



Neighborhood  
Participation  
Program Meeting

# AGENDA

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Introductions

Neighborhood Participation Program

Existing Buildings Overview

Project Presentation

Site Plan

Floor Plans

Elevations

Conceptual Perspectives / Renderings

Recap

Questions/Answers

Presentation By:

*Jayshree  
Hospitality*



River View Room

Thursday February 19, 2015 5:30pm



Mathes Brierre  
ARCHITECTS  
ZD 020/15

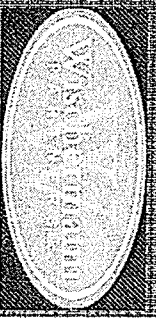
# Neighborhood Participation Program Meeting

## 400 Canal Street Proposed Hotel

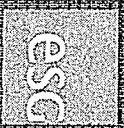


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Neighborhood Participation  
Program

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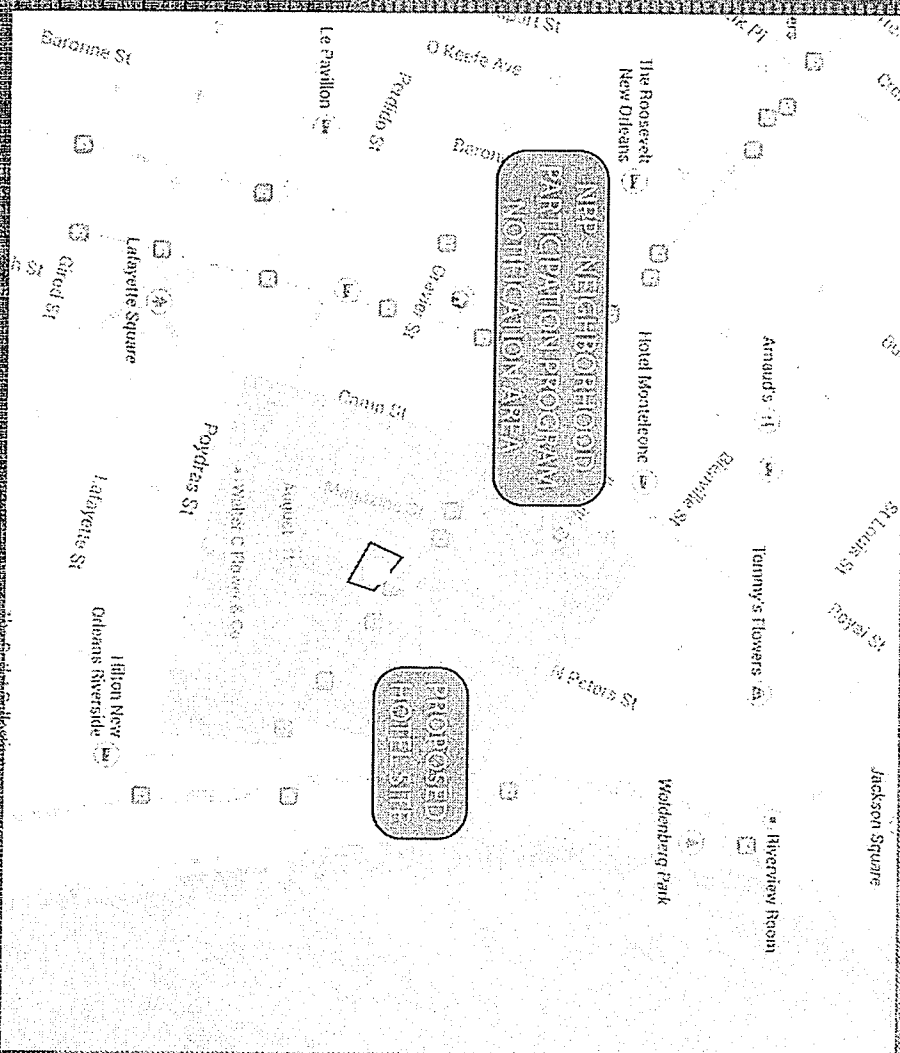


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# Neighborhood Participation Meeting Requirements



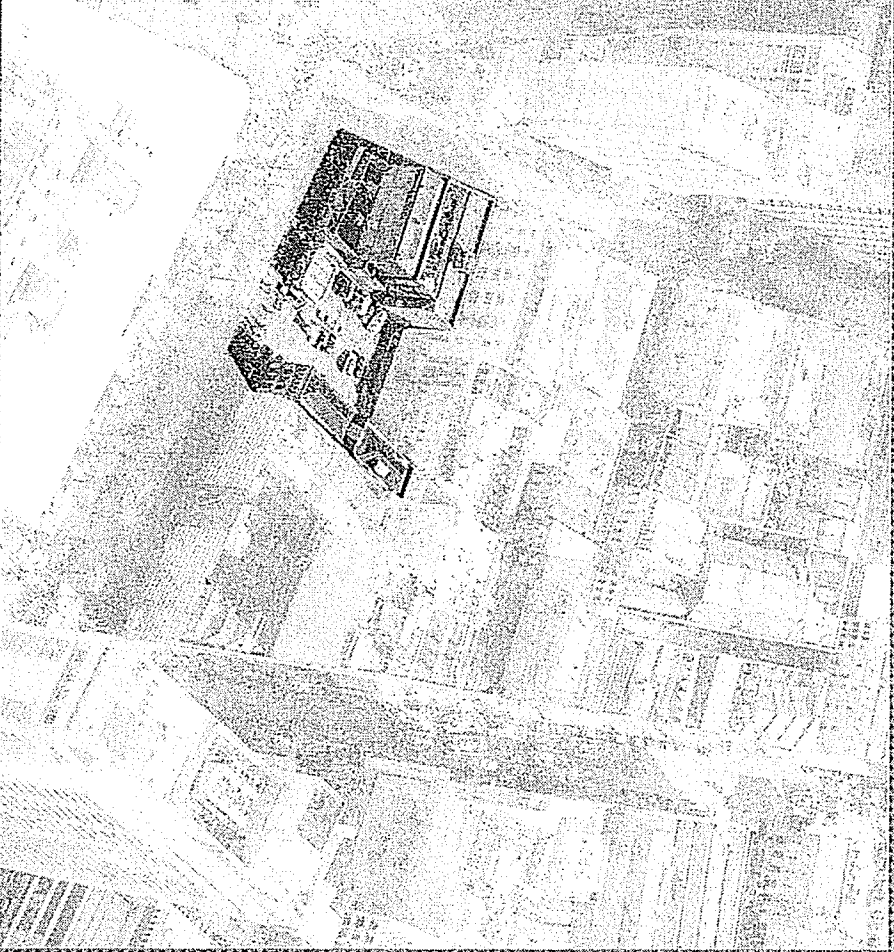
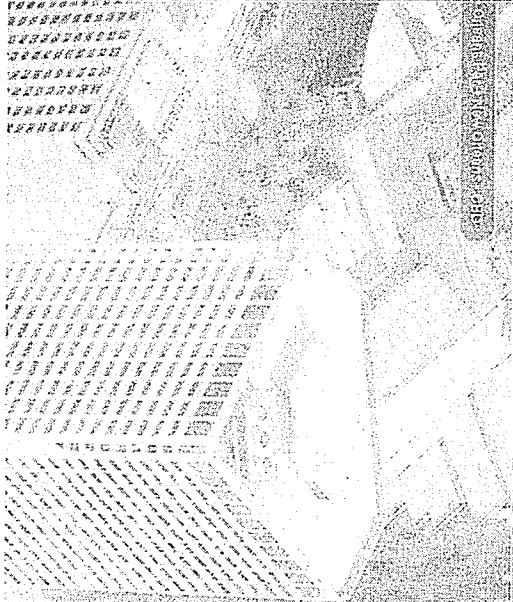
## N.P.P.P. Points:

- Notify tenants of all property owners and residents located within 600 ft of the Applicants property/location
- Appointing for the Applicants to engage neighbors prior to submission of any and use change request
- Identify the concerns and needs of neighbors and provide input where applicable



# Existing Buildings

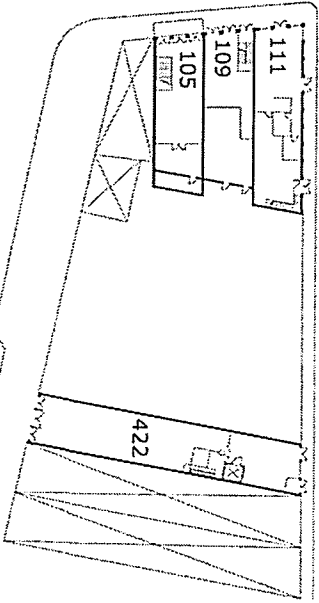
105, 109 & 111 Tchoupitoulas St.  
422 Canal Street



TCHOUPILOUAS STREET

CANAL STREET

COMMON STREET



# DECEMBER Canal Street Historic District

Designated 1984

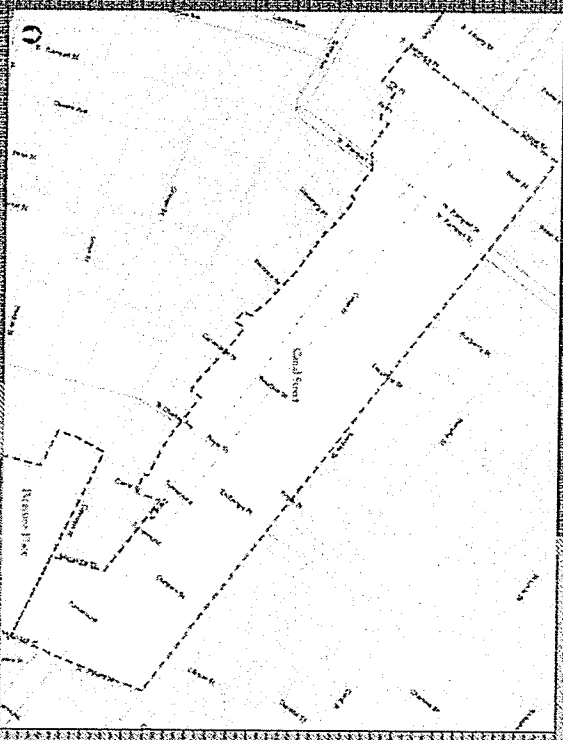
Historic Area: Central Business District Historic District  
Landmarks Commission

Here Canal Street (Historic District) begins, and it flows from S. Saratoga / Oxford Street on the lake side down the center of the valley. Street on N. Peters / Johnson / Sherman / and on the west side of Canal Street except for the intersection between Grand and Magazine Streets.

Common Use and Design Features:  
Primarily Retail & Hotel Occupancy

Large quantity of retail buildings developed during the 20th Century

General Greek Revival, Italianate, Beaux-Arts, Art Deco & Moderne Styles



## Regulatory Approvals and Waivers

1. HDLC-CBD - Baseline approval of proposed development Design. & Partial Demolition of three existing Tchoupitoulas Buildings & 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 SqFt lot area.) Height Waiver of Section 6.13 - Special Regulations for Front Building Walls In CBD Districts



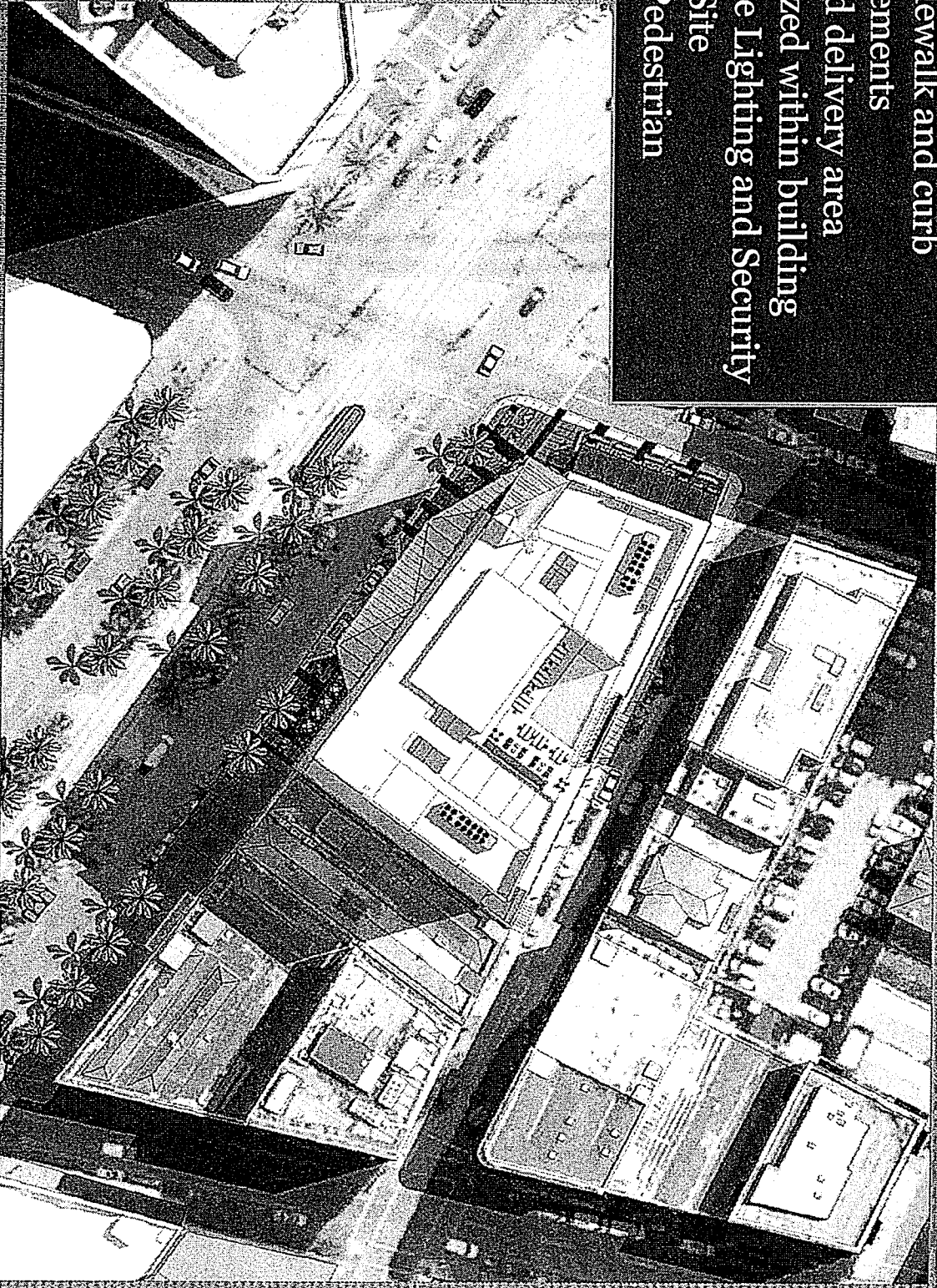
## Regulatory Approvals and Waivers

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.**



## Site Plan

- New sidewalk and curb improvements
- Reduced delivery area centralized within building
- New Site Lighting and Security for the Site
- Active Pedestrian



*Passifera Hospitality*



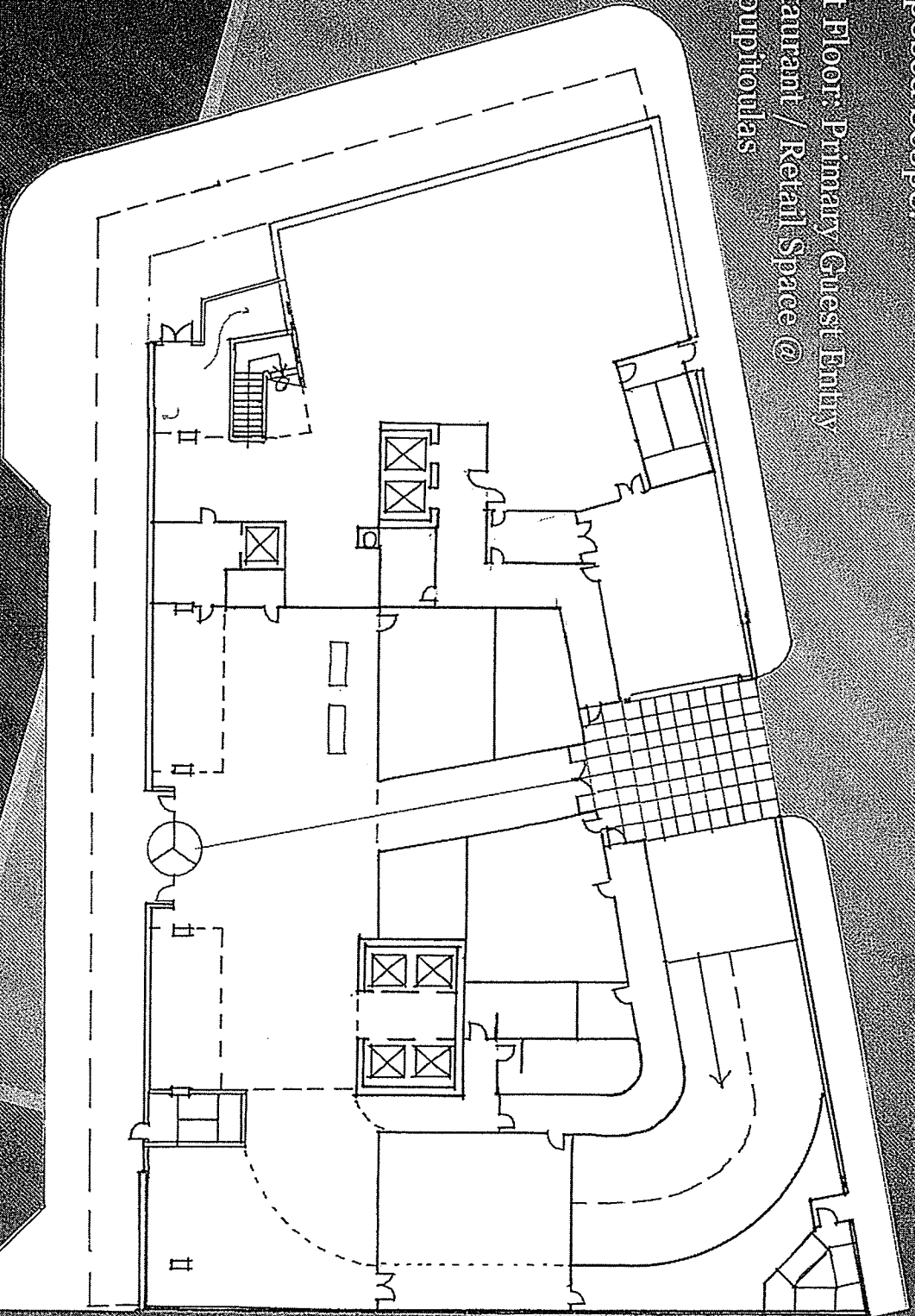
ESG

Mahesh Bhatt  
STUDIO



**Proposed Scope:**

First Floor: Primary Guest Entry  
Restaurant / Retail Space @  
Tchoupitoulas



*Jeuxfree Hospitality*



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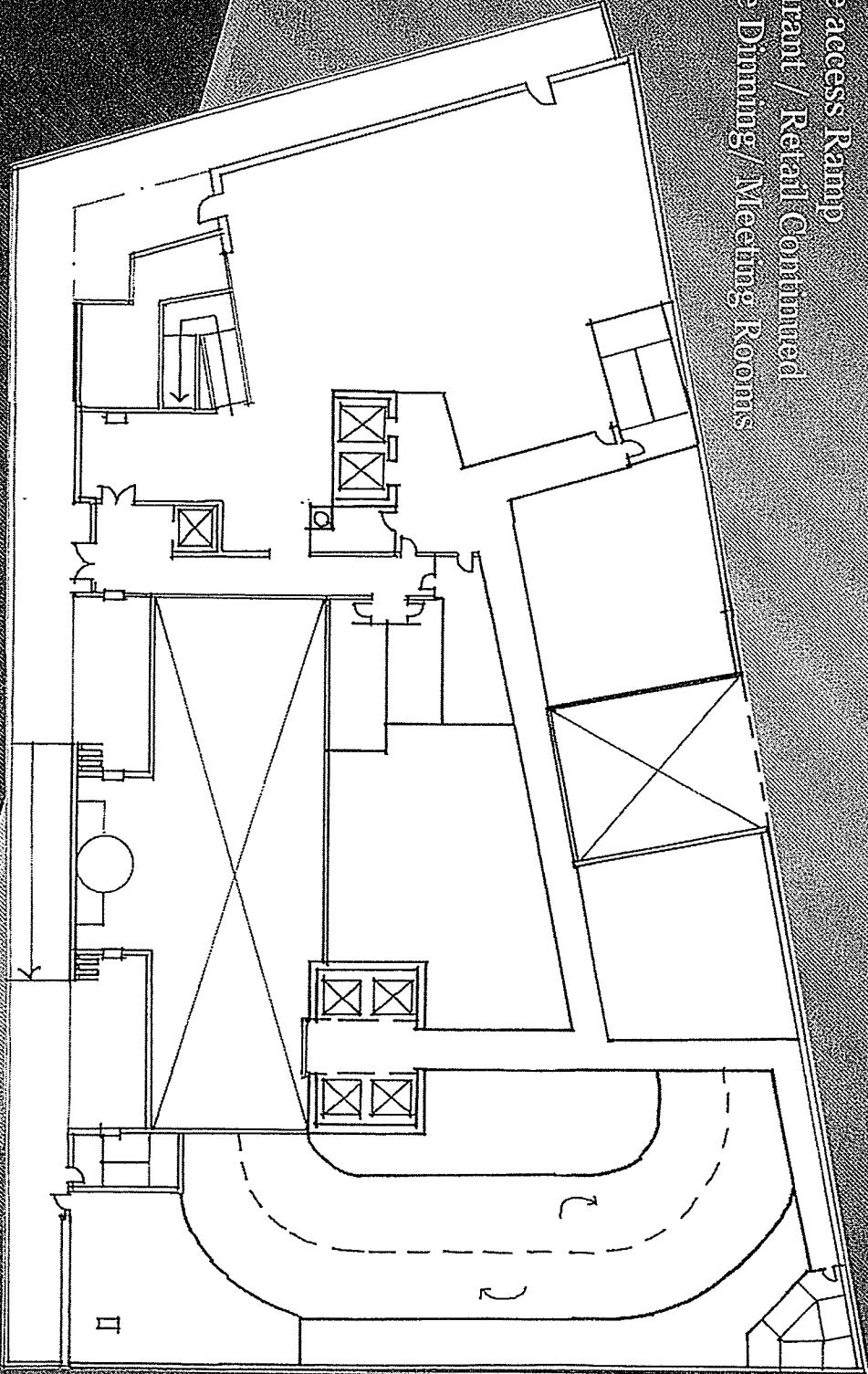
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FLOOR PLAN - 1

Proposed Scope:

Second Floor:

- Garage access Ramp
- Restaurant / Retail Continued
- Private Dining / Meeting Rooms



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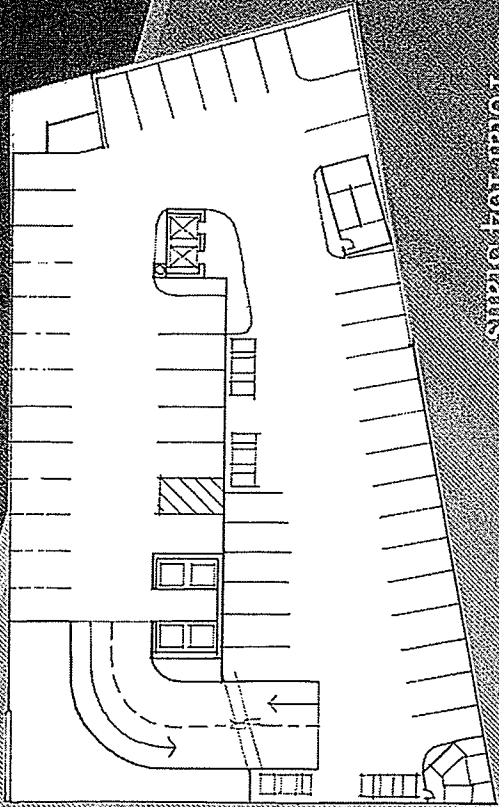


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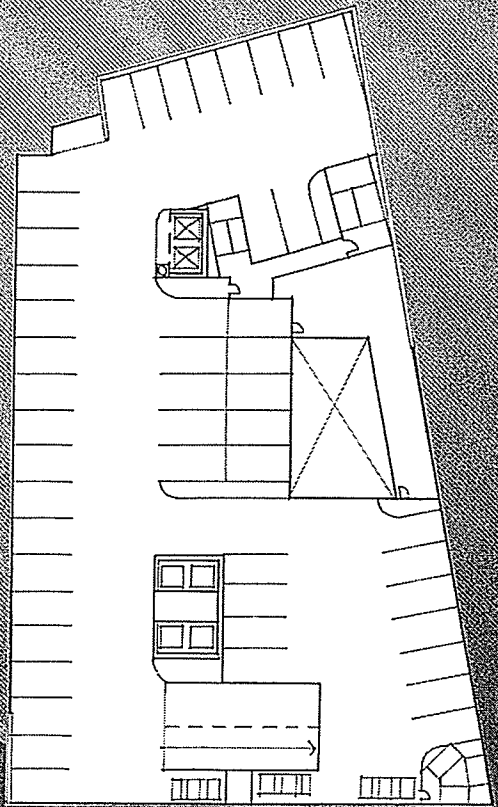
FLOOR PLAN - 2

### Proposed Scope:

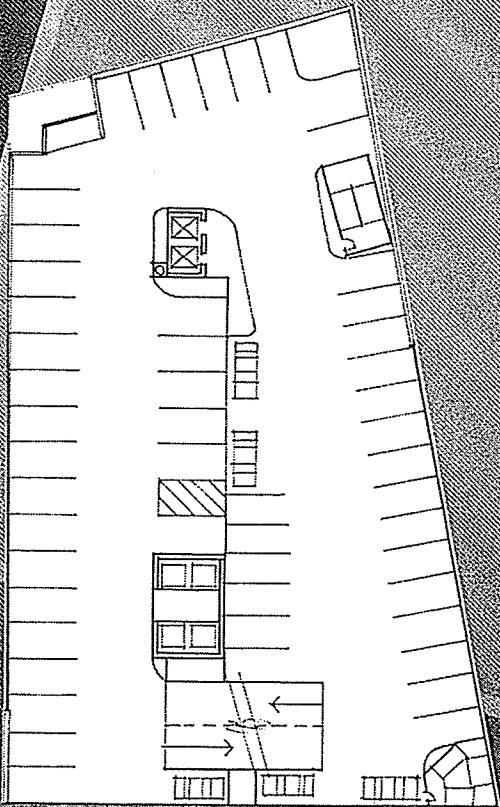
- Garage Floors 3-5
- Garage access Ramp
- 3<sup>rd</sup> Floor 54 Stalls
- 4<sup>th</sup> Floor 58 Stalls
- 5<sup>th</sup> Floor 52 Stalls
- Total 164 Stalls



Garage - Floors 3



Garage - Floors 5



Garage - Floors 4

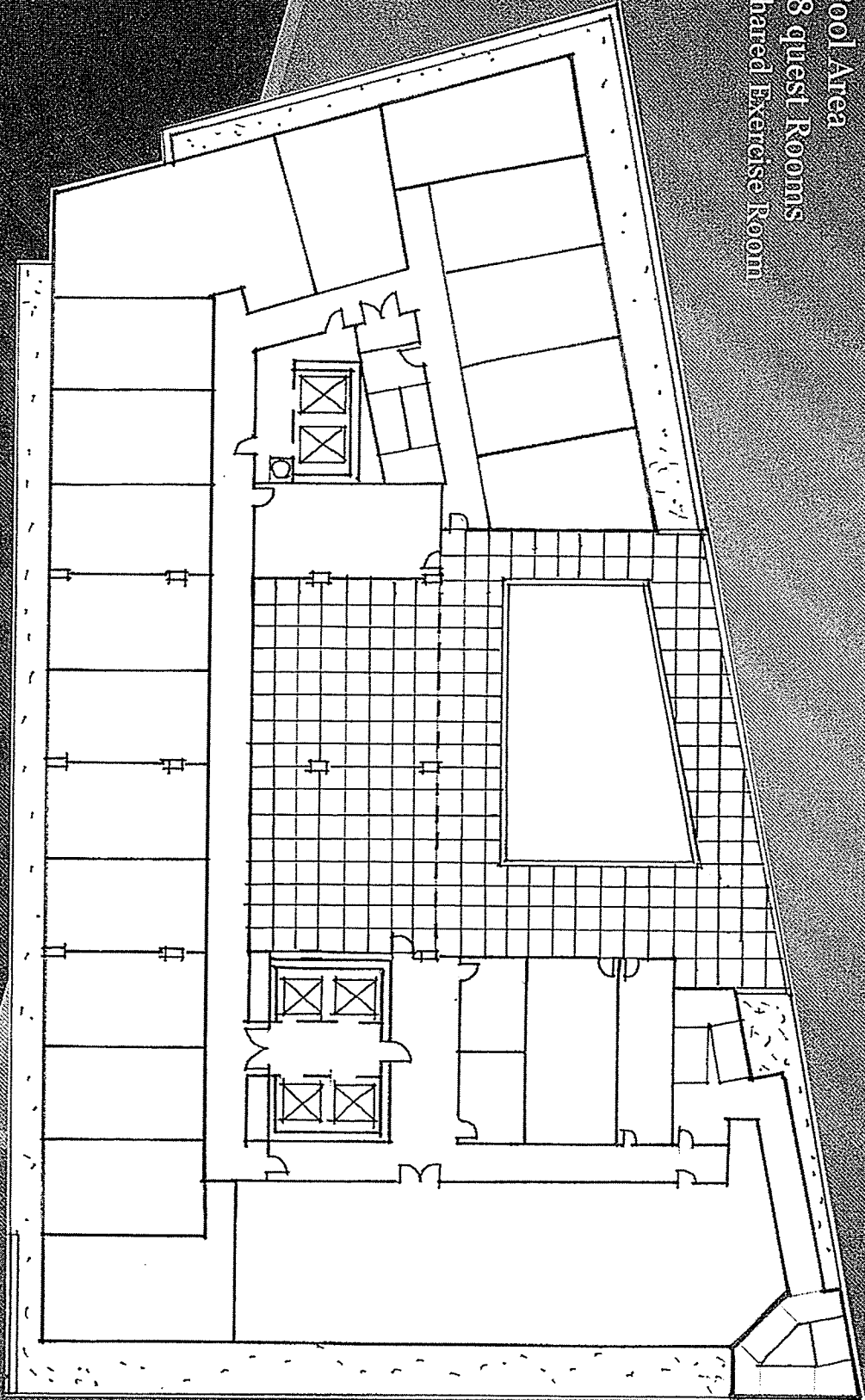
## FLOOR PLAN - Garage - Floors 3-5



Proposed Scope:

Sixth Floor

- Pool Area
- 18 guest Rooms
- Shared Exercise Room



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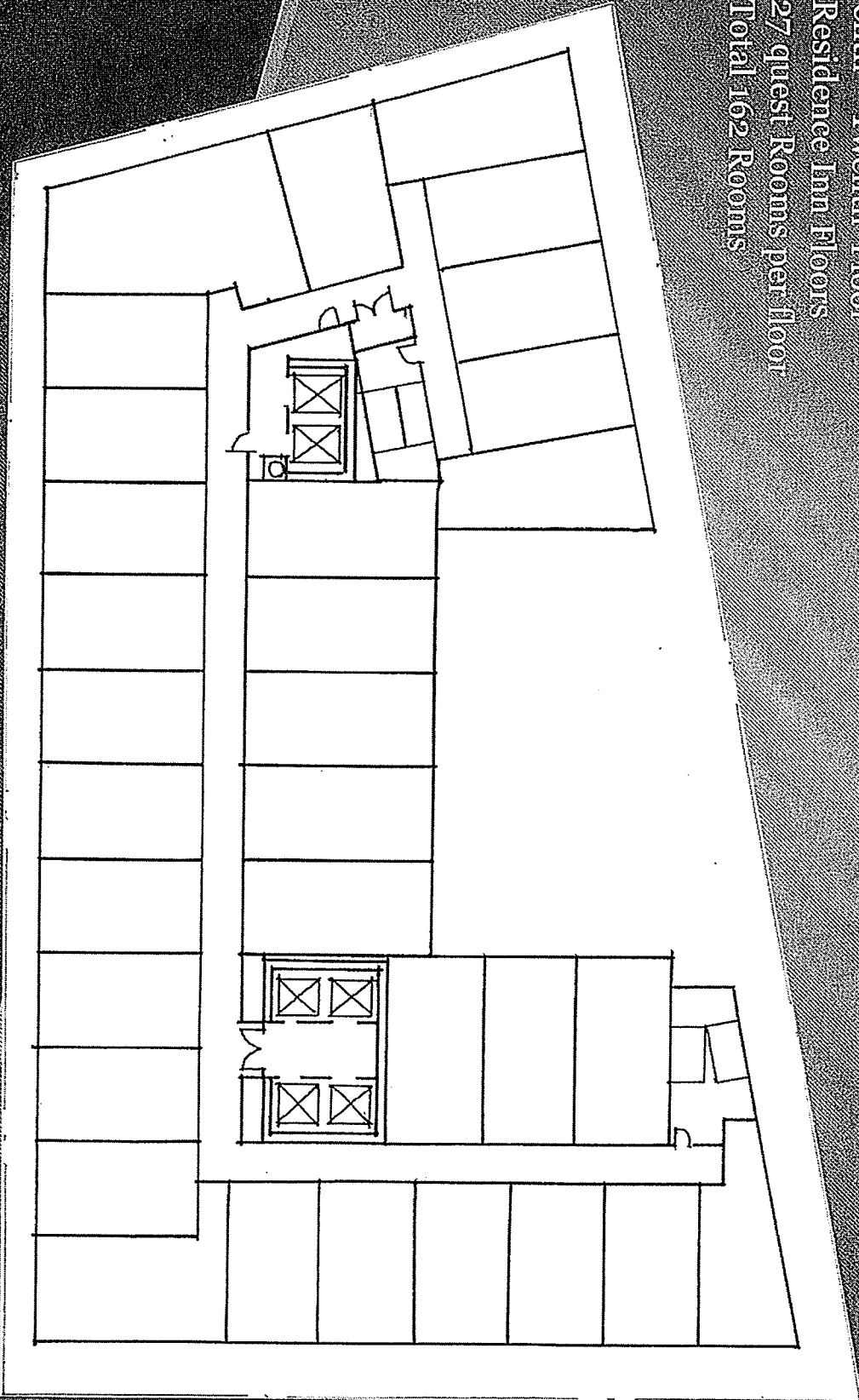


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FLOOR PLAN - 6

**Proposed Scope:**

- Seventh – Twelfth Floor
- Residence Inn Floors
- 27 guest Rooms per floor
- Total 162 Rooms



*Jaystree Hospitality*

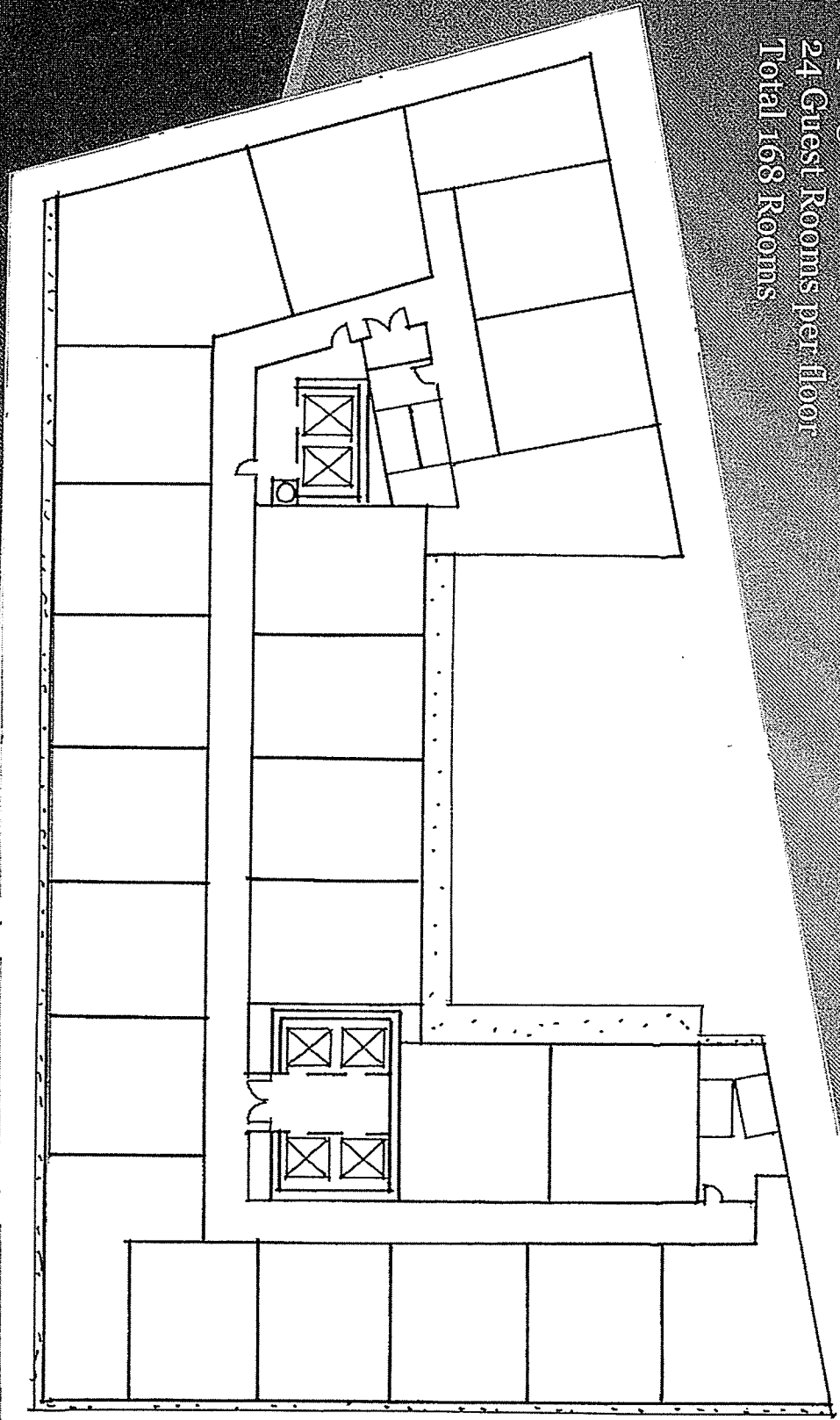


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**FLOOR PLAN - 7-12**

**Proposed Scope:**

- Thirteenth – Nineteenth Floor
- Springhill Suites Floors
- 24 Guest Rooms per floor
- Total 168 Rooms



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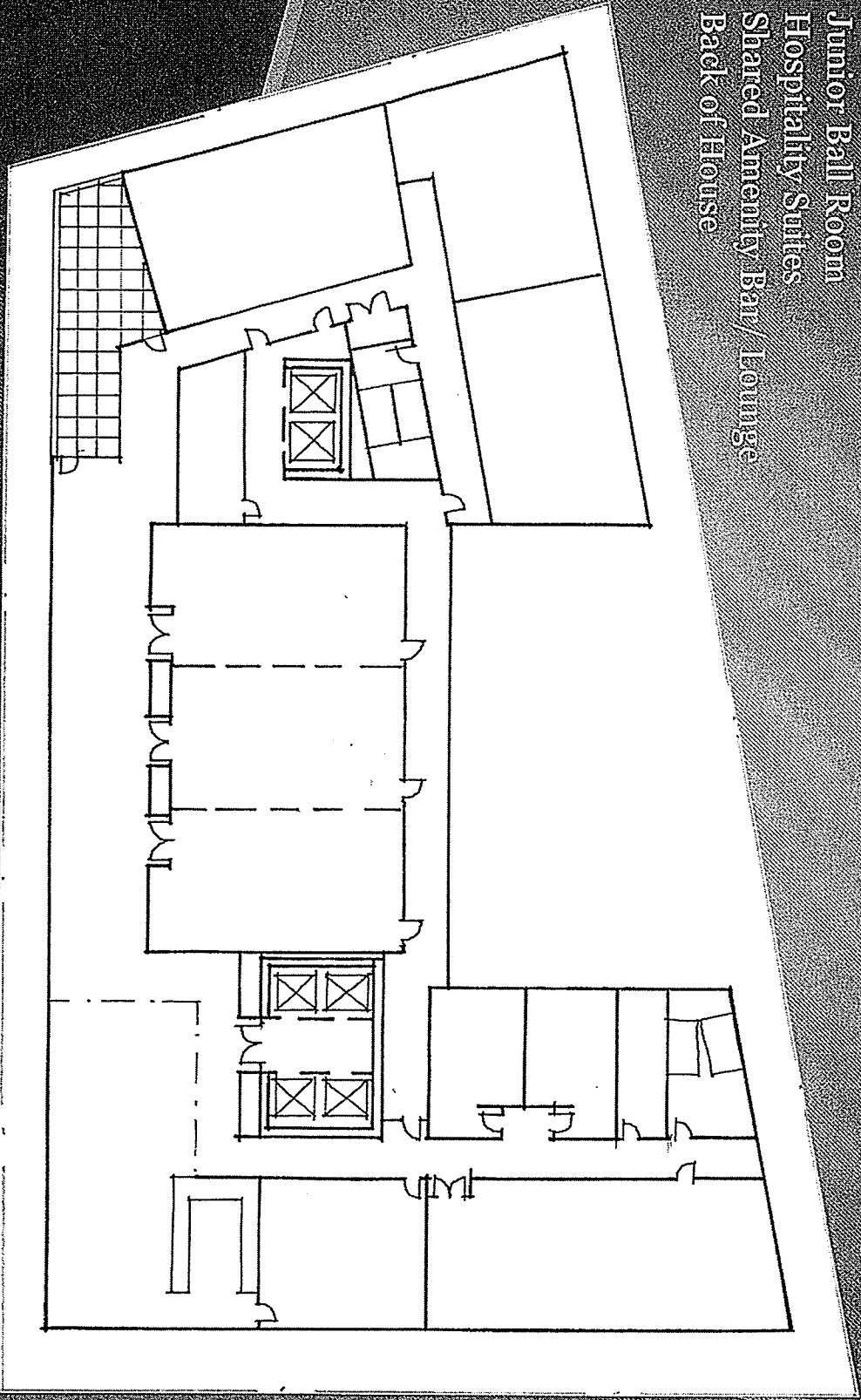
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**FLOOR PLAN – 13 – 19**

## Proposed Scope

### Twentieth Floor

- Junior Ball Room
- Hospitality Suites
- Shared Amenity Bar/Lounge
- Back of House

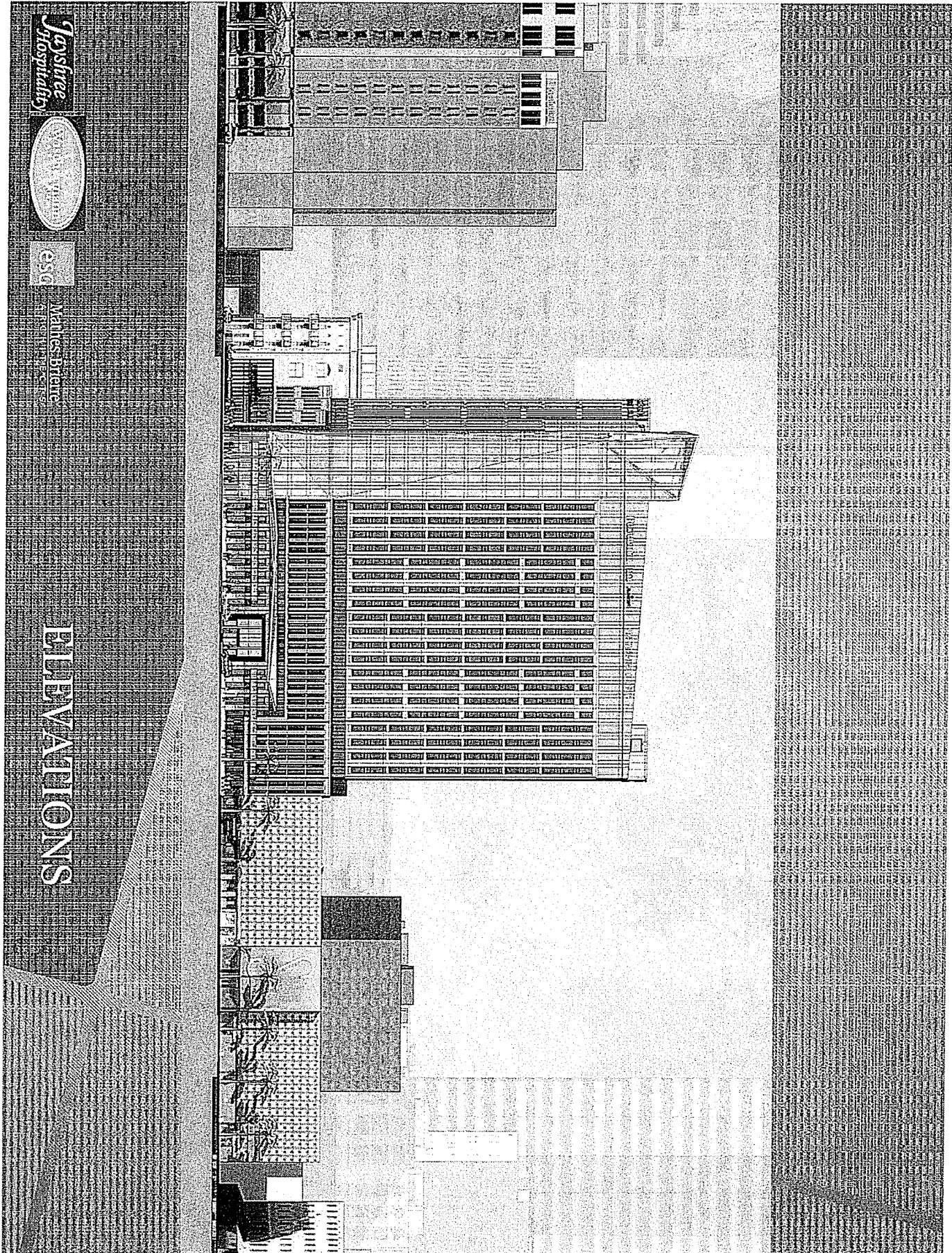


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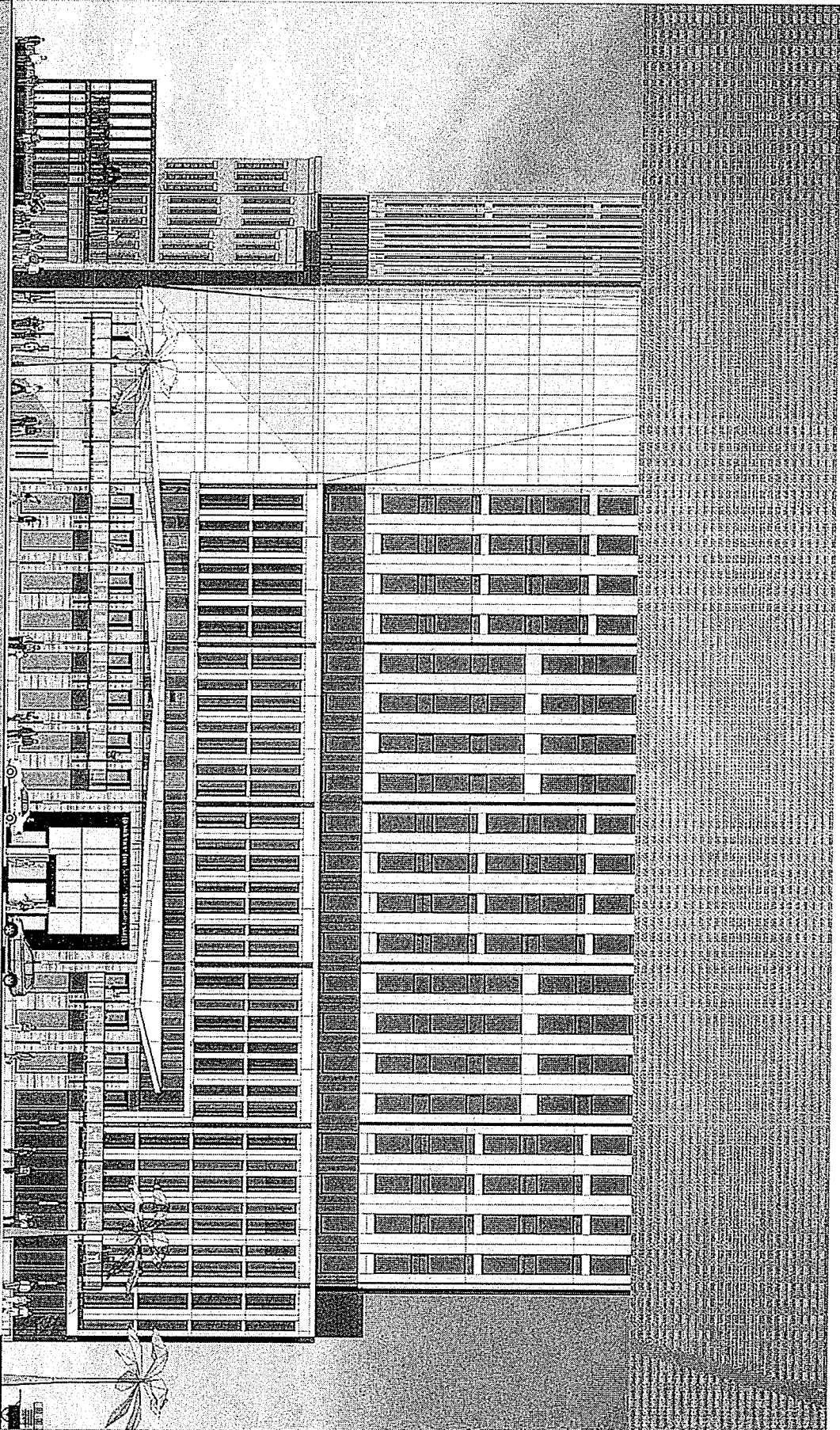


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## FLOOR PLAN -- 20







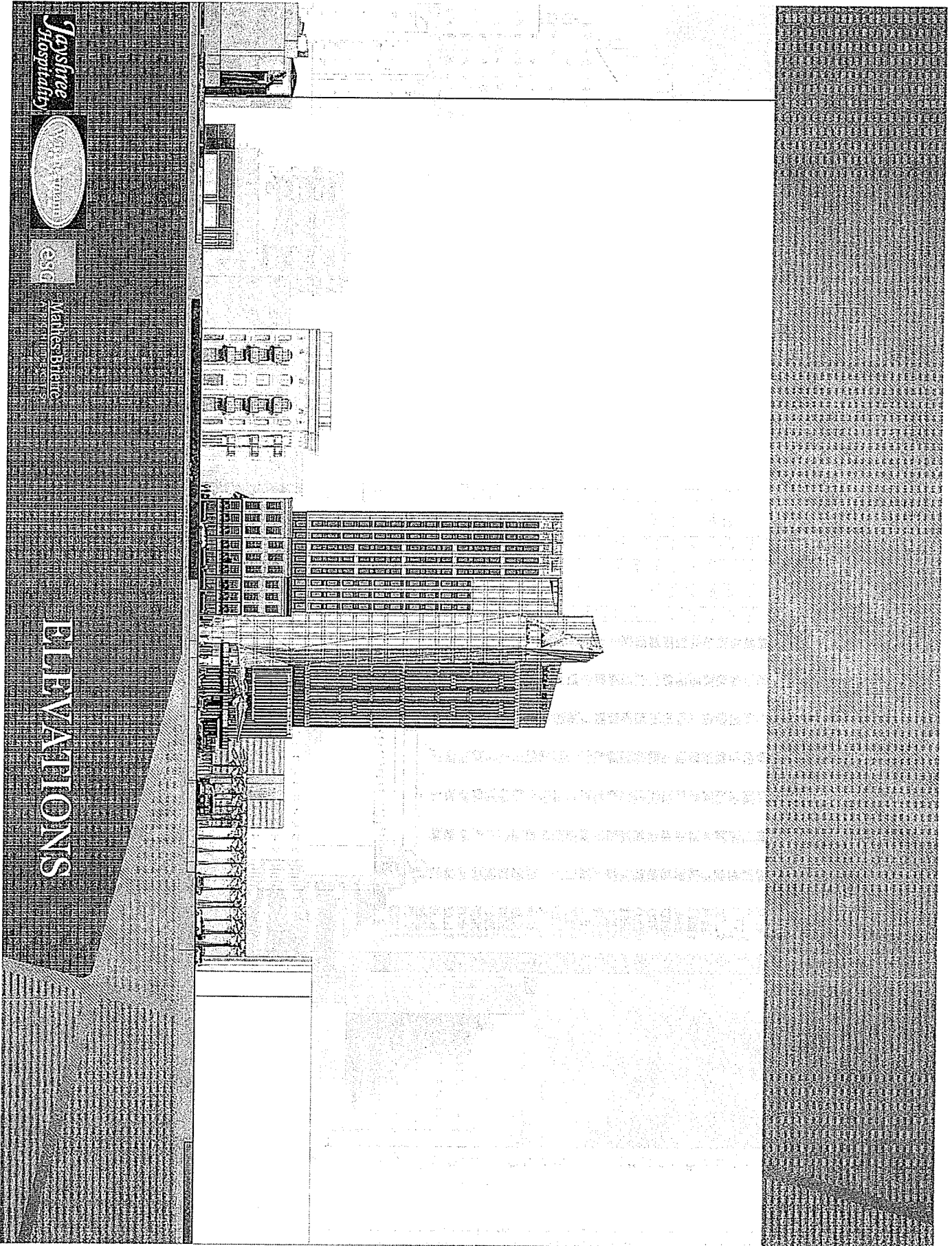
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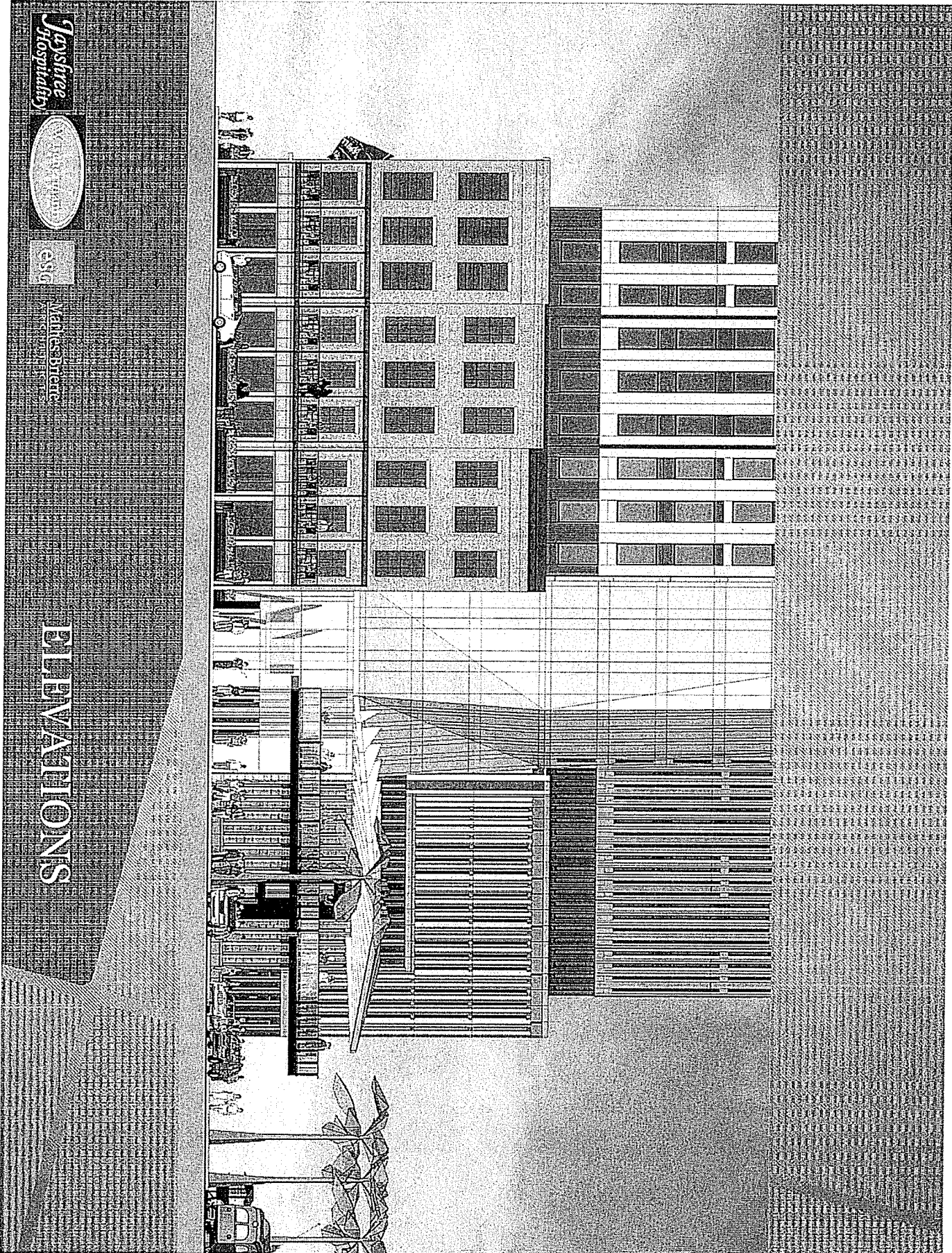


SGG

Mattias Breuer  
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# ELEVATIONS





*Justine Hospitality*



esg

MAHESHBHAI  
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# ELEVATIONS

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Marriott

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