew St, New Orleans, LA 70117
1038 Bartholomew St	Bywater Art Lofts LLC 909 Poydras St Ste 3100 New Orleans, LA 70112
12 Dauphine St	Mojo Max Properties 1019 Bartholomew Street, New Orleans, LA 70117
Zakem Air	4021 N Rampart, LLC 2713 Dauphine St, New Orleans, LA 70117
1001 Bartholomew St	Orleans Parish School Board 3510 General De Gaulle Dr New Orleans, LA 70114
4019 N Rampart St	Nat'lbank Hibernia C/O O R E O Dept P O Box 61540 New Orleans, LA 70161
3800 N Rampart St	Vernetta P Ballard Et Al C/O Tlc Nola LLC 8601 Leake Av New Orleans, LA 70118
901 Alvar St	Willis Larry G Sr 6501 Colbert St, New Orleans, LA 70124
1025 Bartholomew St	4026 St Claude Avenue LLC C/O William Sawicki 3110 Magazine St #325 New Orleans, LA 70115
4000 St Claude Ave	4030-32 St Claude Avenue LLC 4817 Prytania Street New Orleans, LA 70115
4026 St Claude Ave	Runge James R 1023 Bartholomew St, New Orleans, LA 70117
4032 St Claude Ave	Wedberg Kyle R 1009 Bartholomew Street, New Orleans, LA 70117
1021 Bartholomew St	Simmons Natalie S 1030 Bartholomew St, New Orleans, LA 70117
1009 Bartholomew St	Neal Billy R 1036 Mazant St, New Orleans, LA 70117
1030 Bartholomew St	Dupre Matthew P 4018 Burgundy St, New Orleans, LA 70117
1036 Mazant St	Woodrow Garden C/O Merritt Dutch Landry 735 Mandeville Street New Orleans, LA 70117
4018 Burgundy St	Jones Carey A 4022 Burgundy St, New Orleans, LA 70117
4019 Dauphine St	
4020 Burgundy St	

827 Bartholomew St	Neighborhood Homes LLC 80 Crestline Dr Apt 11, San Francisco, CA 94131
4011 Dauphine St	Gonzalez John P 25 Versailles Bl, New Orleans, LA 70125
4015 Dauphine St	John P Gonzalez 25 Versailles Bl New Orleans, LA 70125
811 Bartholomew St	Neighborhood Homes LLC 80 Crestline Dr Apt 11 San Francisco, CA 94131
815 Bartholomew St	Neighborhood Homes LLC 80 Crestline Dr Apt 11, San Francisco, CA 94131
825 Bartholomew St	Neighborhood Homes LLC 80 Crestline Dr Apt 11 San Francisco, CA 94131
829 Bartholomew St	Neighborhood Homes LLC 80 Crestline Dr Apt 11, San Francisco, CA 94131
11 St Claude Ave	Lauren M Mccabe, Kevin Beck Etal 4112 St Claude Ave New Orleans, LA 70117
1026 France St	Webb Dennis N 1026 France St, New Orleans, LA 70117
1030 France St	Pearce Stephen L 830 Elysian Fields Ave, New Orleans, LA 70117
1032 France St	Keegan Robin J 1032 France St, New Orleans, LA 70117
921 France St	Brteye Properties LLC Po Box 15624 New Orleans, LA 70175-5624
927 France St	Wanda P Theodore 7231 Lake Barrington Drive New Orleans, LA 70128
836 Bartholomew St	
724 Bartholomew St	
832 Bartholomew St	
718 Alvar St	
1 Alvar St	
1019 Mazant St	
733 Bartholomew St	
722 Alvar St	
3924 Burgundy St	
840 Bartholomew St	
44406 Independence St	
828 Lesseps St	
2 France St	
4112 St Claude Ave	
1042 Mazant St	

Nhood Organizations

Organization Name: Bywater Neighborhood Association
Point of Contact: Lisanne Brown
Email: bywaterpresident@yahoo.com
Street Address: P.O. Box 3191
City: New Orleans
Zip: 70177

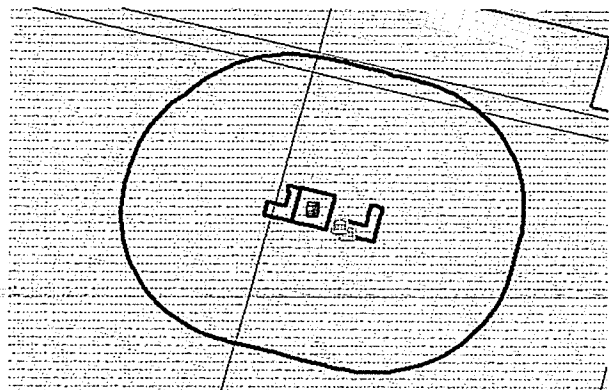
Organization Name: Neighbors First for Bywater
Point of Contact: Julie Jones
Phone Number: 504-264-2341
Email: serenerebywater@aol.com
Street Address: 827 Louisa Street
City: New Orleans

Zip: 70117

Council District "A"

Nadine M. Ramsey
City Hall, Room 2W70
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1030
Fax: (504) 658-1037
districtc@nola.gov

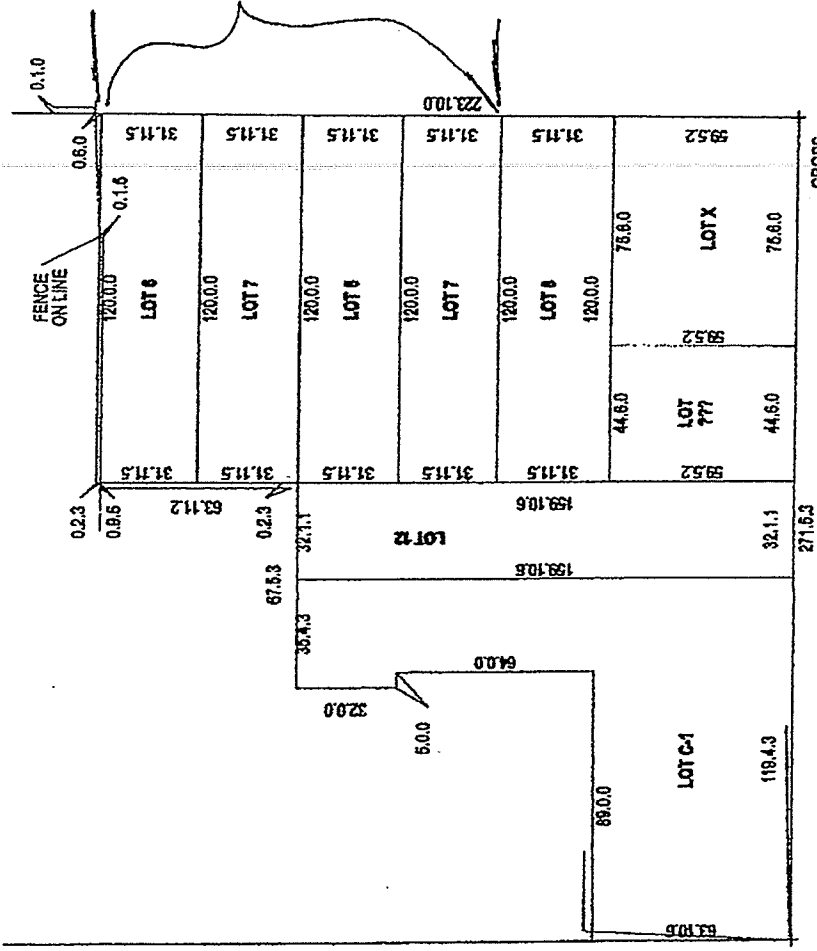
MAP



PRELIMINARY

LAND PART

NORTH RAMPART STREET (SIDE)



BARTHOLOMEW STREET

BURGUNDY STREET

REVISIONS: NONE. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA REVISIONS TO THE PROFESSIONAL LAND SURVEYORS' STATUTE, TITLE 46:156, CHAPTER 25 FOR A CLASS SURVEY (SUBURBAN) SURVEY.

NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE MADE AT THE REQUEST OF WAYNE TROYER ARCHITECTS. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL REQUIREMENTS OF TITLE, ACCORDING TO THE INFORMATION PROVIDED BY THE SURVEYOR.

ELEVATION NOTES
PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD ZONE: A1
BASE FLOOD ELEVATION: +4.5'

REFERENCE NOTES
BASED ON REFERENCE PLAN #1 SURVEY BY GILBERT & KELLY

BOUNDARY SURVEY OF
LOTS 6, 7, 8, 12, X, 17 & 17
SQUARE 891
THIRD DISTRICT
ORLEANS PARISH, LA

RICHMOND W. KREBS
PROFESSIONAL LAND SURVEYING
P.O. BOX 6841
METAIRIE, LA. 70001-6841
PHONE: (504) 888-9816
FAX: (504) 888-0918

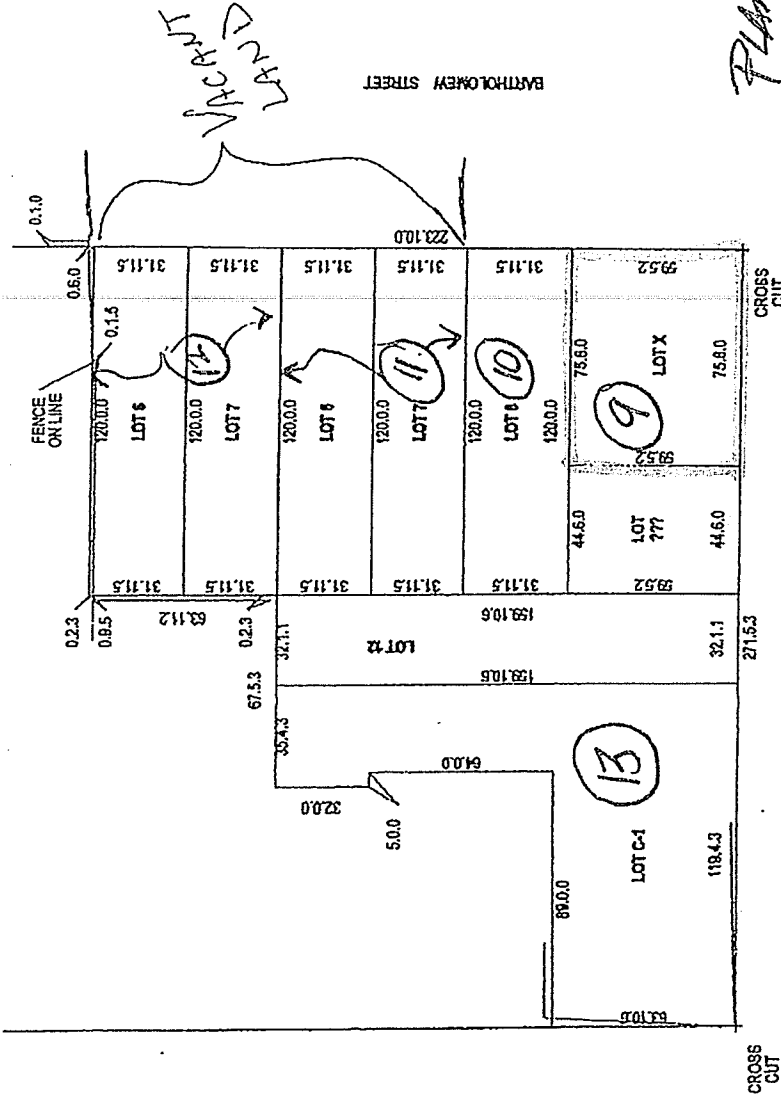
DATE: OCTOBER 1, 2007
SCALE: 1" = 50'

DRAWN BY: DRW
CHECKED BY:

PRELIMINARY

PLANT PROPERTY

NORTH RAMPART STREET (SIDE)



ERRORS NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

GENERAL NOTES

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR APPLICABLE JURISDICTIONS. I, THE SURVEYOR, HAVE CONDUCTED A SEARCH OF PUBLIC RECORD SEARCH IN COMPLYING THE DAY (SUBURBAN) SURVEY TITLE: 46141; CHAPTER 25 FOR A CLASS

ELEVATION NOTES

PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD ZONE: A1
BASE FLOOD ELEVATION: +4.5'

REFERENCE NOTES

BASED ON REFERENCE PLAN #1 SURVEY BY GILBERT & KELLY

BOUNDARY SURVEY OF LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15

SQUARE 291
THIRD DISTRICT
ORLEANS PARISH, LA

RICHMOND W. KREBS
PROFESSIONAL LAND SURVEYING
P.O. BOX 2841

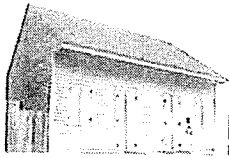
BIETAIRE, LA. 70014-2841
PHONE: (504) 883-4816
FAX: (504) 883-4916

DATE: OCTOBER 1, 2007

SCALE: 1" = 50'

DRAWN BY: DRW

CHECKED BY:



BYWATER NEIGHBORHOOD ASSOCIATION
PO Box 3191 New Orleans, LA 70117 bywaterpresident@yahoo.com www.bywater.org

Via E-Mail

April 20, 2015

Robert D. Rivers, Executive Director
New Orleans City Planning Commission
1300 Perdido St., 7th floor
New Orleans, LA 70112

Re: Zoning Docket 40/15

Dear Mr. Rivers:

Shea R. Embry and 901 Bartholomew, LLC, have applied for a MUPC Mixed-Use Planned Community District overlay for the properties located at 3925 Burgundy, 924 Bartholomew, and 901 Bartholomew Streets. The applicant proposes to restore and renovate two existing historic buildings into a multi-use occupancy. A total of 38 dwelling units will be provided in the 3925 Burgundy Street building. The first floor will be for commercial use. A total of 11 dwelling units will be provided in the 4015 Burgundy Street building.

The Bywater Neighborhood Association ("BNA") supports this application. The neighborhood needs additional dwelling units and additional commercial space. We also want to see these mostly vacant buildings put back into service.

Yours very truly,

Board of Directors
Bywater Neighborhood Association
John Guarnieri, Chair

cc: Councilmember Nadine M. Ramsey
Robert Armbruster
Timothy Terrell

Editha V. Amacker

From: Timothy Terrell <timothydavidterrell@gmail.com>
Sent: Monday, April 13, 2015 1:20 PM
To: Julie Jones; Editha V. Amacker
Cc: rarmbruster@me.com
Subject: Re: Support for proposed development at 3925, 4000 Burgunday

Hi Editha,
Below is the support letter we received from NFB, which we would like to include as part of the package. You may contact Ms. Jones directly if you have questions.

Thanks
TT

On Tue, Apr 7, 2015 at 10:31 AM, Julie Jones <jjones1@uno.edu> wrote:

NFB

NEIGHBORS FIRST FOR BYWATER

Mr. Robert Rivers, Executive Director

City Planning Commission

City Hall

1300 Perdido Street

New Orleans, LA 70112

Re: 3925 and 4000 Burgundy Street

Dear Bob,

Neighbors First for Bywater has met with our members and with neighbors of the proposed development at 3925 and 4000 Burgundy. An NPP was presented at our general meeting of March 4th by Robert Armbruster, of NOLA Hospitality and Development, LLC and Timothy Terrell, the architect. As a result of input from the near neighbors and our members, the NFB board has voted to support the conceptual plans for this development.

Thanks for your attention and best wishes,

Julie

Julie Jones, President

Neighbors First for Bywater

Cc: Robert Armbruster

Timothy Terrell

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Timothy Terrell

Terrell-Fabacher Architects, LLC

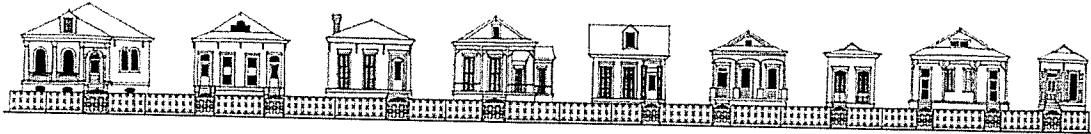
1525 St. Charles Ave., Suite 300

New Orleans, LA 70130

(504)-566-1320 (o)

(504)-566-1350 (f)

(504) 722-3672 (c)



NEIGHBORHOOD HOMES

510-331-3380

david@neighborhoodhomes.com

LLC

80 Crestline Dr, #11
San Francisco, CA 94131

January 19, 2015

RE: 3925 and 4015 Burgundy St

Dear Mr. Armbruster,

I am a former resident of the city who owns and has developed the properties at 811-827 Bartholomew St. I formerly owned the property at 4011 and 4015 Dauphine St. I am strongly in support of your desire to redevelop the former industrial properties at 3925 and 4015 Burgundy St. Successful redevelopment of this space opposite as mixed use retail/restaurant/short-term/long term rental would provide an important local economic hub for the neighborhood.

Revitalization of historic core neighborhoods such as the Bywater are key to the long term success of New Orleans. New Orleans has become a lifestyle destination for those of us lucky enough to choose the place we live. Addition and renovation of housing in existing neighborhoods, close to jobs and services, is key to ensuring New Orleans future growth is sustainable and contributes to the culture that makes it so great.

You have a strong Architect in Tim Terrell, and I am certain he will create a historically appropriate, yet practical design for your project. I would also urge you to contact the local councilmember's office and the neighborhood association. They can both be strong allies if you understand and work with their needs.

Sincerely,

David Hayward
President, Neighborhood Homes LLC