

SUBSTITUTE MOTION

NO. M-15-22

CITY HALL: January 8, 2015

BY: COUNCILMEMBER  CANTRELL

SECONDED BY:

BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed to conduct a public hearing to consider a request by the City of New Orleans to authorize a Conditional Use for a hotel and parking garage as per-section 6.4.5 of the Comprehensive Zoning Ordinance and a height and Floor Area Ratio variance of the Central Business District ~~Height and Floor Area Ratio Interim Zoning District – for property on Lots 1, 13, 14, 15,~~ 16, 17, 18, and 19 on Square 133, generally bounded by Canal, Tchoupitoulas, Common, and Magazine Streets, in the Third Municipal District. The municipal addresses are 103 Tchoupitoulas, 105 Tchoupitoulas, 109 Tchoupitoulas, 111 Tchoupitoulas, 414 Canal, 408 Canal, and 422 Canal.

BE IT FURTHER MOVED BY THE CITY COUNCIL OF THE CITY OF NEW ORLEANS, That this motion shall not waiver the application fee or the requirement to participate in the Neighborhood Participation Program.

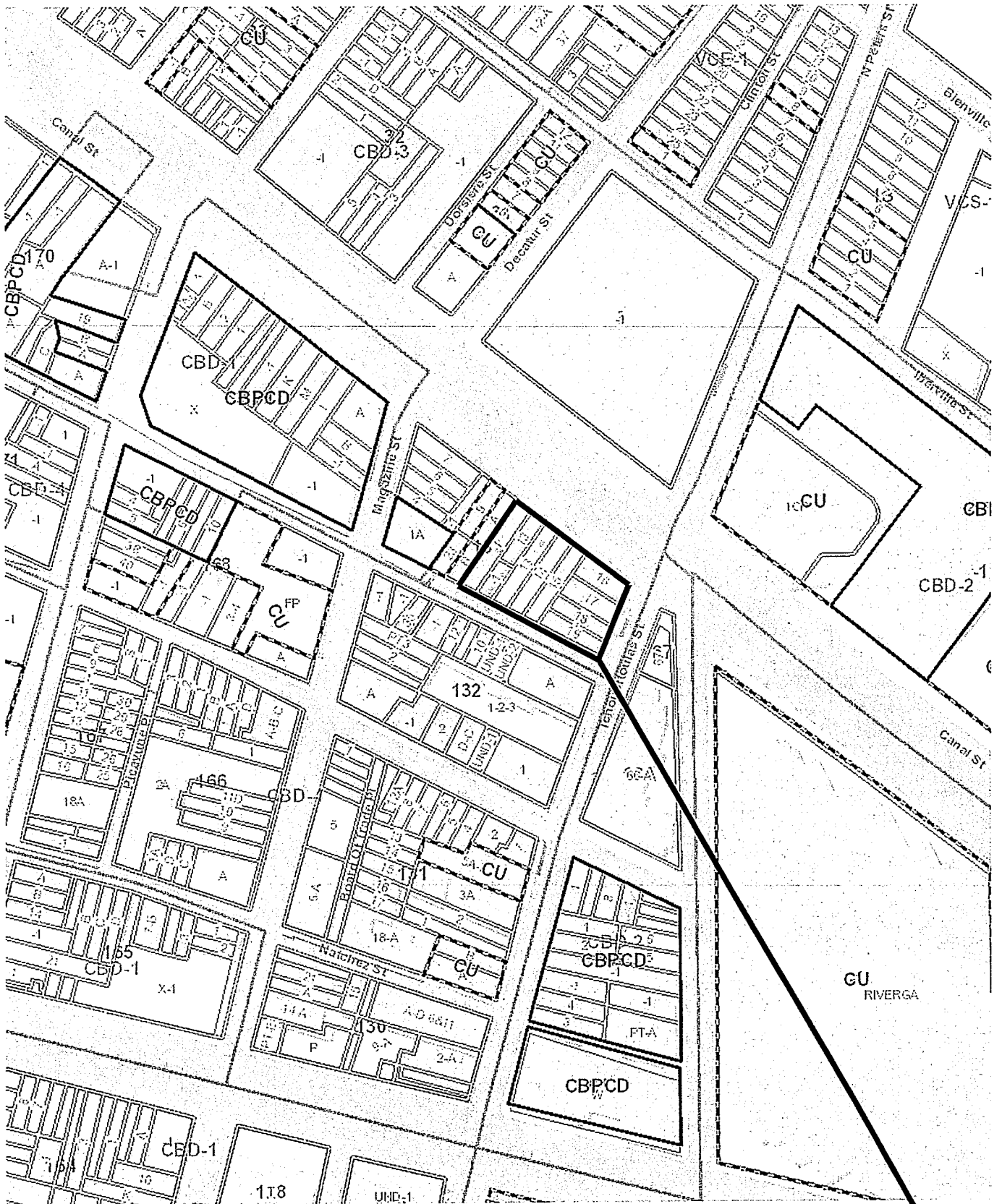
THE FORGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION OF THEREOF AND RESULTED AS FOLLOWS:

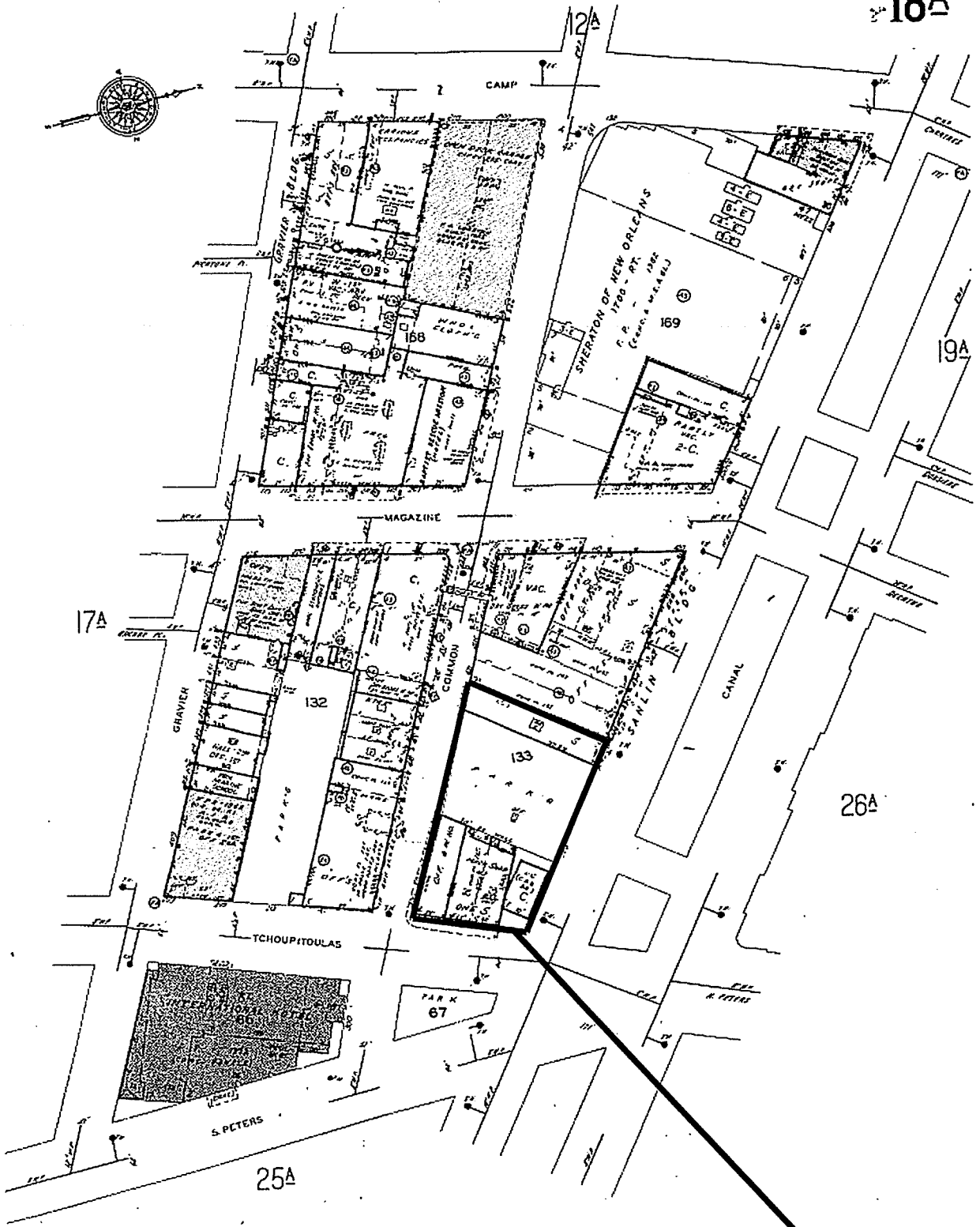
YEAS:

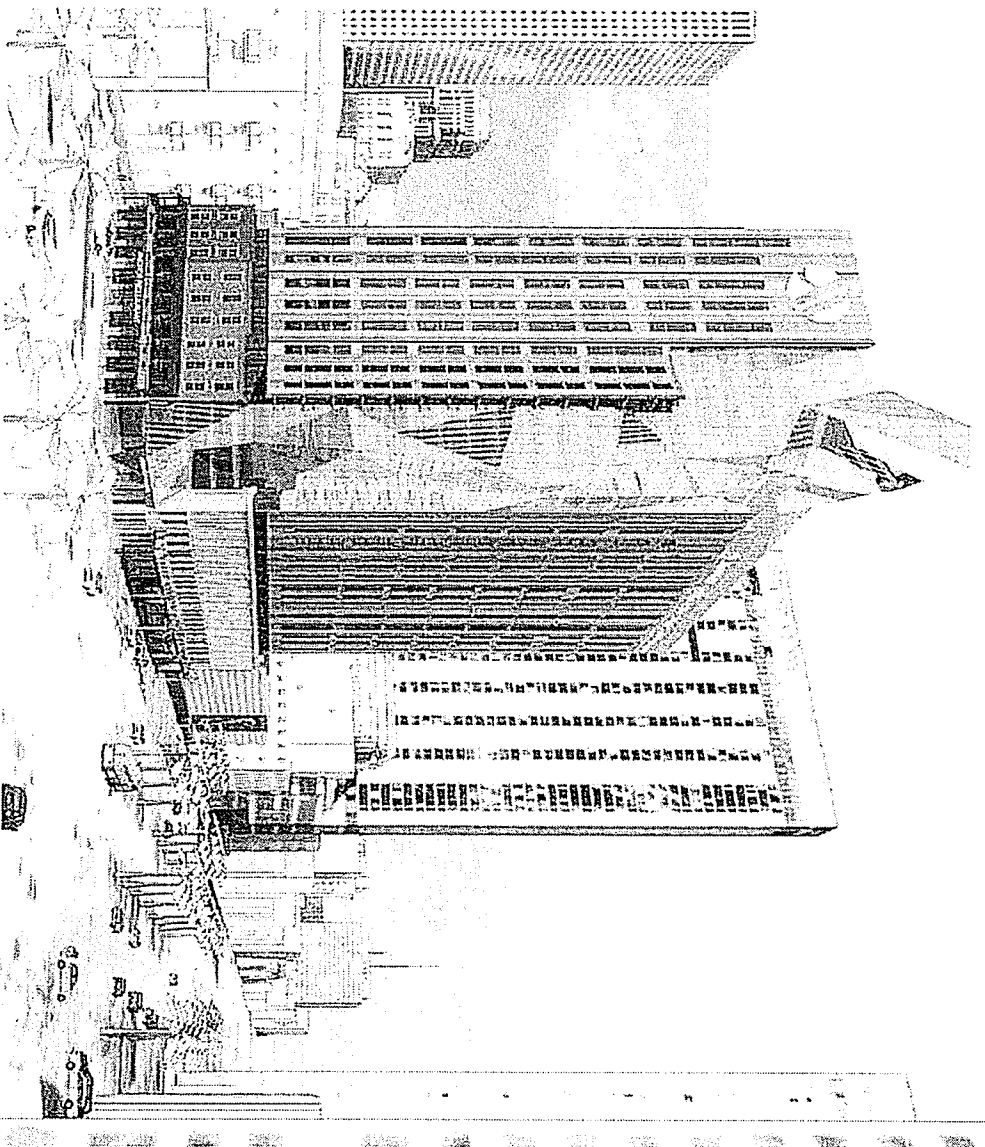
NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.







Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter

New Orleans, Louisiana
February 10, 2015

February 10, 2015



Jayshree Hospitality, LLC

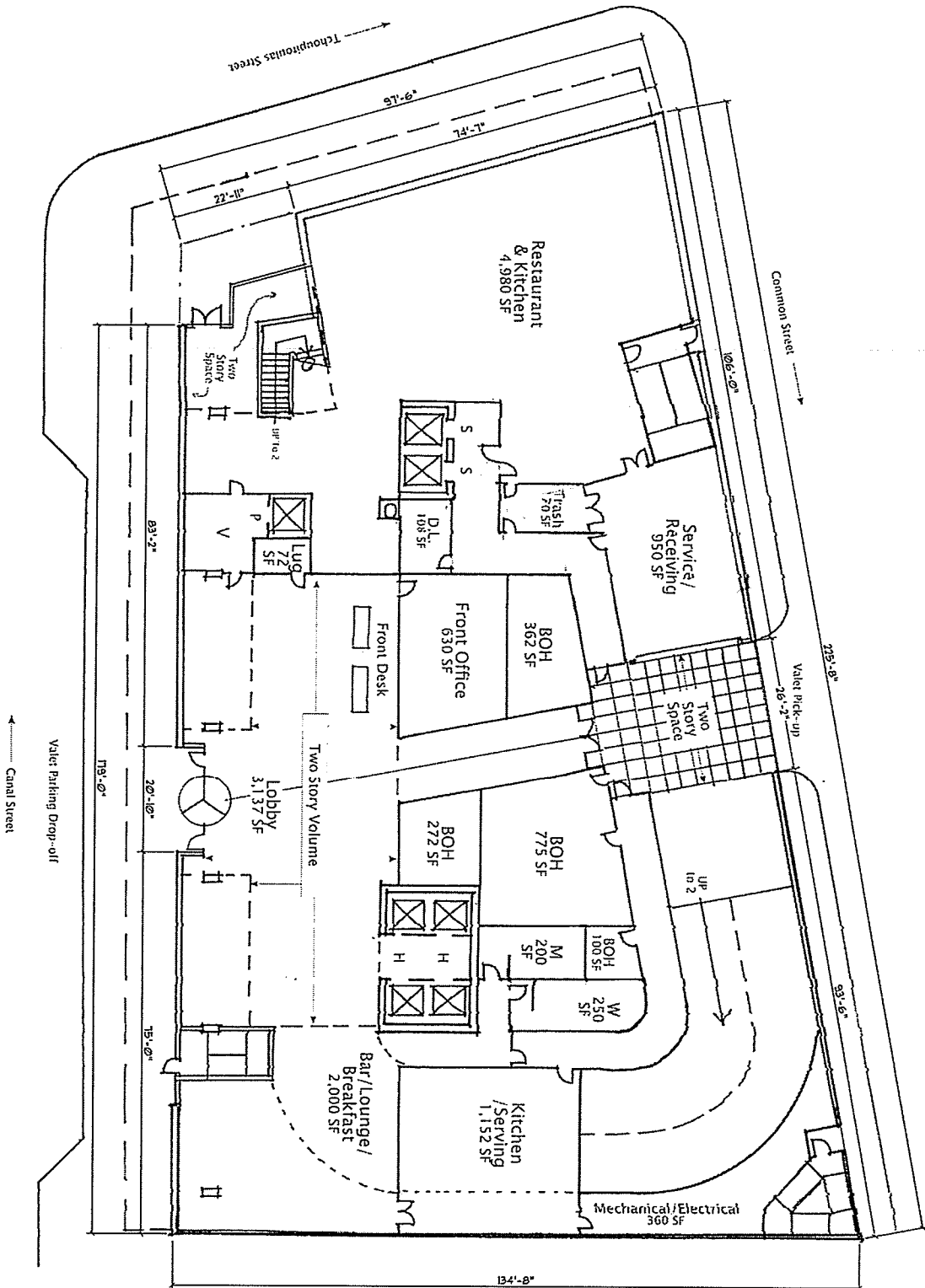
Mathes Briere ARCHITECTS

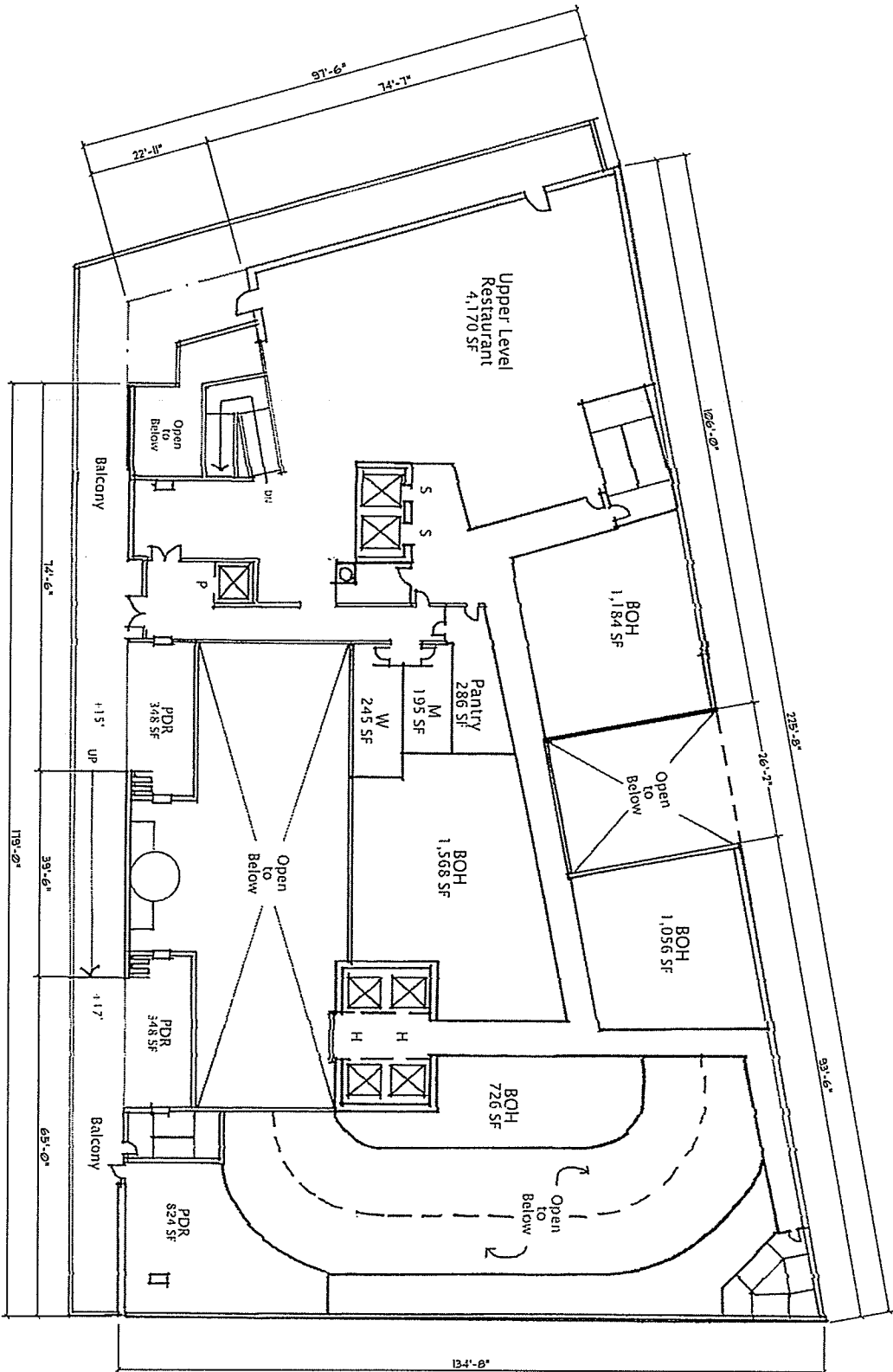
Proposed Residence Inn & Springhill Suites by Marriott

French Quarter Downtown New Orleans
New Orleans, Louisiana

Street Level

Scale: 1" = 20'-0"





February 10, 2015



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Hospitality, LLC

Mathes Briere
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Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Scale: 1" = 20'-0"



Level 2 (+15' & +17')



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Hospitality, LLC

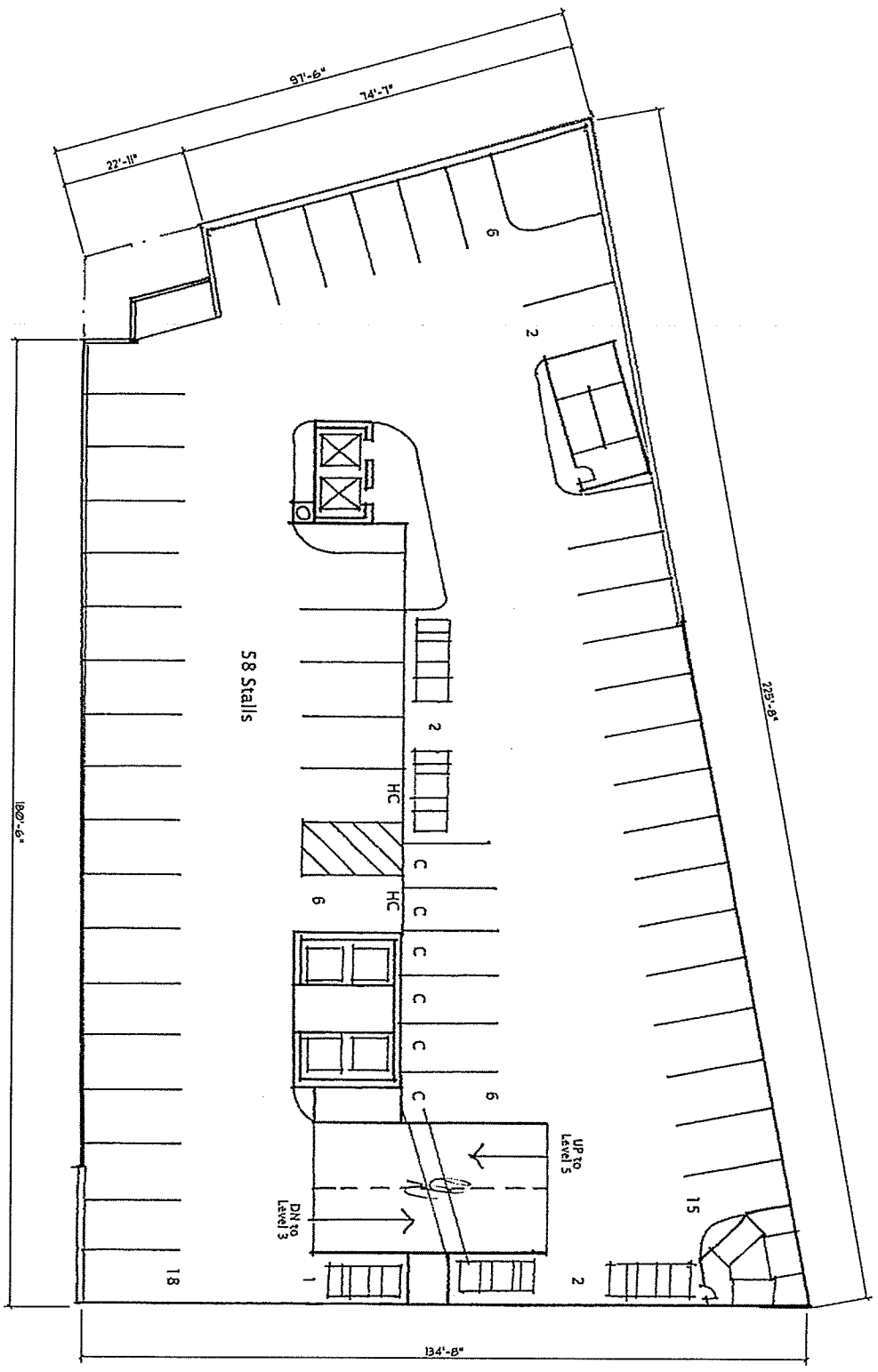
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Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Level 4 (+35')

February 10, 2015

Scale: 1" = 20'-0"



February 10, 2015



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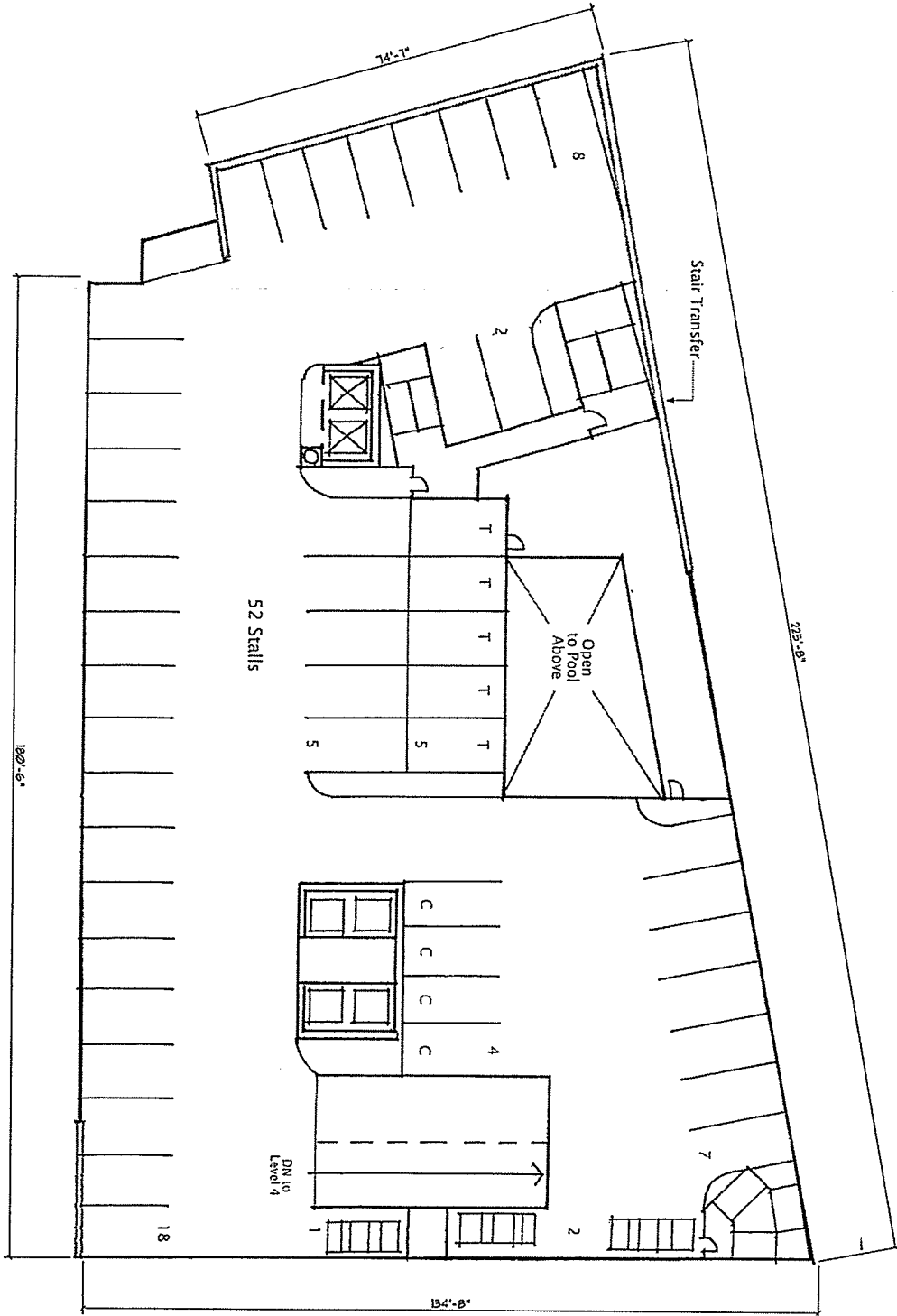
Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

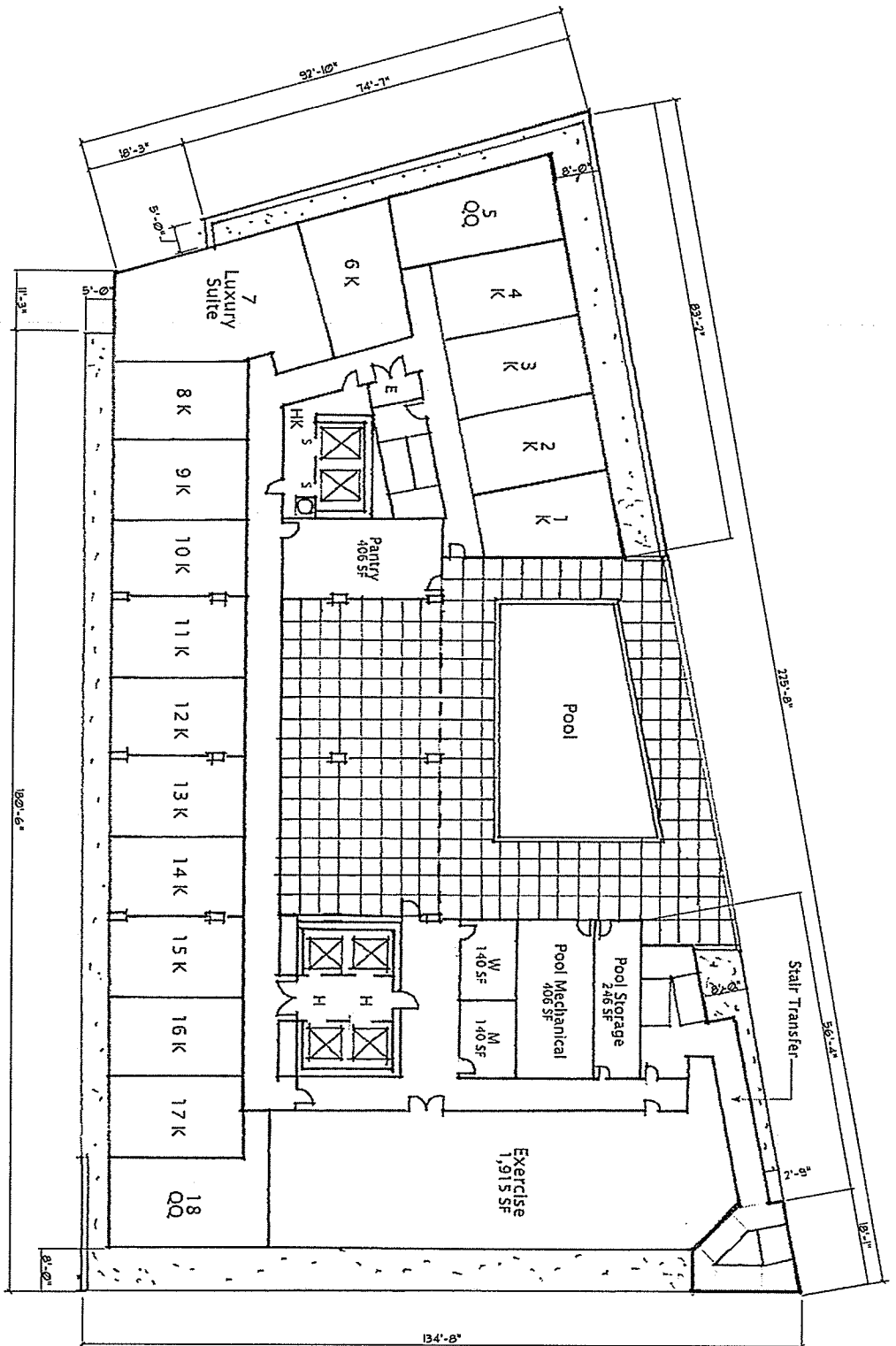
French Quarter Downtown New Orleans
New Orleans, Louisiana

Scale: 1" = 20'-0"



Level 5 (+4.5')





February 10, 2015



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Proposed Residence Inn & Springhill Suites by Marriott French Quarter Downtown New Orleans New Orleans, Louisiana

Level 6 (+55')

Scale: 1" = 20'-0"





February 10, 2015

Scale: 1" = 20'-0"



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Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Level 7-12





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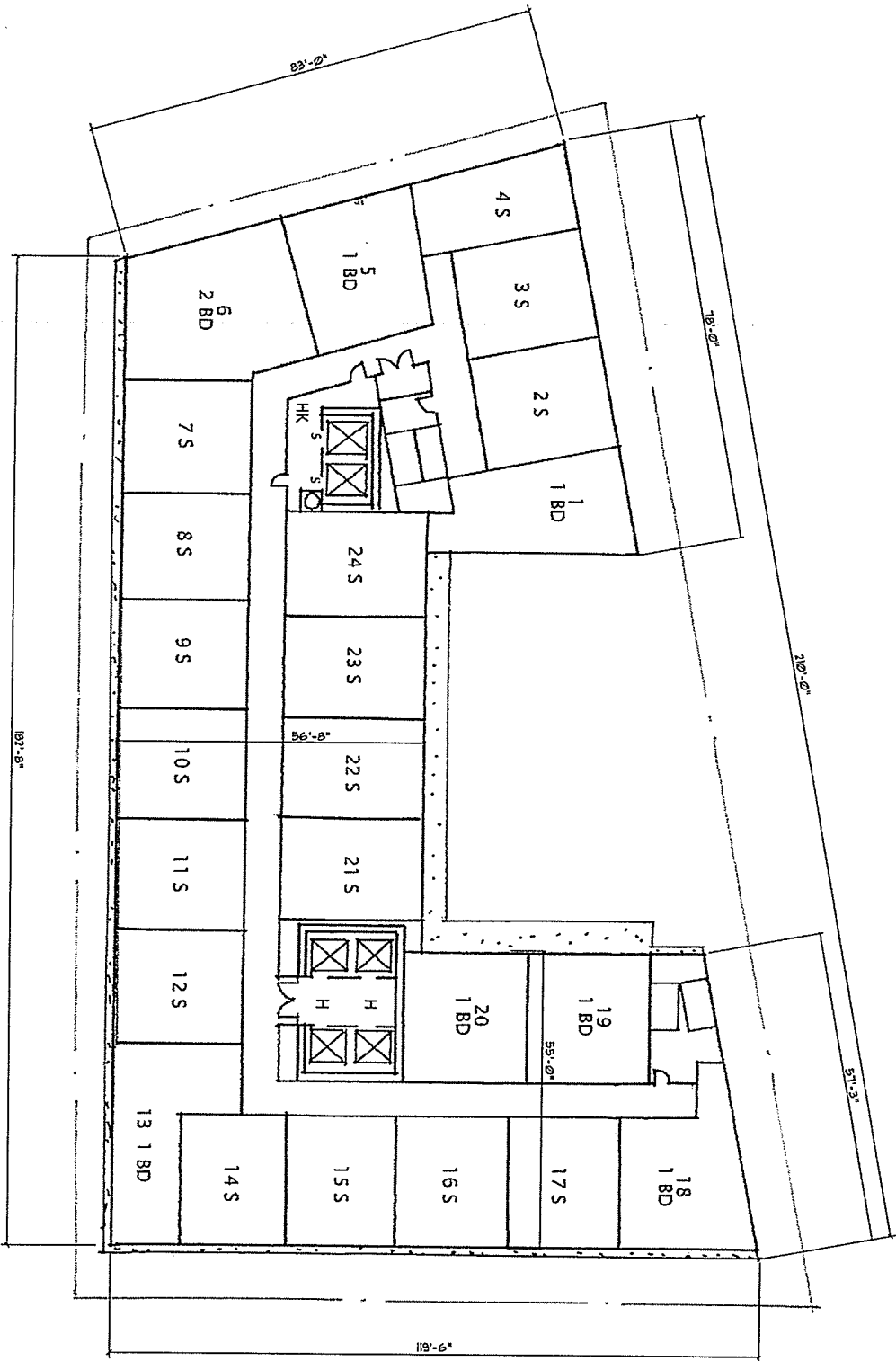
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Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Levels 13-19

February 10, 2015

Scale: 1"=20'-0"





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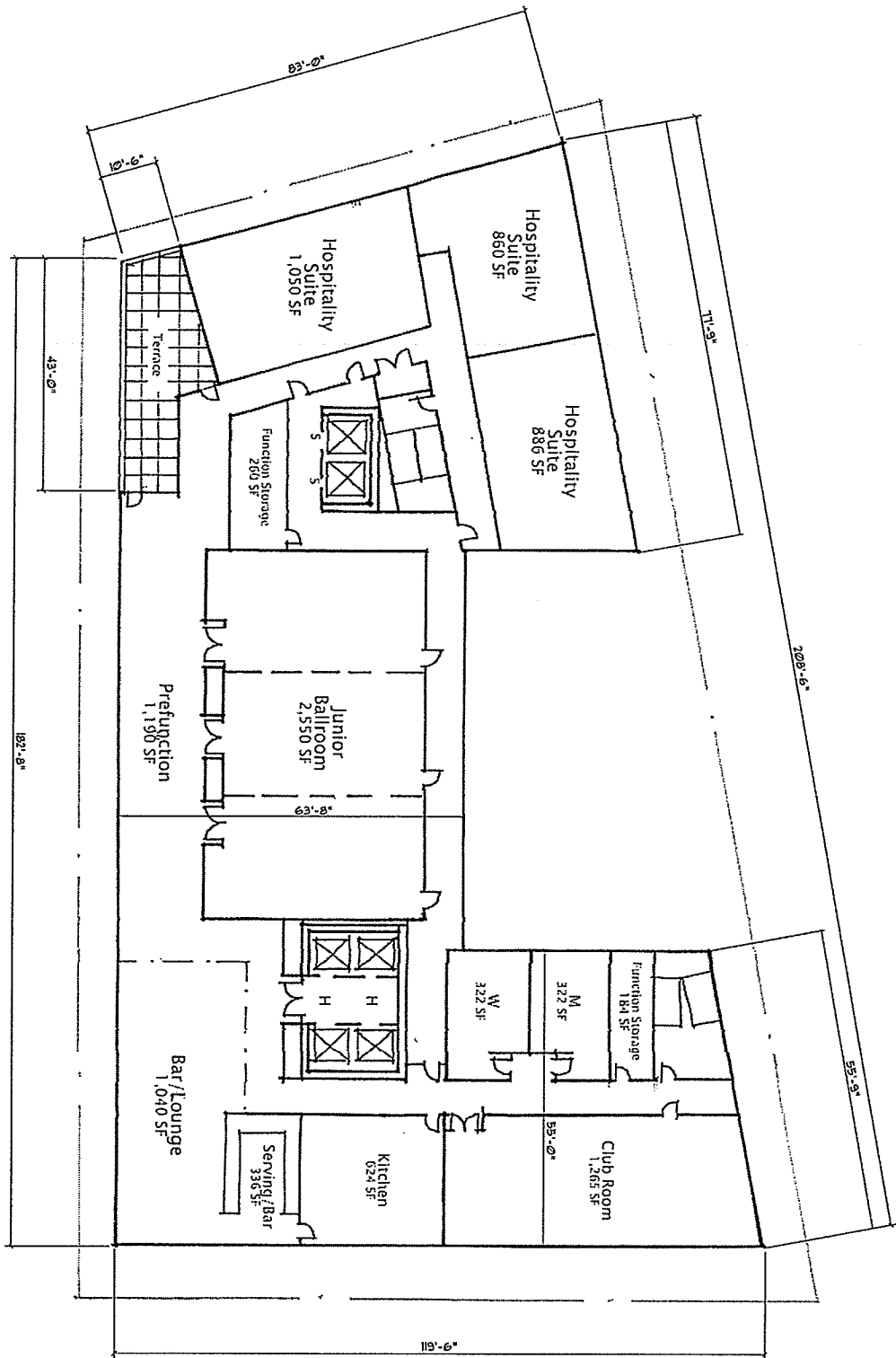
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Proposed Residence Inn & Springhill Suites by Marriott
French Quarter Downtown New Orleans
New Orleans, Louisiana

Level 20

February 10, 2015

Scale: 1" = 20'-0"



February 10, 2015



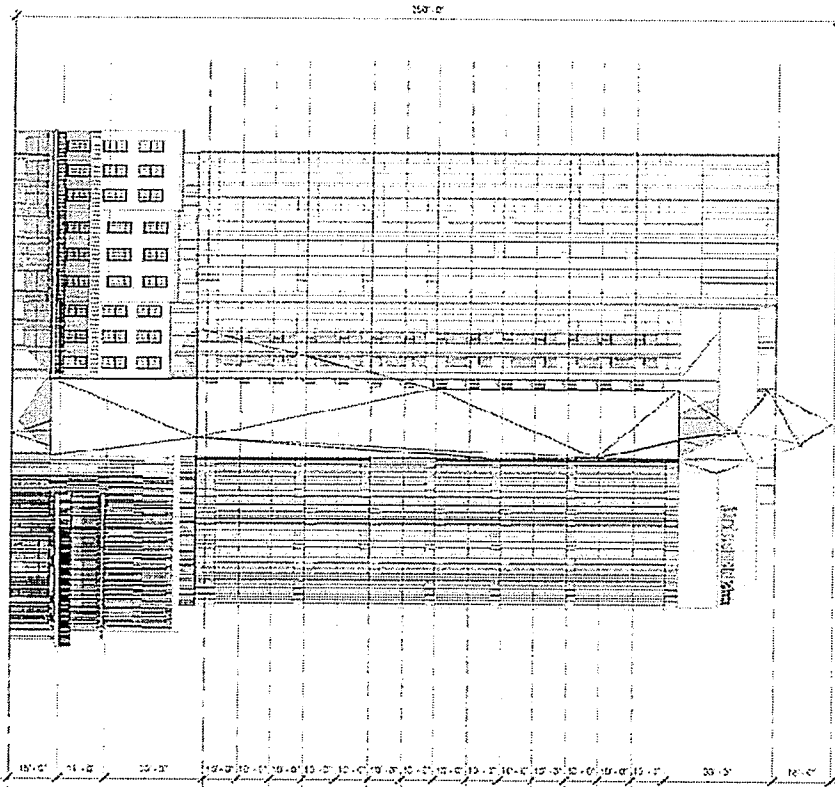
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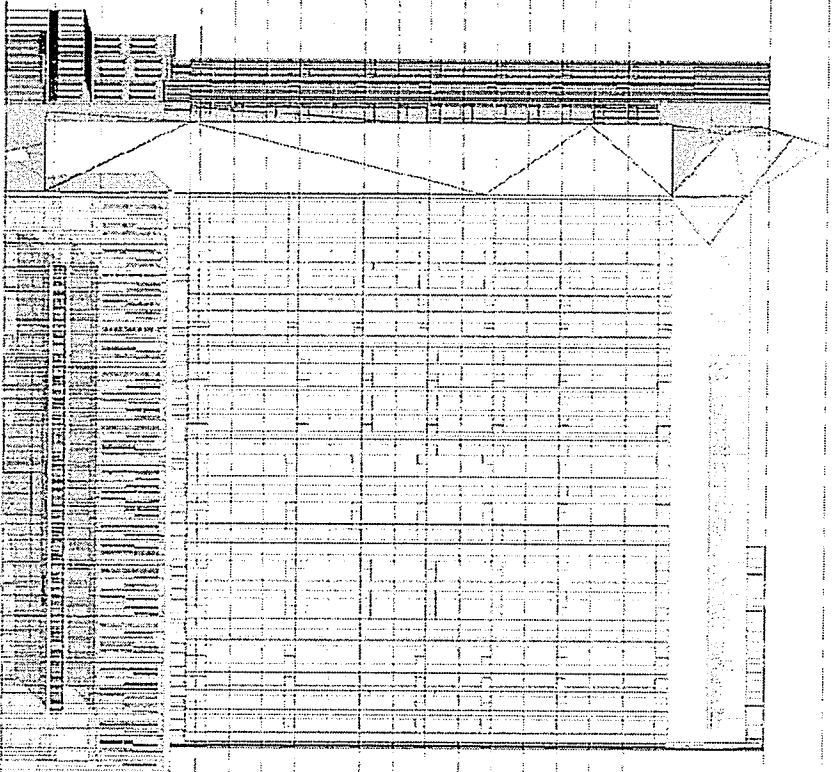
Proposed Residence Inn & Springhill Suites by Marriott

French Quarter Downtown New Orleans
New Orleans, Louisiana

1. TOURISTOLAS ST. SCHEMATIC ELEVATION



2. SMALL ST. SCHEMATIC ELEVATION



- 1.3 BUILDING
- 23.10 MARSH
- 20. SITE LVL
- 13.10 RESIDENCE INN
- 7.12 SPRINGHILL
- 4.1000. SPRINGHILL
- 3.3.10. SPRINGHILL
- 2.10. SPRINGHILL
- 1.0. SPRINGHILL

HOTEL SPACE SUMMARY

PUBLIC SPACE		3,137
(1) Lobby/Front Desk	2,000	
(1) Spring Hill Suites Bar/Lounge/Breakfast	450	
(1) Public Restrooms	440	
(2) Public Restrooms	1,520	
(2) PDR (3)	—	
(6) Pool (Outdoor)	280	
(6) Pool Restrooms	1,915	
(6) Exercise Room	1,376	
(20) Bar/Lounge/Serving	2,550	
(20) Junior Ballroom	1,190	
(20) Prefunction	644	
(20) Public Restrooms	1,265	
(20) Club Room	—	
SUBTOTAL PUBLIC SPACE	16,767	

BACK OF HOUSE AREAS

(1) Spring Hill Suites Kitchen & Serving	1,152
(2) Pantry	286
(20) Residence Inn Kitchen	624
(1) Service & Receiving	950
(1) Trash/Recycling	170
(1) Dirty Linen	108
(1) Luggage	72
(1) FCC	—
(1) Mechanical/Electrical	360
(1, 2) Unassigned Back of House	6,053
(1) Front Office	630
(6) Pool Mechanical	406
(6) Pool Storage	246
(6) Pool Pantry	406
(20) Function Storage	444
SUBTOTAL BACK OF HOUSE AREAS	11,907
CIRCULATION AND NET TO GROSS	15,676

A. TOTAL GSF - PUBLIC/BACK OF HOUSE..... 44,350

GROSS SQUARE FOOT ROOM SUMMARY

LEVEL	PUBLIC/BOH GSF	GUESTROOM GSF	Total GSF
Street Level (0')	15,481	—	15,481
Level 2 (+1.5' & +1.7')	11,957	—	11,957
Level 3 (+2.5')	—	—	—
Level 4 (+3.5')	—	—	—
Level 5 (+4.5')	—	—	—
Level 6 (+5.5')	3,771	11,971	15,742
Level 7 (+6.7') (Typical to 12)	—	17,084	17,084
Levels 8-12 (+7.7') - (+11.7')	—	85,420	85,420
Level 13 (+13.3') (Typical to 19)	—	15,789	15,789
Levels 14-19 (+14.3') - (+19.3')	—	94,734	94,734
Level 20 (+20.5')	13,141	2,602	15,743
TOTAL	44,350	227,600	271,950
GSF/Key @ 381 Keys =	116	597	714

(Does not include lease restaurant space of 9,150 SF).

SPRINGHILL SUITES GUESTROOMS

- 1 King Suite (15'x26' = 390 GSF)
- 2 Queen/Queen Suite (15'x30'-6" = 457.5 GSF)
- 3 Luxury Suite (836 SF)

@ 135 Rooms = 52,650
 @ 68 Rooms = 31,110
 @ 7 Rooms = 5,852

GUESTROOM Only GSF

= 89,612

RESIDENCE INN GUESTROOMS

- 1 Suite Studio (20'-6"x24'-1" = 494 GSF)
- 2, 1 Bedroom Suite (22'x24'-1" = 530 GSF or Larger)
- 2 Bedroom Suite (820 GSF)
- 4 Hospitality Suites (Size Varies)

@ 119 Rooms = 58,786
 @ 42 Rooms = 22,260
 @ 7 Rooms = 5,740
 @ 3 Rooms = 2,796

GUESTROOM Only GSF

= 89,582

TOTAL GUESTROOM Only (Both Hotels) GSF

179,194 (78.7%)

- Keys = 381
 Corridors, Stairs, Elevators, Shafts, HK, Storage

470 GSF/Key
 48,406 (21.3%)

B. TOTAL GSF - GUESTROOM Areas

227,600 (100%)

C. TOTAL GSF - ENTIRE BUILDING

Approximately 390,000 SF

Guestroom Summary

LEVEL	King Suite	QQ Suite	Luxury Suite	Studio	1 Bed	2 Bed	Hospitality Suite	TOTAL
6	15	2	1	—	—	—	—	18
7 (Typical)	20	11	1	—	—	—	—	32
8-12 (K&=)	100	55	5	—	—	—	—	160
13 (Typical)	—	—	—	17	6	1	—	24
14-19 (K&=)	—	—	—	102	36	6	—	144
20	—	—	—	—	—	—	3	3
SPRINGHILL SUITE TOTAL	135	68	7	119	42	7	3	210
RESIDENCE INN TOTAL	(64%)	(32%)	(3%)	(70%)	(25%)	(4%)	(2%)	(100%)
TOTAL KEYS	381							

February 10, 2015



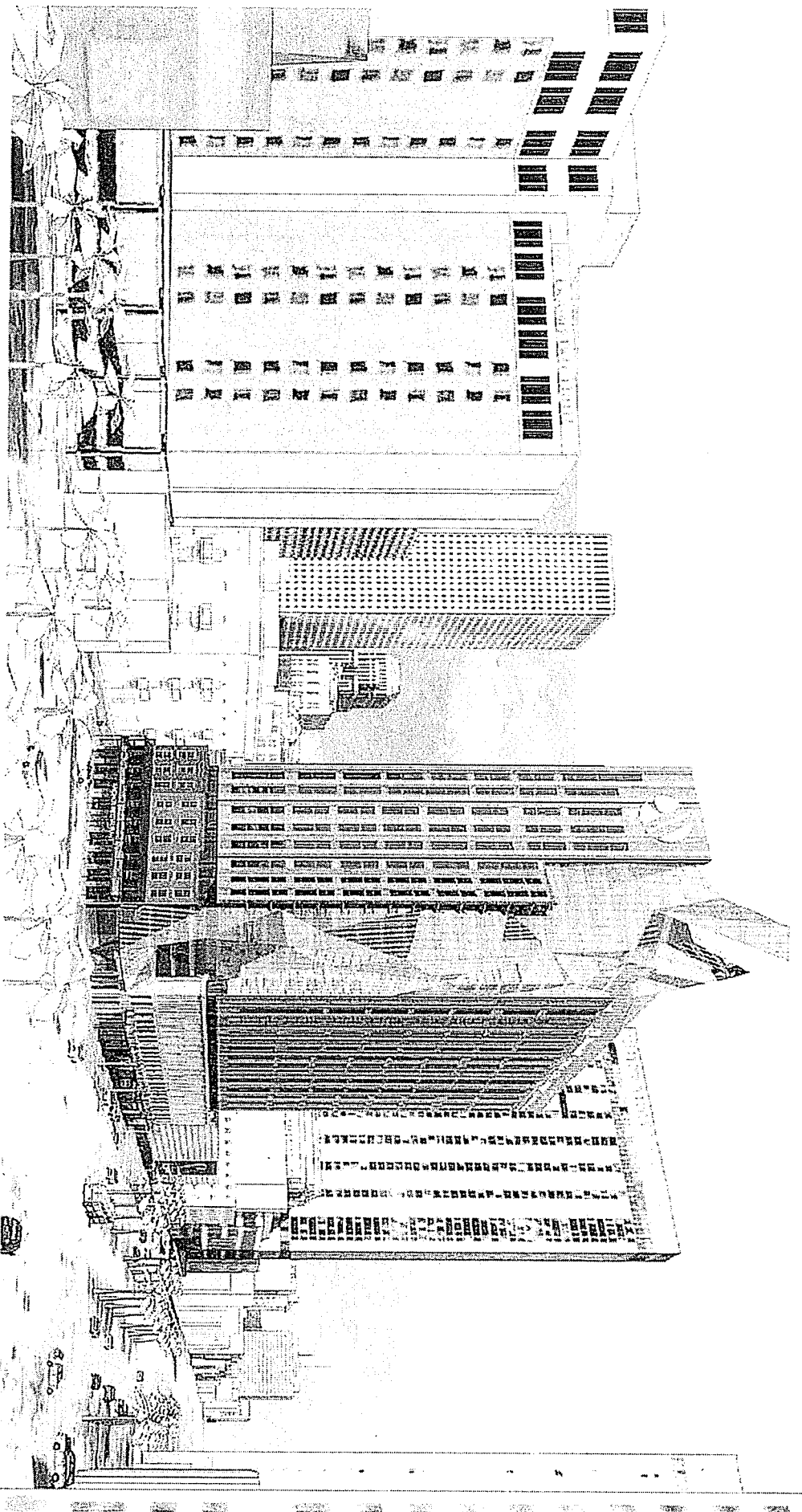
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Mathes Briere ARCHITECTS

Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter
 New Orleans, Louisiana

Summaries

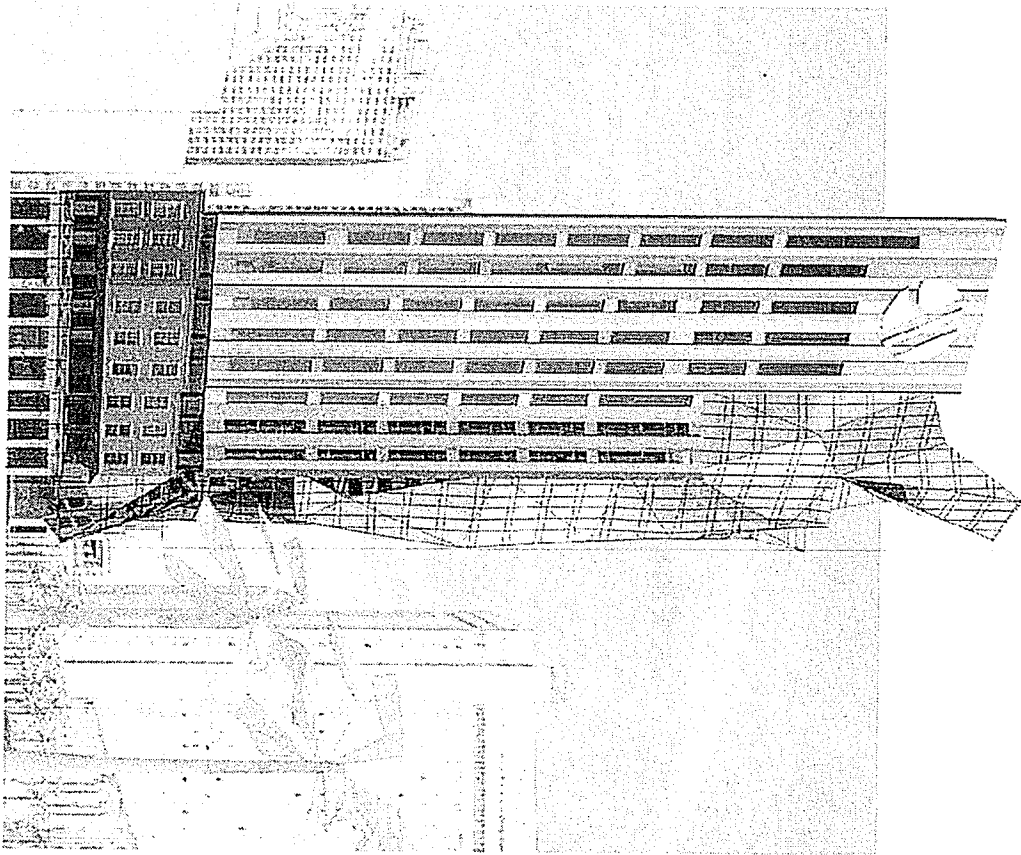


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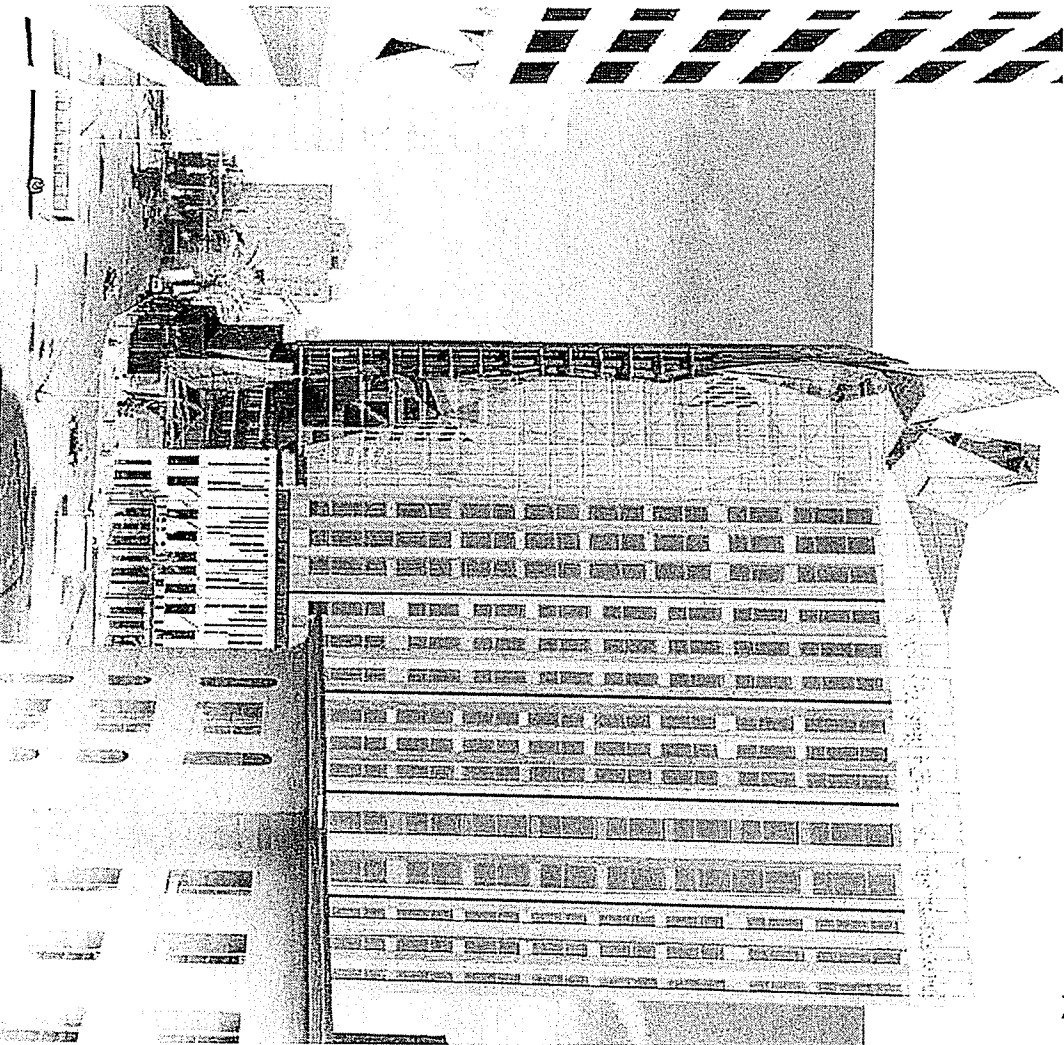
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Proposed Residence Inn & Springfield Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana

View From Canal Looking West



View From Harrah's Casino



View From North Peters Street

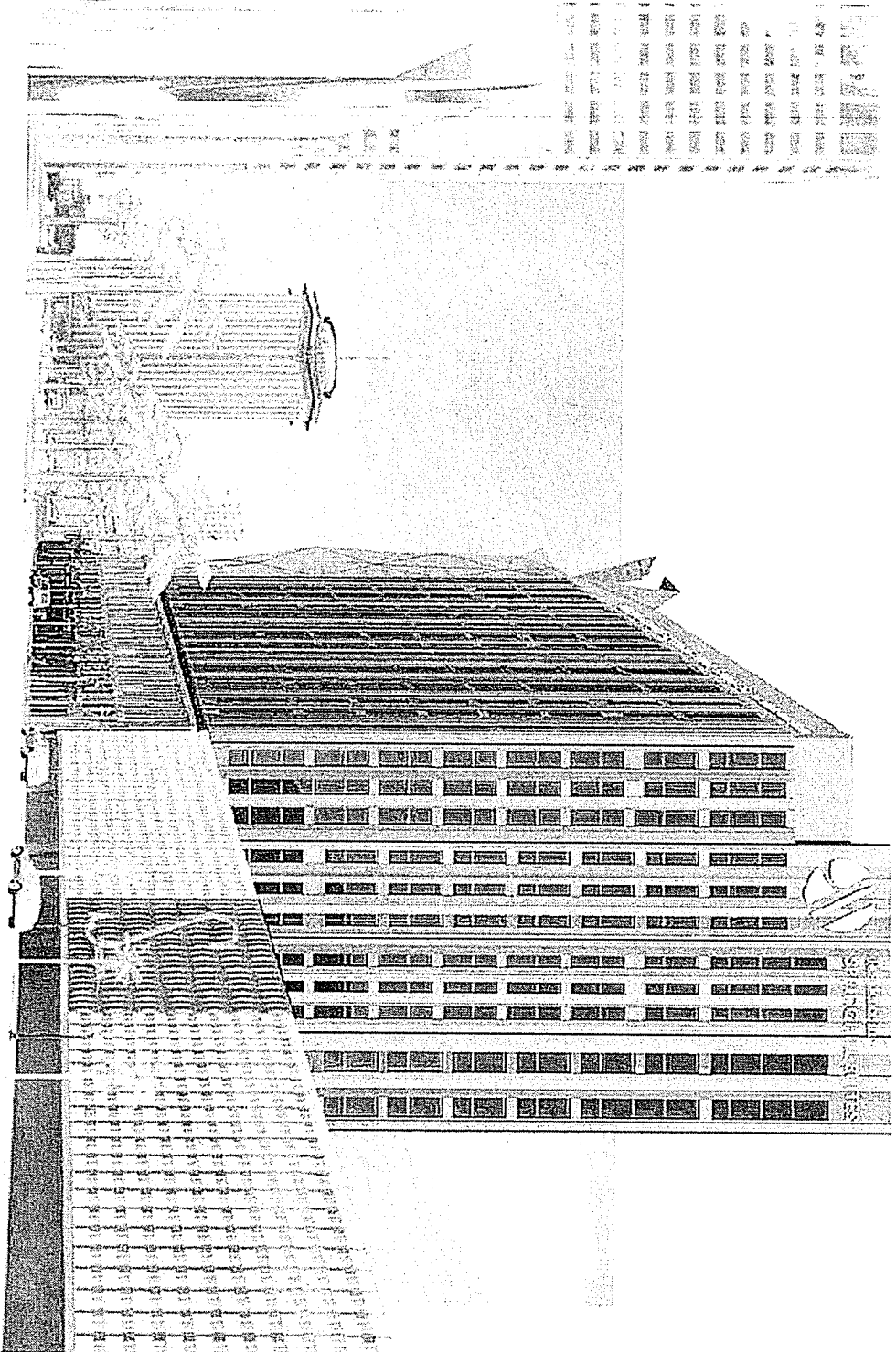


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Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter
New Orleans, Louisiana



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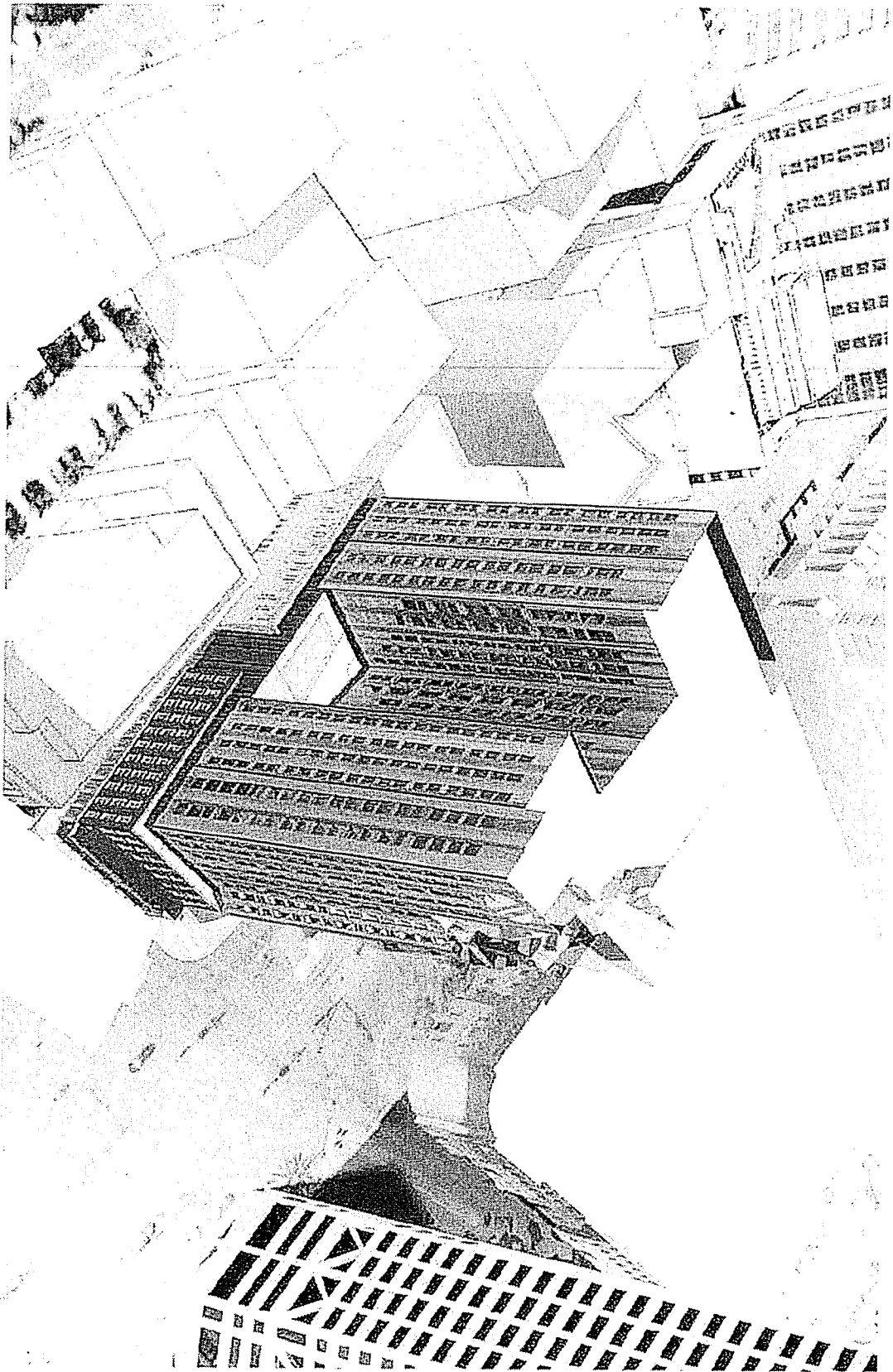
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View To Southeast From Canal Street
Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana



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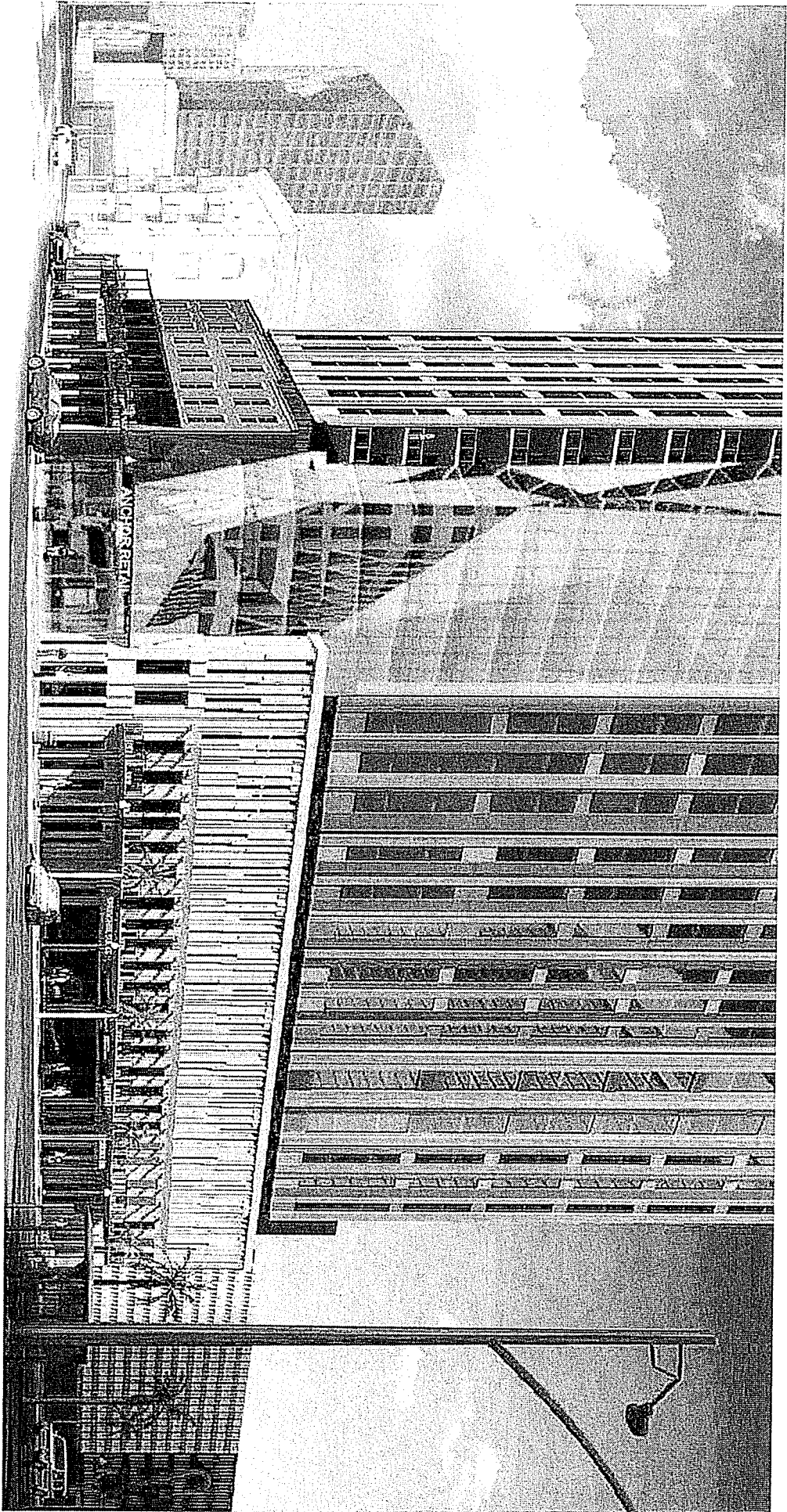
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Bird's Eye View from Tchoupitoulas Street

Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter
New Orleans, Louisiana



View Of Base From Canal Street

Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter

NEW ORLEANS, LOUISIANA

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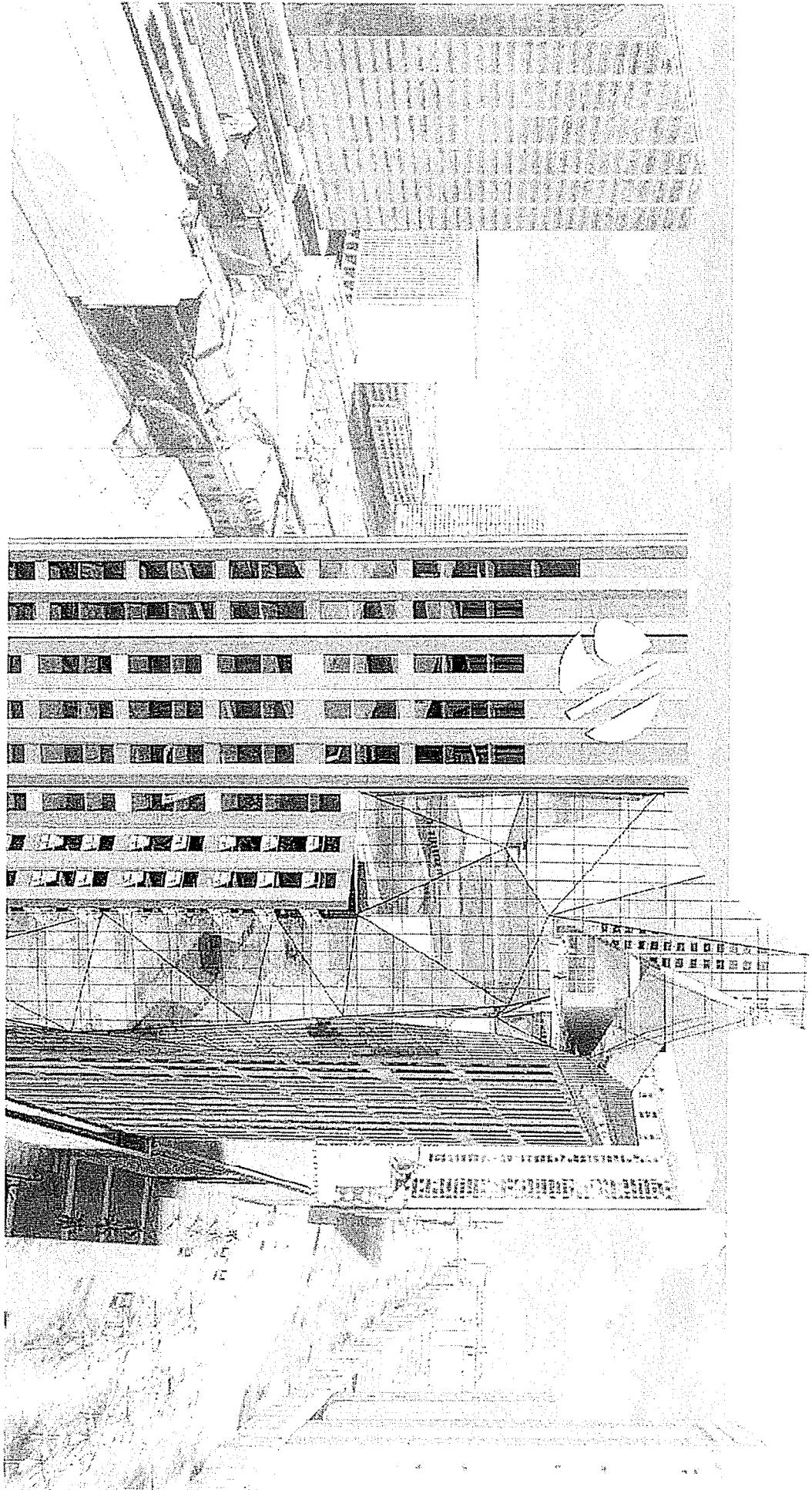
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View Of Terrace & Corner Balcony

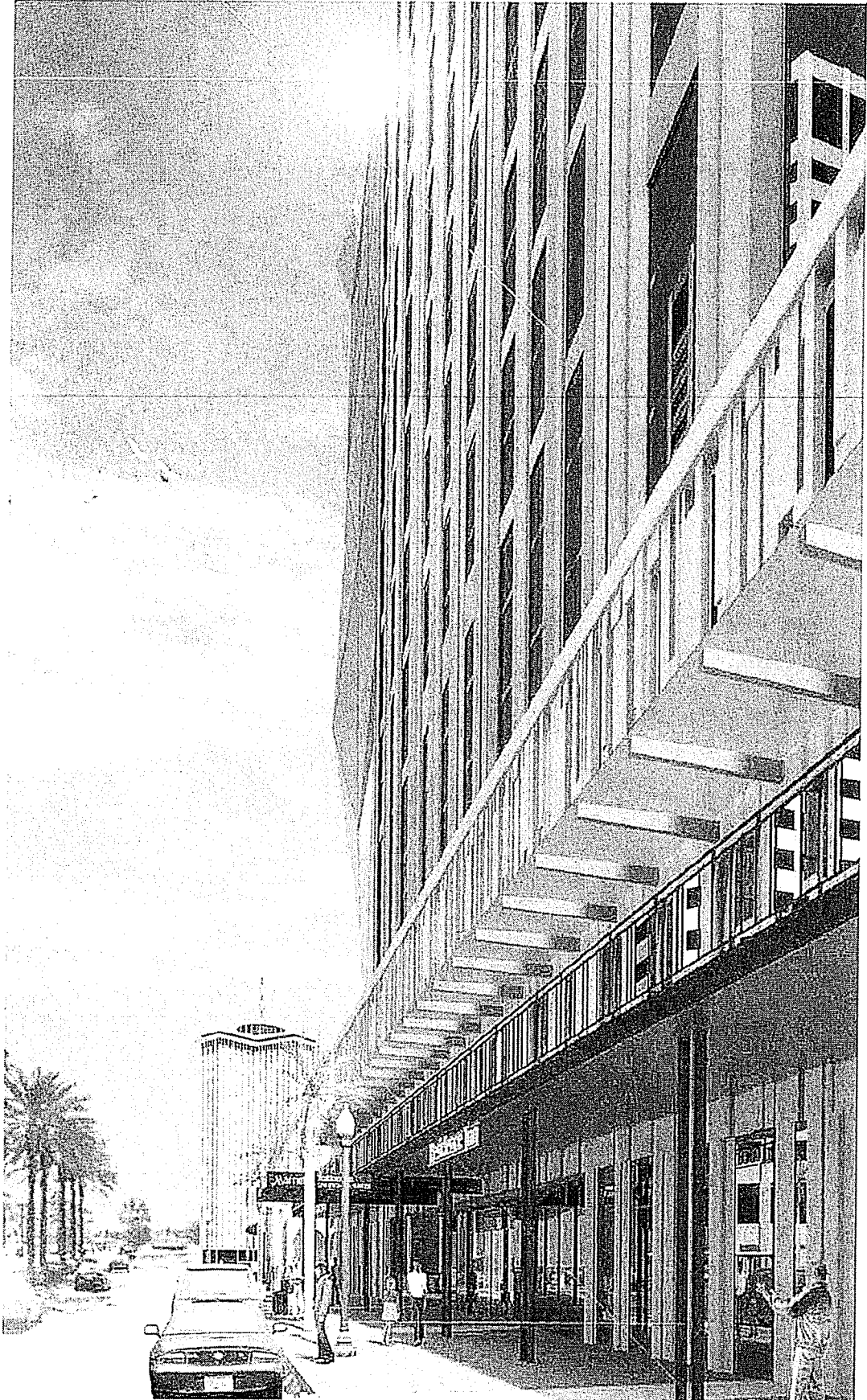
Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter
New Orleans, Louisiana



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Sidewalk / Balcony View - Canal Street

Proposed Residence Inn & Springhill Suites by Marriott

Downtown New Orleans French Quarter
New Orleans, Louisiana



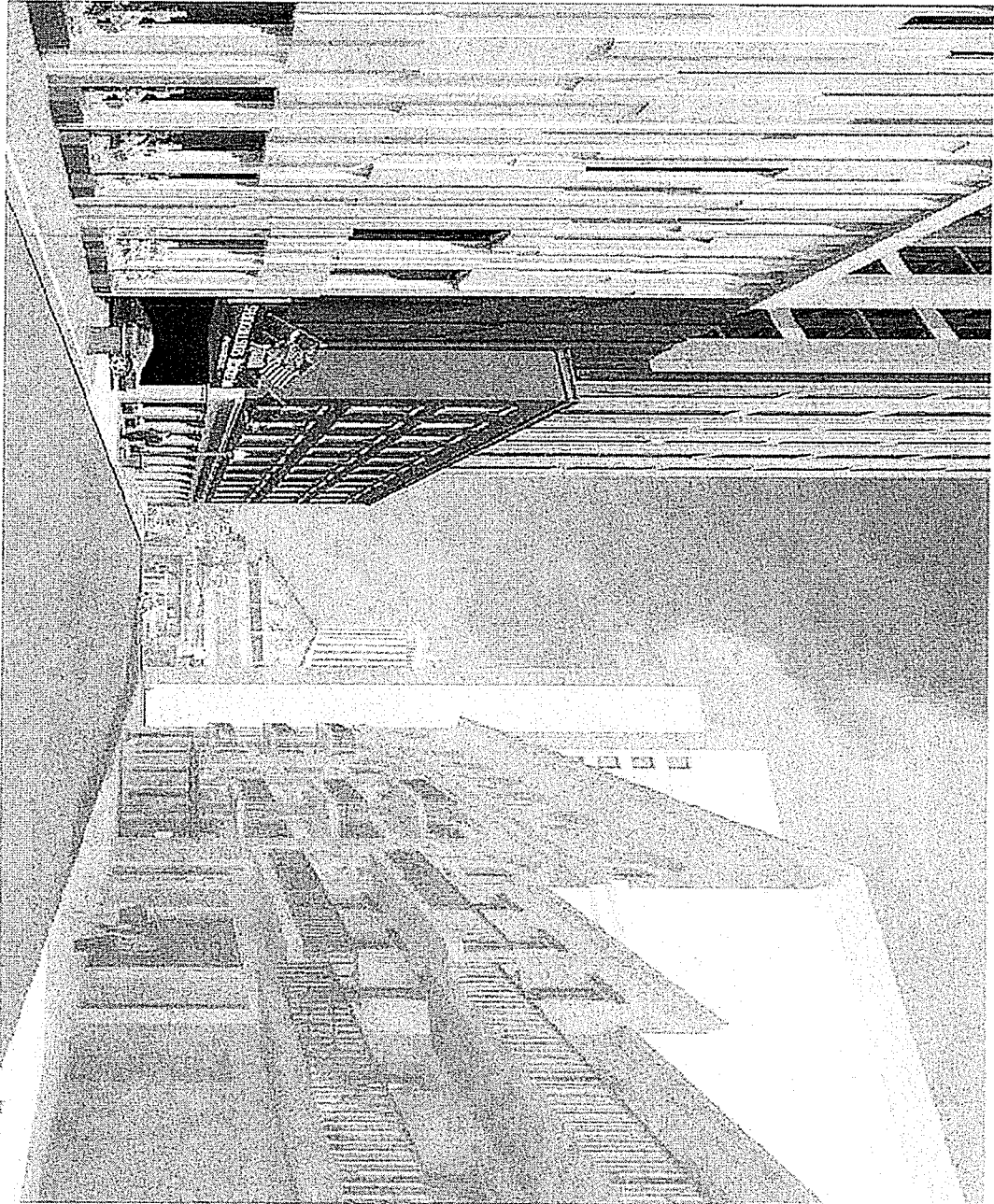
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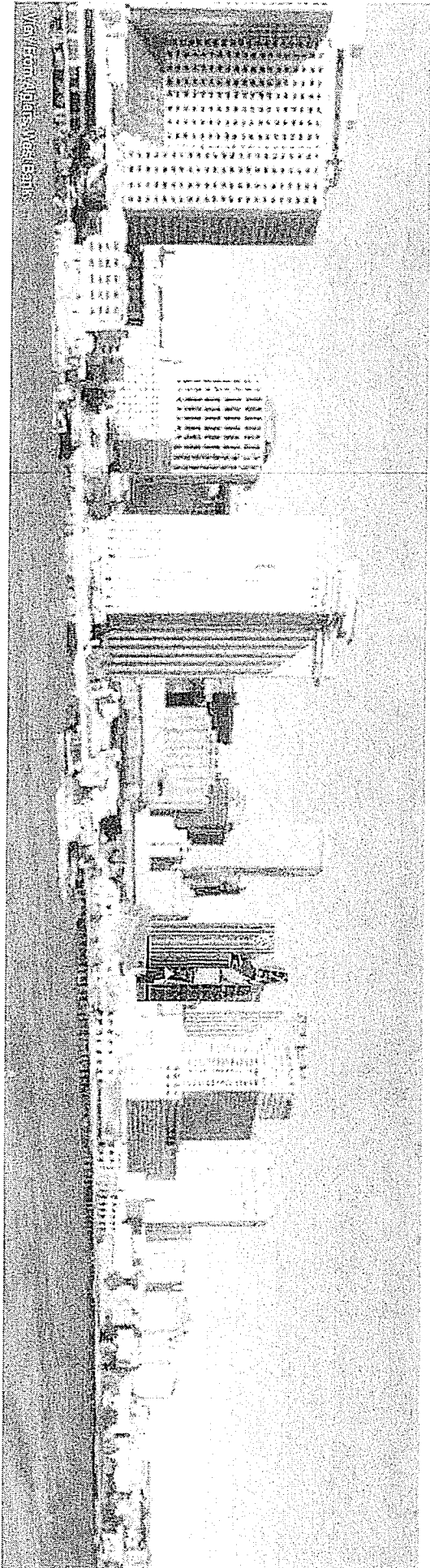


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Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana

View at Common Street





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Proposed Residence Inn & Springhill Suites by Marriott
Downtown New Orleans French Quarter
New Orleans, Louisiana

400 Canal - Residence Inn & SpringHill Suites by Marriott
 French Quarter Downtown New Orleans
 Gross Floor Area Summary

Floor Level	Use and Function	GSF	Notes
Street Level	Hotel Lobby, Restaurant, Services	24,100	
Level 2	Restaurant, PDR's, Parking, Services	24,100	not including exterior balconies
Level 3	Parking	24,050	
Level 4	Parking	24,050	
Level 5	Parking	24,050	
Level 6	Guest Rooms, Pool, Exercise	20,200	
Level 7	Guest Rooms	17,150	
Level 8	Guest Rooms	17,150	
Level 9	Guest Rooms	17,150	
Level 10	Guest Rooms	17,150	
Level 11	Guest Rooms	17,150	
Level 12	Guest Rooms	17,150	
Level 13	Guest Rooms	17,180	
Level 14	Guest Rooms	17,180	
Level 15	Guest Rooms	17,180	
Level 16	Guest Rooms	17,180	
Level 17	Guest Rooms	17,180	
Level 18	Guest Rooms	17,180	
Level 19	Guest Rooms	17,180	
Level 20	Event/Function Space, Breakfast, Services	16,800	
Penthouse	Mechanical	3,500	
Total GSF		384,010	

Maximum Square Footage Requested: 390,000 sf
 Building Height: 250'-0"
 Maximum Number of Parking Stalls: 164

PUBLIC HEARING SPEAKERS

ZONING DOCKET 20/15

Date: Tuesday, February 24, 2015

ZD 020/15

ZONING DOCKET 20/15 - Request by CITY COUNCIL MOTION NO. M-15-22 for a Conditional Use to permit a hotel and parking garage as per Article 6, Section 6.4.5 of the Comprehensive Zoning Ordinance and height and floor area ratio variances of the Central Business District Height and Floor Area Ratio Interim Zoning District for property on Square 133, Lots 1, 13, 14, 15, 16, 17, 18, and 19, in the First Municipal District, bounded by Canal, Tchoupitoulas, Common, and Magazine Streets. The municipal addresses are 103-111 TCHOUPITOULAS STREET AND 408-422 CANAL STREET. (PD 1A) (SK)

Please Print

Proponents (in Favor)			Opponents (Against)		
Name	Address	Phone	Name	Address	Phone
			USA SWANER	2728 CHATHAM'S	997.0918
			KATERINA MENDENHALL	816 N. RAMPART	985-880-0306
			SPENCER SWANER	632 N. RAMPART	997-1855
			MEL WOOD	816 N. Rampart	361-722
			MARIE TAYLOR	...	"
			Cherren Brylski	3419 Coliseum St	70115
			Harold Baggett	3418 Coliseum St	70115
			Devin Tomash	bcddevin@aol.com	511881327
			Chuck Galda	1032 Splendora	575-2304
			WALTER GALENS	1440 MOSSY	462-0312
			JANEA STOKES	600 Julia St	225-445-3800

CPCinfo

From: Carol Gniady <carolgniady@icloud.com>
Sent: Thursday, February 26, 2015 5:30 PM
To: Robert D. Rivers; CPCinfo; lalley@nola.gov
Subject: NPP Meeting - 400 Canal Street, Motwani development

Good afternoon, Mr. Rivers, Ms. Alley,

On Thursday, February 19, I attended an NPP meeting on the proposed high-rise development at 400 Canal Street. I was very disappointed to learn that the owner/developer was not in attendance and no one could answer our questions. The architect who represented Mr. Motwani had very loose information to share and could not provide specific details on construction or design. When questions were asked about how the existing buildings would be incorporated into the project, he could not answer and the drawings showed just the facades of these buildings as part of the design. There were several very concerned citizens in attendance and most of us felt this was a complete waste of time and not a fair process for vetting a proposed development of this magnitude. I am disappointed that this was billed as an NPP meeting and feel another meeting is in order, preferably with the owner in attendance to provide better answers. Certainly, criteria of holding a meeting was met, but it was an empty, unproductive process and not, in my mind, representative of what an NPP meeting is supposed to achieve.

Thank you for your attention to this matter.

Kindest regards,

Carol Gniady
910 St. Roch
New Orleans, LA 70117
(504) 948-1859

ESG MATHES, L.L.C.

PROJECT NPP REPORT

Submitted: Monday, February 23, 2015

Project Name: Proposed 400 Canal Street Hotel Development

Overview: This report provides results of the latest implementation of the Project neighborhood Participation Program for the Properties located at 103, 105, 109, 111 Tchoupitoulas Street between Canal and Common Streets. And properties located at 408 & 422 Canal Street between Tchoupitoulas and Magazine Street. The applicant intends to file for a demolition application for the subject properties. This demolition is being requested to provide for the proposed 373 Room Hotel project with a 164 internal parking garage. This report includes a summary of contacts with neighbors, local organizations and interested parties. The development team has taken each opportunity to documents and process all comments for each party contacted, and plan to continue to engage comments from each concerned party.

Contacts:

Developer Contact

Shaun O'Laughlin
Vice President of Development and Construction
Wischermann Partners, Inc.
18322 Kylie Court
Minnetonka, MN 55345, USA
tel: 952.543.0509
www.wischermannpartners.com

Architect Contact

Edward Mathes
Member – Mathes ESG, LLC
201 St. Charles Ave. Suite 4100
New Orleans, LA, 70170-4100
Tel: 504.586.9303

Neighborhood Meetings: The following date was location of meeting where neighbors and parties of interest were invited to discuss the application that is being proposed.
1. Thursday, February 19, 2015 at 5:30PM (Concluded at 7:45p) – Meeting with a total of 35 People attended.

Results:

Todd James, Principle and Project Representative with Mathes Brierre Architects on behalf of Mathes ESG, LLC, presented floor plans and rendered images of the proposed project. In order to proceed with the project, the applicant is requesting the following:

1. HDLC-CBD – Baseline approval of proposed development Design & Partial Demolition of three existing buildings (105, 109, 11 Tchoupitoulas Street) & Full Demolition of 422 Canal Street Building.
2. CPC – Conditional Use Approval for Hotel in accordance with Current CZO – 6.4.5.7 CBD-3 Central Business District allowed: Conditional Uses - Hotels
3. Waiver on Nonresidential Maximum FAR 6.4.7 Table 6.D – Area Regulations for the CBD-3 Central Business District Maximum Requirement Nonresidential FAR 6 – Proposed FAR of 15.5 (based upon a 384,010 overall Sq Ft on a 24,781 Sq Ft lot area.) Height Waiver of Section 6.13 – Special Regulations for Front Building Walls in CBD Districts
4. Maximum Allowable Height for area bound by – Canal Street, south side, Elk Place to Tchoupitoulas Street – Max 70 Feet; Proposed Max Height of 250 Ft primary structure (at the corner element)
5. Parking Waiver – Table 15.B Required and Maximum Permitted Parking in CBD Central Business Districts. See Section 15.2.7(2) Parking Regulations in the CBD-3 Central Business District. No accessory off-street parking spaces are required or permitted in the CBD-3 Central Business District. A Waiver to allow parking within the primary structure for a total of 164 parking stalls.

General Comments

- *Proposed setbacks from property line at the tower as follows: 5'-0" at Tchoupitoulas Street, 5'-0" at Canal Street, 8'-0" at Common Street, 8'-0" setback toward Magazine Street.*
- *What is the proposed skin material?*
 - *Tower portion of the building is metal panel, lower portion is precast or some other form of masonry.*
- *How much of the buildings will be preserved?*
 - *The overall scope of preservation has not yet been determined.*
- *Will the building have any sustainable features?*
 - *Consideration for sustainable design is being addressed, no level of detail was provided for the NPP meeting.*
- *The requested use is not a permitted use, and the requested height is taller than the permitted height, and we should not have to pay for the owner's bad judgment.*
- *A 250 ft. building will produce a considerable amount of light pollution.*

Cassandra Shaye – 610 Julia St.

- *Property not zoned for Hotel?*
 - *Within the Comprehensive Zoning Ordinance, there are two categories of uses – permitted uses, and uses that are allowed through Conditional Use. The use of "Hotel" is allowed through Conditional Use. This does not mean that you could not use the land as a "Hotel"; it means that for this type of use there is an approval process that is required.*
- *What are the other two buildings that are proposed for demolition?*

- Tourist shop at 410 Canal Street
 - Corner store at 103 Tchoupitoulas Street
 - Both have been previously approved for demolition
-
- *I purchased my building on Julia Street, 20 years ago, which dates back to 1832. 40 years ago Preservation Resource Center saved that row of buildings on Julia Street from a developer, who wanted to change these buildings into a surface parking lot. Now there are 13 fully renovated buildings, 7,000 sf each.*
 - *The building next to the Sanlin (422 Canal) has historic value and should not be torn down.*
 - *I am amazed that you need a conditional use to have a hotel at the site, which means they had some other idea of what should be at this site, which was probably residential, because of the building that backs up to it on Common Street.*
 - **In regard to the requirement of a Conditional Use – there are three different categories associated with a proposed Land Use: Permitted Uses, Conditional Uses, Non-Allowable Uses. Because we are not proposing to use the land as a full service hotel, and because we are proposing two different types of use, we are exceeding the minimum baseline requirements of the site.**

Sally Reaves – 5801 St. Charles Ave.

- *Level of Waivers for which the applicant is applying is at the egregious level.*
- *CBD re-zoning package was adopted in 1978, which divided the Central Business District into 11 areas, which has allowed the Central Business District to develop as a thriving area.*
- *One of the ways in which it has worked is that nobody received their “Christmas List” – in some areas you could go to 250’, and in other areas you were not allowed to do anything at all.*
- *What you’re asking for is to throw away the provisions of the zoning package for that area, and ask for something that is really out of order.*
- *The difference between 70’ and 250’ is substantial.*
- *The difference between having a historic building, and not having a historic building, is substantial.*
- *Not only asking for waiver for use of one hotel, but two hotels on the site*
- *Seems overreaching, developers need to sit back and realize that they need to work with the existing zoning.*
- *Attempt to have two hotels, parking, and skin of existing buildings, ends up as a design hodge-podge.*

Adrienne Hennessey – 307 Tchoupitoulas

- *Large hotel such as the proposed brings not only people staying in the hotel, but employees in the hotel, which would bring livelihood to the area.*

Walter Gallas – Executive director Louisiana Landmarks Society

- *If you need this many acceptations to what is on the book, it is totally unacceptable to my organization, it is totally unacceptable to anybody who has worked so hard for historic preservation for the last 30 to 40 years.*

- *Inappropriate project in a place that is not zoned for.*
- *CBD-3 is the current zoning, and even in the new zoning designation of CBD-2, it doesn't fit.*
- *I find it amazing that you are trying to push this project through.*
- *The mystery of what is going to happen with those three buildings on Tchoupitoulas is disingenuous.*
- *Not acceptable at all as a project.*

Meg Lousteau – Director of VCPORA

- *Why did Motwani not fit within the existing zoning guidelines?*
 - **MBA cannot speak to owner's intent**
- *It would have been respectful of everyone's time if there were someone from the development team could be present who could answer this question. A lot of people present have spent years working on the existing zoning and the present zoning, and to have a project like this which violates the provisions of these zoning guidelines exponentially is a little bit of a slap in the face.*
- *I would presume that Mr. Motwani would say that the reason he would need this height, is to make the project work, numbers wise. If he is asking that much of a concession from the citizens of New Orleans, and all the other citizens who have followed these rules, then I would suggest that he would provide the number, so that we would all have an objective perception of how much money he would make by working within the existing framework of the zoning, and how much more money he would make from the gift of these waivers.*

Carol Gniady – Executive Director of French Quarter Citizens

- *We view these historic buildings as an asset, that once you start cutting into them, you've lost the integrity of the building that fits "where it's supposed to be", and the height waiver that you are looking for is outlandish, its not appropriate, and we do not support this proposal.*
- *Why did the developer not look at renovating the existing buildings instead of the current proposal?*
- *Have there been studies of the implications of renovating the existing buildings?*
 - **Yes, there have been attempts to incorporate the entire existing buildings into the design.**

Maury Herman – 416 Common

- *The reason the owner is not here is that the owner doesn't want to answer the questions directly, but we all know the answers without him being here.*
- *The mass that you are proposing is the result of the owner's public declaration that this parcel, including the other properties he owns which encompass the Sanlin building, is worth 20 million dollars.*
- *That attitude represents what I call a "bulldoze" – a "bulldoze" of regulation, a "bulldoze" of historic buildings, a "bulldoze" of a complete disregard of what the city has created in a wonderful mix of residential and commercial properties.*
- *I was asked to participate in a steering committee meeting last summer, and we were told that we would start the design from a clean slate, that all the issues would be out in the open.*
- *I had suggested last year that Mr. Motwani incorporate the Sanlin buildings into the development, which would allow the reduction of the scale, and perhaps he would not have to bulldoze his way*

through this extraordinary kind of regulatory situation that he is asking for. He refused to do that. There was no clean slate.

- We started out that meeting with a promise that he would provide an appraisal. He said these properties were worth 20 million dollars. Why does he say that? It's his own appraisal, it's his own dollars. And the only way you can support that kind of valuation, is to put this kind of mass on it.*
- We never received an appraisal, they said they wouldn't provide an appraisal, and they didn't have an appraisal. He said, I had an agreement to purchase years ago, that I refused, for 10's of millions of dollars. We said: "show us the document". We have never seen the document.*
- So the committee process, which we were promised would be a clean slate, turned out to be, with all due respect to what I thought and I anticipated, and I watched. It was so that at some point in time, Mr. Motwani and his representatives, would come back to the neighborhood and to the regulators, and would say "oh, we had a steering committee. It was composed of business people and residents, but, this is what we've come up with" and you know what, with very little exception, this project is almost identical to what was proposed last year, and what he took off the table. There has been absolutely no effort by either the owner, or the developer, or the architects, to work within regulation, and to be sensitive to what the city has created in a very unique situation in our CBD.*
- But what I am personally upset about is that we were made certain promises, and the result of those promises, is a massive, project, that otherwise could be done in a sensitive way. It could bring the employment; it could bring the beautiful development, that incorporated these historic structures, without bulldozing them, because that's what's going to happen here. They're going to emasculate those old buildings in order to put this one up. You haven't heard Mr. James say "oh no, we're going to preserve those buildings", he hasn't said that. What they're going to try to do, I think, and we can't get an answer, is some form of facadism, to retain the facades instead of restoring those buildings.*
- I want everyone to know, I'm very vocal about this, and I've lived in the city all my life and have participated in the city, and what has been attempted to be done and what has been done successfully. And I'm not going to be part of this, I'm not going to be bulldozed, and I don't want to be bulldozed.*
- Mr. Motwani says, that he's not going to incorporate the Sanlin properties, because he's going to come back after this project is approved, and he's going to apply to develop the Sanlin corner with another major hotel development. Let him come in here and deny anything I've said, I would welcome it. Todd, I understand that you can't speak for the owner, and I wish he was here. But what I've heard is from my own ears, what I've heard him say. So I'm just saying, one more time, this represents a bulldoze, and I don't intend to be bulldozed.*

Richard Stone – 416 Common St

- Strong objection to this project*
- Project has not changed since initial introduction last year*
- I have talked to a number of people in the hotel business, they are convinced that you would be able to achieve a profitable, 200+ room hotel on that site within current zoning regulations, without going higher than 70'. So it's not an economic hardship for the existing owner.*

Doug Roome – 3809 Octavia St

- *I participated in the blocking of the riverfront expressway*
- *Also participated in meetings at the church on Napoleon to block the ramp at the Napoleon Avenue*
- *If you destroy the face of Canal Street, you will not have people continuing to come here (New Orleans)*
- *I've never seen uglier architectural renderings in my life*
- *If anyone thinks that's going to bring anyone to New Orleans, they can see modern buildings of much greater merit in Houston, etc.*
- *Who's going to come here to see that stuff*
- *The first to not come will be preservation tourists, then the rest will follow*
- *Then the city won't be making any money*
- *Canal Street has been eroded too much already*
- *Nobody wants to save the old "Fox Photo Shop"*

Habibe Neville – 322 Lafayette Ste 301

- *In support of preserving historic buildings, also in support of bringing jobs to the city*
- *If a building is sitting vacant and unused, it is attracting pests, vagrants, etc.*
- *Please note* We were unable to provide a record of all comments by this speaker due to a disruption by other participants of the NPP meeting.*

Patty Gay – Director of Preservation Resource Center

- *High rise buildings on Canal have not contributed to the kind of retail development we would like to see there.*
- *Today I received an email stating "I came to see beautiful New Orleans, and I was so disappointed when I stepped outside of the French Quarter"*
- *In 1976, the city developed a growth management plan. In that plan, there are recommendations for incredible things that have been so good for our city. In particular, Canal Street should remain low rise, in order not to create a wall between the French Quarter.*
- *Furthermore, if we want to increase the tourist industry here (soon you will have people against tourism based on the direction it is going), people won't be able to live anywhere near. I would defend tourism, if it's done the right way.*
- *If we want more people here as visitors, we can't put them in the French Quarter. We need to think about getting them across Canal Street, getting them down Canal Street. Shoppers, residents, or visitors, like low rise. The high rise buildings have not attracted the shoppers and visitors we wanted on this street.*
- *When historic buildings are restored, there is a ripple effect. You cannot say the same for a high rise building. Please don't think that I, or others are against high rise buildings. There is a place for high rise buildings. If they are put in at the wrong place, they absorb all development possibilities from around them. You will not catch a ripple effect from them.*
- *We want sustainable development from our city.*

- *We want development that is good for the people who live here, as well as visitors, and we also want it for the people who have invested so much in this city. On Common Street, across the street, every single building has been restored. One is single family, there are two hotels on Common Street in historic buildings. They expected that because this is a historic district, there would be historic development on either side of this square, and it isn't happening.*
- *A prominent business leader, real estate, economist in New Orleans once said, "When the zoning is changed, it de-stabilizes real estate." Developers like predictability. They will go where they know what the rules are.*
- *If this project goes ahead, I project it will be really bad for Canal Street.*
- *You will see more and more derelict buildings; you will not see the kind of development everybody is going to want to want. Everybody is going to expect you to put a high rise building, therefore the buildings are going to deteriorate.*

Larry Schmidt – 1217 Pleasant St.

- *I would like to question if this is a Neighborhood Participation Program, when we really can't have our questions answered.*
- *There are questions that are being raised tonight that need to be answered, that are not being answered.*
- *If you look at the most economically successful businesses on Canal Street, they are all in adaptively reused historic buildings. That says something about the value of these properties.*
- *Are there windows in this building? It looks like there is a skin from the outside, it really doesn't address any kind of scale to me, I couldn't tell where the floors were and where the windows were and those kinds of things.*
- *Please ask the owner and the developer to revisit that the most successful buildings on Canal Street are adaptively reused historic buildings.*
 - **This meeting is intended to address the land use portion of the application.**

Scott Begg – 307 Tchoupitoulas St.

- *Spent the last 10 years restoring historic buildings.*
- *Passionate about historic renovation – spend time salvaging old bricks, lumber, any old materials available*
- *I appreciate the comments from my neighbors who would like to see as much as possible preserved in the neighborhood.*
- *I mourn the loss of the buildings across the street from my building where the Windsor Court stands presently, which I don't think is a particularly attractive replacement for what was there before.*
- *I worry about the blocks that have not yet been filled in, the blocks that heavily resist development, for example near Commerce Street where they have a number of surface parking lots and leftover buildings that nobody can figure out how to restore.*

- *The HDLC and the PRC have done a tremendous job in preserving the most prized buildings, and I think it's natural if we come to a point where there are these leftover blocks and corners, stubbornly just sitting there, where we could fill in*
- *If I could go back in time, I would be against taking down the row of buildings that were at the site of the Windsor Court. And I would be against taking down 416 Common. But I think the state we're at now, is that most of the buildings that warrant preservation, have been preserved.*
- *If we are already in this situation where we have to look at the Doubletree, and we've got sky rises at the corner of Decatur and Canal Street, and we've got to look at the dubious architecture of the Windsor Court, I feel that the tall hotels have to go somewhere, and that tourism is a very important part of our economy. If we don't put them on corners like this that are ripe for development, I don't know where else they're going to go; we can't manage them further away from vibrant attractions of the city.*
- *I don't want to spend the money and effort to build my penthouse to look up at a tall hotel, but I'll accept that tradeoff if we can get a decent looking, commercially viable replacement for what's there now, because I think it's a really crummy corner.*
- *Looking at the design, I think the criticism I have for it is it looks like its trying to do too many things for so many different people. There's so many different interests vested in this. Seeing the old facades of those existing buildings forced into the design are part of what's making it look like such a wildebeest of a design.*
- *I accept that development should take place here. I wish it wasn't trying to be so many different things visually, but I think the tradeoff is that this is something beneficial to the block. I worry that if popular opinion, sounds like it's very overwhelmingly against that, I worry that I'm going to be walking past this corner for another 10 or 15 years. I hope that enough people are in favor of something going there, and not just preserving the form.*

John Reed – 1218 Burgundy St.

- *Right now those buildings are run down. In response to comments just made – in making the argument that we should be for this, because the corner is ugly, unattractive, underutilized, is a essentially rewarding people like the current owner, who for years and decades, do not take care of their property. Until finally they have done that for so long, that they convinced otherwise well intentioned people to destroy the property, because it seems better than the mess that they have made.*
- *Mr. Motwani has owned that property for at least close to 20 years. He has tried to do this before; in the interim after being rejected he had done nothing with the property. He has continued to underuse it, so it has continued to look as it does now.*
- *We cannot afford to reward people like that, otherwise the same thing begins to happen along Canal Street, as Ms. Gay said, people can underutilize their property on Canal Street, and think they can get themselves a high rise.*
- *It strikes me that when you say something is a conditional use, but when you come to ask for it, you say that "I will do this for you, I will do that for you, and I will do the other". Instead, the owner is asking for the Conditional Use, and is also asking to break all of the rules.*

- *It seems to me that this process is a charade; you do not know the answers, and its nothing personal, but your principles do not know the answers. They do not know the material the building is made out of, they can't answer simple questions about how much of the existing buildings are saved, because the truthful answer is that only the facades will be saved. I am not a face, I am a person. A building is not a façade, it is a building. And when you say that "we don't know that, we haven't settled" – go back, start again, and when you have a real program, come here and tell us what it is, because the truth is, it is just a façade. You don't put a 25 story building 2 feet behind a building like that and have anything other than a façade.*

Nancy Murray – 418 Common St.

- *When we purchased the building, we were aware of the ordinances, and we were aware that there would be something built in that parking lot, and that it would be a low rise, and that it would fit in with the buildings around, and so I continue to hope that. I don't understand how this has gotten as far as it has, when we really don't know what its going to look like, what it's going to be made of, etc.*
- *The idea that we who live next door, at Picayune Place, need to come up with where we're going to have a big high rise, why that's incumbent on us, we've got the World Trade Center, which will be put into use sometime shortly, and will produce a whole lot of*
- *Why is it supposed to be our business to say where the high rise can be built, so that we can attract more tourists?*
- *But I do know that if this is built, this will quash residential. Certainly on Canal Street, the dark alleys, etc.*
- *I hope that the council people will see that we do right by keeping the preservation of the whole buildings, and 422 Canal Street.*

Jack Davis – 123 Walnut St.

- *The question if whether this is a charade or not, is there anyone in the room from the owners?*
 - **No**
- *Is there anyone in the room from the Wischermann hotel company?*
 - **Yes – (Shaun O'Laughlin announces his presence.)**
- *Is there anyone else here from Mathes Brierre Architects*
 - **Yes – Ned Brown**
- *Is there anyone here from the HDLC, City Planning Commission, City Council, Mayors office?*
 - **No**
 - **This meeting is not a public hearing meeting. This is an NPP meeting that we're required to conduct as representatives of the applicant. The public hearings come subsequent to this (meeting).**
- *I thought what you said earlier is that there's a timeline*
 - **Correct, there is. Next meeting, CPC hearing, is scheduled for March 10.**
- *I would like to have the developer tell us why the historic buildings have not been preserved.*
- *Also I would like the developer to explain why we are not going to 300 ft.*

- *What is it about the economics of 250 ft. that are special, and that make it work.*
- *I think you used the word preservation when you described what will be going on at these buildings on Tchoupitoulas street. I question if what is proposed is actually preservation.*

Ty Provoste – 6357 Bellcastle Street

- *I am an architect, been involved many years with historic preservation in Cincinnati.*
- *The idea that the economic feasibility of this project is nothing more than an idea in the sense that the owner owns the property, he has to pay taxes on the property, he has to report his income from the property, he can do what he wants within certain limitation of a pro forma schedule.*
- *If New Orleans is going to continue to be the special city that it is, well thought out zoning is an essential tool to realize that vision.*
- *This is not Schematic Design, this is hardly Conceptual Design. You can't tell me really what the skin material is – from what I know about metal clad buildings, they are part of an economic formula to save money on the exterior skin of the building, and are usually a result of value engineering exercises.*
- *The building is somewhat schizophrenic – it has a canopy that's one thing, a base floor that's another thing, in between there's something else with parking, it has a glass enclosed fire exit stairway, you are celebrating the fire exit stairway? And then you have a metal skin that doesn't articulate the window. It is atrocious design. There's no reason that you can't put a building within 70 – 90 ft. of grade level that will make enough money.*
- *You can never give someone who wants so much money, enough money*
- *What is the important value here – is the important value to protect the owner's financial interest, or is it the value of the city and the aesthetic*

Speaker name not stated clearly

- *What is the CZO if not to protect the fabric of New Orleans.*
- *This project shoots the bird at all city regulations.*
- *Juxtaposition of two viewpoints of Canal Street.*
- *What city is this? This is anywhere in the United States of America.*

James Schlesinger – 416 Common St.

- *Based on other hotels in the area, taxi cabs and delivery trucks are very problematic.*
- *Trucks will be parked right in front of my front door, its going to be a real cluster.*
 - *This issue is one that has been identified as a potential proviso, should the project move forward*
 - *Cab stand will be limited to Canal Street side of the building*
 - *Loading will be confined to a specific loading area, that will be enclosed by roll-up door, loading activities will occur on the owner's property, not in the public right-of-way.*

Norm Rubenstein – 416 Common St.

- *Where will the loading occur?*
 - Loading will occur on Common Street – it will be conducted on the owner’s property, within a dedicated loading area.

Bruce Calisero – 339 Carondelet St.

- *The development does not blend with the context*
- *The economics of the project scares me*
- *There just doesn’t seem to be any support for this project*
- *It is very disappointing that we should have to take time out of our day to look at a project like this, its awful*

ESG Mathes, LLC
201 St. Charles Ave, Suite 4100
New Orleans, LA 70170-4100

Neighborhood Participation Program Meeting

For The proposed redevelopment of properties
associated with

Marriott Residence & Springhill Suites
Hotels at 400 Canal Street

Please join us for our presentation

Thursday, February 19th, 2015 at 5:30 p.m.

Held in

The Riverview Room
600 Decatur Street - 4th Floor
New Orleans, Louisiana

Located within the Jax Brewery Building best if accessed from
Decatur or Toulouse entrance

Dear Neighbor,

Jayshree Hospitality, LLC is applying for the approval of a new development to be located at the corner of Canal and Tchoupitoulas Streets. This proposal includes a 373 room limited service hotel and shall provide off street parking for approximately 168 cars. Other elements of this proposal include the potential for restaurant or retail space that would improve the intersection of Canal and Tchoupitoulas Streets.

This proposal requires approval from both the City Planning Commission and Historic Districts Landmarks Commission. This proposal does create potential impacts on properties located at 103, 105, 109 & 111 Tchoupitoulas Street; and 422 Canal Street. These impacts include waivers and variances to the existing Comprehensive Zoning Ordinance and will be discussed in detail at the meeting.

At the meeting, our team will provide a sign-in sheet to obtain E-mail addresses, so that we can continue to keep you informed of any changes to the plans. Members from our development team will be on hand to answer any questions from members of the neighborhood and provide a full presentation of the proposed development.

If you have questions or comments, please do not hesitate to e-mail: Todd C. James at Tjames@mathesbrierre.com. We look forward to meeting you and discussing the project on Thursday, February 19, 2015.

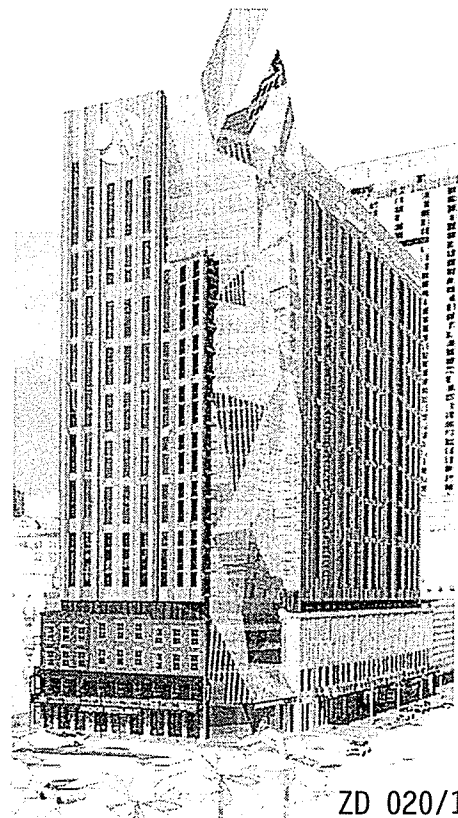
Sincerely from Our Team,



*Jayshree
Hospitality*



Mathes Brierre
ARCHITECTS



ZD 020/15