

**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission

**Prepared by:** Nicolette Jones and  
Tyler Antrup

**Zoning Docket:** 068/15

**Date:** July 30, 2015

**I. GENERAL INFORMATION**

**Applicant:** Tre Fagioli LLC and Edward Washington

**Request:** This is a request for a CBPCD Central Business Planned Community District and an appeal of **Article 18, Section 18.66** of the Comprehensive Zoning Ordinance, the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD), to permit the construction of a mixed-use development (multiple-family residence and restaurant) which exceeds the maximum permitted height in a CBD-9 Central Business District.

**Location:** The petitioned property is located on Square 69, Lot A-1-A, in the First Municipal District, bounded by Tchoupitoulas, Annunciation, Poeyfarre and John Churchill Chase Streets. The municipal address is 1035 Tchoupitoulas Street. The site is located in the Warehouse District Local Historic District. (PD 1a)

**Description:** The petitioned site consists of a single lot of record, Lot A-1-A. The lot is located within a CBD-9 Central Business District as well as a Central Business District Height and Floor Area Ratio Interim Zoning District. The lot is an interior lot and has a width of forty-eight (48'-3") feet three inches and a depth seventy-six (76'-8") feet eight inches. The lot has a total area of three thousand six hundred ninety-nine (3,699 sq. ft.) square feet. The lot is currently developed with a single-story brick masonry warehouse built to the front property line.

The applicant proposes to demolish the existing warehouse and build a ten-story, 33,454 square foot mixed-use structure in its place, including a restaurant and nineteen (19) apartment units. A multiple-family residence and a restaurant are both permitted uses within the CBD-9 District. The proposal also includes the construction of enclosed living space which would project beyond the front property line into the public right-of-way.

As the site is located within the Warehouse District Local Historic District, demolition of the existing structure requires the approval of the Central Business District Historic District Landmarks Commission (CBDHDL). The CBDHDL

at its April 15, 2015 meeting voted to deny the application for demolition and to uphold the recommendation of the Architectural Review Committee to deny the application for the proposed construction. The City Council subsequently overturned the decision of the CBDHDL at its June 4, 2015 meeting.<sup>1</sup>

The proposed structure would be built to the rear and both side property lines. The first floor of the proposed structure would consist of a residential lobby, a restaurant holding bar and waiting area, a shared driveway/entrance for a private three-car garage, stairs/elevators, a refuse container area, and various mechanical rooms. Both the restaurant and multi-family residence would each have their own entrance facing Tchoupitoulas Street, though the apartment entrance and garage entrance would be shared. The second floor of the building would be used exclusively for the restaurant use. A dining balcony would project approximately eight (8') feet over the Tchoupitoulas Street public right-of-way. The third through fifth floors of the building would consist of four (4) dwelling units on each floor and would include balconies for each unit. Two (2) of the units facing Tchoupitoulas Street would have portions of their residential space projecting nine (9'-6") feet over the Tchoupitoulas Street right-of-way at its farthest projection. The sixth through eighth floors would consist of two (2) residential units on each floor. The single unit that would face Tchoupitoulas Street would also have a portion of its residential space project ten (10'-1") feet one inch over the Tchoupitoulas Street right-of-way at its farthest projection. The ninth and tenth floors would consist of a single residential unit which would have a glass floor balcony and roof deck that projecting eleven (11'-6") feet six inches over the Tchoupitoulas Street right-of-way.

The petitioned lot is located within the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD).<sup>2</sup> The purpose of the IZD is to institute a clear set of building height requirements that respect the character and scale of the historic downtown areas, as well as encourage taller development where appropriate in the CBD. The IZD height and FAR standards are based on a comprehensive study commissioned by the Downtown Development District, and have been permanently codified within the CBD regulations of the newly adopted Comprehensive Zoning Ordinance effective August 12, 2015. Per the IZD standards, the subject property has a height designation of "75/125 ft. & 6/10 Stories" which indicates a height limit of six (6) stories and seventy-five (75') feet within twenty (20') feet of all property lines adjacent to any public right-of-way and a height limit of ten (10) stories and one hundred twenty-five (125') feet for all other portions of a property.<sup>3</sup> The proposed structure would consist of ten stories and measure one hundred twenty-five (125') feet in height and would therefore exceed the limitations of the IZD. With a similar proposal, the applicant

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<sup>1</sup> Motion No. M-15-236

<sup>2</sup> Ordinance No. 26,274, Adopted by Council February 26, 2015

<sup>3</sup> The "75/125 ft. & 6/10 Stories" designation contains no minimum FAR requirement.

previously made an appeal of the height requirements to the City Council<sup>4</sup>; however, the appeal was recommended for denial by CPC staff, and it appears that the request withdrawn by the applicant prior to a public hearing, presumably because the first request for demolition was denied by the CBDHDL and upheld by the City Council at its April 24, 2014 meeting.<sup>5</sup>

With the submission of the current request, the applicant is requesting to overlay the petitioned site with a CBPCD Central Business Planned Community District. A CBPCD Central Business Planned Community District, per **Article 10, Section 10.9.1** of the Comprehensive Zoning Ordinance, is a planned development district that is intended to encourage large-scale developments within the Central Business District and to create a superior environment through a unified development concept and design ingenuity while protecting existing and future developments. A CBPCD is typically implemented over a larger parcel or tract of land with multiple existing or proposed structures to promote continuity of design. The overlay allows for variation of the base zoning district regulations with regard to minimum lot area, yard, and maximum height. However, **Article 10, Section 10.9.7(2)** notes that the City Planning Commission shall insure “an appropriate relationship between uses of high intensity or height within the Central Business Planned Community District and uses of low intensity or height.”

### **Why is City Planning Commission action required?**

The City Planning Commission is required to make a recommendation on all requests for planned development districts, such as the CBPCD Central Business Planned Community District, prior to City Council action, in accordance with **Article 16, Section 16.5.3.(7) – Planning Commission Recommendation** 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?**

The petitioned site is located near the edge of a CBD-9 Central Business District. The CBD-9 District covers the southeastern section of the Warehouse District neighborhood, nearest the Mississippi River. The area is roughly bounded by Andrew Higgins Drive on its downriver side, the Pontchartrain Expressway on its upriver side, Convention Center Boulevard on its riverside and Annunciation Street on its lakeside. The rest of the Warehouse Local Historic District is zoned CBD-8 District.

This section of the Warehouse District, which developed in the late 18<sup>th</sup> and early 19<sup>th</sup>

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<sup>4</sup> DR 047-15 was an appeal of the height requirements of the Lafayette Square/Warehouse District Refined Height Plan Interim Zoning District. The staff found no record of DR 047-14 on the CPC or Council Agendas in 2014.

<sup>5</sup> M-14-163.

centuries, was historically developed with industrial and commercial land uses which were supported by their proximity to the Port of New Orleans. Since the mid-20<sup>th</sup> century as industry modernized and as industrial activity spread to more suburban areas, several of the industrial facilities in the Warehouse District were vacated and the area began to suffer from disinvestment. Recent decades, particularly since the 1984 World's Fair, have seen an adaptive reuse of these warehouse structures for multiple-family residential and various commercial purposes, including hotels and restaurants, as well as art galleries and other entertainment uses.

The CBD-9 is predominantly developed with historic multi-story brick and masonry structures in the range of one (1) to five (5) stories. A small one-story warehouse building is located to the petitioned site's downriver side, and a one-story warehouse/office building is located to its upriver side. Several single- to two-story warehouse/manufacturing buildings of the Boland Marine and Manufacturing Company are located across Tchoupitoulas Street from the subject site. Several two-story residential and commercial buildings, which face Annunciation Street, abut the subject site to its rear. Across Annunciation Street from these buildings is a large three-story multi-tenant condominium building.

Two (2) blocks downriver from the site are three (3) restaurants; two (2) blocks riverside from the site is the New Orleans Convention Center; and two blocks lakeward from the site is the National World War II Museum. However, all of these known locations are located on the outside periphery of the CBD-9 District.

A CBD-8 Central Business District borders the CBD-9 District at its lakeside and downriver boundaries, one (1) and two (2) blocks from the subject site respectively. This district roughly extends from Convention Center Boulevard to Lafayette Street to Magazine Street and the Pontchartrain Expressway. This district is developed with many warehouse and former factory buildings with many mixed-use residential structures interspersed. A CBD-2 Central Business District is located riverside of the subject District, two (2) blocks from the subject site. It extends between Convention Center Boulevard and the Mississippi River from the Pontchartrain Expressway to Iberville Street, and covers several of the city's high-intensity tourism-related and office uses, including the Ernest N. Morial Convention Center, Harrah's Casino, several high-rise hotels, Spanish Plaza, the World Trade Center, the Riverwalk shopping center, and the One Canal Place shopping center and office complex. An MU-A Mixed-Use Commercial District and a C-1A General Commercial District are located upriver from the subject District, two (2) blocks from the subject site, which form the transition zone between the Warehouse District and the Central Business District and the Lower Garden District. In this area, development patterns reflect a more residential character.

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

**Zoning:** 1929 – “J” Industrial District  
1953 – “J” Light Industrial District

1976 – CBD-9 Central Business District<sup>6</sup>

**Land Use:** 1929 – Industries and Warehouses  
1949 – Industries and Warehouses  
1999 – Industrial/ Vacant Industrial

**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?**

In the past five years, there have been the following zoning actions (including actions relative to zoning change, conditional use, and planned development district applications) for properties within an approximately five block radius of the site:

**Zoning Docket 014/14** was a request for the rescission of Ordinance No. 24,641 MCS (Zoning Docket 068/11, which granted a Conditional Use to permit a surface parking lot in a CBD-8 Central Business District), and an Amendment to Ordinance No. 24,480 MCS (Zoning Docket 035/11, which established a CBPCD Central Business Planned Community District in a CBD-8 Central Business District to permit the establishment of a new parking garage with retail space and a surface parking lot. The municipal addresses are 1000-1024 Magazine Street and 1011 Poeyfarre Street. The request was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *The site is approximately three (3) blocks from the petitioned site.*

**Zoning Docket 010/14** was a request for a Conditional Use to permit a cocktail lounge in an MU-A Mixed Use District. The municipal addresses are 1018-20 Erato Street. The request was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

**Zoning Docket 035/11** was a request for an Amendment to Ordinance No. 22,657 M.C.S. (Zoning Docket 66/06, a Central Business Planned Community District over 50,000 square feet with a waiver of height and other waivers for the expansion of the National World War II Museum) to permit an increase in height and site plan amendments within a CBPCD Central Business Planned Community District and CBD-8 Central Business District. The municipal addresses are 945-1001 Magazine Street. The request was recommended for approval by the City Planning Commission and was subsequently approved by the City Council as recommended. *This site is located approximately four (4) blocks from the subject site.*

**Zoning Docket 067/10** was a request for a conditional use to permit the sale of alcoholic beverages for consumption off premises at a retail store in a CBD-8 Central Business District. The municipal address is 925 Poeyfarre Street. The request was recommended

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<sup>6</sup> Ordinance No. 6,387 M.C.S. (Zoning Docket 34/76).

for approval by the City Planning Commission and was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

**Zoning Docket 038/10** was a request for a conditional use to permit a surface parking lot in a CBD-8 Central Business District. The municipal address is 1042 Magazine Street. The request was recommended for denial by the City Planning Commission but was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

These actions do not reflect a pattern that is relevant to the current request. The only CBPCD requests are related to the expansion of the National WWII Museum, an institutional site dissimilar from the proposed development.

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

The applicant proposes to redevelop an existing warehouse site into a ten-story, one hundred twenty five foot (125') tall mixed-use structure containing a restaurant on the first and second floors, and 19 apartments on the remaining floors.

*Existing conditions*

The subject property is lot A-1-A on Square 69, bounded by John Churchill Chase, Tchoupitoulas, Annunciation and Poeyfarre Streets. The parcel measures 48 feet, 3 inches along Tchoupitoulas Street, and 76 feet, 8 1/4 inches in depth. It is approximately 3,699 square feet (.09 acres) in area. The parcel is developed with a vacant masonry and steel warehouse structure facing Tchoupitoulas Street.

*Development proposal*

The applicant proposes to construct a new 10-story, 33,454 square foot mixed-use building, which is to contain on the first and second floors a 3,699 square foot restaurant space and 844 square feet of lobby space for the residential units. The first floor also contains three interior off-street parking spaces accessed through the front lobby area. A total of 19 residential units, including a two-story penthouse unit, are included on floors 9-10.

The floor areas, uses, and other development details for the proposal are shown in the table on the following page.

<b>Building Description</b>			
<b>Height:</b> 10-stories (125')			
<b>Gross floor area:</b> 33,454 sq. ft. (includes 3,699 gross sq. ft. of restaurant space, 844 gross sq. ft. of lobby space, 27,432 gross sq. ft. of residential space, and 3,679 gross sq. ft. of outdoor space and balconies)			
<b>Use</b>	<b>Floor area</b>		<b>Description</b>
Restaurant	3,699 sq. ft.		Restaurant with bar
Lobby/Drive	844 sq. ft.		Concierge desk, elevator lobby, driveway
<b>Use</b>	<b>Units</b>	<b>Floor area</b>	<b>Description</b>
Multi-family residential	19	27,432 sq. ft.	Multi-family units floors 3-10
<b>Total floor area:</b> 33,454 sq. ft.			
<b>Total site area:</b> 3,699 sq. ft.			
<b>Floor area ratio:</b> 9.22			
<b>Total residential unit count:</b> 19			
<b>Lot area per dwelling unit:</b> 194.31 sq. ft.			

*Building design*

The proposed mixed-use building is a slender, mid-rise structure made up primarily of glass and white plaster. The building's first floor is shown on the submitted plans and will be divided into a restaurant holding bar unit and lobby space for the proposed multi-family residence. The second floor contains the main restaurant space and lounge, as well as a balcony dining space. Floors three through five each contain four residential units with small balconies. These floors each encroach over the public right-of-way up to nine (9') feet with both livable space and balconies.

Floors six through eight each contain two residential units with balconies. The rear unit balcony is recessed within the volume of the building while the front balcony encroaches over the public right-of-way by nine (9') feet, and includes some enclosed livable space. The ninth floor contains the first level of a two-story penthouse containing 3,156 sq. ft. of interior space with 935 sq. ft. of outdoor roof space, and glass floor balcony that encroaches 11'-6" over the public right-of-way. Finally, the tenth floor contains 1,638 sq. ft. of interior living space with 929 sq. ft. of outdoor rooftop space.

The first floor contains an interior parking area, accessed through a driveway shared with the interior lobby space. Access is gained through an existing curb cut that is proposed to be shared by pedestrians entering the building. Though plans are not developed completely enough to truly understand the impact of vehicular access in this space, the staff cannot support the encroachment of vehicles into the main pedestrian entryway into the structure.

The building's design calls for it to feature an almost entirely glass front façade on all floors with two (2) main bays alternating balcony space and windows on floors three through nine. The sides of the structure are primarily white plaster with intersecting strips of green-wall construction which would feature living plants. The ninth and tenth floors also feature the use of a steel mesh material and metal panels in a dark grey color on the side facades.

The building's rear continues the front façade pattern of two (2) bays with balconies on one side and windows on the other. The bays are separated by a metal panel clad wall that extends the whole height of the building.

The staff is supportive of the building's aesthetics in general and appreciates the applicant's effort to have building segments protrude and recess, as well as the alternating use of glass, plaster, metal panels and plant materials, which help break-up the mass of the structure. However, the staff is concerned that the encroachment of balconies and especially livable space into the public right-of-way, is inappropriate. The staff encourages the applicant to eliminate the encroachments into the public right-of-way on the front façade.

Since the site is within the Warehouse District Local Historic District, the building's design must be approved by the Central Business District Historic District Landmarks Commission:

- The applicant shall revise the plans to include the following, subject to the review and approval of the City Planning Commission staff and the Central Business District Historic District Landmarks Commission:
  - a) The elimination of encroachment into the public right-of-way along the front façade and recessing of balconies into the buildable area of the lot.
  - b) The elimination of the mixed driveway-lobby space on the first floor and revision of drawings to reflect designated vehicle access to the interior parking area.

### **Applicable development standards**

This section evaluates the development's compliance with applicable development standards. Some of the development standards applied to the subject site are applied through the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD), others are imposed by the proposed Central Business Planned Community District (CBPCD), while others are imposed through the base regulations of the CBD-9 District.



*Standards related to the Central Business District Height and Floor Area Ratio Interim Zoning District*

Building Height

The petitioned property is within the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD), contained in **Article 18, Section 18.66** of the Comprehensive Zoning Ordinance. The petitioned property is designated “75/125 ft. & 6/10 Stories” which provides for a height limit of six (6) stories and seventy-five (75) feet within twenty (20) feet of all property lines adjacent to any public right-of-way and a height limit of ten (10) stories and one hundred twenty-five (125) feet for all other portions of a property. The applicant is appealing the height limitations to allow for the entire building to contain ten (10) stories at a total height of one hundred twenty-five (125) feet within twenty (20) feet of the front property line. There is no floor area ratio (FAR) limit for this site. The property’s FAR is controlled indirectly through the limits on height and number of stories.

As the stepped back (75’ within 20’ of the front property line) height limit is imposed by the Central Business District Height and Floor Area Ratio Interim Zoning District, appeals for waivers of that height limit must be considered in the manner required by that IZD. Appeals of this IZD are to be considered by the City Planning Commission, which makes a recommendation to the City Council, which determines whether to grant the appeal, in accordance with **Article 16, Section 16.4.5** of the Comprehensive Zoning Ordinance. The City Planning Commission, in making its recommendation, and the City Council, in rendering its decision, are to apply the following three (3) standards:

**Standard A: Would the granting of the waiver be consistent or inconsistent with the general intent of the Central Business District Height and Floor Area Ratio Interim Zoning District?**

The granting of a waiver of the Central Business District Height and Floor Area Ratio Interim Zoning District’s 75’ height limit within 20’ of the front property line would be *inconsistent* with the general intent of the Interim Zoning District. As stated in **Article 18, Section 18.66.1** of the Comprehensive Zoning Ordinance, the purpose of the Interim Zoning District is as follows:

*“The purpose of the Central Business District Height and Floor Area Interim Zoning District (IZD) is to institute a clear set of building height and floor area ratio (FAR) requirements that respect the character and scale of historic downtown neighborhoods and encourage taller development where appropriate within the Central Business District.”*

The applicant is proposing a development which exceeds the permitted height setback of the IZD. This excessively tall structure would undermine the intent of the IZD, which seeks to concentrate tall buildings in certain parts of the Central Business District

(including the Poydras Street corridor, the area surrounding the Mercedes-Benz Superdome and Smoothie King Center, and much of the area between the Mississippi River and Convention Center Boulevard). In contrast with the height allowed in those areas, The IZD intends for other areas (including the portion of the Warehouse District in which the site is located) to have lower-rise structures which are closer in scale with and more complementary to those areas' historic building stocks. The reasoning behind requiring building heights to step down to a maximum of 75' at the street edge is to lessen a structure's height at the street level in order to create a compatible street edge with the surrounding historic structures. The area surrounding the site is characterized by historic two-to three-story masonry buildings with some taller structures located closer to the Pontchartrain Expressway, south of the site. The staff believes that the IZD standards are appropriate to ensure the overall intent of limiting building height at the site in the surrounding area to lower-rise structures that are compatible in scale with the area's historic building stock. An exemption from these standards will result in development that is inconsistent with the historic character of the area and which would diminishes that character of the area while also setting a precedent for other potential developments inconsistent with the intent of the IZD.

**Standard B: Would the granting of the waiver adversely affect the harmony and compatibility with adjacent land uses?**

Given that a mixed-use development, with a restaurant and residences, is permitted in the CBD-9 District, this development should not have inappropriate impacts on adjacent properties, as long as the project complies with the development standards of the Comprehensive Zoning Ordinance. However, as proposed, the development requires an appeal of the design standards set forth in the Central Business District Height and Floor Area Ratio Interim Zoning District because it exceeds the maximum height by 50' within the 20' from the front property line.

The area surrounding the development is characterized by historic two- to three-story masonry buildings with some taller structures located closer to the Pontchartrain Expressway, south of the site. The proposed development's front-facing height is inconsistent with the purpose of the IZD which is intended to respect the character and scale of surrounding development; therefore, the proposal cannot be considered harmonious or compatible with the adjacent land uses.

**Standard C: Are there special conditions and circumstances which are peculiar to the land, structures, or buildings and which are not applicable to other land, structures, or buildings in the interim zoning district?**

No, there are no special circumstances that are peculiar to the property and which are not applicable to other properties in the IZD that would justify a waiver of the IZD's height requirement. There is nothing inherent to this particular property which prevents a new structure or structures which comply with the 75' height limit within 20' of the front property line from being developed at the property. The request for a waiver simply

results from the developer's desire to not comply with the height limit rather than any special conditions relative to the property which prevent compliance with the height limit.

This analysis shows that the IZD appeal aspect of this development proposal, which is requested to allow the proposed building height, does not fulfil any of the standards for waivers in **Article 16, Section 16.4.5** of the Comprehensive Zoning Ordinance and should therefore be denied.

*Standards related to the Central Business Planned Community District (CBPCD) overlay*

The applicant proposes to develop the site under a Central Business Planned Community District (CBPCD) overlay. According to **Article 10, Section 10.9** of the Comprehensive Zoning Ordinance, *Purpose of the District*, the CBPC District overlay is intended to encourage large scale developments within the Central Business District while protecting existing and future developments. As noted above, its development regulations supplement those of the base zoning district. In addition, it imposes the following additional requirements.

Uses authorized

**Article 10, Section 10.9.3 – Uses Authorized** notes that in the CBPCD, only the uses allowed in the base zoning district are authorized. As such, the uses proposed for the development are be permitted by right.

Minimum district area

**Article 10, Section 10.9.4** requires a minimum area of one (1) contiguous acre or one (1) City square, whichever lesser, for CBPCD Districts. The petitioned property contains a total area of only 0.09 acres and does not constitute the entire square. The application does not meet the minimum district area, and thus would require a waiver of .91 acres to be permitted.

The staff finds that the request fails to meet the intent of the purpose of the overlay which is intended for large-scale developments which are distinct from their surroundings and which should therefore be treated differently. In the past, CBPCDs have been successfully implemented for large-scale developments such as the National WWII Museum in the Warehouse District, the Canal Place development, and the Sheraton Hotel on Canal Street. The overlay mechanism is simply not intended for smaller-scale developments as that proposed. This request is a very transparent attempt to use the CBPCD mechanism in order to circumvent the applicable base zoning regulations, as opposed to achieving the purposes of the CBPCD regulations. However, should the application be recommended for approval, it would necessitate the following waiver be granted:

- The applicant shall be granted a waiver of **Article 10, Section 10.9.4** of the Comprehensive Zoning Ordinance, which requires a minimum site size of one (1) acre of net development area or one (1) City square to meet the minimum area, whichever is the lesser, to qualify for the Central Business Planned Community District overlay designation, to allow for the establishment of the Central Business Planned Community District overlay at the site.

#### Ownership control

According to **Article 10, Section 10.9.5** of the Comprehensive Zoning Ordinance, to carry out the purpose and the provisions of the overlay district, the land and facilities of a CBPCD must be under a single ownership or under management of a central authority. As such, if the application were to be approved, the applicant would need to submit to the City Planning Commission staff a management agreement indicating that all lots included in the CBPCD would be controlled by one management entity for the life of the development.

- The applicant shall submit to the City Planning Commission staff a recorded management agreement indicating all parts and phases of the overall Central Business 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 or development intensity permitted

In accordance with the regulations of the CBD-9 District in **Article 6, Section 6.10.7 (Table 6.J)** of the Comprehensive Zoning Ordinance, there is no minimum lot area per dwelling unit at this site. Therefore, there is no limit to the number of units that could potentially be allowed. Further, the CBPCD overlay does not impose a minimum lot area per dwelling unit requirement. In fact, it states that the minimum lot area per dwelling unit regulations of the base zoning district do not apply except for that the Commission is obligated to ensure an appropriate relationship of the CBPCD to surrounding uses. Since the base zoning district also does not impose a lot area per dwelling unit requirement, the staff believes that no such requirement should be imposed through the CBPCD. The staff believes the 19 units proposed by the applicant are appropriate.

#### Minimum lot and yard requirements

In accordance with **Article 10, Section 9.7** of the Comprehensive Zoning Ordinance, there are no minimum lot size or yard requirements, except that the City Planning Commission is directed to ensure an appropriate relationship between the CBPCD and surrounding development. As noted below, the staff finds the proposed building setbacks to be generally acceptable, with exception to the front façade encroachment onto the

public right-of-way. The proposed encroachment does not “*ensure an appropriate relationship between uses*” which is a predicate for the CPC to exercise its discretion to alter setbacks. In fact, the proposal is wholly incompatible with the surrounding properties, as well as the Warehouse District as a whole, in respect to the establishment of a consistent street edge.

#### Setback and Right-of-Way Encroachment

The applicant proposes a zero (0) foot setback on all property lines, and in addition is requesting the ability to encroach on the public right-of-way by building out balconies and leasable living space by up to eleven feet six inches (11’-6”).

The applicant proposes that the CBD-9 Central Business District be supplemented with a CBPCD overlay. In accordance with **Article 10, Section 10.9.7(2)** of the Comprehensive Zoning Ordinance:

*“The minimum lot and yard requirements and maximum height requirements of the zoning district in which the development is located need not apply **except that the City Planning Commission shall insure an appropriate relationship between uses of high intensity or height within the Central Business Planned Community District and uses of low intensity or height, existing or future, outside the proposed Central Business Planned Community District, and to this end may require that the regulations for minimum lots and yards and maximum height shall be complied with inside of and near the boundaries such district.**”*

The staff believes that, in general, the setbacks are appropriate for the site, as they call for the building to be built to the lot line on the three interior sides, which is indicative of the district and all other structures on the square. The front setback, or encroachment, however, is much more problematic. The encroachment of livable and leasable/saleable built area over the public right-of-way would be unprecedented in this district, and throughout the City. It would fundamentally alter the relationship between buildings on private property and the adjacent public streets. Further, allowing encroachment of this type into the public right-of-way would set a precedent that could lead to even further encroachment in the future. For instance, if the applicant is able to move forward with the proposed encroachment, and the owner of an immediately adjacent parcel asks to receive the same special permission to build a similar building next door, it would require a fire wall to separate the two structures which would protrude even further into the right-of-way.

The proposed encroachment would entail the use of the public right-of-way for a purely private purpose with no public benefit gained whatsoever. While there are countless circumstances in which balconies are extended into the right-of-way, to the point that second-story balconies are an integral part of the City’s iconic architecture, the use of the right-of-way for enclosed private space is much less common. The staff cannot identify a

single development in the City in which such encroachments exist to such an excessive amount.

In order for the applicant to go forward with the front encroachment, the City would have to either lease or sell the air rights to the space being encroached upon. Through preliminary discussions with the City's Department of Property Management, Division of Real Estate and Records, the staff believes the applicant will be unable to secure these rights. However, should the application be recommended for approval, it should be subject to the following proviso:

- The applicant shall either eliminate the encroachment and limit the structure to the buildable area on-site, or secure the appropriate right to utilize City property in connection in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

#### Floor Area Ratio (FAR)

In addition to allowing flexibility in setback requirements, the CBDPCD overlay also allows for an FAR bonus of up to 15% to be granted to the development, in accordance with **Article 6, Section 6.10 (Table 6.J)** of the Comprehensive Zoning Ordinance. However, because the IZD does not impose an FAR limit (with FAR controlled only indirectly through limits on building height and number of stories), this ability to have an FAR bonus is of no real effect.

#### *Standards related to the CBD-9 Central Business District Regulations*

#### Open Space

The applicant proposes to cover the entire site with the structure and provide for the required open space on the balconies and patio spaces available to the building's users. **Article 6, Section 6.10.7 (Table 6.J)** of the Comprehensive Zoning Ordinance requires that developments in the CBD-9 Central Business District provide a .10 open space ratio. **Article 15, Section 15.5.7(6)** of the Comprehensive Zoning Ordinance defines open space in CBD District as the following:

- a. All required open space shall have not less than eighty (80) percent of the area open from its lowest level to the sky. The remaining portion may be roofed and enclosed, provided it is adjacent to an area open to the sky and provided it contains recreational facilities, such as, but not limited to, play apparatus, court games, or handicraft equipment.*

*b. At least fifty (50) percent of all required open space shall be at or below the floor level of the lowest story containing dwelling units, and not more than twenty (20) percent shall be at a level higher than either:*

*-120 feet above grade level, or*

*-The floor level of the lowest story containing dwelling units, whichever is higher.*

*c. Open space located on roofs or decks shall have a minimum dimension of twenty (20) feet and a minimum area of 600 square feet.*

*d. All required open space located on a roof or deck shall be restricted to persons residing in the building and shall be directly accessible from a lobby or other public area served by the residential elevators.*

*e. All such open space shall be landscaped except where covered or enclosed or developed with recreational facilities. Required open space shall not be occupied by off-street parking, streets or other surfaces for vehicles.*

The proposed open space provision for this development fails to meet 4 of the 5 required definitions for open space in a CBD District. First, the use of private balconies for the open space requirements fails to meet the definition of 80% open from the lowest level to the sky, as each balcony is overhung by another, or in some cases enclosed living space. Second, far less than 50% of the open space is provided at or below the lowest level containing dwelling units. Third, the roof open space is not directly accessible from a lobby or public area and is designed for the exclusive use of the tenant in the penthouse suite. Finally, the balcony spaces are not landscaped as indicated.

The open space provided serves only the tenants of each individual unit and fails to meet the spirit of the definitions of open space contained in the Comprehensive Zoning Ordinance. Therefore, the development as proposed would necessitate a waiver of the entire open space requirement. If the proposal is approved, the open space should be required to comply with the applicable requirements:

- The applicant shall revise the plans to demonstrate that the site's open space is compliant with the requirements of **Article 6, Section 6.10.7 (Table 6.J)** of the Comprehensive Zoning Ordinance and **Article 15, Section 15.5.7 (6)** of the Comprehensive Zoning Ordinance.

### Off-street parking

Off-street parking spaces are required in accordance with **Article 15, Section 15.2.1 (Table 15.A)** of the Comprehensive Zoning Ordinance. As mentioned previously, the applicant is proposing to provide three (3) off-street parking spaces within the rear of the building, and accessed through a shared vehicular/pedestrian entrance in the front of the building. The staff objects to the proposed route of access to the parking spaces because of the potential for pedestrian/vehicular conflicts. The requirements for off-street parking are discussed further in Section E of this report.

### Pedestrian uses

Per **Article 10, Section 10.9.7** of the Comprehensive Zoning Ordinance a CBPCD shall provide for a maximum separation of pedestrian and vehicular traffic. As noted above, the applicant proposes to access interior off-street parking through an existing curb-cut in the public right-of-way and allow vehicle and pedestrian mixing in the interior of the structure. The staff does not support the existing access configuration to the parking area because of the risk of hazard to pedestrians entering the building. However, if the request is recommended for approval, it should be subject to the following proviso:

- The applicant shall modify the design of the structure, removing the shared vehicular/pedestrian entrance, and to include both a pedestrian entrance to the lobby of the residence, and a separated vehicular driveway.

### *Landscaping*

The applicant has not submitted a landscape plan. However, plans imply that since the applicant intends to build on over 100% of the site, the existing street condition shall remain. The staff believes that the proposed development calls for additional landscaping at the street level. Should the application be recommended for approval, it should be subject to the following proviso:

- The applicants shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the following, subject to the review and approval of the staff of the Department of Parks and Parkways:
  - 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 presence of street trees through the planting of new trees at a maximum interval of thirty (30) feet within the Tchoupitoulas Street right-of-way.



### *Trash storage and litter abatement*

The applicant proposes for trash associated with the commercial and multiple-family residential uses to be stored in dumpsters located in a rear storage area with access to a service alley. The staff believes this location is sufficiently screened from John Churchill Chase, however, the applicant has not indicated the width of the service alley on the plans. The staff is concerned that the width of the alley appears from aerial images to be no more than approximately 3-5 feet in width, which would be too narrow to accommodate the movement of dumpsters. Should the application be recommended for approval, it should be subject to the following provisos:

- All dumpster areas shall be screened from view from the public rights-of-way with an opaque fence and/or masonry wall that is no less than six (6) feet tall, subject to the review and approval of the City Planning Commission staff.
- The dumpster area shall have sufficient access to allow the free movement of receptacles without the disruption to nearby property owners or damage to nearby structures.

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 request, should it be approved.

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

### *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.

## Subdivision Standards

**Article 10, Section 9.7** of the Comprehensive Zoning Ordinance states that CBPCDs are to follow normal procedures regarding the subdivision or consolidation of land. Since the proposal is only for a single lot of record, the request complies with the provision by right.

## Signs

**Article 10, Section 10.9.8** of the Comprehensive Zoning Ordinance states that all developments within a CBPC District overlay are subject to the signage requirements of **Article 12** of the Comprehensive Zoning Ordinance. The conceptual plans presented indicate vertical signage along the second floor balcony encroachment. If the request is recommended for approval, it should be subject to the following proviso:

- All signage shall comply with all of the requirements of the CBD-9 Central Business District in **Article 12 -- General Sign Regulations** of the Comprehensive Zoning Ordinance.

- 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*

The petitioned site fronts Tchoupitoulas Street between John Churchill Chase Street and Poeyfarre Street in the Warehouse District. Tchoupitoulas Street is classified as a major street in the New Orleans Major Street Plan.<sup>7</sup> It runs adjacent and parallel to the Mississippi River throughout most of the city from the western to eastern direction and it ends at Canal Street. Tchoupitoulas Street intersects with the Pontchartrain Expressway (Highway 90) at the edge of the Warehouse District, and as a result it has become the primary thoroughfare for truck traffic to and from the Port. The petitioned site is located three (3) blocks from Pontchartrain Expressway. Tchoupitoulas Street is a two-lane, two-way street near the petitioned site; however, it converts to a one-way street in the upriver direction at Andrew Higgins Boulevard. Downriver traffic is diverted to either S. Peters Street or Convention Center Boulevard. Most of the Warehouse District is made up of minor, two-lane, one-way arterials that run in upriver/downriver directions and provide connections between the downtown neighborhoods and adjacent uptown neighborhoods, or outside neighborhoods via the Pontchartrain Expressway. These arterials are intersected by shorter (sometimes only two or three blocks in length) one-way streets that generally carry inter-neighborhood traffic to and from destinations within the Warehouse District or CBD.

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<sup>7</sup> New Century New Orleans Master Plan Transportation Plan, City Planning Commission, March 2004, Map 3.

Currently, most of these minor arterials in the CBD also contain transit lines (bus or streetcar). The Number 10 and 11 Busses provide transit from the CBD to uptown neighborhoods. The Number 114 provides transit from the CBD to the Westbank via General DeGaulle Boulevard, and the Riverfront Streetcar provides transit from the CBD to the Marigny neighborhood.

Due to the diversity of land uses within the Central Business District, including civic, industrial, commercial, and office uses, the roadway system experiences substantial volumes of traffic, especially at rush hour times in the morning and early evening. The current roadway system is currently adequate in carrying these large volumes of traffic. The staff also believes the roadway system is capable of accommodating the volume of traffic which would be generated by the proposed development, as it is primarily residential. Furthermore, the high degrees of density and diversity of land uses within the CBD encourages alternative forms of transportation such as walking and biking.

### *Parking and Loading*

Pursuant to **Article 15, Section 15.2.7(3) (Table 15.C) – Off Street Parking in the CBD Districts**, multiple-family residences in the CBD-9 District are required to provide one parking space for every two (2) dwelling units. Therefore, the applicant would be required to provide a total of ten (10) off-street parking spaces. The applicant will be providing three (3) parking spaces on the first floor of the structure. The applicant noted that the rest of the required parking will be provided off-site within six hundred (600') feet of the main building per **Article 15, Section 15.2.7(9) – Joint Use and Off-Site Facilities**.<sup>8</sup> If approved, the staff recommends the following proviso be added:

- All off-site parking provided shall meet the requirements of Article 15, Section 15.2.7(9). The off-site parking spaces shall be established by a recorded covenant or agreement as parking to be used in conjunction with the principal use and shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space

The applicant intends to provide eight (8) bicycle parking spaces which would be located next to the three (3) vehicular parking spaces on the first floor of the building. Pursuant to **Article 15, Section 15.2.7(3) (Table 15.C) – Off Street Parking -CBD Districts**, restaurants or other establishments for consumption of food or beverages on the premises in the CBD-9 District are required to provide one (1) parking space for every eight hundred (800 sq. ft.) square feet of floor area of the use. Since the proposed restaurant and holding bar area would encompass a total floor area of three thousand six hundred ninety-nine (3,699 sq. ft.), the applicant would be required to provide a total of five (5) off-street parking spaces for the proposed restaurant use. The applicant does not intend

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<sup>8</sup> Per Article 15, Section 15.2.7(9)(c), the off-site parking spaces shall be established by a recorded covenant or agreement as parking to be used in conjunction with the principal use and shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space.

to provide off-street parking for the restaurant and would therefore need a waiver of five (5) spaces.

<b>Parking Requirement for Proposed Uses</b>					
<b>Use</b>	<b>Requirement</b>	<b>Sq. Ft.</b>	<b>Required</b>	<b>Provided</b>	<b>Waiver</b>
Restaurant with bar	1 per 800 sq. ft.	3,699	5	0	5
		<u># of Units</u>			
Multi-family residence	50% of dwelling units	19	10	3 on-site & 7 off-site	None

The newly adopted Comprehensive Zoning Ordinance, effective August 12, 2015 would exempt all CBD Districts from vehicular parking requirements. The reasoning for this is based on the current regulations being inappropriate for densely developed historic parts of the city, where buildings were initially built lot line to lot line and before widespread adoption of the automobile as a mode of transportation. The provision of off-street parking in these areas is nearly impossible without substantial demolition of existing structures, which would in turn alter the established development character of an area, which is currently accommodating to walking trips. The intention of removing mandatory parking requirements in the CBD was also to allow the market, not arbitrary ratios, to determine the supply necessary to meet parking demands. In some instances, a limited availability of parking can deter automobile transportation and encourage others such as walking, biking, or shared transportation.

In the upper area of the Warehouse District some multi-family structures contain either surface parking lots or first-level garages. The staff noted that some apartment buildings appear not to provide off-street parking; these residents may lease parking from nearby public lots which are present. Some nearby hotel, office, and industrial developments in the area appear to provide off-street parking in parking garages or adjacent vacant parcels. The staff noted several restaurants in the vicinity that do not provide off-street parking. On street parking is available on most streets in the Warehouse Districts. Because there are examples of similar uses which do not provide off-street parking, and because the newly adopted zoning ordinance would not require parking for the proposed use, the staff believes a waiver of off-street parking for the proposed restaurant is justified. If approved, the following waiver would be necessary:

- The applicant shall be granted a waiver of **Article 15, Section 15.2.7(3) (Table 15.C)** of the Comprehensive Zoning Ordinance, which requires five (5) off-street parking spaces to be provided for the restaurant use, to allow no off-street parking spaces to be provided for the restaurant use.

*Loading*

Additionally, the development is required to provide off-street loading spaces in accordance with **Article 15, Section 15.3.2 (Table 15.G) – Off-Street Loading**. These spaces would allow on-site parking for deliveries, moving trucks, trash pick-up, etc. An

apartment building between ten thousand and one hundred thousand (10,000-100,000 sq. ft.) square feet is required to provide two (2) off-street loading spaces, and a restaurant between two thousand and ten thousand (2,000-10,000 sq. ft.) square feet is required to provide one (1) loading space. Therefore, the proposal would require a total of three (3) off-street parking spaces.

<b>Loading Requirement for Proposed Uses</b>					
<b>Use</b>	<b>Requirement</b>	<b>Sq. Ft.</b>	<b>Required</b>	<b>Provided</b>	<b>Waiver</b>
Restaurant with bar	1 for uses 2,000-10,000 sq. ft.	3,699	1	0	1
Multi-family residence	2 for uses 10,000-100,000 sq. ft.	27,432	2	0	2
				Total	3

No off-street loading spaces are proposed for the site. The staff would typically recommend a waiver of one (1) or two (2) of the required loading spaces but not all three (3) spaces. If approved, the staff recommends the following:

- The applicant shall be granted a waiver of **Article 15, Section 15.3.2 (Table 15.G) – Off-Street Loading** of the Comprehensive Zoning Ordinance, which requires five (3) off-street loading spaces, to allow the provision of only one (1) off-street loading space.

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

The request was considered by the Planning Advisory Committee at its meeting on July 22, 2015. The representative of the Department of Property Management, Division of Real Estate and Records noted that a lease of air rights or a servitude agreement would be necessary for the portion of the building which would project into the Tchoupitoulas Street right-of-way. However, the representative said that such lease arrangement would likely not be granted on the basis that the City typically retains the right to remove property in the right-of-way, but the proposal includes an immovable and enclosed projection. Therefore, the proposed projection could not be detached without out significantly damaging the rest of the improvement on the lot. The representative of the Historic District Landmarks Commission (HDLC) commented that the proposal was denied by the CBDHDL, but overturned by the City Council. Therefore, the HDLC is waiting for revised drawings from the applicant.

The Committee passed a motion of objection to the request due to the need of the applicant to obtain a lease from the City for the portion of the development above the public right-of-way, under terms which are not typically granted by the City.

**G. What effects or impacts would the planned development district have on adjacent properties?**

The staff believes the request for the placement of a CBPCD Central Business Planned Community District on a relatively small single lot of record would have a negative impact on adjacent land uses, as it allows the subject property to exceed base zoning height limitations which were put in place to promote consistency of development and design within the historic sections of the Central Business District. Typically, a CBPCD Central Business Planned Community District is laid over a larger parcel or tract of land to be developed or developed with multiple main buildings.<sup>9</sup> In essence, the applicant's request for a CBPCD on one lot located in the middle of a municipal square would have the effect of a "spot zone." The terms "spot zone" or "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting unjustified preferential treatment to those spot zoned parcels which is not also granted to similarly-situated surrounding properties.

Pursuant to **Article 16, Section 16.5.3(5) – Planned Development District Procedures**, an approval of a planned development district shall be based upon the following criteria:

- a) The proposed land uses, and the density or intensity of each use, are authorized in the base zoning district or in the text of the planned development district;
- b) The plan of development is consistent with the Master Plan;
- c) Proposed uses and project design are compatible with existing and planned adjoining uses and the character of the neighborhood in which the project is located;
- d) Adequate public facilities will be provided in a timely manner to support each phase of the development;
- e) For overlay zoning districts, proposed uses and development standards are consistent with the purposes of the base zoning district; and
- f) The proposed timing of development is consistent with the overall growth and development of the City.

The City Planning Commission also has the authority to impose conditions upon the CBPCD District in order to ensure that development objectives for CBPCDs are met.

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<sup>9</sup> The minimum required area for a Central Business Planned Community District is one (1) contiguous acre or one (1) City square, whichever is the lesser.

**Criterion “a”** for the approval of a planned development district stipulates that the proposed land uses, and the density or intensity of each use, are authorized in the base zoning district or in the text of the planned development district. The proposed uses are permitted in base zoning district. However, the proposed height, which affects the intensity of the development, is not permitted in the base zoning district. As mentioned in the design review section of this report, the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD) dictates the height limit for the subject property to be six (6) stories and seventy-five (75’) feet within twenty (20’) feet of all property lines adjacent to any public right-of-way and a height limit of ten (10) stories and one hundred twenty-five (125’) feet for all other portions of a property.

The implementation of CBPCD allows for variance of the base height standards, but the intention is to achieve consistency across multiple main buildings which would be part of the planned community development. The staff believes the applicant’s request for a CBPCD Central Business Planned Community District on Lot A-1-A is workaround in order to evade the requirements of the IZD. The analysis of the surrounding area reveals that the character and scale of the district is that of a historic warehousing neighborhood comprised predominantly of one (1) to five (5) story masonry structures which are now occupied by a variety of adaptive reuses, the proposal. Most of the structures on the subject square are one (1) or two (2) stories. Therefore, the height and density of the proposed structure would vary substantially from the rest of the neighborhood. The staff does not find the proposed variance of height justified or compatible with the rest of the CBD-9 District as it does not preserve the historic character and scale of the district as intended through the IZD. As such, the proposal also does not meet **Criterion “e”** for approval which requires proposed development standards to be consistent with the purposes of the base zoning district.

**Criterion “c”** for the approval of a planned development district stipulates that the proposed uses and project design are compatible with existing and planned adjoining uses as well as the character of the neighborhood in which the project is located. As mentioned previously, the staff believes the development intensity of the proposed use created by its excessive height is not appropriate for the site and incompatible with the character of the neighborhood. The proposed structure would extend significantly beyond the height of the adjacent structures and would clearly block some access to light at certain times. The impact of increased height adjacent to other properties and near street lines cannot be mitigated effectively through the imposition of conditions.

With regard to the project design, the staff is not opposed to the modern design of the proposed structure; however, a modern design statement can be made without infringement of public space. The staff believes the proposed balcony is inconsistent with this part of the Warehouse District where most historic structures are characterized by continuous planar walls along the street edge. The staff is also opposed to the proposed enclosed projection of the structure into the public right-of-way for multiple reasons. First, if approved, the lease of the air rights would allow the applicant to increase the floor area of the development with enclosed transactional space to the benefit

of the property owner only. The leased space would provide no public benefit to the City. The staff is concerned that this would set a dangerous precedent and encourage similar requests from other developers seeking to legally exceed the metes and bounds of their property. In addition, if adjacent properties were to build similar glass projections, the adjacency of glass on glass could increase the risk as well as the damage caused by fire. For the above mentioned reasons, the proposal does not meet Criterion “c.”

**Criteria “d” and “f”** are not applicable to this request as they relate to the timing and phasing of multiple structures within a planned development district.

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

Pursuant to **Article 16, Section 16.5.3(5) – Planned Development District Procedures**, an approval of a planned development district shall meet **Criterion “c”** which is consistency with the Master Plan. Further, in accordance with the Home Rule Charter of the City of New Orleans, a land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Land Use Element of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map.

Chapter 14 of the Master Plan designates the future land use of the petitioned site as Mixed-Use Downtown Core Neighborhood. The goal, range of uses and development character for this designation is copied below:

**MIXED-USE DOWNTOWN CORE NEIGHBORHOOD**

**Goal:** Encourage and support a compact, walkable, transit-oriented, mixed-use neighborhood at the core of the city.

**Range of Uses:** A mix of residential, office, commercial, hotel, retail, and service uses.

**Development Character:** The scale of new development will vary depending on location, with taller development generally encouraged along the edges of the CBD and new development that is sensitive to the scale of the neighborhood encouraged within the interior of the area.

The uses proposed within this request, including a multiple-family residence and a ground floor restaurant are consistent with the range of uses envisioned for this area’s future land use as prescribed by the Master Plan. However, the implementation of a planned development district upon one (1) relatively small lot of record in order to construct a structure which varies significantly from the surrounding development pattern in terms of mass and form as well as from the height and density limitations of base zoning district, is **inconsistent** with the Master Plan.



The standards of the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD), when adopted with Zoning Docket 120-14, were deemed consistent with the Master Plan. They are also the same standards as those recently codified with the adoption of the new Comprehensive Zoning Ordinance, effective August 12, 2015. Specifically, these regulations were deemed consistent in that they were “sensitive to the scale of the neighborhood” to which they were designated.

It is important to note that the Master Plan does not provide specific height limits for sites within the CBD. However, based on the language above, the Plan does support the adoption of clear and predictable height limits based on the refined height plan that formed the basis of the IZD.

#### IV. SUMMARY

Zoning Docket 068/15 is a request for a CBPCD Central Business Planned Community District and an appeal of **Article 18, Section 18.66** of the Comprehensive Zoning Ordinance, the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD), to permit the construction of a mixed-use development (multiple-family residence and restaurant) which exceeds the maximum permitted height in a CBD-9 Central Business District. The requested planned development district would apply only to a single lot of record located at 1035 Tchoupitoulas Street in the Warehouse District of the CBD.

The applicant proposes to demolish the existing single-story brick masonry warehouse improved upon the site and develop the site with a ten-story, 33,454 square foot mixed-use structure, including a ground and second floor restaurant and a multiple-family residence on the upper floors. The proposed height of the structure would be one hundred twenty-five (125') feet. The applicant's request for a CBPCD Central Business Planned Community District is based upon the desire to exceed the height and density limitations outlined in the Central Business District Height and Floor Area Ratio IZD, which limits height to six (6) stories and seventy-five (75') feet within twenty (20') feet of the front property line. The proposal exceeds the permitted height by fifty (50') feet. The implementation of a CBPCD Central Business Planned Community District affords the City Planning Commission to apply standards which deviate the base zoning district regulation related to lot area, yards, and height. However, the staff does not believe the proposal meets the intents and purposes of the overlay district. Rather, the staff believes the request is a very transparent attempt to use the CBPCD mechanism to circumvent applicable base zoning regulations.

The staff is not opposed to the land use aspect of this request, but is opposed to the proposed design of the structure which would necessitate multiple waivers as well as a lease of air rights for enclosed living space proposed on the third through tenth floors. The purpose of a Central Business Planned Community District overlay is to ensure continuity of design, and is typically applied to larger parcels or tracts of land developed with multiple buildings. Because of this, the City Planning Commission is afforded the

ability to apply standards which vary from the base zoning district regulation related to lot area, yards, and height. However, the staff believes the development intensity of the proposed use created by its excessive height is not appropriate for the site and incompatible with the character of the surrounding neighborhood. The staff also believes a planned development district should not be used on a lot by lot basis for developments to sidestep base zoning district standards, as is intended with request.

As proposed, the development would fail to meet the minimum lot size requirement of a Central Business Planned Community District of one (1) contiguous acre or one (1) city square, and would necessitate a waiver. The project would also necessitate waivers of open space, off-street parking, and off-street loading. As proposed, the development would enclose public property for the exclusive profit of the property owner and with no benefit to the public. Administratively, the City is would unlikely be able to sign a lease of servitude as it typically retains the right to remove encroachments, and because the proposed projection would be enclosed and immovable. For the abovementioned reasons the staff is does not support the request.

## V. PRELIMINARY STAFF RECOMMENDATION<sup>10</sup>

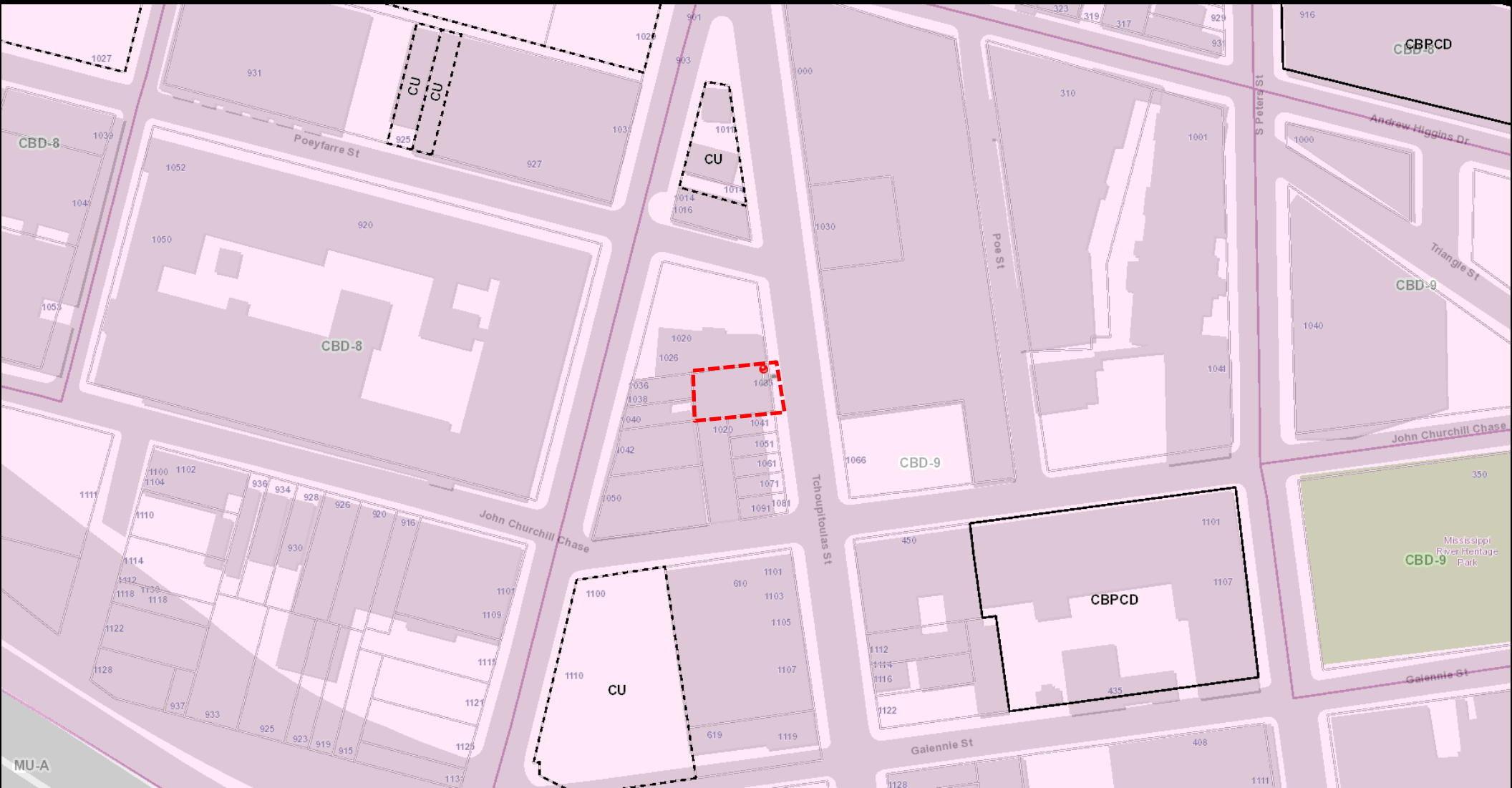
The staff recommends **denial** of Zoning Docket 068/15.

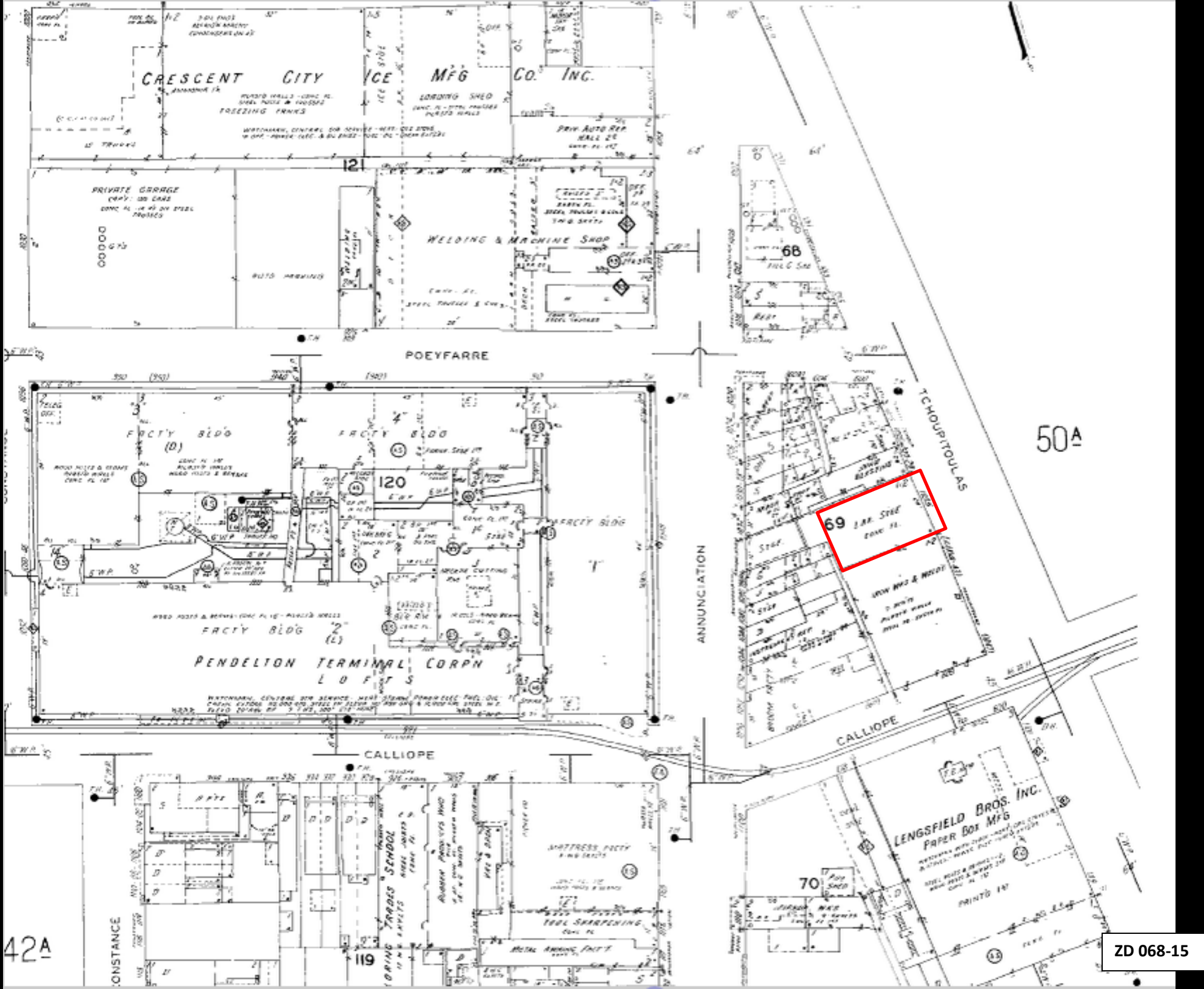
## VI. REASONS FOR RECOMMENDATION

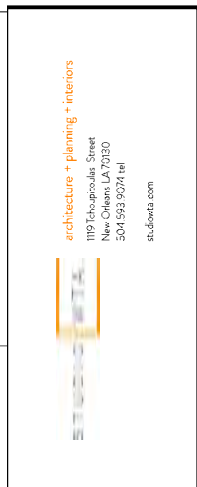
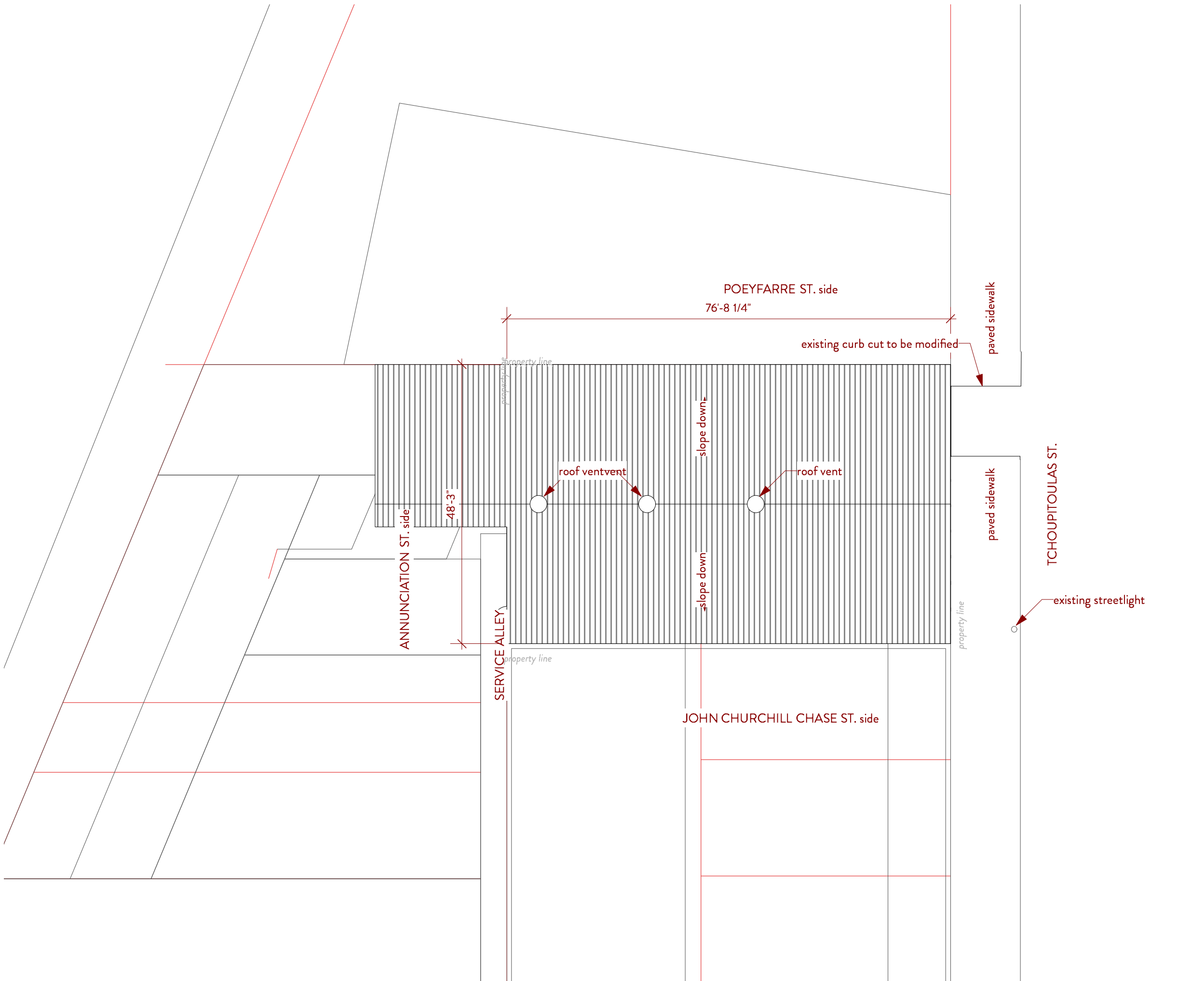
1. The proposal does not respect the character and scale of surrounding development, as is the intent of the Central Business District Height and Floor Area Ratio Interim Zoning District. Further, there are no special conditions unique to the site which justify variance from the base height regulations.
2. The flexibility of the CBPC District regulations should not be exploited for the sole purpose of finding a workaround for other regulations within a base zoning district.
3. The lease of the air rights required for the proposed projection would exclusively the benefit of the property owner without providing a public benefit to the City. This design element could also set a dangerous precedent for future similar requests from other developers seeking to legally exceed the metes and bounds of their properties.

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<sup>10</sup> Subject to modification by the City Planning Commission







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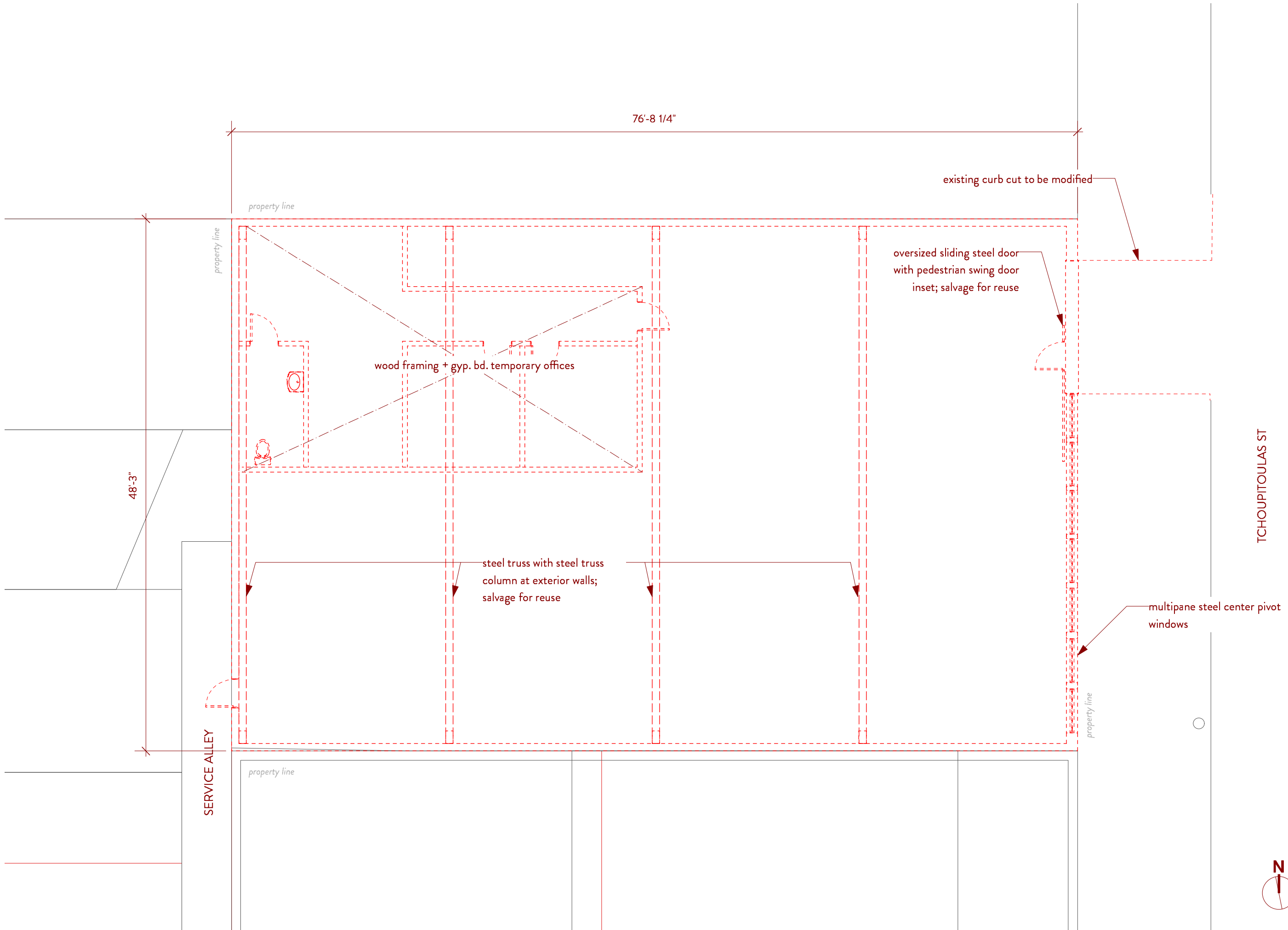
ARC REVIEW

EXISTING  
SITE PLAN  
scale: 1/8" = 1'-0"

14 October 2014

**AE1.0**

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TCHOUPITOULAS ST

SERVICE ALLEY



existing curb cut to be modified

oversized sliding steel door  
 with pedestrian swing door  
 inset; salvage for reuse

wood framing + gyp. bd. temporary offices

steel truss with steel truss  
 column at exterior walls;  
 salvage for reuse

multipane steel center pivot  
 windows

76'-8 1/4"

48'-3"

property line

property line

property line

property line





Existing wood framed windows on Tchoupitoulas Street facade



Existing steel roof structure and corrugated roof sheathing







Existing wall on Annunciation Street side: Gypsum board



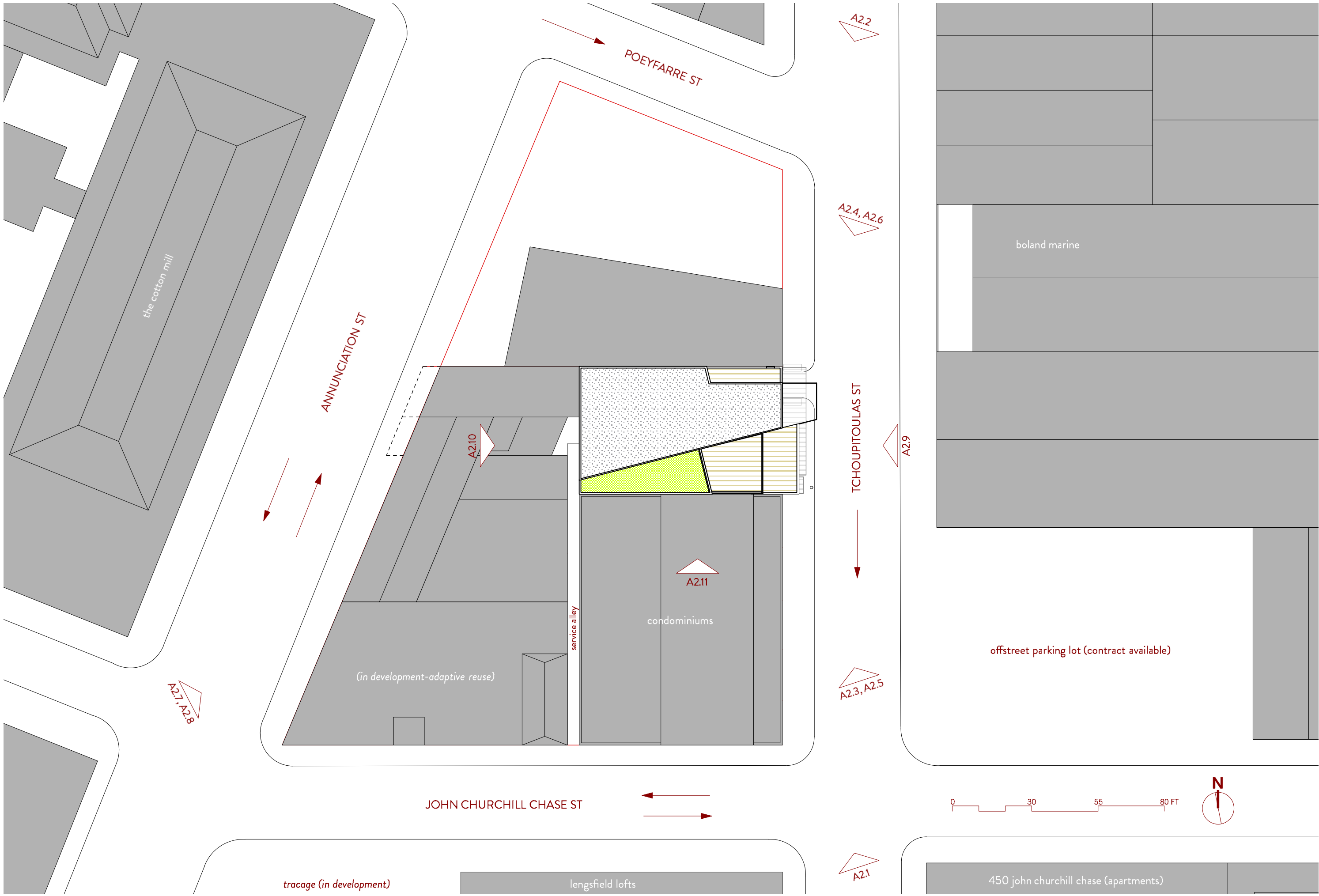
Existing roof and wall on Poeyfarre Street side: Corrugated metal

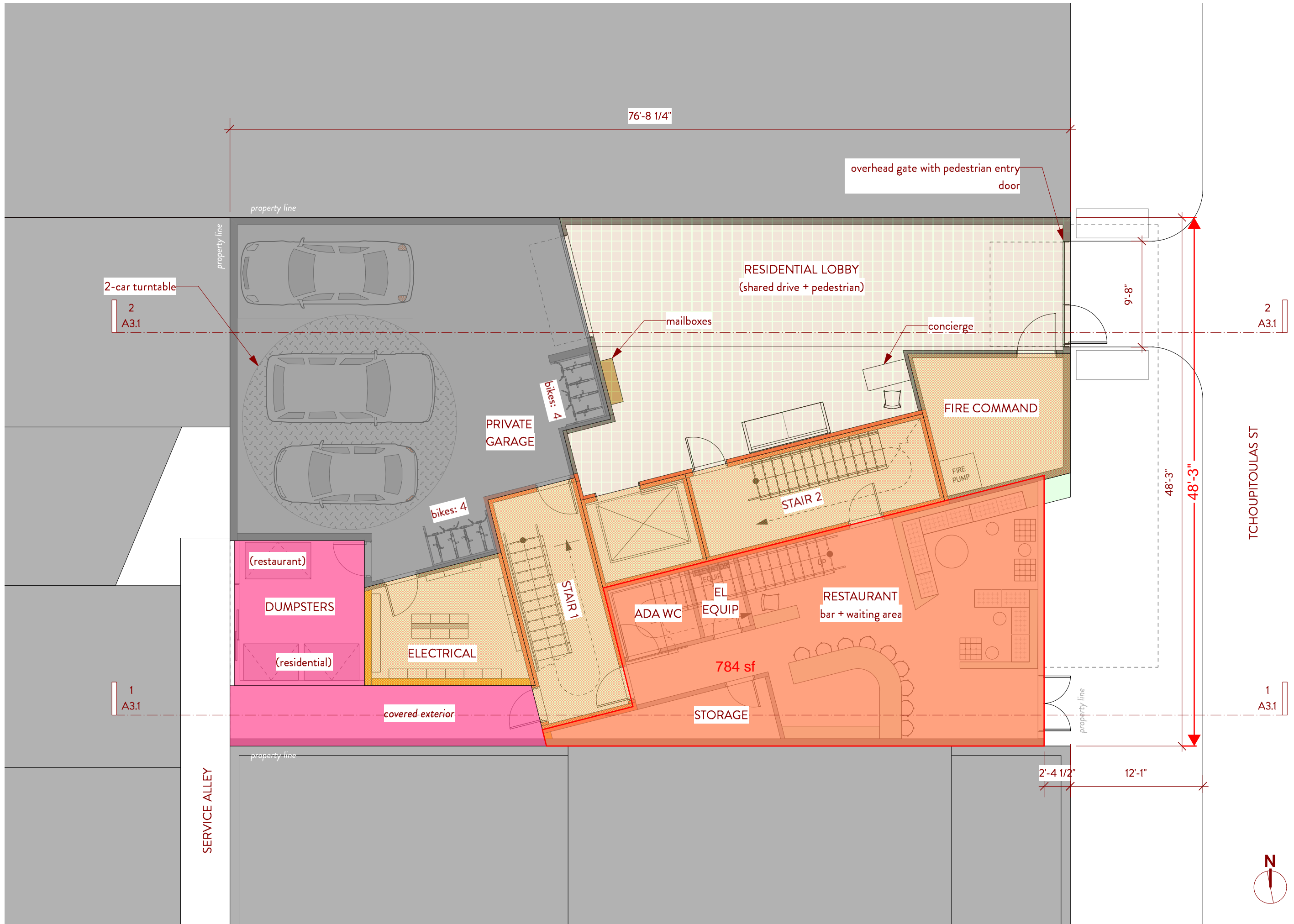


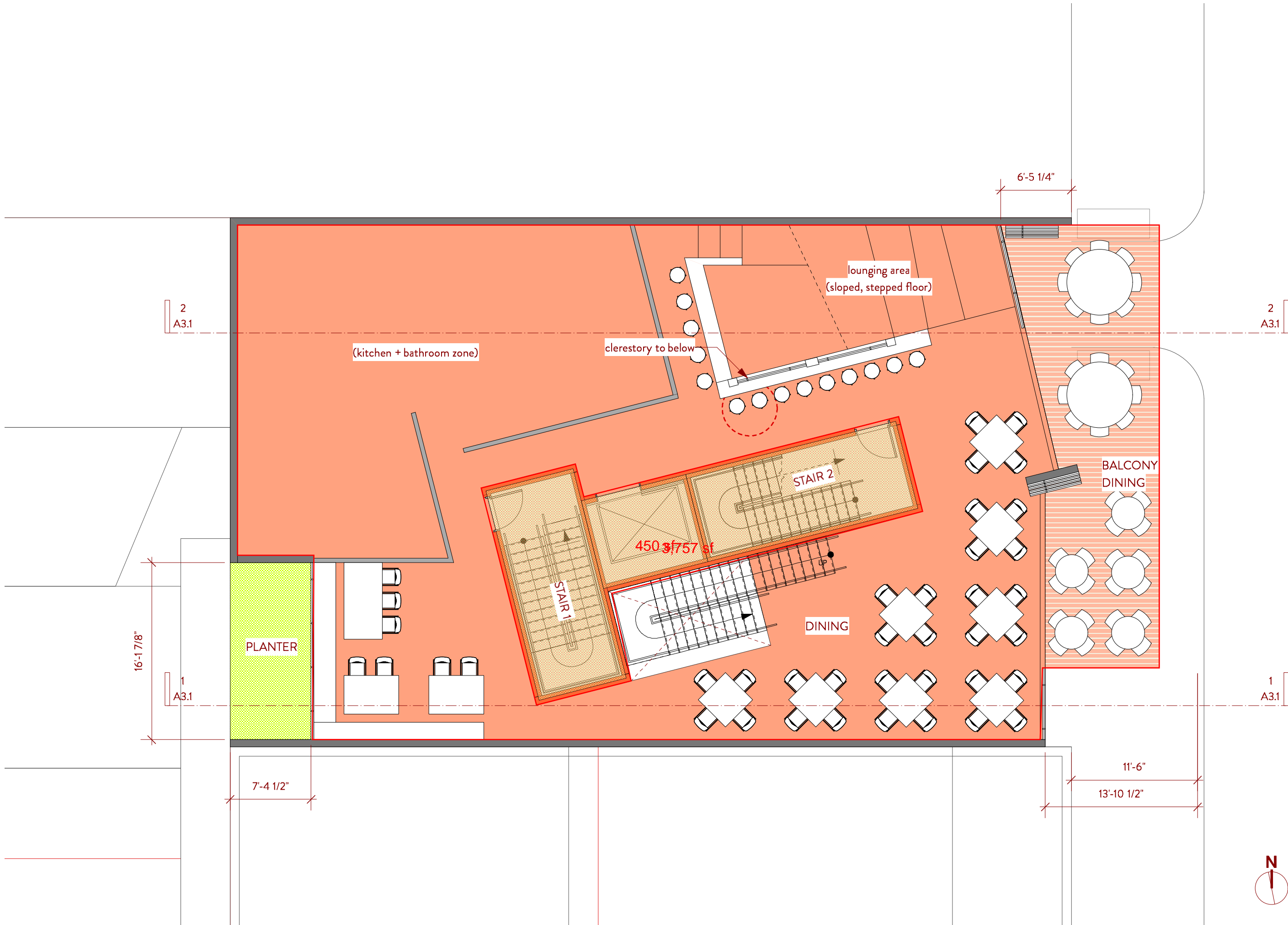
Existing wall on Annunciation Street side: Gypsum board



Interior face of Tchoupitoulas Street wall







ARC REVIEW

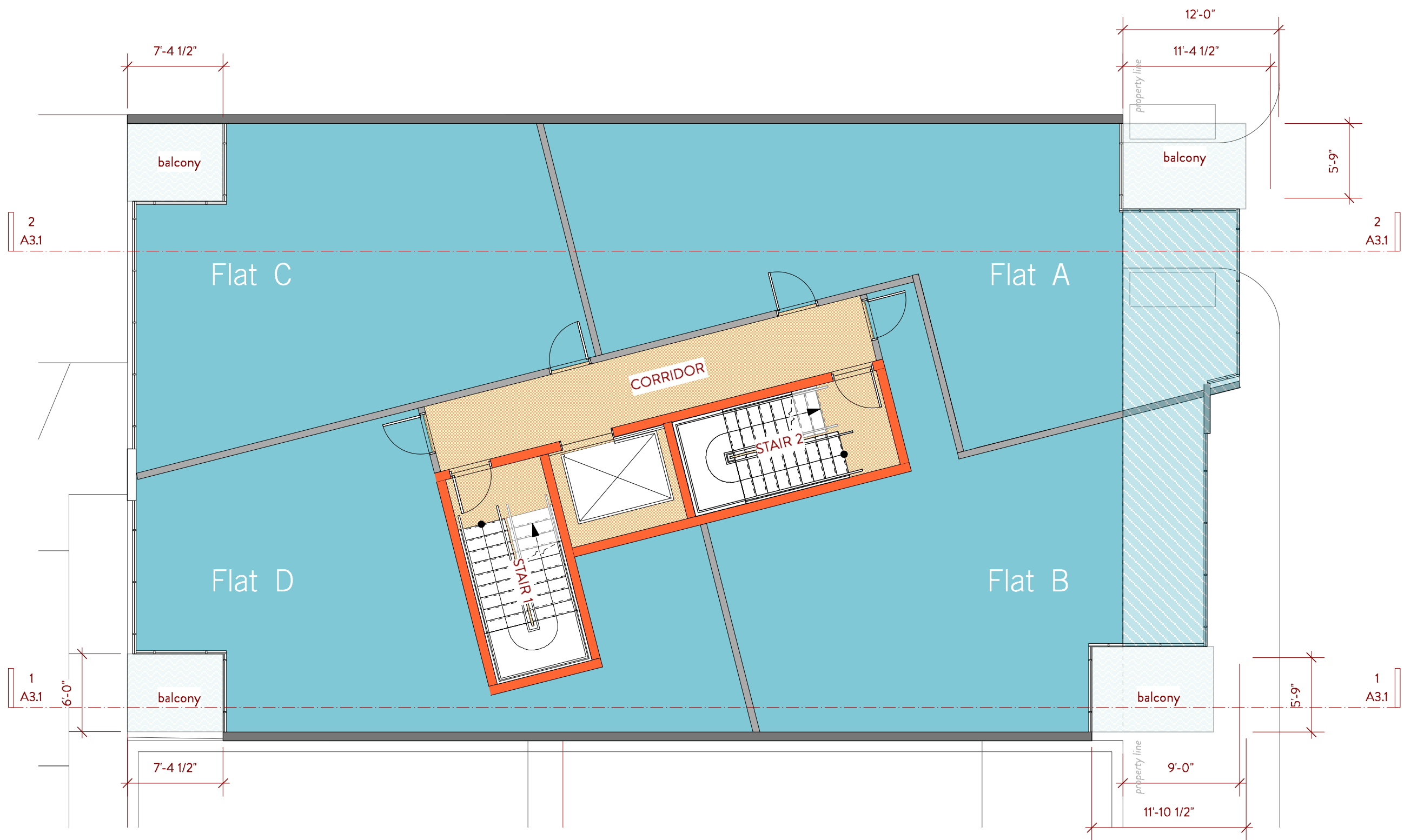
Floor Plan:  
**MEZZANINE**

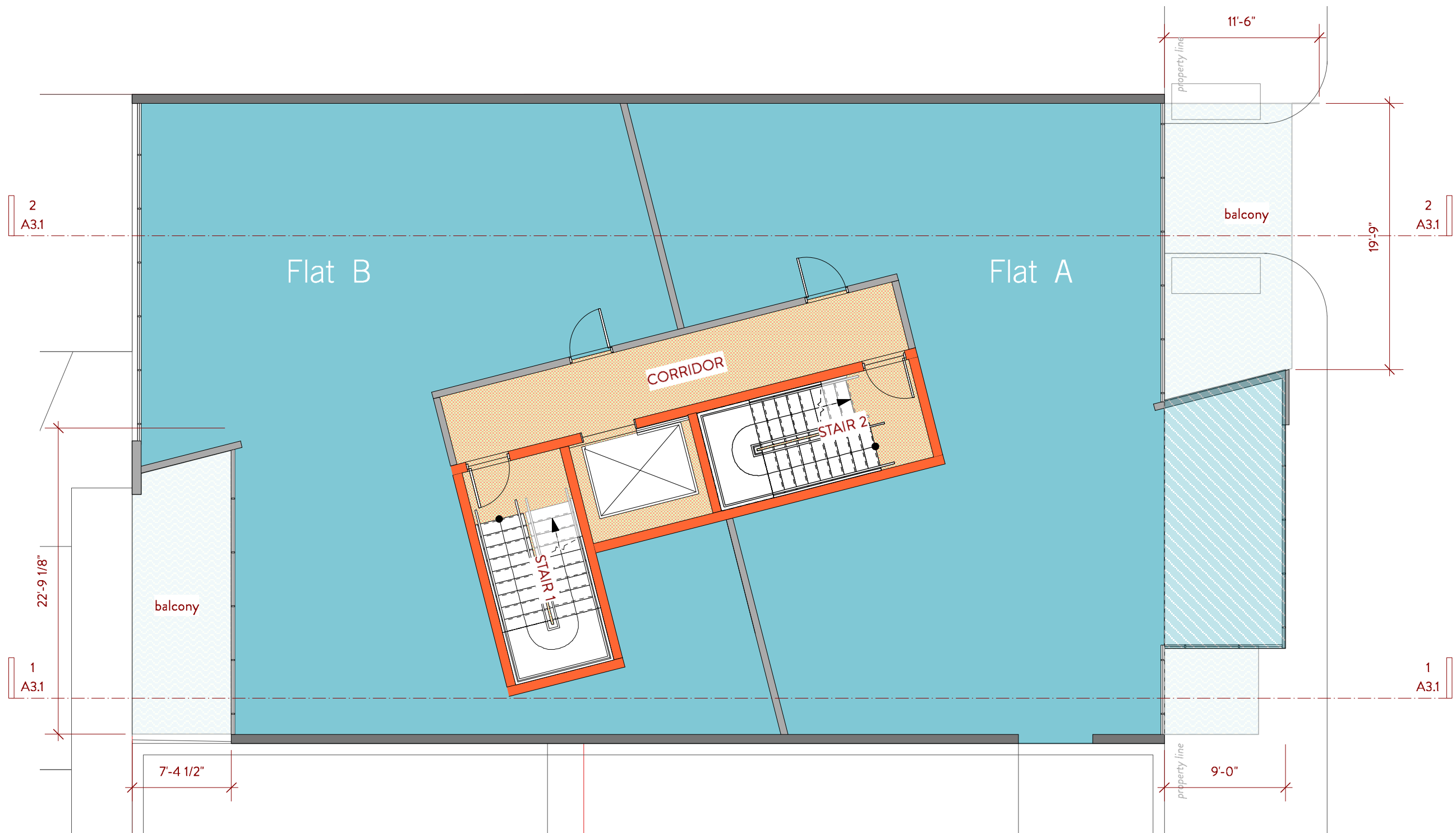
scale: 1/8" = 1'-0"

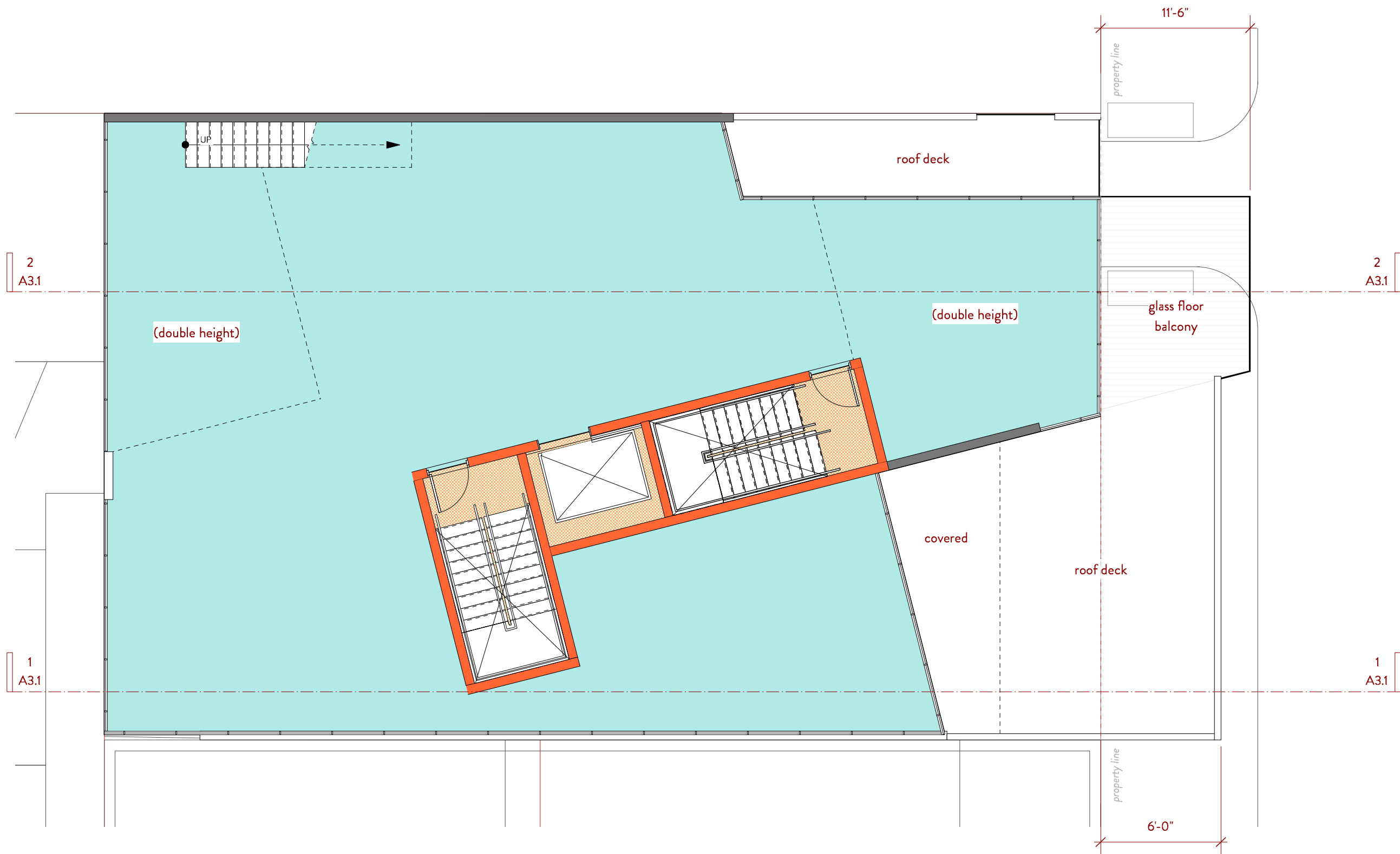
14 October 2014

**A1.2**









2  
A3.1

2  
A3.1

1  
A3.1

1  
A3.1

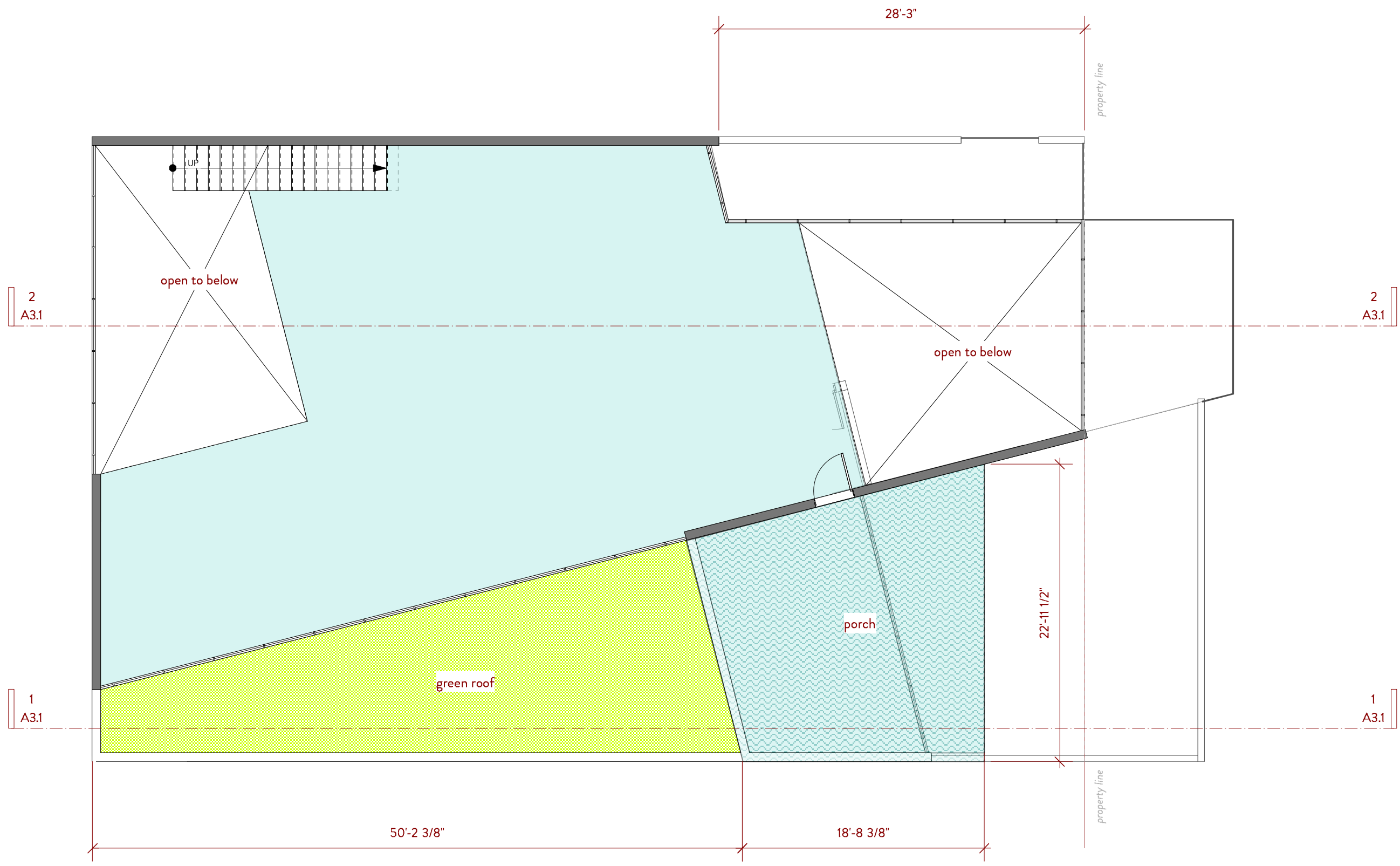


ARC REVIEW

Floor Plan:  
 9  
 Penthouse  
 scale: 1/8" = 1'-0"

14 October 2014

**A1.5**



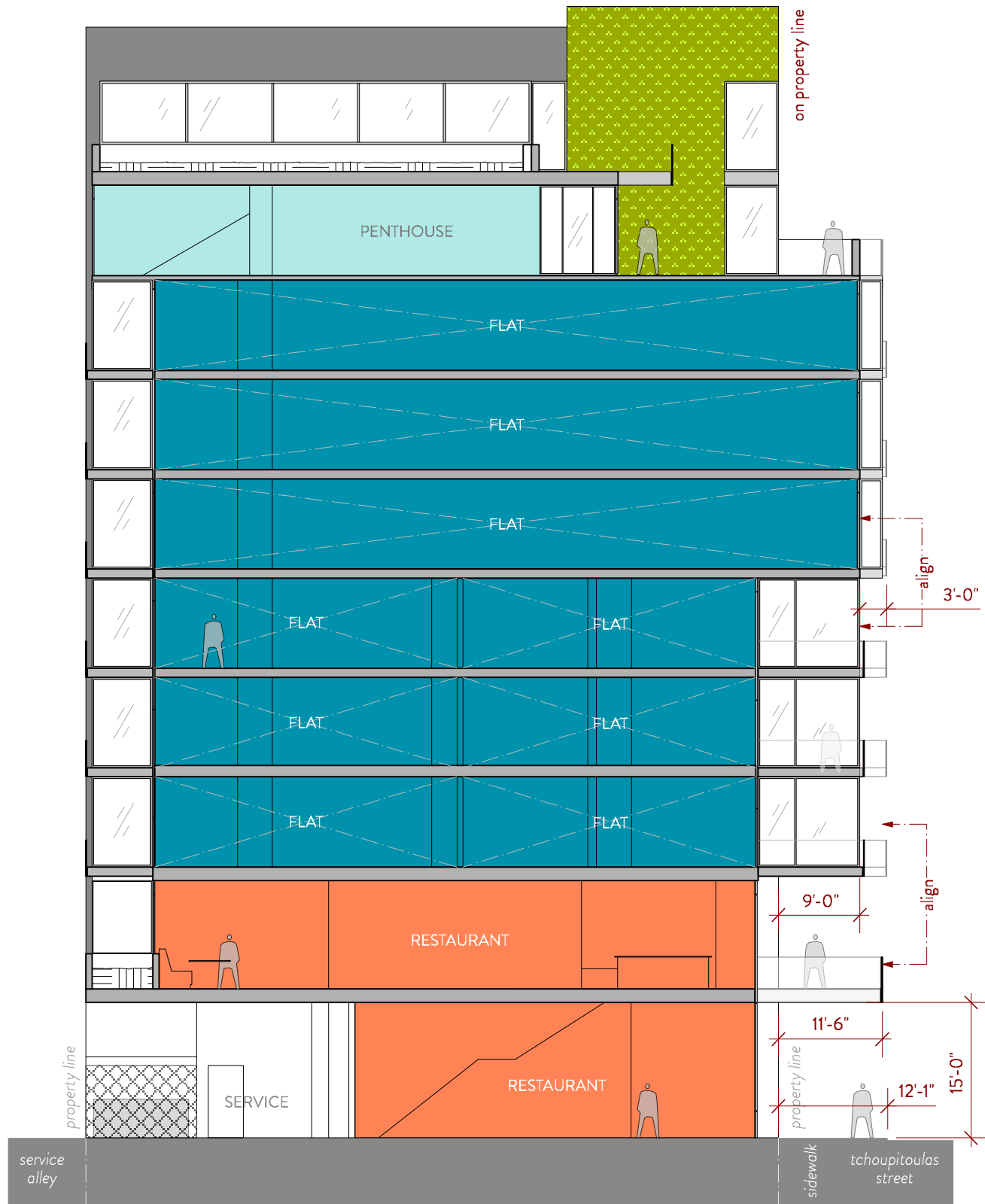
ARC REVIEW

Floor Plan:  
 10  
 Penthouse  
 scale: 1/8" = 1'-0"

14 October 2014

**A1.6**

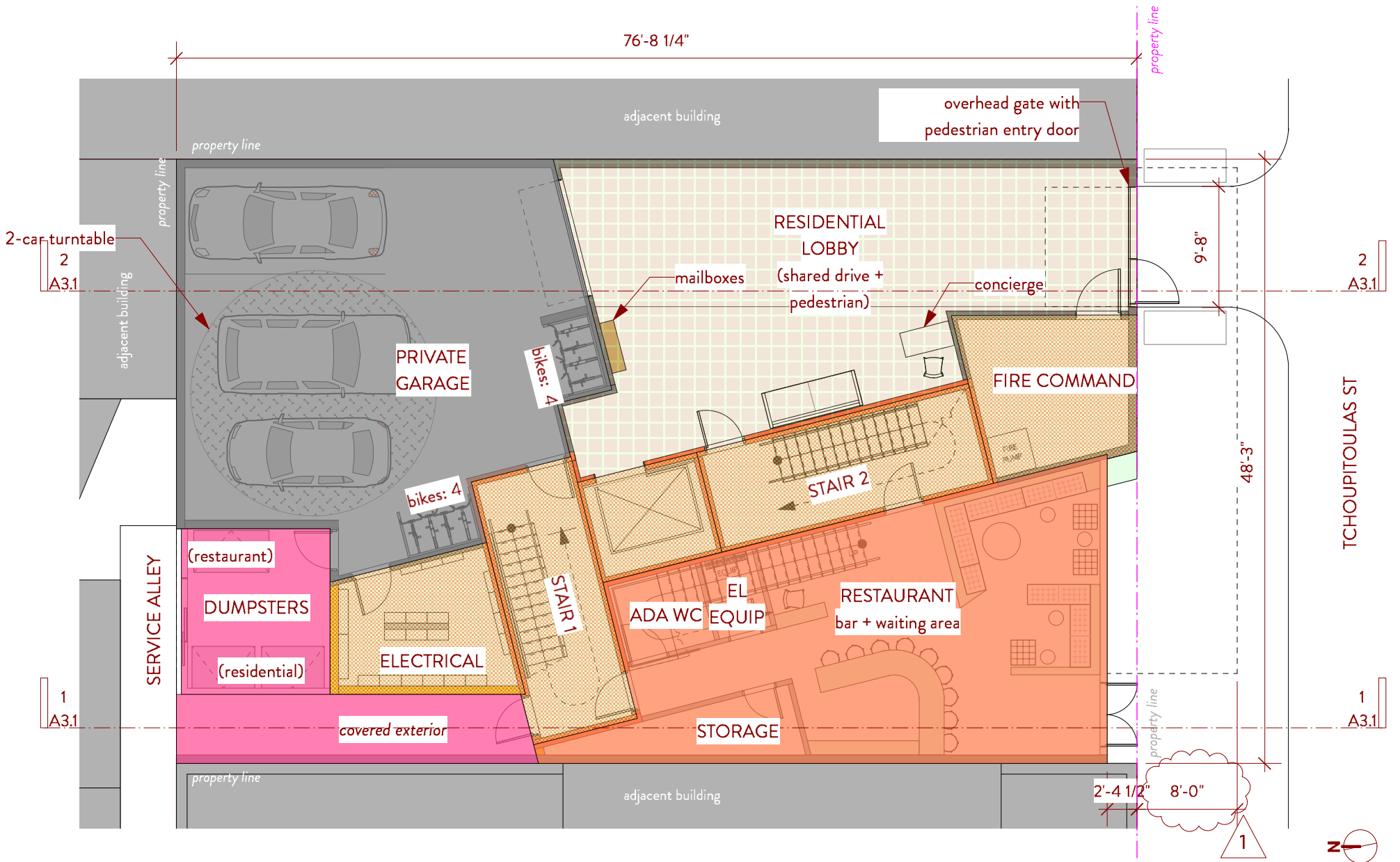
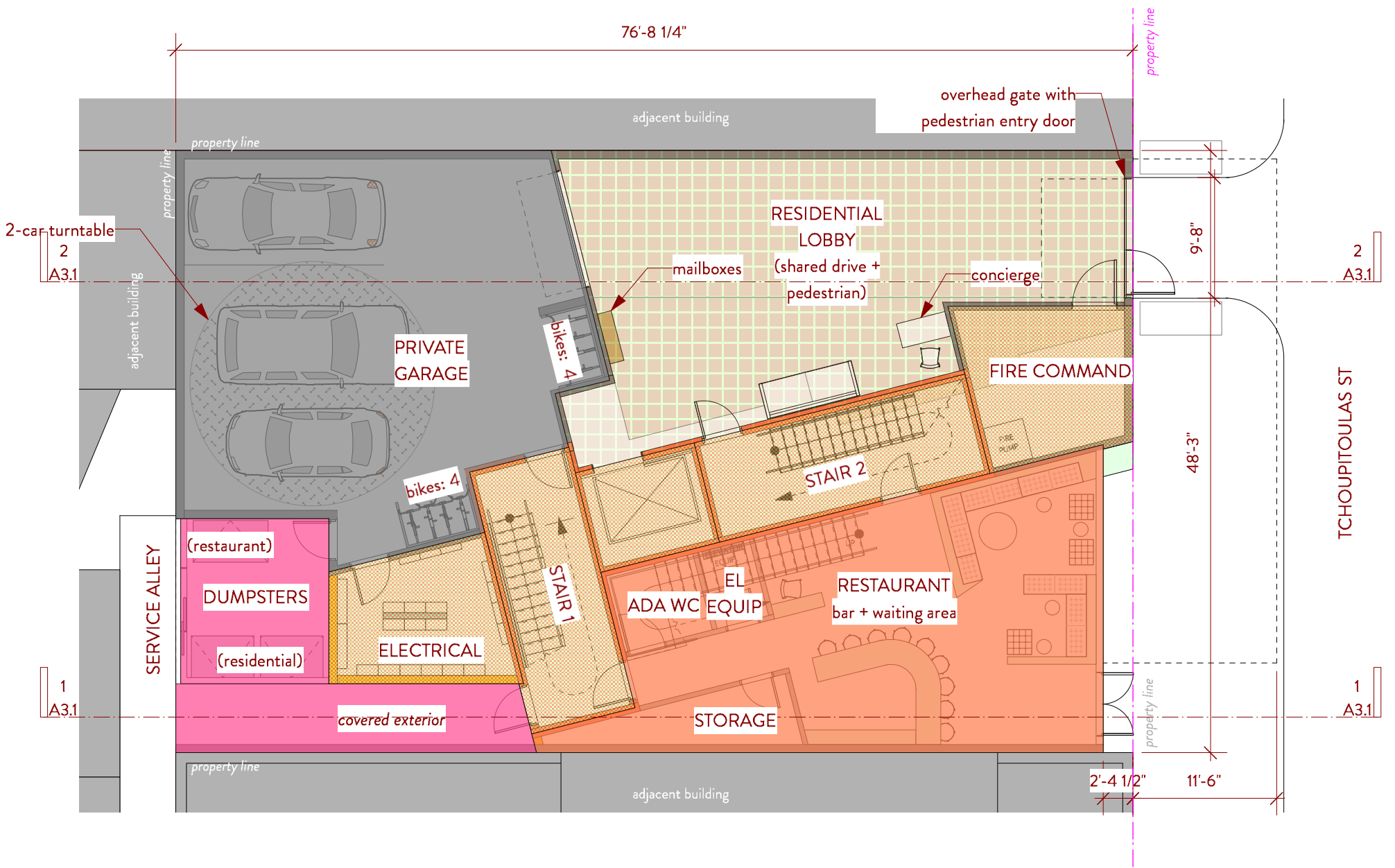




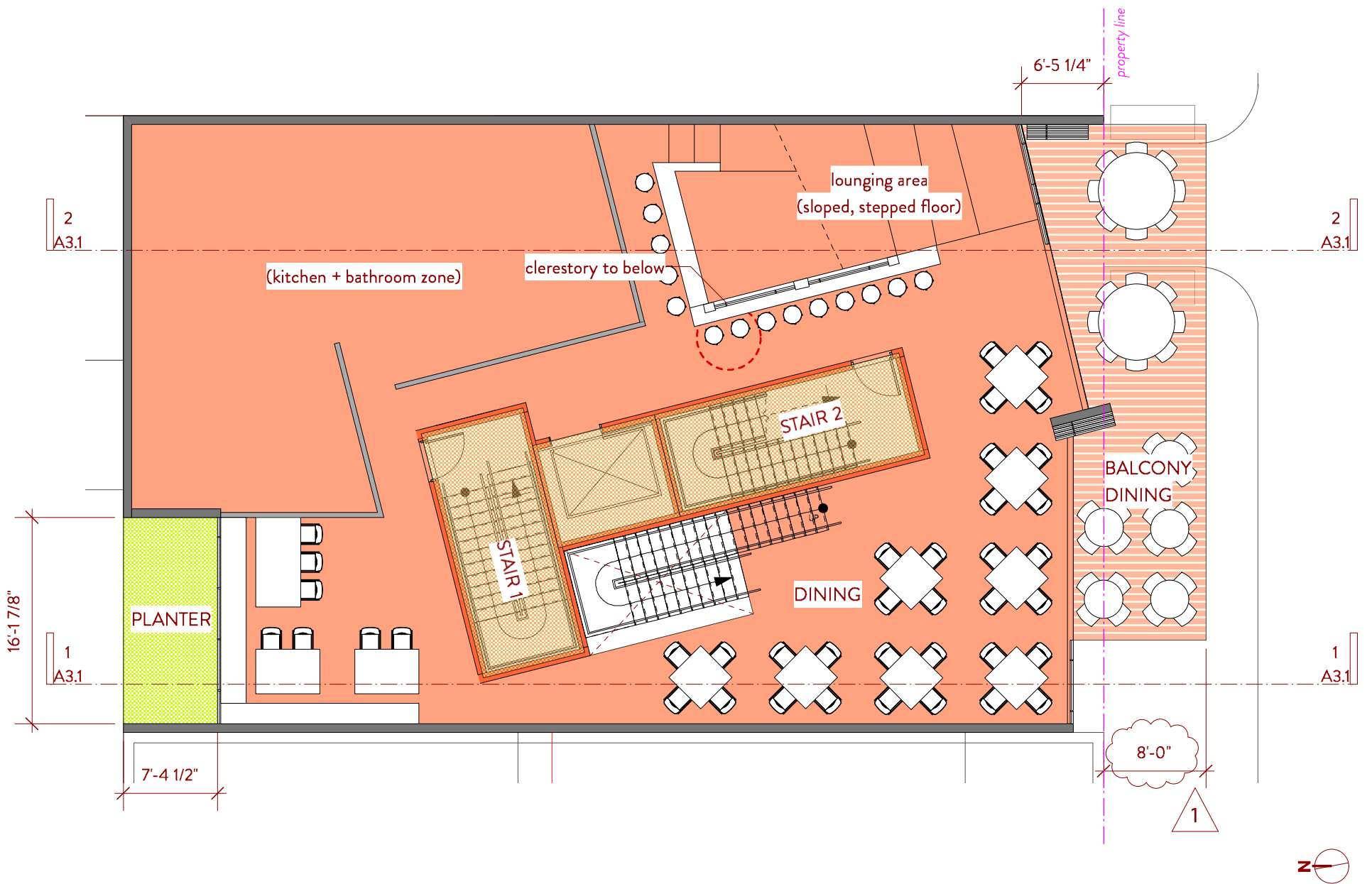
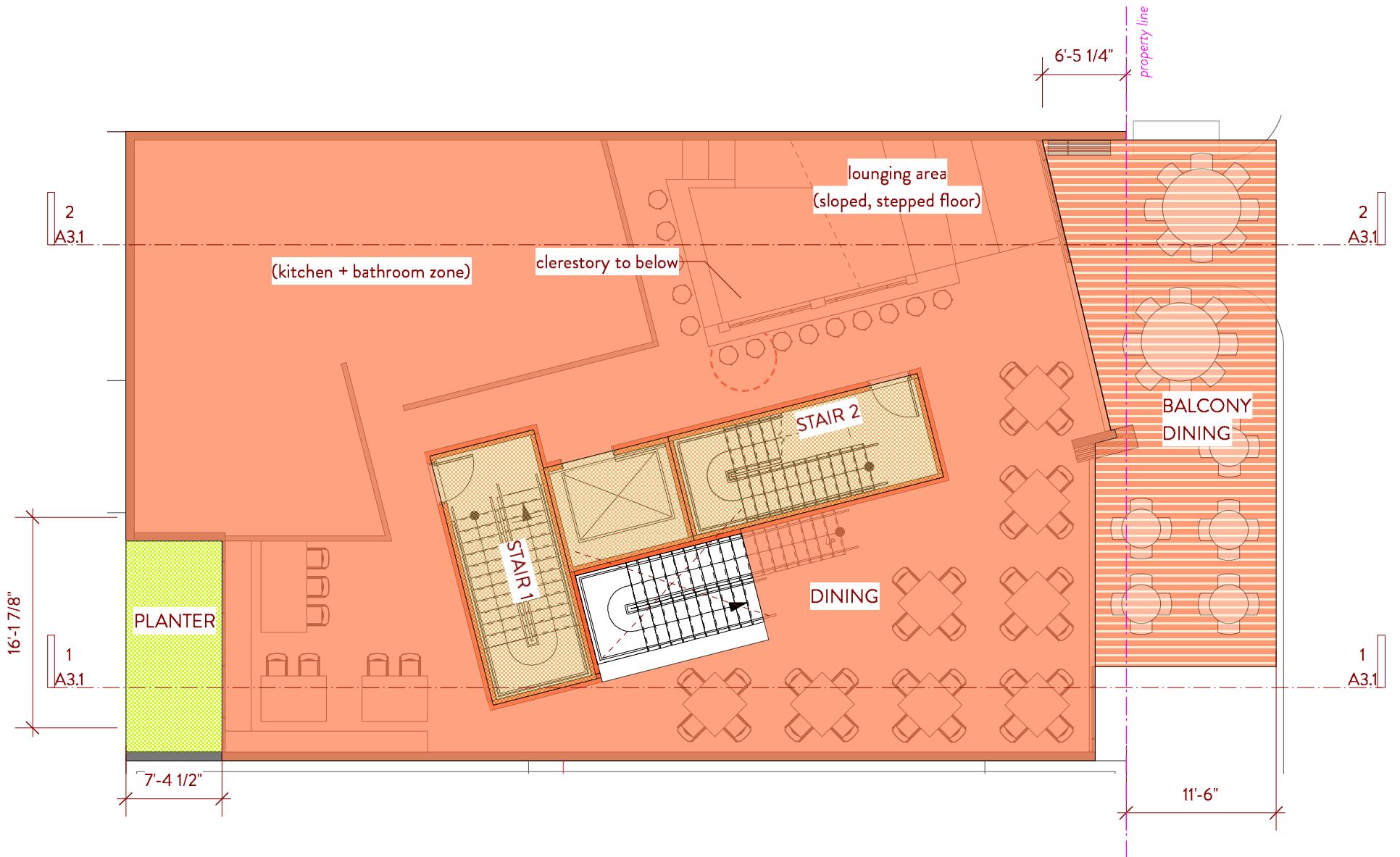
1 Section  
A3.1 1/16" = 1'-0"



2 Section  
A3.1 1/16" = 1'-0"

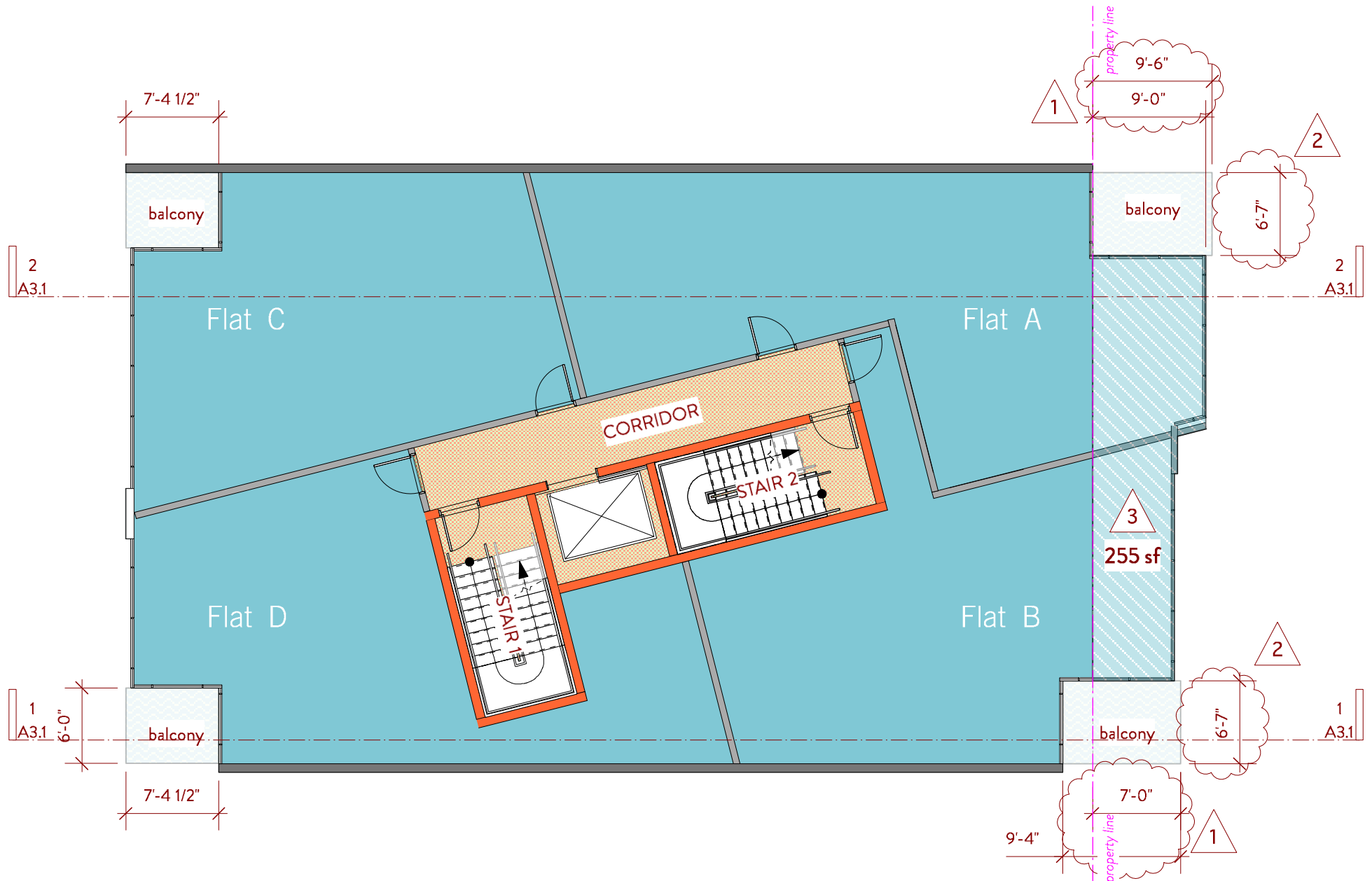
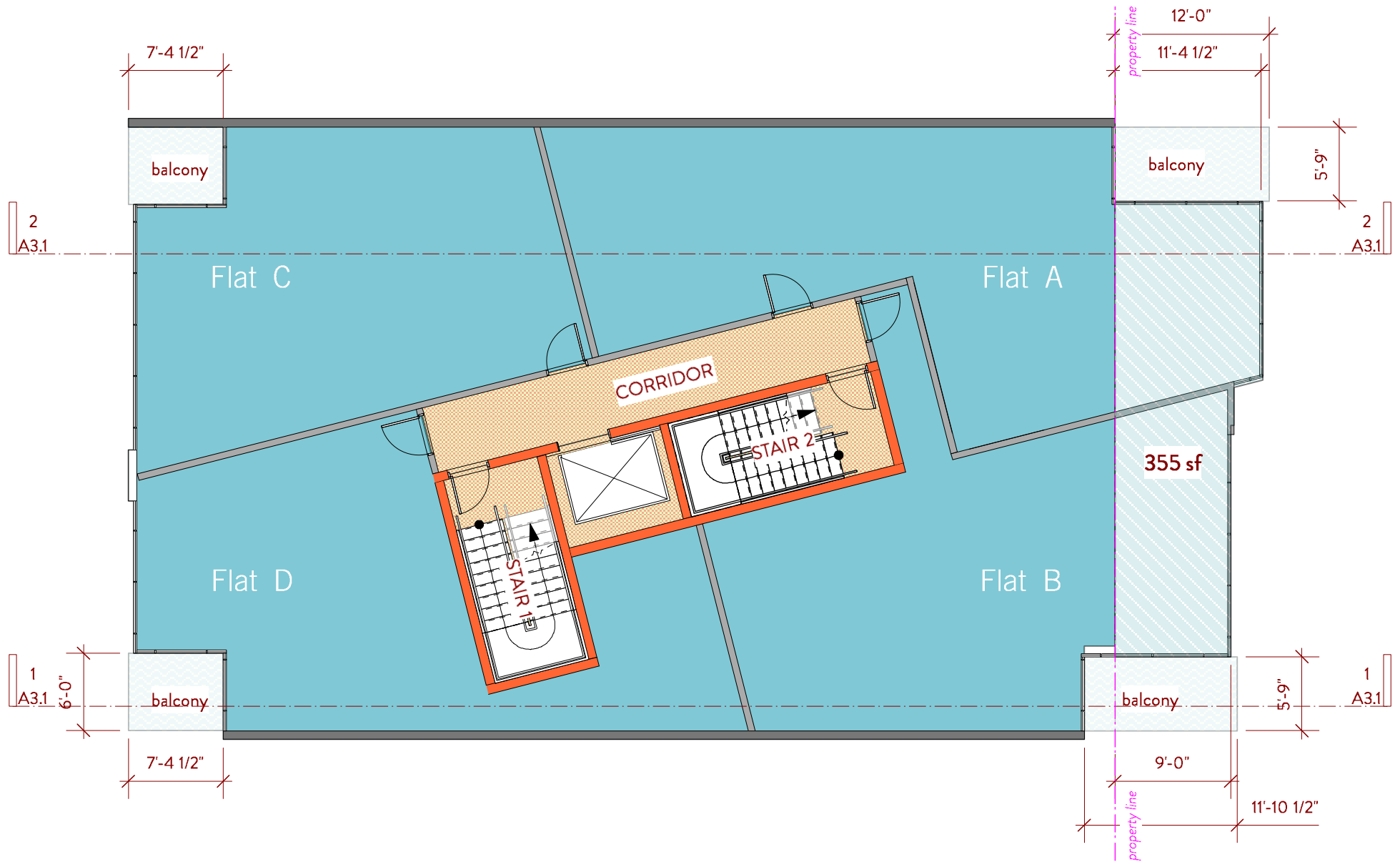


SUMMARY OF CHANGES 1. Reduce overhang above (balcony @ 2nd floor)



SUMMARY OF CHANGES


- 1. Reduce depth of balcony  
Reduce area of balcony by 100 sf (590 sf to 450 sf) = 24% reduction

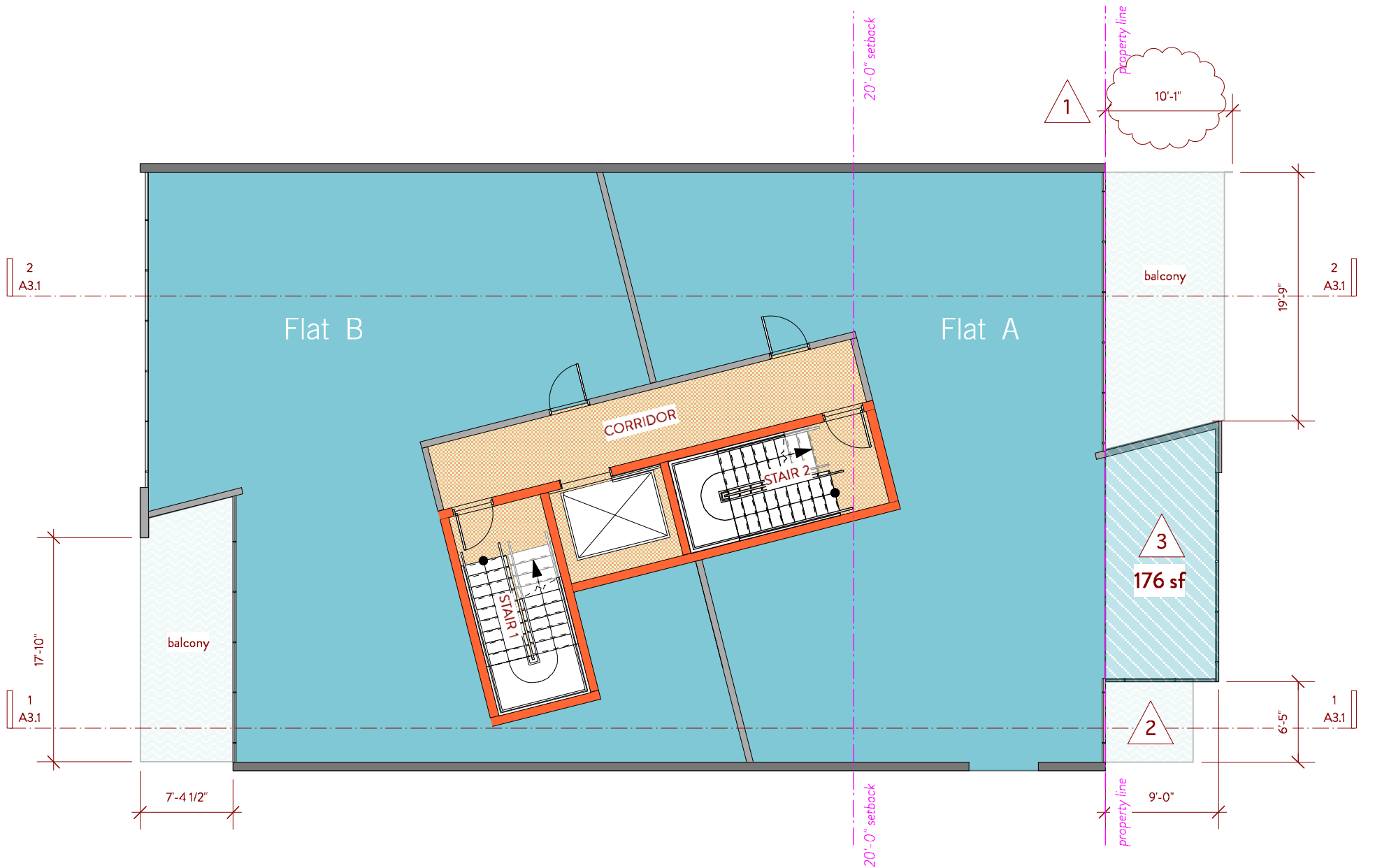
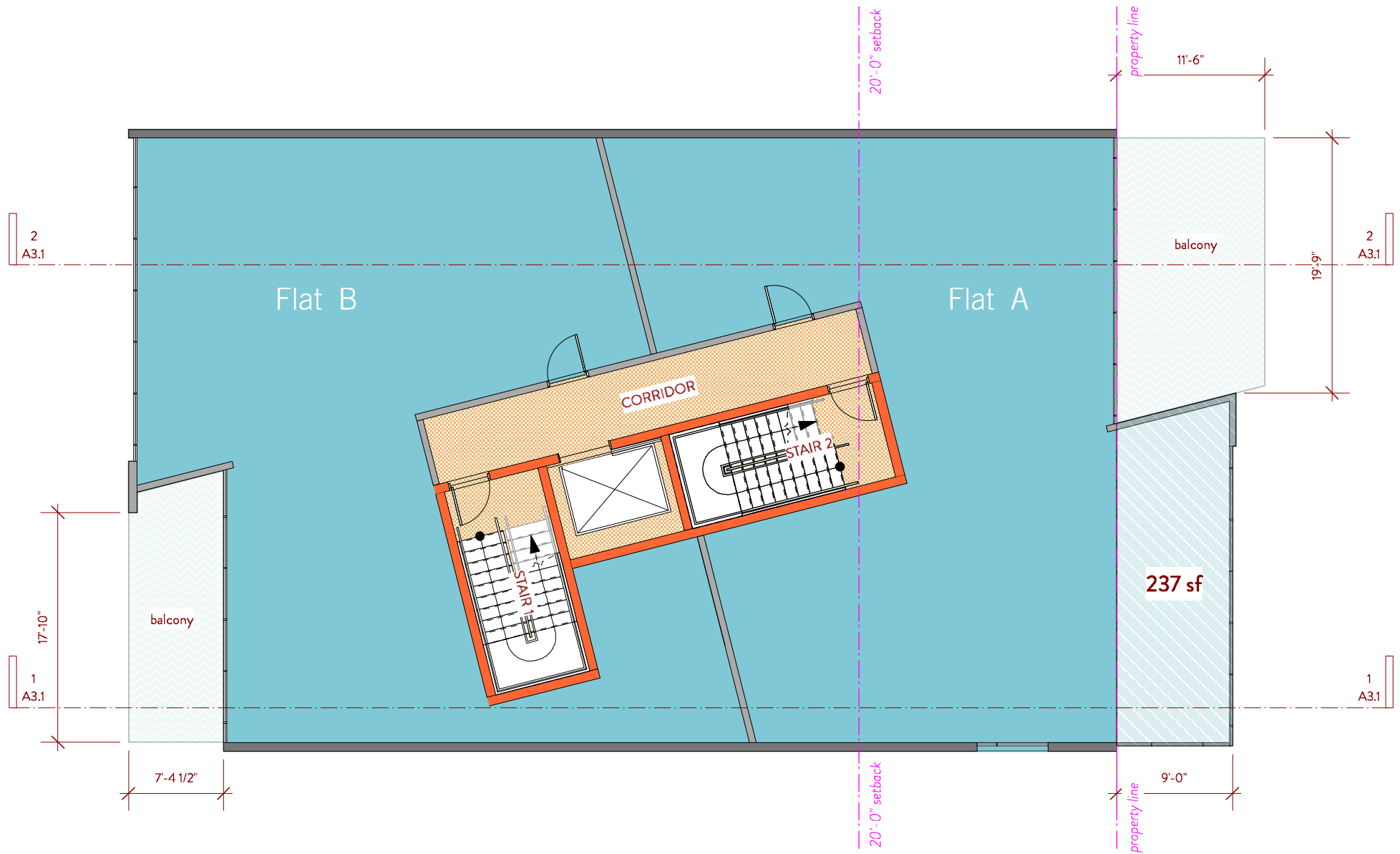


SUMMARY OF CHANGES

1. Reduce depth of balconies (reducing overhang)
2. Increase width of balconies (reducing enclosed square footage)
3. Reduce interior square footage (reducing enclosed overhang)

Eliminate 300 square feet over 3 floors of building = 28% reduction, these floors

 Area of interior sf overhang

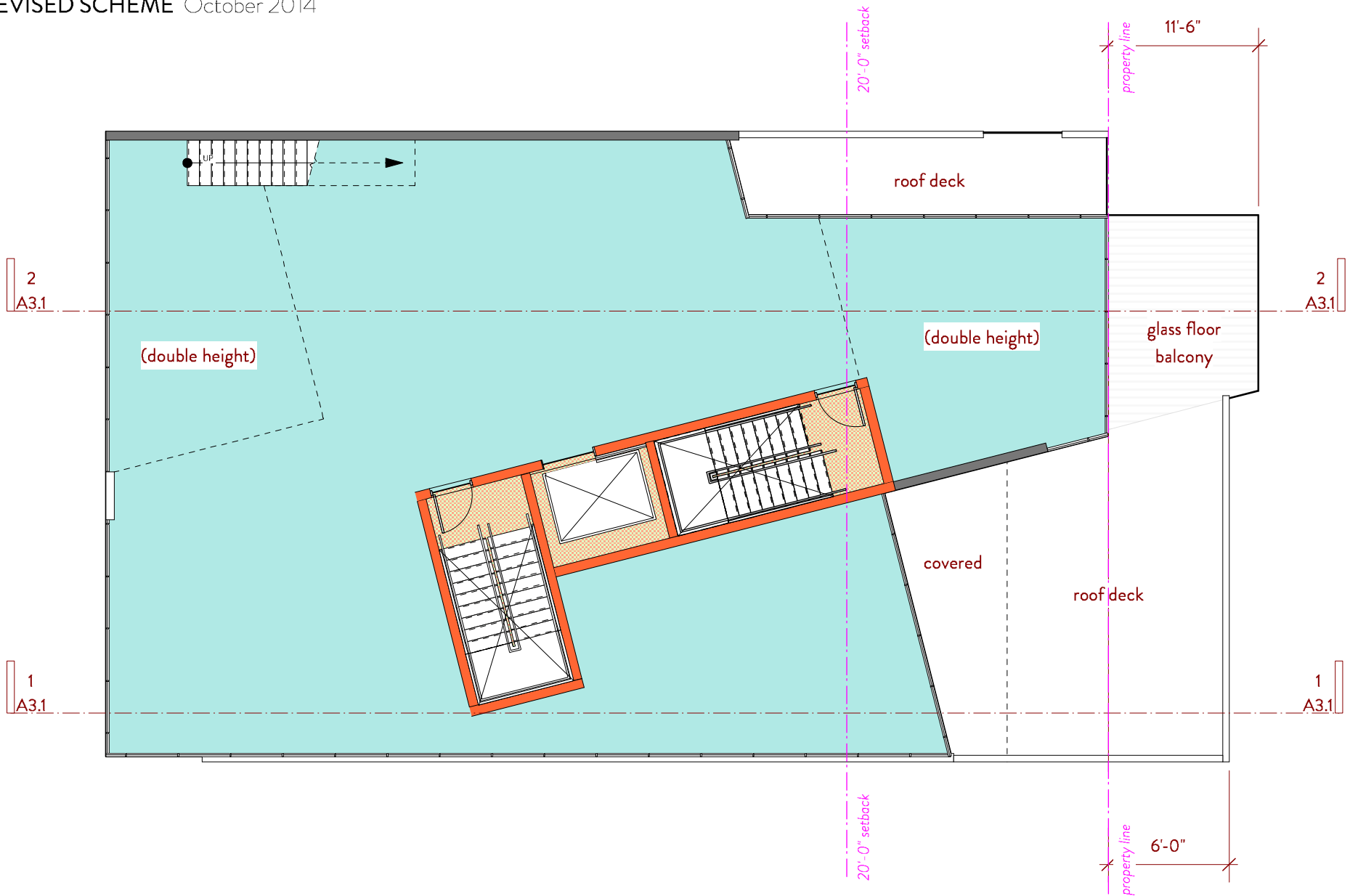
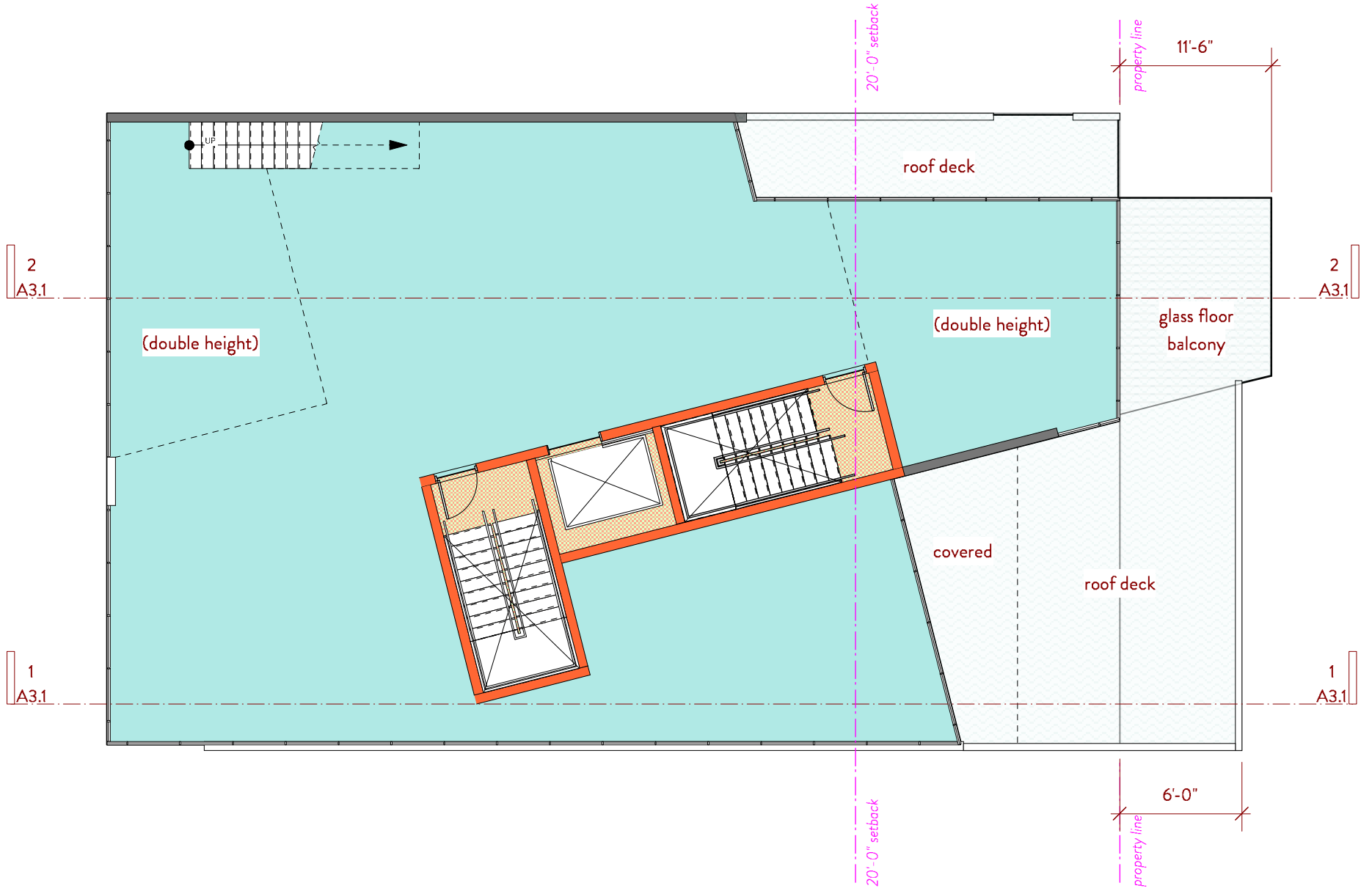


SUMMARY OF CHANGES

1. Reduce depth of balconies (reducing overhang)
2. Add balcony (reduces enclosed overhang)
3. Reduce interior square footage (reducing enclosed overhang)

Eliminate 183 square feet over 3 floors of building = 26% reduction, these floors

 Area of interior sf overhang



SUMMARY OF CHANGES

No changes this floor level

 Area of interior sf overhang

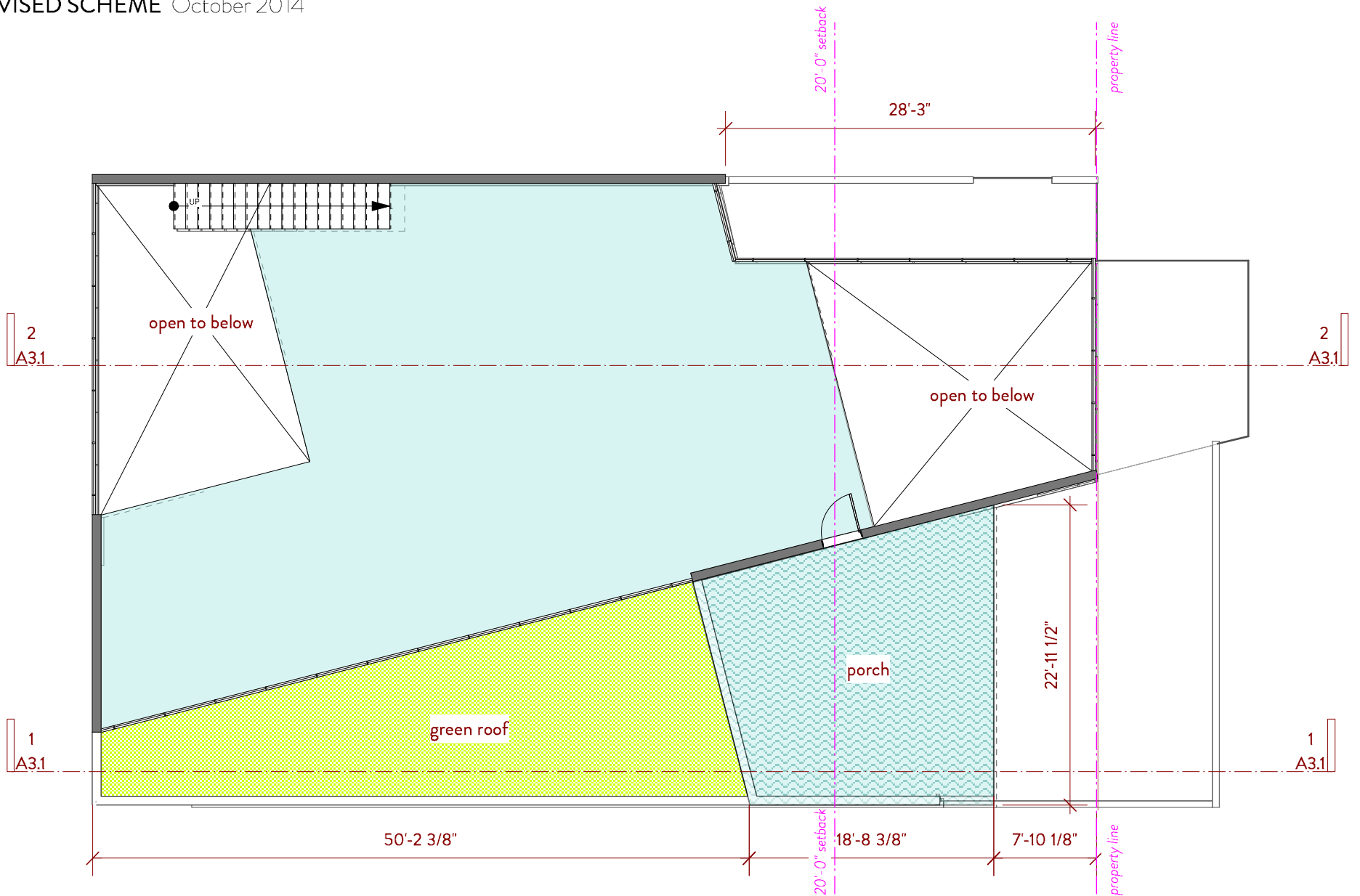
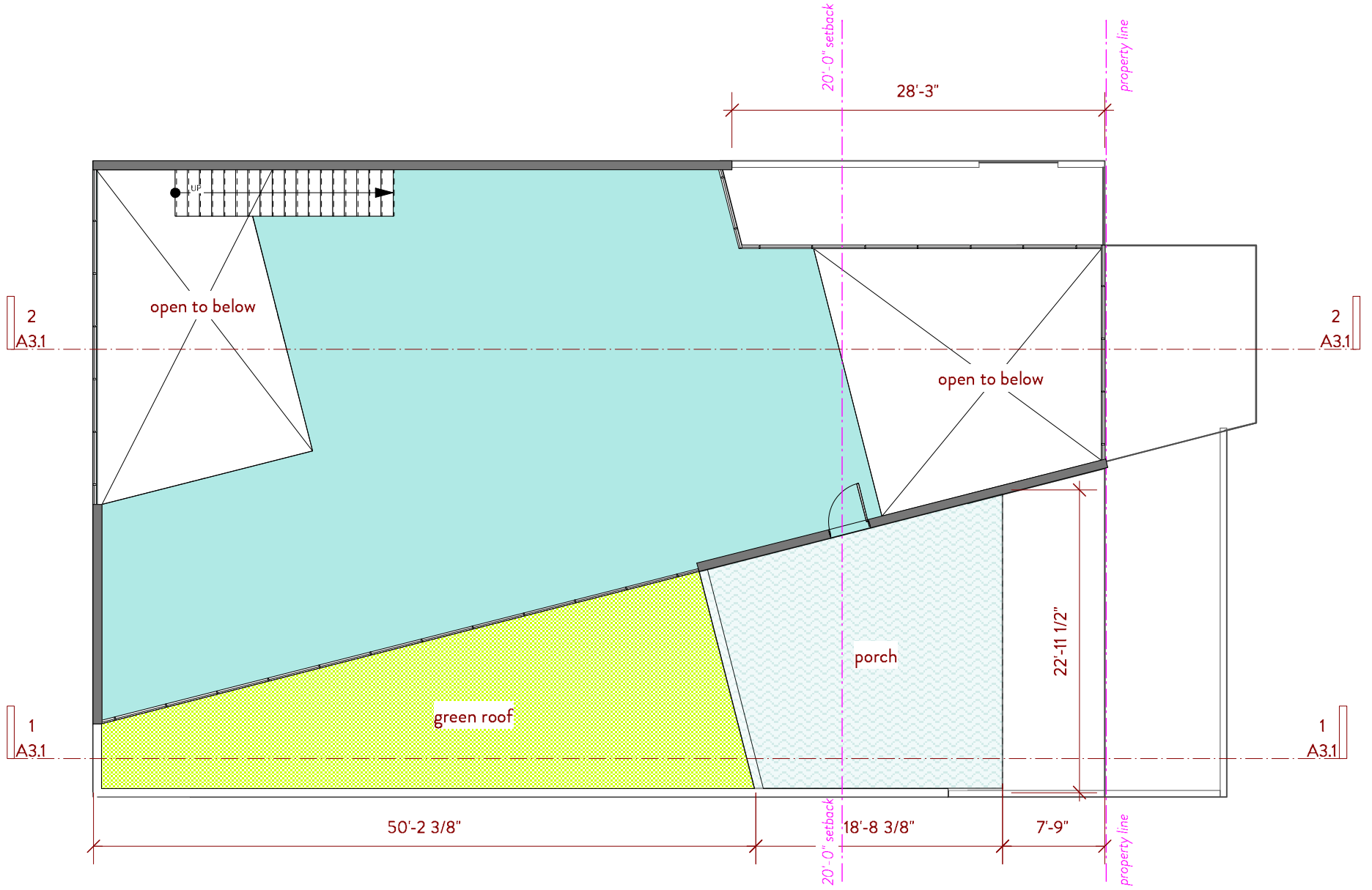
At floors 9 + 10, 65% of the building mass steps back from the property line, from 11'-1" to 20'-2" across 50'-0" of facade. This is an average setback of 20'-2."

OWNER UNIT

**STUDIO WTA** architecture + planning + interiors  
 1119 Tchoupitoulas Street  
 New Orleans LA 70130  
 504.593.9074 tel  
 studio.wta.com

**GRANAIO**  
 1035 Tchoupitoulas Street  
 New Orleans La 70130


Comparison: Current vs. Last Scheme	ARC REVIEW
Plan: NINTHFLOOR	<b>A1.5</b>
14 October 2014	scale: 3/32" = 1'-0" <small>copyright studioWTA 2014</small>



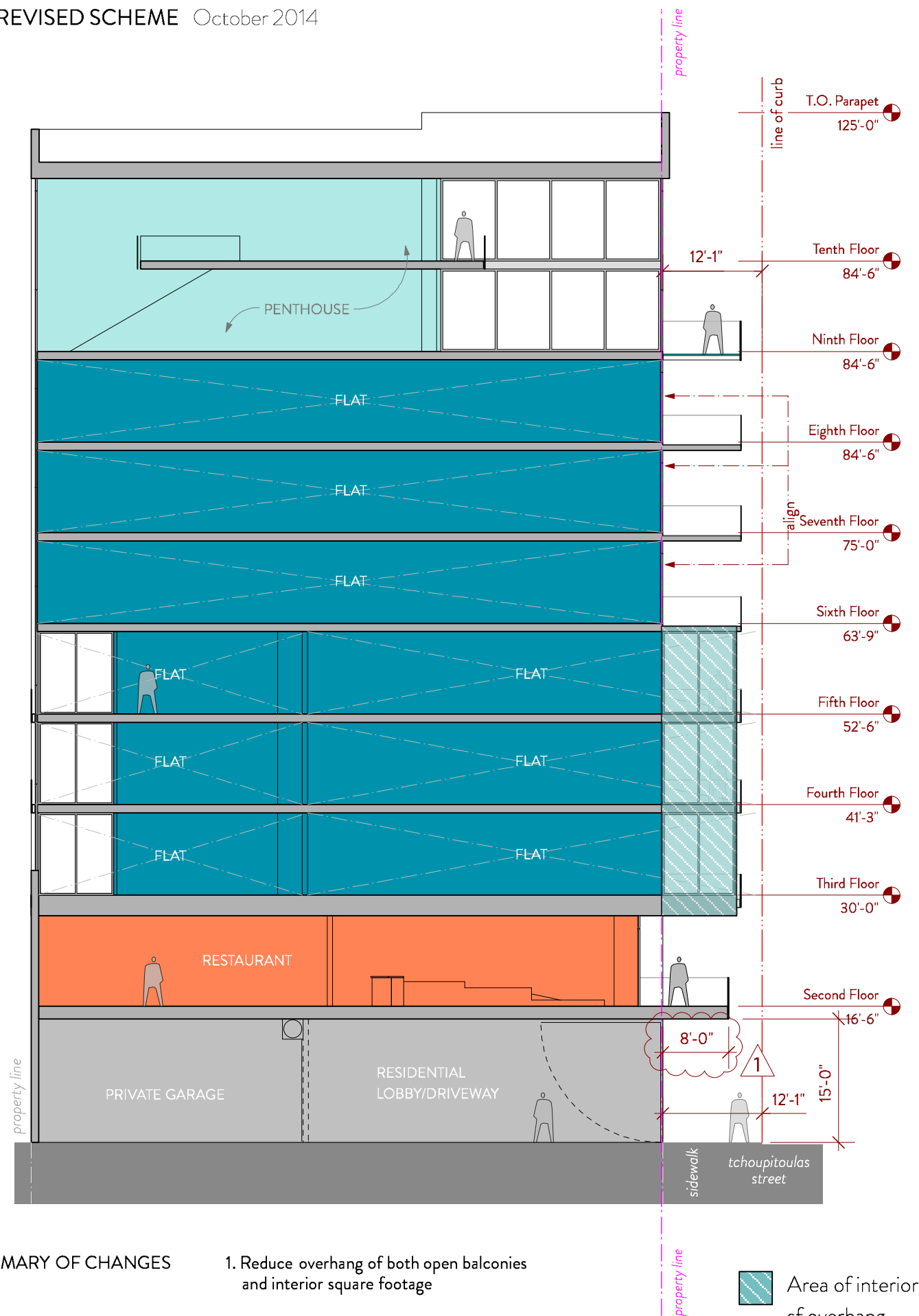
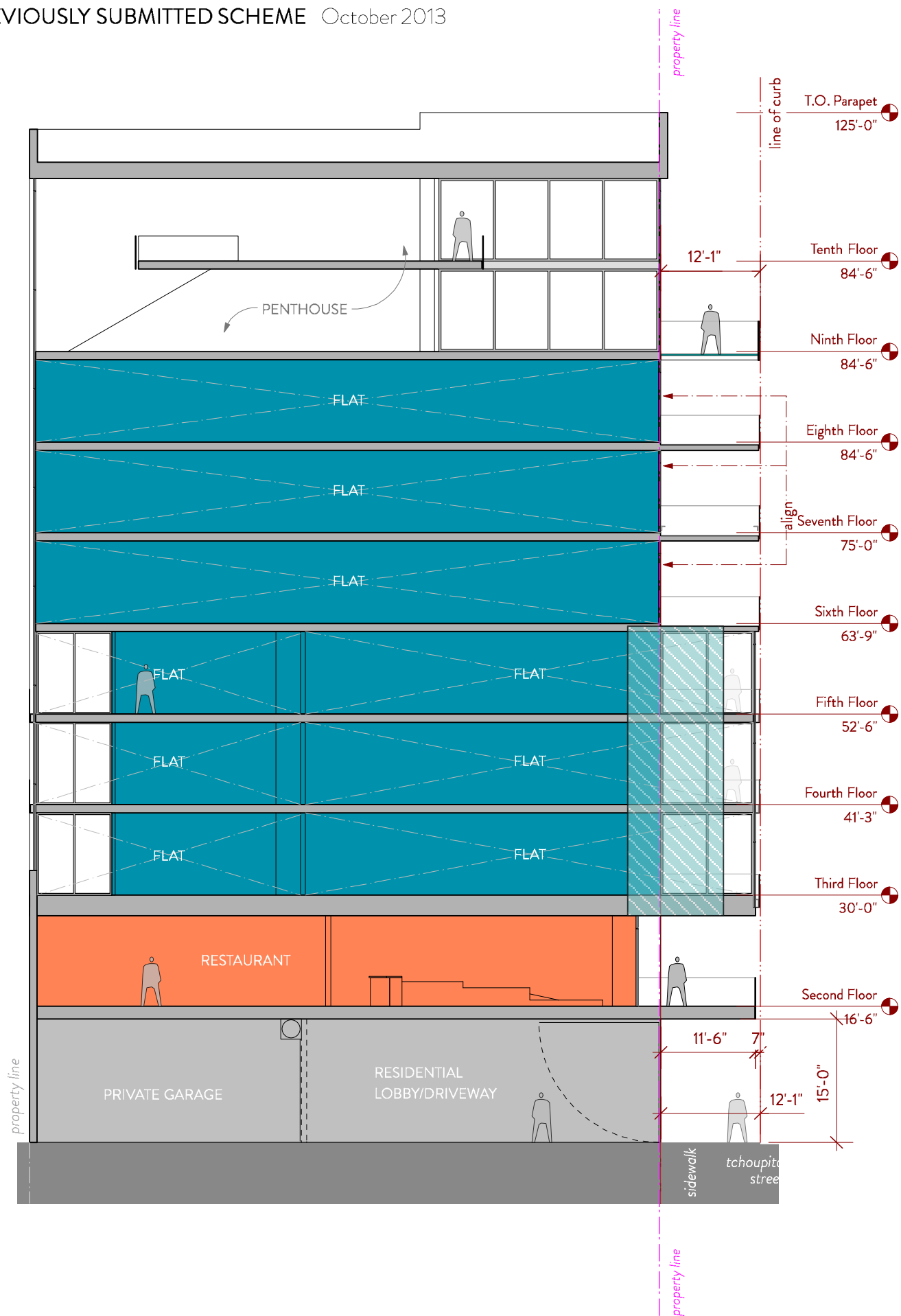
SUMMARY OF CHANGES

No changes this floor level

At floors 9 + 10, 65% of the building mass steps back from the property line, from 11'-1" to 20'-2" across 50'-0" of facade. This is an average setback of 20'-2."


 Area of interior sf overhang

OWNER UNIT



SUMMARY OF CHANGES

- 1. Reduce overhang of both open balconies and interior square footage

 Area of interior sf overhang







View along Tchoupitoulas Street toward southeast corner

architecture + planning + interiors  
1035 Tchoupitoulas Street  
New Orleans, LA 70130  
504.588.9746  
studio.wta.com

STUDIO WTA

**GRANAIO**  
1035 Tchoupitoulas Street  
New Orleans La 70130

ARC REVIEW

Conceptual  
Rendering

scale: NTS

14 October 2014

A0.2



View along Tchoupitoulas Street toward northeast corner

architecture + planning + interiors  
1035 Tchoupitoulas Street  
New Orleans, LA 70130  
504.588.9746  
stwt.com

STUDIO WTA

**GRANAIO**  
1035 Tchoupitoulas Street  
New Orleans La 70130

ARC REVIEW

Conceptual  
Rendering

scale: NTS

14 October 2014

A0.3

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View from the southeast



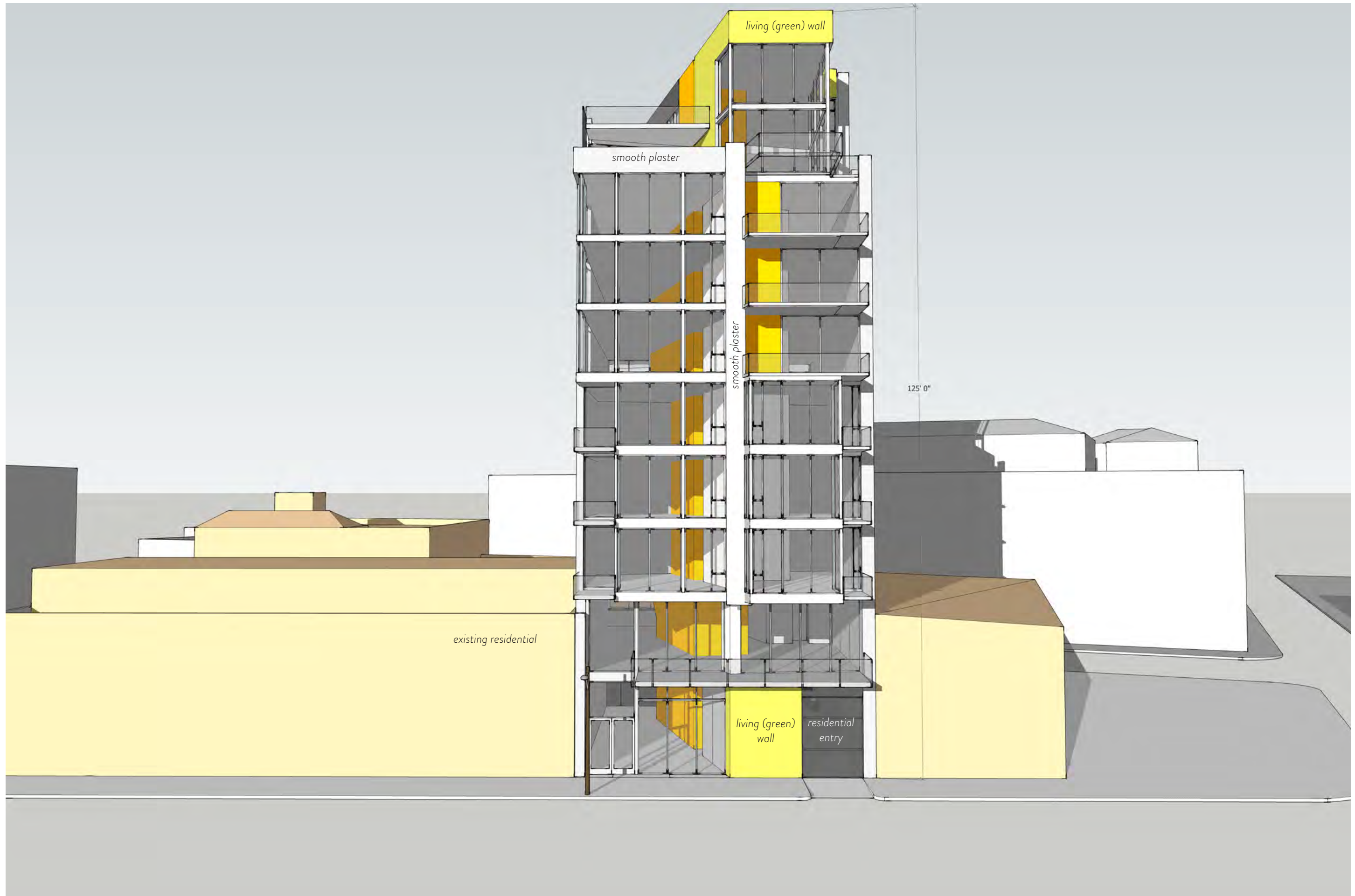
View from the northeast



View from the southwest

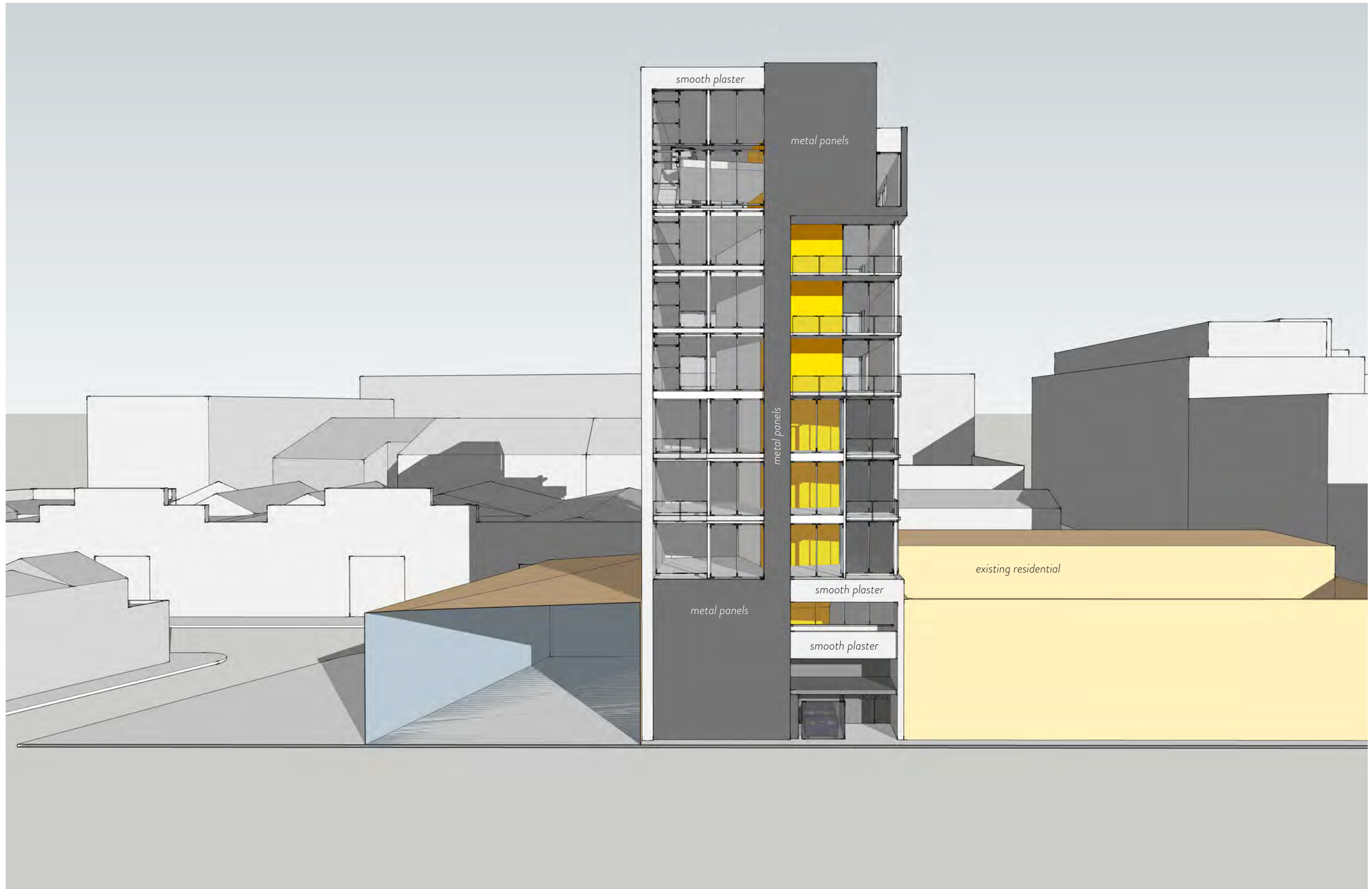


View from the southwest



East elevation (Tchoupitoulas Street)





West elevation (Annunciation Street side)



South elevation (John Churchill Chase Street side)

architecture + planning + interiors  
 1035 Tchoupitoulas Street  
 New Orleans, LA 70130  
 504.588.9746  
 www.studiowta.com

STUDIO WTA

**GRANAIO**  
 1035 Tchoupitoulas Street  
 New Orleans La 70130

ARC REVIEW

Conceptual  
 Elevation  
 scale: NTS

14 October 2014

**A2.3**

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Building/Construction  
Related Permit



Date	<u>6/19/15</u>
Tracking Number	<u>15-0955</u>

## LAND-USE REQUESTS APPLICATION

Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.

Type of application:     Text Amendment     Zoning Change     Conditional Use

Address of Property for which this application is being filed.    1035 Tchoupitoulas

### APPLICANT INFORMATION

Applicant Identity:     Property Owner     Agent

Applicant Name Edward Washington

Applicant Address 7240 Crowder Blvd Suite 300 C

City New Orleans    State La    Zip 70127

Applicant Contact Number 504-258-0808    Email erwashington@gmail.com

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Tre Fagioli, LLC

Property Owner Address 147 Carondelet St

City New Orleans    State La    Zip 70130

Property Owner Contact Number 504-309-1849    Email JBruno@brunoinc.com

Note: If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on behalf or if ownership is a LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

### SPECIFIC ZONING REQUEST

A Conditional Use Permit to allow a Mixed-Use Development to include apartments and a standard restaurant with the sale of alcohol for on-site consumption within a CBD-9 Central Business District which does not meet all bulk, height, setback and FAR regulations of Section 6.10.7. Height, Area and Bulk; so therefore the property owner request the listed variances on attached Schedule A.

### PROPERTY LOCATION

Square Number(s) 69    Lot Number(s) A-1-A

Bounding Streets Poeyfarre    Annunciation    John Churchill Chase

Zoning CBD-9 Central Business District    Municipal District 1

Tax Bill Number 102102012    Planning District District 1A

### DESCRIPTION OF PROJECT (Attachments are acceptable)

The construction of a mixed-use luxury apartment building including a lounge and restaurant. Please see attached development plans for further details.



Building/Construction  
Related Permit



Date	<u>6/19/15</u>
Tracking Number	<u>15-0955</u>

## LAND-USE REQUESTS APPLICATION

### ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature [Handwritten Signature]

Date 6.17.15

Agent Signature [Handwritten Signature]

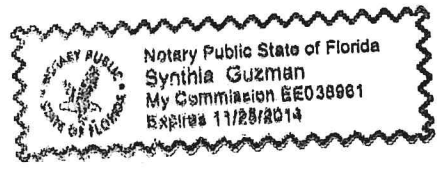
Date \_\_\_\_\_

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 11.29.15 day of \_\_\_\_\_

My Commission expires 6.18.15 [Handwritten Signature]



**LAND USE REQUEST APPLICATION: CONDITIONAL USE FOR MULTI-FAMILY DWELLING CONTAINING STANDARD RESTAURANT WITH CONSUMPTION OF ALCOHOL ON PREMISES -- ATTACHEMENT TO APPLICATION FORM**

Property Address: 1035 Tchoupitoulas Street

Property Location: Square 69, Lot A-1-A,

Bounding Streets: Poeyfarre, Annunciation, and John Churchill streets

Planning District: 1A

Tax Bill Number: 102102012

Municipa District: 1

Description of Project (Waivers + Requests):

- Increase allowable height (75'-0") within 20'-0" of the streetside property line to allow full height (125'-0")
- Permit encroachment ~~negative setback~~ over public way on Tchoupitoulas Street side to depth of 9'-0" maximum for enclosed living space projections
- Allow open space requirement (3,345 sf) to be fulfilled by exterior balconies and roof deck on upper floors
  - o 3,752sfprovided@balconies,roofdeck
  - o 517sfprovided@greenroof
- Reduce off-street parking from 16 spaces to 3 spaces
- Reduce off-street loading zoning space from 1 to 0

STATE OF LOUISIANA  
PARISH OF ORLEANS

AUTHORIZATION  
TO ACT FOR  
TRE FAGIOLI, L.L.C.  
A LIMITED LIABILITY COMPANY

BE IT KNOWN that on June 18, 2015, before me, Synthia Guzman,  
a Notary Public duly commissioned and qualified in and for aforesaid parish and state, and in the  
presence of the undersigned witnesses, personally came and appeared:

Joshua Bruno, who's principal place of business is in Orleans Parish, whose  
present mailing address is 147 Carondelet Street, New Orleans, Louisiana, 70130;

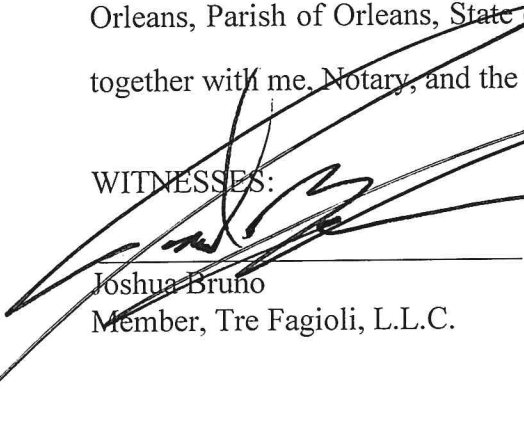
who, after being duly sworn, did acknowledge and declare that he is the sole member of Tre  
Fagioli, L.L.C., a Limited Liability Company organized under the laws of the State of Louisiana,  
whose Articles of Organization are recorded in the office of the Louisiana Secretary of State, and  
that he does hereby authorize and empower Edward R. Washington, III, to act for and in the  
name of the said Tre Fagioli, L.L.C., to do the following:


Represent as it "Agent," Tre Fagioli, L.L.C. in relative to a  
Conditional Use application submitted to the City of New Orleans  
City Planning Commission for property located at 1035  
Tchoupitoulas Street, New Orleans, Louisiana.

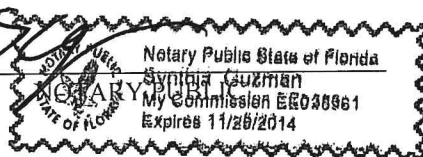
The said Edward R. Washington, III is authorized to sign all documents for Tre Fagioli,  
L.L.C., as may be necessary to accomplish the authority expressed above.

THUS DONE AND SIGNED on the day and date set forth above at the City of New  
Orleans, Parish of Orleans, State of Louisiana, the parties hereto having affixed their signatures,  
together with me, Notary, and the undersigned witnesses, after due reading of the whole.

WITNESSES:

  
Joshua Bruno  
Member, Tre Fagioli, L.L.C.

  
Edward R. Washington, III  
Agent, Tre Fagioli, L.L.C.



(http://www.sos.la.gov/Pages/default.aspx)  
(http://www.sos.la.gov/Pages/default.aspx)



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**SECRETARY  
OF STATE**  
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Name	Type	City	Status
TRE FAGIOLI, LLC	Limited Liability Company	KENNER	Active

**Previous Names**

**Business:** TRE FAGIOLI, LLC  
**Charter Number:** 40023823K  
**Registration Date:** 10/8/2009

**GET HELP**

**Domicile Address**

1039 THIRD ST  
KENNER, LA 70062

**Mailing Address**

147 CARONDELET STREET  
SUITE 1137  
NEW ORLEANS, LA 70130

**Status**

**Status:** Active  
**Annual Report Status:** In Good Standing  
**File Date:** 10/8/2009  
**Last Report Filed:** 9/22/2014  
**Type:** Limited Liability Company

**Registered Agent(s)**

<b>Agent:</b>	GEORGE MUELLER III
<b>Address 1:</b>	ONE GALLERIA BLVD.
<b>Address 2:</b>	SUITE 1100

**City, State, Zip:** METAIRIE, LA 70001

**Appointment  
Date:** 9/22/2014

**Officer(s)****Additional Officers: No**

**Officer:** JOSHUA BRUNO  
**Title:** Member  
**Address 1:** 147 CARONDELET STREET  
**Address 2:** SUITE 1137  
**City, State, Zip:** NEW ORLEANS, LA 70130

**Amendments on File**

No Amendments on file

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**Owner and Parcel Information**

<b>Owner Name</b>	TRE FAGIOLI, LLC	<b>Today's Date</b>	June 17, 2015
<b>Mailing Address</b>	147 CARONDELET ST SUITE 1137 NEW ORLEANS, LA 70130	<b>Municipal District</b>	1
<b>Location Address</b>	1035 TCHOUPITOULAS ST	<b>Tax Bill Number</b>	102102012
<b>Property Class</b>	Residential	<b>Special Tax District</b>	1-DDD <a href="#">Show Special Tax District Map</a>
<b>Subdivision Name</b>		<b>Land Area (sq ft)</b>	3700
<b>Square</b>	69	<b>Lot</b>	A-1-A
<b>Book</b>	05	<b>Folio</b>	045
<b>Line</b>	007	<b>Parcel Map</b>	<a href="#">Show Parcel Map</a>
<b>Legal Description</b>	1. SQ 69 LOT A-1-A 48 3 OVER 47 8X76 8 OVER 60 11 2. LOT A-1-A WAS A PT OF LOT A-1	<b>Assessment Area</b>	LOWER WAREHOUSE DISTRICT <a href="#">Show Assessment Area Map</a>

**Value Information**

[Estimate Taxes](#)

[Tax Information](#)

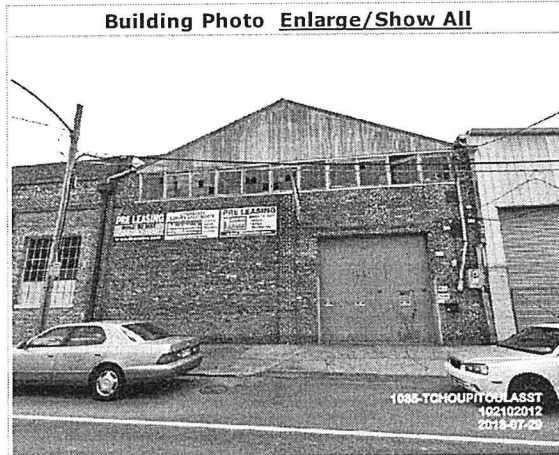
Special Assessment Treatment

Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
2015	\$ 129,500	\$ 80,500	\$ 210,000	\$ 12,950	\$ 8,050	\$ 21,000	\$ 0	\$ 21,000				
2014	\$ 129,500	\$ 80,500	\$ 210,000	\$ 12,950	\$ 8,050	\$ 21,000	\$ 0	\$ 21,000				
2013	\$ 129,500	\$ 80,500	\$ 210,000	\$ 12,950	\$ 8,050	\$ 21,000	\$ 0	\$ 21,000				

**Sale/Transfer Information**

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
10-27-2009	\$ 230,000	A C R REALTY PARTNERSHIP	TRE FAGIOLI, LLC	200943269	444211
09-05-1995	\$ 0			00000000	000000000

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# PHOTOGRAPHS OF SITE

(See Compact Disc)

Address Label	OwnerName
Building	OwnerAddress
<b>1035 Tchoupitoulas St</b>	Tre Fagioli, LLC 147 Carondelet St Suite 1137 New Orleans, LA 70130
<b>1016 Annunciation St</b>	Phylis A Martin 592 S Caleb Crt Slidell, LA 70461
<b>1041 Tchoupitoulas St</b>	David A Feldman 3914 Bayou Bl New Iberia, LA 70563
<b>1101 Annunciation St</b> Dependable Storage Service,Inc	1101 Annunciation LLC 403 Baronne St New Orleans, LA 70112
<b>1112 Tchoupitoulas St</b>	Allard Park LLC 31 Allard Blvd New Orleans, LA 70119
<b>925 Poeyfarre St</b> Poeyfarre Market	Big Easy Development Group, LLC, Nesbit Clesi Holdings, LLC 925 Poeyfarre Street New Orleans, LA 70130
<b>1121 Annunciation St</b>	Assets Sjk 551 Amethyst St New Orleans, LA 70124
<b>1066 Tchoupitoulas St</b>	Fulton Bag Hotelco LLC C/O Highpointe Hotel Corp P.O. Box 760 Gulf Breeze, FL 32562
<b>1042 Annunciation St</b>	Evans Realty Part Nership Ltd 1046 Annunciation St New Orleans, LA 70130
<b>1061 Tchoupitoulas St</b>	Stephanie M Spinella Etal 1061 Tchoupitoulas St #305 New Orleans, LA 70130
<b>1115 Annunciation St</b>	Assets Sjk 551 Amethyst St New Orleans, LA 70124
<b>1040 Annunciation St</b>	Travel By Mi Mi LLC 920 Poeyfarre St #278 New Orleans, LA 70130
<b>1038 Annunciation St</b>	Ben R Butler 2924 Knight Street Suite 402 New Orleans, LA 70115
<b>1100 Annunciation St</b>	River Bridge Authority Mississippi 2001 Behrman Av New Orleans, LA 70114-0
<b>1030 Tchoupitoulas St</b>	Marine & Boland Manufacturing Co Inc 1000 Tchoupitoulas St New Orleans, LA 70130
<b>1081 Tchoupitoulas St</b>	Bradley B Hamilton 1081 Tchoupitoulas St Unit 301 New Orleans, LA 70130
<b>610 John Churchill Chase St</b> Jupiter Salon, Hamilton Anderson Ass	John C Crisler 1027 Alta Street Metairie, LA 70001
<b>1014 Tchoupitoulas St</b>	Delores Accardo 1408 Monroe Street Mandiville, LA 70448
<b>1051 Tchoupitoulas St</b>	Kenneth D Kessler Et Al. 1051 Tchoupitoulas St #307 New Orleans, LA 70130
<b>1020 Tchoupitoulas St</b>	Ironworks Residences The Homeowners Association, Inc 920 Tchoupitoulas St New Orleans, LA 70130
<b>1020 Annunciation St</b>	Park Metal, LLC, Bch Metal Works LLC 8654 Pontchartrain Bl #4 New Orleans, LA 70124
<b>1050 Annunciation St</b>	Annunciation Street Developmemt 1050 3224 N Turnbull Dr Metairie, LA 70001
<b>450 John Churchill Chase St</b>	Erling P Jr Rabe 450 John Churchill Chase 503 New Orleans, LA 70130
<b>916 Calliope St</b>	Assets Sjk 551 Amethyst St New Orleans, LA 70124
<b>310 Andrew Higgins Dr</b>	Venture Int'l Holding Company Generations Hall 310 Andrew Higgins Bl New Orleans, LA 70130
<b>1071 Tchoupitoulas St</b>	Chris J Digardo 1071 Tchoupitoulas St #303 New Orleans, LA 70130

<b>1011 Tchoupitoulas St</b>	Brandi M Barrett
Bpe Oil - The Ware House Gas Co.	1011 Tchoupitoulas St New Orleans, LA 70130
<b>1031 Annunciation St</b>	Corp. Ambassador
	2614 Burford Highway N.E. Atlanta, GA 30324
<b>1030 Annunciation St</b>	Machine Welding Dixie
	606 Esplanade Ave New Orleans, LA 70116
<b>1032 Annunciation St</b>	Stephen P Smith
	C/O The City Of New Orleans 197 Westbank Expressway Gretna, LA 70053
<b>1100 Annunciation St</b>	Condominium Tracage
	701 Larson St Jackson, MS 39202
<b>1100 Tchoupitoulas St</b>	Mills Row LLC
	210 Baronne Street Suite-1717 New Orleans, LA 70112
<b>1101 Tchoupitoulas St</b>	Sean B Cummings
Jupiter Salon, Hamilton Anderson Ass	Et Al 441 Gravier Street Lotf-5 New Orleans, LA 70130
<b>1110 Annunciation St</b>	Development Tracage
	1161 Wayzata Blvd E 313 Wayzata, MN 55391
<b>450 John Churchill Chase St 101</b>	Stephen B Kelton
	P O Box 28 Houma, LA 70361
<b>450 John Churchill Chase St 201</b>	Claudia Miccio Maria
	450 John Churchill Chase #201 New Orleans, LA 70130
<b>450 John Churchill Chase St 202</b>	Gerard J Sr. Winoski
	450 John Churchill Chase Unit 202 New Orleans, LA 70130
<b>450 John Churchill Chase St 203</b>	Jackie E Dove
	450 John Churchill Chase Unit 203 New Orleans, LA 70130
<b>450 John Churchill Chase St 204</b>	Varghese Zacharia
	39823 River Oaks Drive Ponchatoula, LA 70454
<b>450 John Churchill Chase St 205</b>	James D Addison
	450 John Churchill Chase #205 New Orleans, LA 70130
<b>450 John Churchill Chase St 206</b>	Andrew M Plummer
	450 John Churchill Chase Unit 206 New Orleans, LA 70130
<b>450 John Churchill Chase St 207</b>	Anita M Koshy
	450 John Churchill Chase Unit 207 New Orleans, LA 70130
<b>450 John Churchill Chase St 208</b>	Abhita T Reddy
	450 John Churchill Chase #208 New Orleans, LA 70130
<b>450 John Churchill Chase St 301</b>	Louis E Jr Willhoit
	450 John Churchill Chase Unit 301 New Orleans, LA 70130
<b>450 John Churchill Chase St 302</b>	Daniel J Williams
	450 John Churchill Chase Unit 302 New Orleans, LA 70130
<b>450 John Churchill Chase St 303</b>	Roshin C Mathew
	450 John Churchill Chase Unit 303 New Orleans, LA 70130
<b>450 John Churchill Chase St 304</b>	Regina R Draper
	450 John Churchill Chae #304 New Orleans, LA 70130
<b>450 John Churchill Chase St 305</b>	Shaun Ittiara
	450 John Churchill Chaes Unit 305 New Orleans, LA 70130
<b>450 John Churchill Chase St 306</b>	Elliot Solmon
	450 John Churchill Chase St 307 New Orleans, LA 70130
<b>450 John Churchill Chase St 307</b>	Elliot Solomon
	450 John Churchill Chase Unit 307 New Orleans, LA 70130
<b>450 John Churchill Chase St 308</b>	Tanya M Robinson
	450 John Churchill Chase Unit 308 New Orleans, LA 70130
<b>450 John Churchill Chase St 401</b>	Floyd T Lawson
	3332 Highway 1 Raceland, LA 70394
<b>450 John Churchill Chase St 402</b>	Dennis K Constantino
	10338 Rustic Oak Dr Baton Rouge, LA 70810
<b>450 Johnchurchillchase St 403</b>	Max N Jr Tobias

450 John Churchill Chase St 404 450 John Churchill Chase Unit# 403 New Orleans, LA 70130  
Mary V Boettner

450 John Churchill Chase St 405 450 John Churchill Chase Unit 404 New Orleans, LA 70130  
Vasanth K Bethala  
202 Dutton Crt Slidell, LA 70461

450 John Churchill Chase St 406 Lisa J Johnson  
Et Al 450 John Churchill Chase St #402 New Orleans, LA 70130

450 John Churchill Chase St 407 Deepa Bhatnagar  
450 John Churchill Chase St Unit 407 New Orleans, LA 70130

450 John Churchill Chase St 408 Brooke J Barrett  
450 John Churchill Chase St Unit 408 New Orleans, LA 70130

450 John Churchill Chase St 501 Sherry D Sosna  
Et Al 450 John Churchill Chase St Unit 501 New Orleans, LA 70130

450 John Churchill Chase St 502 Nicholas S Tom  
450 John Churchill Chase Unit 502 New Orleans, LA 70130

450 John Churchill Chase St 503 Erling P Jr Rabe  
450 John Churchill Chase Unit 503 New Orleans, LA 70130

450 John Churchill Chase St 504 Mary V Boettner  
Et Al 450 John Churchill Chase #504 New Orleans, LA 70130

1100 Tchoupitoulas St 505 Sukeshy B Patel  
450 John Churchill Chase Unit 505 New Orleans, LA 70130

925 Poeyfarre St C Thomas D Evans  
Poeyfarre Market 925 Poeyfarre Street Unit C New Orleans, LA 70130

610 John Churchill St 01 Scott D Reynaud  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 01 New Orleans, LA 70130

610 John Churchill St 02 Alvin Badillo  
Jupiter Salon, Hamilton Anderson Ass Et Al 610 John Churchill Chase #02 New Orleans, LA 70130

610 John Churchill St 03 Charlton Short, LLC  
Jupiter Salon, Hamilton Anderson Ass 5535 Memorial Dr. Ste#F Box 658 Houston, TX 77007

610 John Churchill St 04 Russ M Herman  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 04 New Orleans, LA 70130

610 John Churchill St 05 Mickey M Loomis  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase St Unit 05 New Orleans, LA 70130

610 John Churchill St 06 Jasmeet Walia  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Loft-6 New Orleans, LA 70130

610 John Churchill St 07 Jordan B Monsour  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase #7 New Orleans, LA 70130

610 John Churchill St 08 Martine M Chaisson  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 8 New Orleans, LA 70130

610 John Churchill St 09 Joseph M III Miller  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Loft-9 New Orleans, LA 70130

610 John Churchill St St-01 Loftsllc Lengsfield  
Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130

610 John Churchill St St-02 Loftsllc Lengsfield, Tammie Holley  
Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130

610 John Churchill St 10 Laurianne G Wild  
Jupiter Salon, Hamilton Anderson Ass Et Al. 610 John Churchill Ch St #10 New Orleans, LA 70130

610 John Churchill St 11 Arunavathi T Sangisetty  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 11 New Orleans, LA 70130

610 John Churchill St 12 Keith C Ferdinand  
Jupiter Salon, Hamilton Anderson Ass 2222 Edgartown Lane Smyrna, GA 30080

610 John Churchill St 13 Industries, Inc, La. Robinson  
Jupiter Salon, Hamilton Anderson Ass 100 N. E. 21St Street Miami, FL 33137

610 John Churchill St 14 Loftsllc Lengsfield  
Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130

**610 John Churchill St 15** Robert C Petitti  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Street Unit 15 New Orleans, LA 70130  
**610 John Churchill St 16** John S Godfrey  
 Jupiter Salon, Hamilton Anderson Ass 650 Lsu Avenue Baton Rouge, LA 70808  
**610 John Churchill St 17** Marc Bonifacic  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase St. Suite 17 New Orleans, LA 70130  
**610 John Churchill St 18** Loftslc Lengsfield  
 Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130  
**610 John Churchill St 19** Kelly L Babineaux  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 19 New Orleans, LA 70130  
**610 John Churchill St 20** Thomas D Foti  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Loft-20 New Orleans, LA 70130  
**610 John Churchill St Ph1** Jeff Faine, Fred F Chiu  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase P1 New Orleans, LA 70130  
**610 John Churchill St Ph2** Virginia B Davis  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase St. Unit Ph2 New Orleans, LA 70130  
**610 John Churchill St Ph3** Keith M Perrin  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase St. Unit Ph3 New Orleans, LA 70130  
**610 John Churchill St Ph4** Joshua L Rubenstein  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit Ph4 New Orleans, LA 70130  
**610 John Churchill St Ph5** Angel L Collazo  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit Ph5 New Orleans, LA 70130  
**610 John Churchill St St-03** Loftslc Lengsfield  
 Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130  
**925 Poeyfarre St B** Mark A Woollums  
 Poeyfarre Market 2020 Cromwell Circle Davenport, IA 52807  
**1100 Annunciation St 1001** Condominium Tracage  
 781 Larson St Jackson, MS 39202  
**1100 Annunciation 2006** Condominium Tracage  
 781 Larson St Jackson, MS 39202  
**1100 Annunciation 705** Condominium Tracage  
 781 Larson St Jackson, MS 39202  
**1100 Annunciation 2107** Condominium Tracage  
 781 Larson St Jackson, MS 39202  
**888 925Poeyfarre St B** Master Condo  
 Poeyfarre Market 1300 Perdido St New Orleans, LA 70112  
**1000 Tchoupitoulas St** Marine & Boland  
 Boland Marine & Mfg Co Inc Manufacturing Co Inc 1000 Tchoupitoulas St New Orleans, LA 70130  
**1116 Tchoupitoulas St**  
  
**1122 Tchoupitoulas St**

## **NPP Summary Report of Behalf of Tre Fagioli, LLC**

### **The dates, times, and locations of all neighborhood meetings.**

Meeting 1: June 8, 2015, 6 p.m., 1119 Tchoupitoulas St., New Orleans, Louisiana.

Meeting 2: June 10, 2015, 12:30 p.m., 1035 Tchoupitoulas St., New Orleans, Louisiana.

### **The total number of people that participated in the process**

Meeting 1: 0 persons

Meeting 2: 5 persons

*See Exhibit 1 (Sign-in Sheet).*

### **A list of the concerns, issues, and problems expressed by the participants.**

The participants generally asked quantitative questions relative number of units, the size of restaurant, and availability of parking. No concerns, issues, and/or problems were expressed by the participants and they seemed satisfied with the responses of the owner, the owner's architect, and owner's agent/attorney. An email address was provided to one or more participants in case they had any subsequent, additional concerns.

*See Exhibit 2. (Email of Questions and Responses to Questions).*

### **A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them.**

*See Exhibit 2. (Email of Questions and Responses to Questions).*

### **If a concern, issue, or problem is not being addressed, the report should include the reasons.**

There were no concerns, issues, or problems expressed. All questions were addressed. *See Exhibit 2. (Email of Questions and Responses to Questions).*

### **Copies of letters, affidavits, meeting invitations, newsletters, publications, sign-in sheets, and petitions received in support of or against the project, as well as any other relevant materials.**

*See Exhibit 3 (NPP Meeting Invitation Letter)*

*See Exhibit 4 (In Globo Letters of Support)*

*See Exhibit 5 (Publications)*

**The names of the individuals and associations that were noticed and the method of notice (at a minimum, this must include all names on the contact list provided by the CPC staff)**

*See Exhibit 6 (List of Addressees provided by CPC)*



# Exhibit 1

SIGN IN

1035 NYP


15.06.10

NAME	ORGANIZATION	ADDRESS	PHONE	EMAIL
LaSwarda Green	DDP	201 St. Charles	504.899	lgreen@downstreamnola.com

Danny Douglas		1050 Annunciation	504.888.1919	danny@criscenthille.com
---------------	--	-------------------	--------------	-------------------------

Scott Calvert		450 Poydras St. 2615 70130	504.648.1858	scott@68-cantina.com
---------------	--	-------------------------------	--------------	----------------------

Jacob Dufrane		1040 Annunciation	(504)267.9405	Jacob@MJBrokerage-co
---------------	--	-------------------	---------------	----------------------



**GENERATIONS HALL**  
The Big Room. The Metropolitan.

**RONALD A. ABBOUD**

p: 504.568.1702 • f: 504.568.1705 • c: 504.982.1738  
310 Andrew Higgins Dr. • New Orleans, LA 70130  
e: mmouse1928@cox.net • www.generationshall.com

# Exhibit 2



Ed Washington <erwashington@gmail.com>

---

## 1035 Tchoupitoulas street: NPP meeting report, city council package

5 messages

tracie ashe <tracie@studiowta.com>

Wed, Jun 10, 2015 at 4:57 PM

To: lgreen@downtownnola.com, danny@crescenttitle.com, scott@gb-lawfirm.com, jacob@m2brokerage.com, mmouse1928@cox.net

Cc: Joshua Bruno <JBruno@brunoinc.com>, Ed Washington <erwashington@gmail.com>, Troy Carter <troy.carter@pppnola.com>, Wayne Troyer <wayne@studiowta.com>

good afternoon:

thank you very much for attending the second neighborhood participation process meeting for the proposed development at 1035 Tchoupitoulas. we're all very excited about what the project can bring to the neighborhood, and your questions and comments are very important to us.

attached is the report from today's meeting, as well as the presentation package submitted to the city council as part of our HDLC appeal hearing last week.

please don't hesitate to contact us with questions.

best-

---

Tracie Ashe  
Senior Project Designer / Project Manager

studioWTA architecture+planning+interiors  
1119 Tchoupitoulas Street  
New Orleans LA 70130

504.593.9074 office  
504.864.9927 mobile

studiowta.com

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### 2 attachments

 **NPP round 3 report\_150610.pdf**  
132K

 **HDLC appeal to Council\_150603.pdf**  
4678K

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Edward Washington <erwashington@gmail.com>  
To: Corinne DuCre' <rebirth.nola@gmail.com>

Thu, Jun 11, 2015 at 9:10 AM

[Quoted text hidden]

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**Edward R. Washington, III • The Washington Law Group, LLC • 7240 Crowder Boulevard, Ste. 300-C**  
**• New Orleans, LA • 70127 • Office | (504) 258-0808 • Fax | (504) 324-0181 •**  
**erwashington@gmail.com • (Primary Registration Address: 11200 Hayne Blvd, New Orleans, LA,**  
**70128) • Licensed to Practice Law in the State of Louisiana** (This E-mail (including attachments) is covered

10 June 2015

Report of the Neighborhood Participation Process Meetings for  
1035 Tchoupitoulas Street

**Meeting No. 1**

*Date/Time: 8 June 2015, 6 p.m. | Location: studioWTA offices, 1119 Tchoupitoulas Street*

*No Attendees*

**Meeting No. 2**

*Date/Time: 10 June 2015, 12:30 p.m. | Location: Site*

*Attendees*

1. Ronald A. Abboud | Generations Hall  
310 Andrew Higgins Drive, New Orleans, LA 70130  
Ph: 504.658.1702 | Email: [mmouse1928@cox.net](mailto:mmouse1928@cox.net)
2. LaSwanda Green | Downtown Development District  
201 St. Charles Avenue, New Orleans, LA 70112  
Ph: 504.561.8927 | Email: [lgreen@downtownnola.com](mailto:lgreen@downtownnola.com)
3. Danny Douglass  
1050 Annunciation Street, New Orleans, LA 70130  
Ph: 504.888.1919 | Email: [danny@crescenttitle.com](mailto:danny@crescenttitle.com)
4. Scott Galante | Galante & Bivalacqua  
650 Poydras Street, New Orleans, LA 70130  
Ph: 504.648.1858 | Email: [scott@GB-lawfirm.com](mailto:scott@GB-lawfirm.com)
5. Jacob Dufrene  
1040 Annunciation Street, New Orleans, LA 70130  
Ph: 504.267.9405 | Email: [Jacob@M2Brokerage.com](mailto:Jacob@M2Brokerage.com)

studioWTA architecture+planning+interiors

1119 Tchoupitoulas Street

New Orleans, Louisiana 70130

504.593.9074

[studiowta.com](http://studiowta.com)

## Questions

1. What approvals did you receive from the recent Council hearing?

*The project received unanimous approval (6-0) to demolish the existing building and construct the new building (conceptual design). Zoning issues are upcoming in the CPC application process.*

2. What is your plan for parking?

*Parking will be contracted with a lot within 600' of the site per zoning requirements. Parking will be self-park or valet.*

3. Where are you in the process of securing air lease rights from the city?

*The lease will be applied for after the City Planning Commission hearing.*

4. Will you be holding more meetings after this one?

*This is the final meeting in the NPP process. Future meetings will be public hearings and the public will be notified by the City prior to the meetings.*

5. What are the hours of operation for the proposed restaurant?

*This is unknown at this time but will be in compliance with the zoning allowances; however, the owner will be living in the building with his two small children and is very sensitive to noise and disturbances from the proposed restaurant.*

6. How big is the proposed restaurant?

*The restaurant occurs on the first two floors of the site. (3,700 gross s.f.)*

7. Are you working with the owner of the adjacent property?

*Yes, we are in contact with the owner/developer and will work together on massing for the two projects.*

8. Are the residences condominiums or apartments?

*Apartments.*

9. Where will residents park?

*Off-site parking lot (contract) within the zoning prescribed distance of the site.*

10. What will be done with the existing brick wall?

*It will be deconstructed and the bricks will be reused on another project.*

11. Are you getting a waiver for the loading space?

*We will request an on-street freight zone be substituted for the on-site loading space requirement.*

12. What is your construction schedule/date of ground breaking?

*There is no date for ground breaking. We hope to begin construction within the year.*

13. Will you demolish the existing building before you begin construction?

*This is not been decided at this time.*

# Exhibit 3



1 June 2015

Dear Neighbor,

On behalf of our client, Downtown Development Group, we'd like to invite you to attend a presentation of the proposed project at 1035 Tchoupitoulas, which will be a mixed-use, luxury apartment building. It will contain a two-story lounge and restaurant with outdoor dining, and 18 rental apartments. The site is zoned CBD 9 with an HT-6/10 Lafayette Square/Warehouse District Refined Height Plan Interim Zoning District overlay. The development team is requesting your support as we pursue the following waivers:

- Due to the small size of the site, the project is requesting an increase in the allowable Floor Area Ratio (FAR) from 8 to 9.8, to permit 32,391 square feet of new construction.
- Waive one (1) off street loading space
- Waive thirteen (13) off street parking spaces
- Request negative setback of 9'-0" to permit construction of enclosed living space over a public way (Air rights to be leased from the City of New Orleans through the Department of Property Management)
- Request increase of 50'-0" in height within 20'-0" of street

Two meetings will be held in fulfillment of the Neighborhood Participation Program as a precursor to submitting our application to the City Planning Commission. As you are a nearby neighbor or otherwise interested in the neighborhood, we're inviting you to the presentation to learn more about the proposed project and present questions or comments you may have. Meetings will be held at the following dates and locations:

1. Monday, June 8, at our offices, 1119 Tchoupitoulas Street, at 6 p.m.
2. Wednesday, June 10, at the site (1035 Tchoupitoulas), at 12:30 p.m.

At the meeting, we'll provide a sign-in sheet to obtain email addresses, so that we can send updates of any future changes. We hope to see you on February 9<sup>th</sup> or 11<sup>th</sup>, and look forward to the redevelopment of 1035 Tchoupitoulas Street and the continued improvement of the Warehouse District.

*Notification of these meetings is being sent via first class USPS.*

Thank you.

Sincerely,

Wayne Troyer, AIA

studioWTA Architecture + Planning + Interiors  
1119 Tchoupitoulas Street  
New Orleans, Louisiana 70130  
504.593.9074

studiowta.com

# Exhibit 4

May 28, 2015

Gassan Chaiban, MD  
1107 South Peters St #506  
New Orleans, LA 70130

This letter is being written in support of the Granaio Lofts at 1035 Tchoupitulous. I have been a resident of the warehouse district for the last 2 years living in the federal fiber mills, and am also a co-owner of pie pizza in the same neighborhood. I have an interest in watching this neighborhood continue to develop in a positive way, and the current structures that these proposed lofts will replace are outdated and an eyesore which can be seen directly from my balcony. The proposed new lofts not only look modern, all of the green technology that will be showcased in the building are very exciting, and I'm hopeful that it will set a precedent in the neighborhood to modernize and become more environmentally conscious.

Sincerely yours,

Gassan Chaiban, MD

Amber Buxton

333 Girod St, Apt 208

New Orleans, La, 70130

504-717-6822

5/31/2015

Dear Councilwoman Cantrell,

I am writing to offer my support to Joshua Bruno's Granaio Lofts.

I have been a resident of the WHD for about 3 years. I love all that it offers within walking distance.

Restaurants, nightlife, shopping. Its an exciting place to live.

I enjoy walking my dog at all times of the day and I feel safe doing it. I do feel that the location of this project makes it favorable to a safer WHD since that part of Tchopitoulas is not very well lit and does not have much foot traffic.

I see all sorts of projects currently being built and even talks of new hotels (one that would be right next to my condo (between Tchop and Commerce), I have also noticed a big commercial building on S Peters and St Joseph. All of these projects will bring something to the table to benefit the area. Its exciting to see the neighborhood progress.

My husband and I frequent a lot of the restaurants in the area and always welcome new additions the list. I understand the 1<sup>st</sup> floor would house a restaurant/lounge... it would be a welcome addition to the area.

As far as it being high end apartments, I have no problem with that. I am not the target demographic and that's ok. I am sure there are more expensive units in the French quarter. Supply and demand rules real estate. And there seems to be a demand for high end units.

I know Bruno likes to push the limits of what is allowed, I also know he's worked hard to make the project please its opponents.

Thank you



Amber Buxton

Victor Garcia

333 Girod St, Apt 208

New Orleans, La, 70130

504-606-4652

5/31/2015

Dear Councilwoman Cantrell,

I am writing in support of the Granaio Lofts project by Joshua Bruno.

I have been a resident of the warehouse district since 1998, I have seen the continued transformation of this neighborhood over the years, residential and commercial. There are still some stretches of the warehouse district that need some love. This stretch of Tchopitoulas is one of them.

The way I see it, a building at this location will:

Improve the -walkability- of the area by adding needed lighting and -life- to the street.

Add jobs from the proposed restaurant,

Improve the property tax revenue for the city.

Improve the aesthetics of that part of Tchopitoulas.

I am a fan of modern design and even had a deposit for a unit in the Tracage building back in 2007. I see no issue in mixing new and old buildings. I have worked at the Tulane School of Architecture since 1997 which has exposed me to the world of architecture.

I understand that Mr Bruno has addressed some of the design issues since the last time this was submitted to you.

*Modern buildings are a much better complement to our historical buildings than sad, cheap imitations of old buildings that "fit in." -broadmorer NOLA.com*

Thank you for your consideration in this matter.

-Victor Garcia.



Erika Huerta  
920 Poeyfarre Street #306  
New Orleans, LA 70130  
5/29/15

Councilwoman Latoya Cantrell of District B  
City Hall, Room 2W10 1300 Perdido Street  
New Orleans, LA 70112

Re: Granaio Lofts at 1035 Tchoupitoulas Street

Dear Councilwoman Cantrell,

I am submitting this letter in favor of Mr. Bruno's proposed real estate development located at 1035 Tchoupitoulas Street.

The integration of old and new architecture in an urban landscape, especially a landscape full of historic buildings, such as the Warehouse District, is one of the toughest issues in all architecture. Variety is an important aesthetic, to the extent that a progressive building such as Granaio Lofts should be welcomed to the area.

New Orleans has always been known as a dynamic city full of culture, vibrant art and unique designs. The City has progressed into an urban metropolis, which has inevitably attracted more jobs and thus more people. With that said, the City's landscape is slowly changing because of demographics, economic development and tourism. As a result of these changes, we should be able to accommodate the urbanites of the Warehouse District by welcoming progressive architecture in such a way that respects the city's architectural character.

I am confident that Granaio Lofts will be appropriate for the surroundings. Furthermore, I believe that the proposed design of the building will be tantamount to perfection as it will enhance the lives of those living in it and equally to those walking by it. Granaio Lofts will not only be eye-catching but an attraction to the district that demonstrates the areas culture and progressiveness.

Sincerely,



Erika Huerta



**PANDIT LAW**

June 1, 2015

LaToya Cantrell  
Councilmember District "B"  
New Orleans City Council  
1300 Perdido Street, Second Floor West  
New Orleans, LA 70112

**Re: Granaio Lofts**

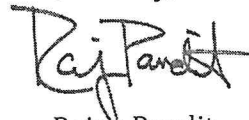
Dear Ms. Cantrell:

I write to your office in support of Bruno, Inc.'s project known as Granaio Lofts. This is just the type of new, modern, high-end residential development that the Warehouse District needs. As more and more out of state investment comes into the community, projects like Granaio will further engage wealthy investors from across the nation and the globe.

Again, we strenuously support Bruno, Inc.'s project.

With warm regards, I remain,

Sincerely,



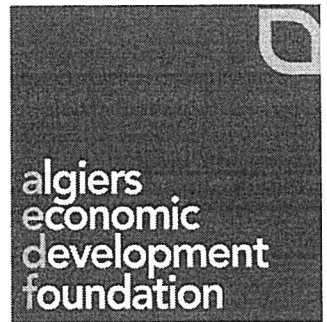
Rajan Pandit

**Rajan Pandit**  
raj@panditlaw.com

650 Poydras Street, Ste. 2525  
New Orleans, LA 70130

*Tel:* 504-313-3800  
*Fax:* 504-313-3800

panditlaw.com



May 25, 2015

Councilwoman LaToya Cantrell  
City Hall Room 2w10  
1300 Perdido Street  
New Orleans, LA 70112

**RE: Granaio Lofts @ 1035 Tchoupitulous**

Councilwoman Cantrell:

Please accept this letter of support for the development of 1035 Tchoupitoulas by the Downtown Development Group. I have known Mr. Bruno for nearly a year and he exemplifies his value of our majestic city by continuing to expand his portfolio of projects throughout New Orleans.

The mission of Algiers Economic Development Foundation (AEDF) is to help the Algiers Community grow and prosper by being a catalyst for economic development that provides for a vibrant business environment. Joshua Bruno has contributed to our mission by investing millions of dollars into our community in the form of commercial and residential developments. He has offered AEDF his expertise in blight remediation and welcomed an opportunity to serve on our Advisory Board for Community Redevelopment. His drive and aspiration to assist our concerted effort to improve the quality of life in New Orleans is a trait we should embrace and support. Furthermore, the proposed development adds a sequenced balanced of modern design which complements the cities 5 year strategic plan.

I am hopeful that you will consider supporting the 1035 Tchoupitoulas Development. If I can answer any questions or address any concerns you may have, please call me directly at 504 505.0358 or at [dmartin@algiereconomic.com](mailto:dmartin@algiereconomic.com)

Sincerely,

*D. O'Brien Martin*

Derrick O. Martin  
Executive Director

**Algiers Economic Development Foundation**

3520 General DeGaulle Dr., - Suite 3110 - New Orleans, La. 70114  
Phone: 504.362-6436 Fax: 504-362-6564  
[www.algiereconomic.com](http://www.algiereconomic.com)





Ed Washington <erwashington@gmail.com>

---

**Fwd: Dear Councilwoman Cantrell,**

2 messages

---

Josh Bruno <JBruno@brunoinc.com>

Sun, May 31, 2015 at 9:21 PM

To: "erwashington@gmail.com" <erwashington@gmail.com>, Troy C <troy.carter@pppnola.com>

Joshua Bruno  
President/CEO  
Bruno, Inc  
O: 504-309-1849  
F: 504-598-9387  
C: 504-782-7352  
E: JBruno@BrunoInc.com  
www.BrunoInc.com

Sent from my iPhone

Begin forwarded message:

**From:** Jason Parker <docparker4kids@yahoo.com>  
**Date:** May 31, 2015 at 8:54:09 PM CDT  
**To:** Josh Bruno <JBruno@brunoinc.com>  
**Subject:** Dear Councilwoman Cantrell,

Dear Councilwoman Cantrell,

Hi, my name is Dr Jason Parker. I am a pediatric dentist in the New Orleans and surrounding area for the last 14 years. I have lived downtown at 700 South Peters from 1997 to 2002 and presently at Walle Bldg at 410 Natchez St since 2006 to present after buying two units in the bldg and putting them together for a full renovation project of nearly 3,500 square feet.

Around my bldg there has been a number of condo rehab projects going on but nothing of Ultra Luxury New or Ultra Upscale in a long time if ever to the degree that Mr Bruno is proposing. When Trump Tower Project was announced across from my bldg years ago, I thought we would see ultra luxury development finally come to fruition. But, alas....Trump Towers didn't take traction and nothing on the scale and twinkle that Granaio Lofts is offering to downtown NOLA has broken ground as of yet.

I am in support of and very much would like to see finally an Ultra Upscale Downtown Living Bldg take foot in our bustling and buzzing area of New Orleans.

Please approve this proposal for development.....thank you!!!

My email for correspondence is DOCPARKER4KIDS@YAHOO.COM

Thanks again for your time to read this and support it,

Dr Jason Parker

Sent from my iPhone

---

**Josh Bruno** <JBruno@brunoinc.com>

Mon, Jun 1, 2015 at 2:25 PM

To: "erwashington@gmail.com" <erwashington@gmail.com>, Troy C <troy.carter@pppnola.com>

A Vertically Integrated Real Estate Development Company

Joshua Bruno  
President & CEO  
Bruno, Incorporated  
147 Carondelet Street. Suite 1137  
New Orleans, LA 70130  
JBruno@BrunoInc.com  
<http://www.BrunoInc.com>  
<http://www.Twitter.com/JBrunoInc>  
tel:  
fax:  
mobile:  
(504) 309-1849  
504 598 9387  
504 782-7352

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[Quoted text hidden]

## Josh Bruno

---

**From:** Josh Bruno  
**Sent:** Friday, May 29, 2015 1:43 PM  
**To:** Josh Bruno  
**Subject:** Re: 1035 tchoup support letter

**From:** Granville Semmes [mailto:gsemmes3@aol.com]  
**Sent:** Friday, May 29, 2015 11:04 AM  
**To:** Josh Bruno  
**Subject:** Re: 1035 tchoup plans attached with changes made since 2014

Josh;

This project is a great addition to our neighborhood and our city. As you know I have spent millions on restorations in the lower garden district. I am so glad to see others like yourself believing in this vital geography of our unique city. I will always be grateful to you for your support in helping me save some of our historic structures. Race and Religious LLC is now an internationally acclaimed wedding venue and our historic group of houses in the 400 hundred block of First St has been a soaring success.....in part thanks to you.

I now stand in support of your new development and hope that our city's caretakers will too.

Kind regards  
Granville Semmes  
705 Race St.  
New Orleans, LA  
985-707-7252

Sent from my iPhone

On May 27, 2015, at 3:52 PM, Josh Bruno <[JBruno@brunoinc.com](mailto:JBruno@brunoinc.com)> wrote:

<\_Conceptual\_v2.0.pdf 09012014.pdf>



Ed Washington <erwashington@gmail.com>

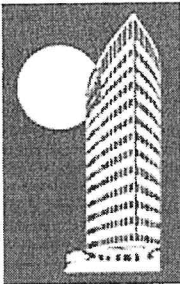
**FW: 1035 Tchoupitulous Support letter**

1 message

Josh Bruno <JBruno@brunoinc.com>

Tue, Jun 2, 2015 at 11:55 AM

To: Troy C <troy.carter@pppnola.com>, "erwashington@gmail.com" <erwashington@gmail.com>



A Vertically Integrated Real Estate Development Company

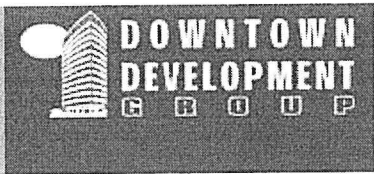
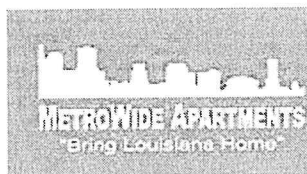
**Joshua Bruno**  
*President & CEO*

**Bruno, Incorporated**  
147 Carondelet Street, Suite 1137  
New Orleans, LA 70130

JBruno@BrunoInc.com  
http://www.BrunoInc.com  
http://www.Twitter.com/JBrunoInc

tel: (504) 309-1849  
fax: 504 598 9387  
mobile: 504 782-7352

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**From:** Josh Bruno  
**Sent:** Tuesday, June 02, 2015 11:54 AM  
**To:** Josh Bruno  
**Subject:** FW: 1035 Tchoupitulous Support letter

**From:** Alejandra Gutierrez [mailto:gtierrez\_alejandra@att.net]  
**Sent:** Monday, May 28, 2015 11:56 PM  
**To:** Josh Bruno  
**Subject:** Re: 1035 Tchoupitulous Support letter

1107 S. Peters

Apt 307

FFM

To whom it may concern;

I am writing this letter to support Mr. Bruno's redevelopment of this blighted and vacant building in the warehouse district of New Orleans. As a neighbor and person with a direct view of this current/future development I welcome the design and contrasting architecture and design. This unique and creative design is finally a original well thought out plan to redevelop this property into a building that will add to this neighborhood which we live. Mr. Bruno and Mr. Carter met with us on site to discuss concerns we had with the lounge and restaurant and are happy to know that this will be added to this area that will not be another average bar but a high end option for drinks or dinner.

I've lived in this neighborhood for 7 years and before this project thought i would have to leave the area to find a NEW modern building to live in as my space needs grow.... Im very happy that this is a potential community i could live in that will have the amenities and outdoor balconies that i have wanted but haven't found in this area. It seems many of the "newer" buildings are copies of one another and this is the first original and modern building that i have come across that will have a chance to upgrade too.

I hope you and fellow city council people will approve this project and this development to move forward. I believe it will only add to the neighborhood and can be an architectural icon of the WHD.

Sincerely,

Alejandra G.

Clinton McGrath, CPA  
1453 N. Prieur Street, New Orleans, LA 70116  
(504) 333-6174

June 1, 2015

To Councilwoman Cantrell:

This letter serves to support Joshua Bruno's real estate project named the "Grangaio Lofts" near downtown New Orleans.

As a resident of the Treme neighborhood and with many friends living in the Warehouse District, I believe that Bruno's real estate project is very important for the local community in terms of jobs, taxes, urban planning, and quality of life. When projects, such as Bruno's, are deliberated and ultimately approved by your committee, it leads other entrepreneurs from both within and outside of the New Orleans area to contemplate future investments as they will be confident that the local government members will be flexible and willing to do business for the growth and prosperity of the city. That is, New Orleans is open for business and is wanting current and future investment to help New Orleans become the "go to" location for both business, family life, and tourism. I believe that the project will also add to the character of the neighborhood and lead to increased property values in the surrounding areas. There is no risk here for approving this project.

In sum, I hope that you give your full support to Bruno's proposed real estate project as it is the right thing to do for the betterment of the community and its residents.

Thanks for all you do for our community.

Regards,

A handwritten signature in black ink, appearing to read "Clinton McGrath", written in a cursive style with a large initial "C".

Clinton McGrath, CPA

**Adrian Dobrescu, M.D.**  
900 S. Peters Street, Penthouse Suite, New Orleans, LA 70130  
(504) 909-9584

June 1, 2015

To Councilwoman Cantrell:

This letter serves to support Mr. Bruno's proposed development project named "Grangaio Lofts" in my neighborhood of the Warehouse District.

I believe that the project will not only add to the character of the neighborhood, but will also prove to increase property values in the surrounding areas, not to mention to better the quality of lives for those who live in and around the proposed development. I understand that this project has been in the works for nearly 3 years and that Mr. Bruno has been persistent and patient throughout the approval process. In addition, I understand that he has been willing to compromise and address all the councilmembers' concerns previously brought to his attention. I think this project in particular is a "win-win" for everybody involved – the investors, the local business community, the local government, and the future tenants and their families.

In closing, I request that you support Mr. Bruno's proposed development plan and demonstrate your commitment to moving New Orleans forward with an eye to modernizing our fine city's skyline and neighborhoods.

Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrian Dobrescu". The signature is written in a cursive, flowing style.

Adrian Dobrescu, M.D.



# EGENBERG

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## APLC

---

June 1, 2015

### RE: GRANAIO LOFTS DEVELOPMENT

Dear Councilwoman Cantrell:

I am writing to express my support for the Granaio Lofts Development undertaken by Joshua Bruno. His project has my support for the following reasons:

- **Location:** The warehouse district has a very high demand with a very low supply for housing. This project provides an additional 18 homes to the area as well as two floors for commercial space. This brings new residential and commercial opportunities to a neighborhood that needs more available space.
- **Design aesthetic:** The unique and innovative design of the building represents a monumental contribution in design. The sliver structure will contribute to further construction of hurricane-proofed and modern designs in the warehouse district.

This neighborhood contains a minimal amount of new and/or modern housing. The Granaio Lofts development will provide a living option up to date with the 21<sup>st</sup> century. Prospective residents previously deterred by the antique-styled houses currently available in the warehouse district will finally be able to move into a space suiting their 21<sup>st</sup> Century needs.

Granaio Lofts development represents the correct course for New Orleans living, with an eye towards both hurricane preparedness as well as modern design.

Very truly yours,



Bradley Egenberg

---

650 POYDRAS STREET SUITE 2525 NEW ORLEANS, LA 70130

PH 504.229.5700 | BRADLEY@EGENBERG.COM | F 504.617.7911

---

## Enti LLC

725 Magazine Street, New Orleans, LA 70130

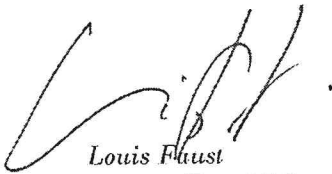
May 28, 2015

RE: Grangaio Lofts - 1035 Tchoupitoulas St.

Councilwoman Cantrell,

As the owner of Enti LLC in downtown New Orleans, I am writing to express my support for the Grangaio Lofts building at 1035 Tchoupitoulas Street. I believe the design and building will be very beneficial for the neighborhood and city as a whole.

Sincerely,



Louis Flaust  
Owner - Enti LLC

725 Magazine Street  
New Orleans, LA 70130  
504.528.9242

5/28/15

**To:**

Councilwoman LaToya Cantrell  
District "B"  
City Hall, Room 2W10  
1300 Perdido Street  
New Orleans, LA 70112

**From:**

Milo Fernandez  
920 Poeyfarre St. New Orleans Unit 305  
New Orleans, LA 70130

**Subject:** Graniao Lofts, 1035 Tchoupitoula St. New Orleans, LA 70130

Councilwoman Cantrell,

I write in connection with the above proposed project. I have examined the plans and know the site well. I wish to offer my support to the proposal, for the reasons outlined below.

I am aware of the concerns of some in the community that this building development will damage the character of the area. However, I believe that The Warehouse District is an area well suited to sympathetic and well planned expansion. This high quality building design placed in the heart of The Warehouse District would not only be an icon, it would transform the culture of design and social interactions in the warehouse district. It's forward thinking design pays compliment to the existing structures while incorporating new design and construction methods in an area. Much like SOHO in New York, that transformed from brick and mortar buildings into a social and cultural epicenter. Mainly attributed to the blend between beautiful new developments and existing structures being reconditioned and repurposed. Much like The Warehouse District.

Graniao has the look, layout and potential to be the premiere luxury building structure in The Warehouse District. The building is boasting balconing's which is a rarity in The Warehouse District and, promotes human interaction between neighbors and social connections. The green roof is eco-friendly and pet friendly. The layout of the buildings allow for great views of the neighborhood and city.

This project is a perfect integration between the "character" of New Orleans and The Warehouse District and new building structure. It will offer the new luxurious living the "up and coming" generations are expecting in a building and area development.

Again, Councilwoman Cantrell I offer my heartfelt support for this project and the forward movement of The Warehouse District.

Best Wishes,

Milo Fernandez

# Exhibit 5

**BREAKING** June 17, 2015 | Lafitte Greenway is 94 Percent Done!

June 16, 2015 | Luxury Warehouse District Development

**SEARCH**

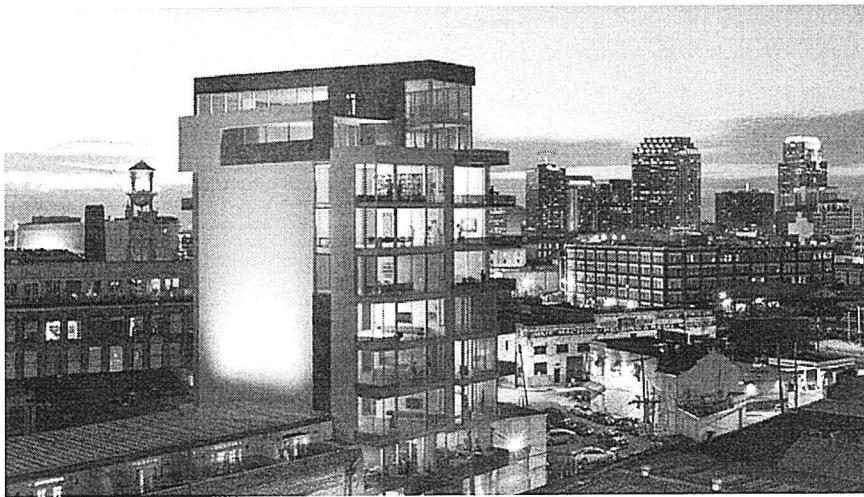
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**Lafitte Green Percent Done**  
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**Luxury Warehouse District Development Granaio Lofts Wins City Council Approval**



**Le Pavillon Hotel For \$62.5M To Firm**  
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## Luxury Warehouse District Development Granaio Lofts Wins City Council Approval

BY JULIA BALLARD • JUNE 16, 2015 • CENTRAL BUSINESS DISTRICT, DEVELOPMENT, WAREHOUSE DISTRICT • 0 COMMENTS • 2453

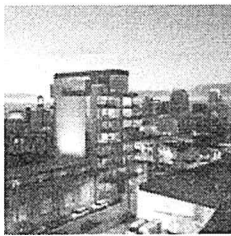


Image via Bruno, Inc.

Josh Bruno's Warehouse District luxury development [Granaio Lofts](#) has finally been approved by City Council after over a year. The project received a 6-0 favorable vote in addition to the council members commending the team on the updated design.

"The meeting couldn't have gone much better," Bruno told *CSB*. "The council was very receptive to the design modifications, and the well documented meetings with a number of city departments, neighbors, and with the local

groups and condo boards."

Bruno made changes to a number of the floors since initially being shot down City

Council in April 2014. The depth of the second floor balcony was reduced, making the overhang on the ground floor smaller as well. On the third through fifth floors, Bruno reduced the depth and increased the width of the balconies, and reduced interior square footage, resulting in an overall 28 percent reduction over three floors. Floors six through eight had their balconies and interior square footage reduced and a balcony added, reducing the overall size of the floors by 26 percent. The only floors with no modifications are the ninth and tenth.

Bruno told *Canal Street Beat* he is not interested in replicating the old, but rather enhancing the property with modern touches because there is a need for that type of property. "This building is designed to add to the neighborhood and provide a level of luxury, level of high end apartments that is not available in the market today but is in high demand," he explained.

The development, designed by Wayne Troyer of Studio WTA, will feature 20 luxury units, private parking, a doorman, pool, and smart building Crestoron technology to control use of energy, lighting and sound, heating and cooling, flood water management and retention. Granaio's 360 degree views, and rooftop terrace would have been accompanied by green living Bio walls to substantially improve the stormwater retention.

"I believe we have one of the best, if not the best, City Council New Orleans has had in many years that will really allow the city to grow in the right direction," Bruno shared. "They understand that modern architecture and historical design must be balanced for neighborhoods to evolve. In addition are clearly educated that alternative landscaping like green walls are crucial for urban infill vertical landscaping and water retention." To date, there are confirmed tenants currently under a non-disclosure agreement. Two of the future tenants are "below the line in the film industry and one is in oil". Bruno hopes to finish structural, mechanical and electrical plans and break ground in 10 to 12 months. Construction for this type of sliver building is expected to take 16 to 18 months.

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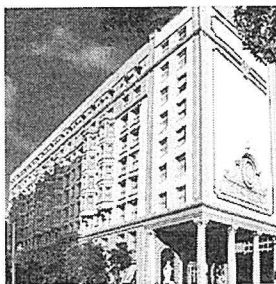
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# Exhibit 6

Address Label	OwnerName
Building	OwnerAddress
<b>1035 Tchoupitoulas St</b>	Tre Fagioli, LLC 147 Carondelet St Suite 1137 New Orleans, LA 70130
<b>1016 Annunciation St</b>	Phylis A Martin 592 S Caleb Crt Slidell, LA 70461
<b>1041 Tchoupitoulas St</b>	David A Feldman 3914 Bayou Bl New Iberia, LA 70563
<b>1101 Annunciation St</b>	1101 Annunciation LLC
Dependable Storage Service,Inc	403 Baronne St New Orleans, LA 70112
<b>1112 Tchoupitoulas St</b>	Allard Park LLC 31 Allard Blvd New Orleans, LA 70119
<b>925 Poeyfarre St</b>	Big Easy Development Group, LLC, Nesbit Clesi Holdings, LLC
Poeyfarre Market	925 Poeyfarre Street New Orleans, LA 70130
<b>1121 Annunciation St</b>	Assets Sjk 551 Amethyst St New Orleans, LA 70124
<b>1066 Tchoupitoulas St</b>	Fulton Bag Hotelco LLC C/O Highpointe Hotel Corp P.O. Box 760 Gulf Breeze, FL 32562
<b>1042 Annunciation St</b>	Evans Realty Part Nership Ltd 1046 Annunciation St New Orleans, LA 70130
<b>1061 Tchoupitoulas St</b>	Stephanie M Spinella Etal 1061 Tchoupitoulas St #305 New Orleans, LA 70130
<b>1115 Annunciation St</b>	Assets Sjk 551 Amethyst St New Orleans, LA 70124
<b>1040 Annunciation St</b>	Travel By Mi Mi LLC 920 Poeyfarre St #278 New Orleans, LA 70130
<b>1038 Annunciation St</b>	Ben R Butler 2924 Knight Street Suite 402 New Orleans, LA 70115
<b>1100 Annunciation St</b>	River Bridge Authority Mississippi 2001 Behrman Av New Orleans, LA 70114-0
<b>1030 Tchoupitoulas St</b>	Marine & Boland Manufacturing Co Inc 1000 Tchoupitoulas St New Orleans, LA 70130
<b>1081 Tchoupitoulas St</b>	Bradley B Hamilton 1081 Tchoupitoulas St Unit 301 New Orleans, LA 70130
<b>610 John Churchill Chase St</b>	John C Crisler Jupiter Salon, Hamilton Anderson Ass 1027 Alta Street Metairie, LA 70001
<b>1014 Tchoupitoulas St</b>	Delores Accardo 1408 Monroe Street Mandiville, LA 70448
<b>1051 Tchoupitoulas St</b>	Kenneth D Kessler Et Al. 1051 Tchoupitoulas St #307 New Orleans, LA 70130
<b>1020 Tchoupitoulas St</b>	Ironworks Residences The Homeowners Association, Inc 920 Tchoupitoulas St New Orleans, LA 70130
<b>1020 Annunciation St</b>	Park Metal, LLC, Bch Metal Works LLC 8654 Pontchartrain Bl #4 New Orleans, LA 70124
<b>1050 Annunciation St</b>	Annunciation Street Developemnt 1050 3224 N Turnbull Dr Metairie, LA 70001
<b>450 John Churchill Chase St</b>	Erling P Jr Rabe 450 John Churchill Chase 503 New Orleans, LA 70130
<b>916 Calliope St</b>	Assets Sjk 551 Amethyst St New Orleans, LA 70124
<b>310 Andrew Higgins Dr</b>	Venture Int'l Holding Company Generations Hall 310 Andrew Higgins Bl New Orleans, LA 70130
<b>1071 Tchoupitoulas St</b>	Chris J Digardo 1071 Tchoupitoulas St #303 New Orleans, LA 70130



<b>1011 Tchoupitoulas St</b>	Brandi M Barrett
Bpe Oil - The Ware House Gas Co.	1011 Tchoupitoulas St New Orleans, LA 70130
<b>1031 Annunciation St</b>	Corp. Ambassador
	2614 Burford Highway N.E. Atlanta, GA 30324
<b>1030 Annunciation St</b>	Machine Welding Dixie
	606 Esplanade Ave New Orleans, LA 70116
<b>1032 Annunciation St</b>	Stephen P Smith
	C/O The City Of New Orleans 197 Westbank Expressway Gretna, LA 70053
<b>1100 Annunciation St</b>	Condominium Tracage
	701 Larson St Jackson, MS 39202
<b>1100 Tchoupitoulas St</b>	Mills Row LLC
	210 Baronne Street Suite-1717 New Orleans, LA 70112
<b>1101 Tchoupitoulas St</b>	Sean B Cummings
Jupiter Salon, Hamilton Anderson Ass	Et Al 441 Gravier Street Lotf-5 New Orleans, LA 70130
<b>1110 Annunciation St</b>	Development Tracage
	1161 Wayzata Blvd E 313 Wayzata, MN 55391
<b>450 John Churchill Chase St 101</b>	Stephen B Kelton
	P O Box 28 Houma, LA 70361
<b>450 John Churchill Chase St 201</b>	Claudia Miccio Maria
	450 John Churchill Chase #201 New Orleans, LA 70130
<b>450 John Churchill Chase St 202</b>	Gerard J Sr. Winoski
	450 John Churchill Chase Unit 202 New Orleans, LA 70130
<b>450 John Churchill Chase St 203</b>	Jackie E Dove
	450 John Churchill Chase Unit 203 New Orleans, LA 70130
<b>450 John Churchill Chase St 204</b>	Varghese Zacharia
	39823 River Oaks Drive Ponchatoula, LA 70454
<b>450 John Churchill Chase St 205</b>	James D Addison
	450 John Churchill Chase #205 New Orleans, LA 70130
<b>450 John Churchill Chase St 206</b>	Andrew M Plummer
	450 John Churchill Chase Unit 206 New Orleans, LA 70130
<b>450 John Churchill Chase St 207</b>	Anita M Koshy
	450 John Churchill Chase Unit 207 New Orleans, LA 70130
<b>450 John Churchill Chase St 208</b>	Abhita T Reddy
	450 John Churhchill Chase #208 New Orleans, LA 70130
<b>450 John Churchill Chase St 301</b>	Louis E Jr Willhoit
	450 John Churchill Chase Unit 301 New Orleans, LA 70130
<b>450 John Churchill Chase St 302</b>	Daniel J Williams
	450 John Churchill Chase Unit 302 New Orleans, LA 70130
<b>450 John Churchill Chase St 303</b>	Roshin C Mathew
	450 John Churchill Chase Unit 303 New Orleans, LA 70130
<b>450 John Churchill Chase St 304</b>	Regina R Draper
	450 John Churchill Chae #304 New Orleans, LA 70130
<b>450 John Churchill Chase St 305</b>	Shaun Ittiara
	450 John Churchill Chaes Unit 305 New Orleans, LA 70130
<b>450 John Churchill Chase St 306</b>	Elliot Solmon
	450 John Churchill Chase St 307 New Orleans, LA 70130
<b>450 John Churchill Chase St 307</b>	Elliot Solomon
	450 John Churchill Chase Unit 307 New Orleans, LA 70130
<b>450 John Churchill Chase St 308</b>	Tanya M Robinson
	450 John Churchill Chase Unit 308 New Orleans, LA 70130
<b>450 John Churchill Chase St 401</b>	Floyd T Lawson
	3332 Highway 1 Raceland, LA 70394
<b>450 John Churchill Chase St 402</b>	Dennis K Constantino
	10338 Rustic Oak Dr Baton Rouge, LA 70810
<b>450 Johnchurchillchase St 403</b>	Max N Jr Tobias

450 John Churchill Chase St 404 450 John Churchill Chase Unit# 403 New Orleans, LA 70130  
Mary V Boettner

450 John Churchill Chase St 405 450 John Churchill Chase Unit 404 New Orleans, LA 70130  
Vasanth K Bethala  
202 Dutton Crt Slidell, LA 70461

450 John Churchill Chase St 406 Lisa J Johnson  
Et Al 450 John Churchill Chase St #402 New Orleans, LA 70130

450 John Churchill Chase St 407 Deepa Bhatnagar  
450 John Churchill Chase St Unit 407 New Orleans, LA 70130

450 John Churchill Chase St 408 Brooke J Barrett  
450 John Churchill Chase St Unit 408 New Orleans, LA 70130

450 John Churchill Chase St 501 Sherry D Sosna  
Et Al 450 John Churchill Chase St Unit 501 New Orleans, LA 70130

450 John Churchill Chase St 502 Nicholas S Tom  
450 John Churchill Chase Unit 502 New Orleans, LA 70130

450 John Churchill Chase St 503 Erling P Jr Rabe  
450 John Churchill Chase Unit 503 New Orleans, LA 70130

450 John Churchill Chase St 504 Mary V Boettner  
Et Al 450 John Churchill Chase #504 New Orleans, LA 70130

1100 Tchoupitoulas St 505 Sukeshy B Patel  
450 John Churchill Chase Unit 505 New Orleans, LA 70130

925 Poeyfarre St C Thomas D Evans  
Poeyfarre Market 925 Poeyfarre Street Unit C New Orleans, LA 70130

610 John Churchill St 01 Scott D Reynaud  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 01 New Orleans, LA 70130

610 John Churchill St 02 Alvin Badillo  
Jupiter Salon, Hamilton Anderson Ass Et Al 610 John Churchill Chase #02 New Orleans, LA 70130

610 John Churchill St 03 Charlton Short, LLC  
Jupiter Salon, Hamilton Anderson Ass 5535 Memorial Dr. Ste#F Box 658 Houston, TX 77007

610 John Churchill St 04 Russ M Herman  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 04 New Orleans, LA 70130

610 John Churchill St 05 Mickey M Loomis  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase St Unit 05 New Orleans, LA 70130

610 John Churchill St 06 Jasmeet Walia  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Loft-6 New Orleans, LA 70130

610 John Churchill St 07 Jordan B Monsour  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase #7 New Orleans, LA 70130

610 John Churchill St 08 Martine M Chaisson  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 8 New Orleans, LA 70130

610 John Churchill St 09 Joseph M III Miller  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Loft-9 New Orleans, LA 70130

610 John Churchill St St-01 Loftslc Lengsfeld  
Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130

610 John Churchill St St-02 Loftslc Lengsfeld, Tammie Holley  
Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130

610 John Churchill St 10 Laurianne G Wild  
Jupiter Salon, Hamilton Anderson Ass Et Al. 610 John Churchill Ch St #10 New Orleans, LA 70130

610 John Churchill St 11 Arunavathi T Sangisetty  
Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 11 New Orleans, LA 70130

610 John Churchill St 12 Keith C Ferdinand  
Jupiter Salon, Hamilton Anderson Ass 2222 Edgartown Lane Smyrna, GA 30080

610 John Churchill St 13 Industries, Inc, La. Robinson  
Jupiter Salon, Hamilton Anderson Ass 100 N. E. 21St Street Miami, FL 33137

610 John Churchill St 14 Loftslc Lengsfeld  
Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130

**610 John Churchill St 15** Robert C Petitti  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Street Unit 15 New Orleans, LA 70130  
**610 John Churchill St 16** John S Godfrey  
 Jupiter Salon, Hamilton Anderson Ass 650 Lsu Avenue Baton Rouge, LA 70808  
**610 John Churchill St 17** Marc Bonifacic  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase St. Suite 17 New Orleans, LA 70130  
**610 John Churchill St 18** Loftsllc Lengsfield  
 Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130  
**610 John Churchill St 19** Kelly L Babineaux  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit 19 New Orleans, LA 70130  
**610 John Churchill St 20** Thomas D Foti  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Loft-20 New Orleans, LA 70130  
**610 John Churchill St Ph1** Jeff Faine, Fred F Chiu  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase P1 New Orleans, LA 70130  
**610 John Churchill St Ph2** Virginia B Davis  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase St. Unit Ph2 New Orleans, LA 70130  
**610 John Churchill St Ph3** Keith M Perrin  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase St. Unit Ph3 New Orleans, LA 70130  
**610 John Churchill St Ph4** Joshua L Rubenstein  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit Ph4 New Orleans, LA 70130  
**610 John Churchill St Ph5** Angel L Collazo  
 Jupiter Salon, Hamilton Anderson Ass 610 John Churchill Chase Unit Ph5 New Orleans, LA 70130  
**610 John Churchill St St-03** Loftsllc Lengsfield  
 Jupiter Salon, Hamilton Anderson Ass 441 Gravier Street Loft-4 New Orleans, LA 70130  
**925 Poeyfarre St B** Mark A Woollums  
 Poeyfarre Market 2020 Cromwell Circle Davenport, IA 52807  
**1100 Annunciation St 1001** Condominium Tracage  
 781 Larson St Jackson, MS 39202  
**1100 Annunciation 2006** Condominium Tracage  
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**1116 Tchoupitoulas St**  
  
**1122 Tchoupitoulas St**

# Digital Copy of Site, Floor, Landscaping & Elevation Plans

(See Compact Disc)

2 (24" x 36") Copies of Site,  
Floor, Landscaping & Elevation  
Plans

(See Attached)

**MOTION**

**NO. M-14-163**

**CITY HALL: April 24, 2014**

**BY: COUNCILMEMBER CANTRELL**

**SECONDED BY: COUNCILMEMBER GISLESON PALMER**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**, that the request of **TRACIE ASHE, PROJECT DESIGNER, STUDIO WTA ARCHITECTURE, PLANNING AND INTERIORS** - To appeal the Historic District Landmarks Commission's decision of "**denial**" of demolition of an existing warehouse building and construction of a new building for property located at **1035 Tchoupitoulas Street**, be, and the decision is hereby upheld, and the request is denied.

**THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:**

**YEAS:** Cantrell, Clarkson, Gisleson Palmer, Gray, Guidry, Hedge-Morrell - 6

**NAYS:** 0

**ABSENT:** Head - 1

**AND THE MOTION WAS ADOPTED.**

THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY  
*Lara W. Johnson*  
CLERK OF COUNCIL

**MOTION**

**NO. M-15-236**

**CITY HALL: June 4, 2015**

**BY: COUNCILMEMBER CANTRELL**

**SECONDED BY: COUNCILMEMBER GRAY**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,** That the request of **EDWARD R. WASHINGTON III, THE WASHINGTON LAW GROUP, LLC -** To appeal the Central Business District Historic District Landmarks Commission's decision of "denial" for the demolition and selective salvage of existing warehouse and appeal of ARC recommendations regarding construction of a 10-story, approximately 28,955 sf of mixed use building, including construction of enclosed living space projecting into the public right of way and green walls at **1035 Tchoupitoulas Street**, be, and the decision is hereby overruled and the request is granted.

**BE IT FURTHER MOVED,** That the Clerk of Council shall forward copies of this motion directly to all affected departments.

**THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:**

**YEAS: Brossett, Cantrell, Gray, Guidry, Ramsey, Williams - 6**

**NAYS: 0**

**ABSENT: Head - 1**

**AND THE MOTION WAS ADOPTED.**

**THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY**  
*Lera W. Johnson*  
**CLERK OF COUNCIL**