

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets
 Dear New Orleans City Council and City Planning Commission,
 Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

First, I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facelift of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rypkema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Halloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which would recoup up to 45 percent of his renovation costs.

Second, I support the 70-foot height limit for the site as established in the current Comprehensive Zoning Ordinance and as proposed in the draft CZO. The Master Plan and the accompanying CZO were meant to bring a sense of predictability to our land use process for both the neighborhood and the developer. As stated in the Master Plan regarding height limits in the CBD, "The scale (height and massing) of new development will vary depending on location and proximity to historic districts." Hence, it is our historic built environment that dictates the site's height limits — not the intruding high-rise structures in proximity to the site. The 70-foot height limit is in keeping with the historic buildings in that vicinity and the adjacent Poyune Place Historic District. It is a limit that has been imposed on other developers in that same area, and granting a variance would not only be unfair to those individuals, but it would also set a dangerous precedent for gross distortion of the planning rules for this historic district, such as the latest proposal for a high-rise tower in the 100 block of Royal Street.

2/25/2015 14:23:59

Wayne

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Wayne

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I support the preservation of the existing buildings in the 400 block of Canal Street and incorporating them into any new project. It would be a travesty to lose these historic buildings in a key part of New Orleans. Other cities have successfully incorporated these types of buildings into new development. We should and can expect developers here to do the same thing.

I also support complying with the Comprehensive Zoning Ordinance and the draft CZO. I felt very strongly that the new Master Plan would help bring known guidelines and best practices for the benefit of everyone when it was passed. We cannot erode the significant milestone that was accomplished with the Master Plan. We need to follow the plan. Please uphold the standards which were designed and designed for the good of New Orleans.

2/25/2015 14:54:04

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Claypool

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Nancy

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70115

Visitors do not leave home to see what they already have back home. Stop this monstrosity! We do not need more hotel space! We do need to eliminate illegal short term rentals! New Orleans prides its self on being onoclastic and apart of the U.S.A...

This City stands to lose not only it's historical footprint but also it's very individual beauty if we

2/25/2015 15:41:33

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2/25/2015 17:20:13 Members of the Commission, I ask that you recommend against this inappropriate

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2/25/2015 18:41:17

This is not a good plan for the historical integrity of our community. New Orleans is one of the most unique cities in the world and we need to strive to keep it that way although people will want to make changes for the almighty dollar.

karen

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Darrah

Dear New Orleans City Council and City Planning Commission,
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2/25/2015 22:14:36 Members of the Commission, I ask that you recommend against this inappropriate proposal is all wrong and should not be considered unless all historic structures are preserved in their entirety.

Jennifer
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 Hance
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 sihourcade@gmail.com
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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

2/26/2015 6:00:42 City Council Members, I ask that you reject this development proposal. I support the 70-foot height limit for the site as established in the current Comprehensive Zoning Ordinance and as proposed in the draft CZO. We do not need more hotel high rises, especially right on the riverfront.

Patricia
 Amiel
 Meadowcroft
 Provosty
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 1308 Chartres Street
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 70125

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2/26/2015 9:19:53 Members of the Commission, I ask that you recommend against this inappropriate I am in opposition to any Conditional Uses being granted or any variances being given for the proposed hotel at 400 Canal Street. I am in support of preserving all four historic structures on this site in their entirety.

2/26/2015 11:35:26 I strongly urge you to reject a height variance for the proposed hotel at 100 Tchoupitoulas St and 400 Canal Street. 19th century buildings are essential parts of historic New Orleans and must not be demolished.

2/26/2015 11:42:54 I would like to voice my support for the maintenance of the zoning laws on the 400 block of canal and the 100 block of Tchoupitoulas. I think that the integrity of the historic nature of the area is important but I think it's important to reuse buildings, adapting them to new needs. Though there are people who may say that it's not worth it for them to build unless they can hit a certain scale, if they really want to build in that area they can adapt already existing buildings. New Orleans and the CBD have plenty of existing buildings. In order to encourage people to reuse existing buildings, to conserve the resources of the planet as well of the city (there's no money for demolition of derelict properties), the city should not alter zoning laws already in place.

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Burger	Sburger@prcno.org	2910 castiglione	70119
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Sarah

William

Leah

katherine

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2/26/2015 12:11:58

70119

1492 MOSS ST

cmie@loyno.edu

LE

CECILIA

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2/26/2015 12:33:46

70119

claire.raphael1@gmail.com 4735 Bienville St.

Raphael

Claire

I am not supportive of this project as we need to preserve the neighborhood. I am supportive of the events.

2/26/2015 12:35:02

70115

katie@katielwity.com 1228 Conery Street

wlry

catherine

I write once again to ask City Council members to see the possible redevelopment of this corner as an opportunity instead of a hostage situation. Developers are paying thousands of dollars for the opportunity to redevelop the neighboring World Trade Center building with fantastic, world-class offerings within a historic building. The same could and should be done with 400 Canal. Use the precedent set by the WTC process, not that of other generic development on Canal and beyond, to dictate the terms of this corner's fate. The owner is a scowflaw and has threatened to let these historic buildings sit forever. Rewarding him with the right to build a generic structure of massing so imposing it has never been seen in this city is not only offensive, and sets a horrible precedent that would allow other developers to hold buildings hostage. It also opens a host of possible legal issues with developers who have renovated historic buildings nearby but were made to play by the rules and lost out on profits that this developer will gain by being allowed to break the rules.
Again: this is an opportunity to redevelop these historic structures and build something new that is GREAT. Something beautiful, memorable. It can be done. We just have to value ourselves, our city and our assets.

2/26/2015 12:40:01

Dear City Leaders,

Daniella

Del Sol

daniella.deisol@gmail.com 608 Uppertine St.

70115

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2/26/2015 12:50:57

Jonathan

Skvarka

skvarkaj@gmail.com

1810 Adams Street

70118

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The Canal Street hotel being proposed for the foot of Canal Street violates the master plan and the Comprehensive Zoning Ordinance. Hundreds of residents have contributed thousands of hours to create this plan.

This would set a detrimental precedent. Our neighborhoods depend very much on effective zoning and enforcement. The more zoning is undermined, in one place or another, the worse it is for neighborhoods everywhere.

Additionally, Canal Street is important to the vitality of the city and to all neighborhoods.

The proposed hotel would be more than triple the 70' allowed. We are not against high-rise buildings but they should be built where the zoning allows.

This is a very important site, developed in 1840 by a diverse group of people, including African American developers. The developer would basically demolish four 1840's buildings, leaving only the facades of three of them. These buildings help define our city and in fact should be considered treasures, and of course are perfect for adaptive re-use as has been happening all over the city for several decades.

The CBD is booming – we are not desperate for new construction, and certainly there is no reason to throw out the zoning and demolish historic buildings.

The city is now at almost 100% of the number of hotel rooms pre-Katrina, and we are far from 100% in pre-Katrina population, at 75%.

Canal Street has so much potential. The street really is getting better and has tremendous potential, but not if owners continue to wait for developers to do high-rise construction up and down the street. There is even a tax-credit project going on right now at Camp and Canal, ironically by the son of the owner of the historic buildings and vacant lots in the 400 block of Canal and 100 block of Tchoupitoulas.

The charm our city reflects is the preservation of our uniqueness in preserving the character, feel and integrity of our historic preservation.

We do not wish to become a city in Texas.

Please don't sacrifice the uniqueness of our city for economic gain.

2/26/2015 12:55:36

Suzanna

Reggs

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2/26/2015 13:11:22

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stephens

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70119

2/26/2015 13:36:28

Maria A.

Zuñiga-Lott

mazlott@gmail.com 4021 Pitt St

70115

2/26/2015 14:13:30

Sidney

Lambert

gsseesie@hotmail.com 721 Short Street

70118

I have been a resident of New Orleans for five years and in that time, I have witnessed several attempts by developers to destroy the historic fabric of the city and circumvent zoning requirements for parking and height. Why do we continue to allow the greed of developers to override the laws that have been set in place with respect to the historic character of our amazing city? Granting a variance to one building would be unfair to others who have abided by current zoning law and most importantly, it would set a dangerous precedent. I strongly support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas. Additionally, I ask that you uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. If you destroy the fabric of the city that residents cherish, the residents that love and care for this city will disappear. While granting height variances for developers may seem like a profitable deal for the city, it will cause irreparable damage to New Orleans in the long term. Please vote to preserve the future of New Orleans as place that is loved and supported by both residents AND tourists by denying this height variance and preserving the historic buildings on Canal and Tchoupitoulas.

2/26/2015 14:52:56

Michelle

Moylan

meesh1981@gmail.com 4904R Magazine Street

70115

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2/26/2015 14:57:15

Carol

Gniady

caroigniady@icloud.com 910 st. roch

70117

Giving these waivers sends a signal to developers that they SHOULD purchase inappropriately zoned property at a lower cost and then get it changed. It is unfair to property owners who play by the rules.

2/26/2015 15:27:39

Jennifer

Farwell

jenfarwell@gmail.com 4528 Bienville St

70119

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas, and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

First, I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facadectomy of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rypkema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Halloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

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2/26/2015 15:32:42

I support saving the historic buildings on the 400 block of canal and 100 block of Tchoupitoulas. We have too many unused buildings in this city to build more.

2/26/2015 15:34:28

I support saving the historic buildings on the 400 block of canal and 100 block of Tchoupitoulas. We have too many unused buildings in this city to build more.

2/26/2015 15:34:41

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2/26/2015 15:56:16

Members of the Commission, I ask that you recommend against this inappropriate

70119
70119
70119

Dufour
Burger
Burger

Christopher
Sarah
Sarah

chris@gtenvfin.com
Sburger@prcno.org
Sburger@prcno.org

723 Hagan Avenue, New
2910 castiglione
2910 castiglione

70119

4804 Bienville St.

bwiltz@dcc.edu

Wiltz

Beverly

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2/26/2015 16:02:58

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2/26/2015 16:03:32 Members of the Commission, I ask that you recommend against this inappropriate

Jonathan

Coleman

Coleman.jonc@gmail.com 3326 Cleveland Ave.

70119

Kim

Waigo

kkw23@live.com

4527 Cedarbrush Dr.

75229

SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
 Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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If developers had their way without oversight all cities, including ours, would look like Las Vegas. Good for tourists, bad for residents. Stop it!

Please be mindful of the existing zoning restrictions - they were not thought up in absentia. The French Quarter and immediate surrounding blocks are the life blood of the tourist industry. To fence this area in with high rise buildings would be a blow to the neighborhood. Allowing the construction of this building would be detrimental to the character of the old time French Quarter feel of the area.

The difficulties related to the proposed highrise hotel(s) at Canal and Tchoupitoulas Streets point to the following issues:
 — there is a reason to uphold the 70-foot height limit so as not to overwhelm a vibrant Canal Street and a world-renown French Quarter
 — the historic buildings (400 block Canal, 100 block Tchoupitoulas) are an important part of the fabric of the city and contribute to what makes New Orleans not just any other city
 — approval of the development would set a dangerous precedent in the heart of the city

2/26/2015 16:08:57	Suzanne	Blaum	sublaum@gmail.com	4735 Bienville Street	70119
2/26/2015 16:30:27	Francis	Cole	franciscole1@cox.net	213 S. Pierce St.	70119
2/26/2015 16:45:02	Rachel	Dangermond	rachel@dangermond.org	3116 Cleveland Avenue	70119
2/26/2015 17:03:16	Wendel	Stout	wstout@dkslaw.com	619 Nashville Ave, NO,LA	70115
2/26/2015 17:47:35	Louise	Hoffman	lhoffman70130@cox.net	1524 Fourth St, NOLA	70130

Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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2/26/2015 17:48:36 Members of the Commission, I ask that you recommend against this inappropriate In my opinion, besides being a project that will add yet another architectural eyesore to Downtown New Orleans' museum of high-rises, the City Government will be rewarding the very man who has destroyed and cheapened the French Quarter with his lousy T-shirt shops if this monstrosity is allowed to go through, it will prove something that I have long suspected: the City of New Orleans' worst enemies are its elected officials.

2/26/2015 17:56:37 When I realized that the developer was asking for a conditional use to have a hotel I knew that this piece of land was not even zoned for a hotel. There are residential units here on Poydras Place and all around this proposed development that have followed the zoning and have not asked for waivers of height, loading zones and the long list that these irresponsible developers want and have asked for no matter how they destroy the property around them. No to this project.

2/26/2015 18:29:48 Our cultural uniqueness and colorful architectural history is a major asset of our city and a major attraction for tourists who visit and academics who come to study such features of New Orleans. I am a member of the Tourism Community, and feel that such high rise buildings will destroy what makes tourists visit our Historic City. I strongly oppose violating the height restrictions on Canal Street. We should not allow demolition of the historic structures, only leaving facades, in order to have high rise buildings.

2/26/2015 21:04:02 New Orleans is one of the most beautiful cities in our country and the built environment tells us New Orleans is a beautiful story of its past. Don't destroy all of that history for one tall building.

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2/26/2015 17:56:37	When I realized that the developer was asking for a conditional use to have a hotel I knew that this piece of land was not even zoned for a hotel. There are residential units here on Poydras Place and all around this proposed development that have followed the zoning and have not asked for waivers of height, loading zones and the long list that these irresponsible developers want and have asked for no matter how they destroy the property around them. No to this project.	George	Schmidt	schmidtgallery@hotmail.c	626 Julia Street	70130
2/26/2015 18:29:48	Our cultural uniqueness and colorful architectural history is a major asset of our city and a major attraction for tourists who visit and academics who come to study such features of New Orleans. I am a member of the Tourism Community, and feel that such high rise buildings will destroy what makes tourists visit our Historic City. I strongly oppose violating the height restrictions on Canal Street. We should not allow demolition of the historic structures, only leaving facades, in order to have high rise buildings.	Cassandra	Sharpe	sharprealestate@me.co	610 Julia	70130
2/26/2015 20:22:47	New Orleans is one of the most beautiful cities in our country and the built environment tells us New Orleans is a beautiful story of its past. Don't destroy all of that history for one tall building.	Joseph	Neison	joeptyzik@yahoo.com	7530 Crestmont Rd	70126
2/26/2015 21:04:02		Kevin	Kelly	kk@houmashouse.com	728 St. Charles	70130
2/26/2015 21:18:05		James A.	Turner	turnerrestoration@sbcgl	280 East Boston Blvd.	48202

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets
 Dear New Orleans City Council and City Planning Commission,
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First, I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facadectomy of the three historic buildings in the 100 block of Tchoupitoulas Street. As Donovan Rypkema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Halloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

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I am against changing the zoning at 422 Canal and am for preserving the historic buildings on that site. I am a resident of the CBD for the past 13 years.
 The uniqueness of new Orleans should not be diluted. Any other city can have a strip of boring high rise hotels. That's not why people come here. They want something different.
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Thomas
 Makris
 4520 Carrollton
 70119

Walter
 Birdsall
 730 St. Charles Avenue
 70130

bettye
 anding
 35 Kings canyon dr.
 70131

Ashton
 Ashton
 Ashton.catherine@gmail.r. 5022 S Liberty street
 70115

2/26/2015 22:49:38
 2/26/2015 23:14:50
 2/26/2015 23:51:19
 2/27/2015 1:07:11

TO: New Orleans City Council and City Planning Commission

I support preserving the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas.

I support and pray that the 70-foot height limit (see current and draft Comprehensive Zoning Ordinance) is retained. These antebellum buildings are structurally sound and historically significant.

First, I support preserving all four historic structures on this site in their entirety. I agree with Donovan Rypkema, an esteemed economist and President of Heritage Strategies International said, "We ought not to settle for this Halloween preservation — saving the mask and throwing away the building." These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, which could recoup up to 45 percent of his renovation costs.

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

Enough of disregarding regulations that have been put in place to preserve the history and beauty of our city! Visitors and residents alike choose New Orleans because it is unique, diverse, and culturally rich. If we don't insist on stopping random development, our CBD will mirror other cities that have lost their identity.

My city is being stripped away as it is. GENTRIFICATION IS KILLING MY CITY! Have you seen NY lately? The city is over run with chain stores! Its horrific. Rents are high and people cant afford to buy homes because PAYS ANYTHING but you are considering GIVING this a pass?!!!! Who are you people?

2/27/2015 8:33:01 pass?!!!! Who are you people?
2/27/2015 9:08:35 SAVE OUR HISTORIC HOMES!!!!

2/27/2015 7:07:56	Jessie Marie	Smallwood	aaars@cox.net	1740 Jackson Avenue	70113
2/27/2015 7:54:15	Marcia	Jahncke	bjahncke@cox.net	714 Girod St.	70130
2/27/2015 8:33:01	Donna Janet	Duplantier Johnston	dommaduplantier@gmail.com johnston849@cox.net	1240 N Galvez St 3528 Iberville St	70119 70119

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2/27/2015 9:28:54

Mary Ann

Brown

mbrown6865@aol.com

70115

2/27/2015 9:31:27

Andrea

Kaiser

andeleesiak@yahoo.com

70118

Allowing these buildings to be demolished will set a precedence and create a domino effect until none of the character that draws tourists to our city will be left.
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2/27/2015 9:31:51

Pam

Felth

pamybgood@aol.com

70124

6748 Argonne Blvd

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2/27/2015 9:35:14

Please do not sacrifice our city to the all-consuming false god of tourism. Cities where tourism rules everything else are cities slipping sadly into their dotage!

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2/27/2015 9:56:03

This is insane. Why would we give special consideration to someone who has done more damage to the quality of the French Quarter than anyone. Once we lose the buildings on Canal and Tchoup, they will never come back. We want the whole buildings - not just the facades. Please listen to the people who support you.

2/27/2015 10:29:31

Trudy	Andrzejewski	landrzej@tulane.edu	1216 Adams Street	70118
Henry	Foise, Jr.	henryfoise@gmail.com	3627 Carondelet St	70115
Danica	Resch	danicastorm@yahoo.com	7732 Green Street	70118
Peggy	Wilson	goppeg@aol.com	2415 Coliseum St.	70130

2/27/2015 10:33:46	Canal at is more historic & visually important than fifth Abe or the champs elysees. Don't ruin it by demolition & a massive new footprint. Roulhac Toledano, architectural historian & journalist.	Roulhac	toledano	roulhac@gmail.com	100 south st. W. Charlotte	22902
2/27/2015 10:33:54	Canal at is more historic & visually important than fifth Abe or the champs elysees. Don't ruin it by demolition & a massive new footprint. Roulhac Toledano, architectural historian & journalist.	Roulhac Eilen	toledano McDowell	roulhac@gmail.com ebmcdowell35@gmail.com	100 south st. W. Charlotte 17715 Chrtistopher Cr	22902 70817
2/27/2015 10:33:59	New Orleans is not New Orleans without historic buildings! I support economic development, but that is intimately related to retaining the character that makes New Orleans a unique destination and staying true to a master plan supported by the public. I could see this in my new home in Detroit, you would sacrifice too much by placing it on this site in new orleans.	Victoria	Olivier	victoriadbyrd@gmail.com	1395 Antileam Ave #33	48207
2/27/2015 11:10:50	This proposed streetscape will ruin the essence and character of downtown Canal Street. It simply doesn't fit and we should work with what we have because our architecture is part of a respected travel report in the N.Y. Times just listed New Orleans as one of the top 20 visited cities in the world. By destroying historic buildings and allowing this kind of development to happen you are destroying the magnet that draws people from around the world. Deciding to let developers insert projects into the historic footprint of the city is allowing them to be your city planner. They are concerned about the project, the profit, not the preservation of the flavor of a city that cannot be replaced.	Natalie	Lafont	natalielelafont@gmail.com	3838 Bienville Ave	70119
2/27/2015 11:18:08	The citizens of New Orleans who grew up surrounded by the beauty of our classic and unique architecture appreciate the renaissance growth we are undergoing however our most profound priority is to keep the integrity and beauty of our city intact for future generations. There are myriads of blighted properties and lackluster landscapes that could use the kind of modern architecture proposed. Leave our historical buildings - for it defines and refines us. New Orleans was recently named one of the top 20 cities in the world to visit, mostly due to it's unique culture, which includes music, food and most importantly architecture. If you let developers insert their project into the historic footprint you are letting them be your city planner. They are concerned with the project and the profit not the preservation of the flavor of a historic place that is a magnet that draws people from around the world. That essence cannot be replaced.	Craig & Regina	Kuper	cpkuper@comcast.net	2473 Royal	70117
2/27/2015 12:04:03	Keep historic New Orleans HISTORIC.	Elizabeth	Perrin	eperrin@elizabethperrin.c	5403 Fontainebleau Drive	70125
2/27/2015 12:21:39	Follow the Master Plan and CZO. It is absurd to continue making exceptions.	Regina and Craig Kuper Barry	Kuper bailey	cpkuper@comcast.net bstonet@att.net	2473 royal 3301 Chippewa St.	70117 70115
2/27/2015 12:24:32	STOP this very, very inappropriate development.	Elaine	Leyda	eleyda@gmail.com	1620 Dublin	70118
2/27/2015 12:29:51	I pray we preserve what makes us special. Please, please do not approve the tear down, and high rise.	Mary Jane	McAlister	maryjanemcalister@gmail.com	5330 coliseum st.	70115
2/27/2015 13:19:20	We need to preserve New Orleans history and a big part of that is our buildings. So many have been tossed away without considering their value as part of our history and culture. They are as much a part of our city as the people. They help make us who we are as a people. They need our love too. Please do not toss them away like garbage. Admire them for their beauty and history. There are not many city's left that have what we have. It makes us a unique and beautiful city. Our buildings are a huge part of that.	amanda	frank	starbiker73@gmail.com	4723 Tchoupitoulas st	70115
2/27/2015 13:24:44	We have a special city with a unique character. We do not need to turn into Las Vegas, which is destroying its older neighborhoods as quickly as possible. Canal Street needs further redevelopment. Let's make that happen within the Master Plan and current zoning laws.	Ashbrooke	Tullis	atullis@twpdlaw.com	1032 Lyons Street	70115
2/27/2015 13:31:46	These commercial buildings are critical to maintaining the fabric of the neighborhood and are a vital link to that area's commercial past. There are fewer and fewer buildings of this vintage left here and in the rest of the country. We need to preserve them in their entirety for future generations to appreciate and not succumb to a developer's desire for the biggest return.	William	Oberhelman	woberhelman@con-techir	53 Neron Pl., New ORlear	70118

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2/27/2015 14:12:45

What is the point of having a master plan for the city if at every turn there are exceptions made? We do not want to look like Atlanta or Houston. We are New Orleans - the most European looking and feeling city in the US. Let's keep it that way. I support progress. Please let those who are willing to invest in the City spend their money how they see fit. There is no need for government to place additional restraints on progress. Thank you.

2/27/2015 14:47:50

New Orleans does not need any more hi-risers. Please keep New Orleans unique. all salvagable historical elements should be enforced to remain. All new builds should be of the same design. The facades of the buildings should be saved and refurbished to the original likeness governed by the HLDC

2/27/2015 14:50:29

I completely agree with the PRC on all the above!

2/27/2015 15:23:55

I know you care about our city, but you may have given up on Canal Street. The street really is getting better, and has tremendous potential, but not if owners continue to wait for developers to do high-rise construction up and down the street. There is even a tax-credit project going on right now at Camp and Canal, ironically by the son of the owner of the historic buildings and vacant lots in the 400 block of Canal and 100 block of Tchoupitoulas. Canal Street is a remarkably intact main street with many beautiful historic buildings in need of restoration. This proposal if allowed would be a tremendous detriment to the future of Canal Street. Since 1976 in our Growth Management Plan there is the objective that the street should remain low-rise, and not become a high wall up against the Vieux Carre.

2/27/2015 15:27:15

This is a big mistake. Please do not allow this demolition to occur.

2/27/2015 16:01:39

Z R	Rethmeyer	zrethmeyer@gmail.com	10004 S 78th E Ave	74133
Peggy	Bishop	chezbish@gmail.com	1361 Moss St	70119
Derek Blanche M	Fossier Comiskey	dfossier@gmail.com bcmiskey@bellsouth.net	4220 Orleans Avenue 1100 City Park Avenue	70119 70119
Jessi Ellen	Sanborn Wall	jessisanborn@yahoo.com ellen@pqwall.com	20 Joyce Ave New Orleans 429 Carrollton Avenue	70121 70005
Ellen Robert Brian	Wall Levy	ellen.wall@gmail.com xernau2@gmail.com	429 Carrollton Avenue 3035 Iberville Street	70005 70119

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2/27/2015 16:26:22

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2/27/2015 17:13:33

I completely support the PRC on this issue.

I agree with all the reasons stated above. Also I have fond memories of these buildings as I

walked this block to work at the U S Custom House for many years.

2/27/2015 18:41:01

Brigitte

Fredy

416 COMMON ST

info@brigittefredy.com

70130

Rebecca
Clare Beth

Warpinski
Pierson

beckywarp@yahoo.com
Clarebeth@cox.net

36526
70119

Marcella

Badie

badiemarcie@aol.com
3648 Meadow Park Ln.

70131

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2/27/2015 19:02:29

Sherri

Strain

sherri@breakoutent.com 1618 3rd St.

70130

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2/27/2015 20:35:09

Robert

Dales

bobdales@yahoo.com 1229 Burgundy

70116

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2/27/2015 21:52:25
2/27/2015 22:54:04
2/28/2015 0:05:56

Don't destroy what Katrina didn't!

please

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2/28/2015 1:12:47 Members of the Commission, I ask that you recommend against this inappropriate

Graham
Jill
Sam

da Ponte
Galloway
Bruskin

grahmdaponte@cox.net 3008 Grand Route St. Jot
jill@galloway.com 222 N Irving Blvd
samo@fastmail.fm 2948 1/2 Grand Route St

70119
90004
70119

williams

rbouliwilliams@gmail.com 4040 clermont drive

70122

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2/28/2015 8:28:41

I have always loved that New Orleans was not another any city USA. I can appreciate the

need to renew an area, but the proposal lacks the charm of the city

We must live forever with the decisions you make today! DO NOT DEFACE OUR

2/28/2015 8:41:54

BEAUTIFUL TOWN!

Besides the culture, our history and architectural uniqueness sets us apart from other major cities in the United States. I feel to tear down sound historical buildings to make way for yet another hotel is a mistake. I understand that this is just a small project and only a handful of the thousands of historical buildings will be affected, but if we allow this project, where do we stop with future developers? We should look to Paris and other European cities who have successfully kept their historical buildings and integrated them into their development. Let's not willingly lose anymore of our history. Do we really want our beautiful, ornate French Quarter to be surrounded by sky scrapers and cement?

2/28/2015 8:56:22

If I wanted to live in Austin/Memphis/Dallas/Atlanta/Denver/Houston/ I would. If that's where

2/28/2015 8:59:08

YOU want to live, you should go there. Preserve New Orleans.

2/28/2015 9:17:35

Save historic structures. No high rise

Lindsay	McLennan	lsmclennan@gmail.com	540 F St, Andrew St	70130
Jeri	Brunfield	Jeri.brunfield@aol.com	7613 Mayfair pl	70126
David	La Brechd	dsiabreche@yahoo.com	3317 Jefferson Ave, New	70125
Christina	Pinner	christinabarrois@gmail.com	22331 9th St,	79429
Johnette Fredric	Johnson Larson	jstaes23@cox.net Bccastfish@yahoo.com	3551 Mimosa Court 420 St Maurice	70131 70117

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2/28/2015 9:54:54

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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2/28/2015 10:16:51 Members of the Commission, I ask that you recommend against this inappropriate

I support preservation of the whole buildings located at 400 Canal Street & 100

2/28/2015 11:04:43 Tchoupitoulas.

2/28/2015 11:54:04 Come on, you guys, once these are gone, they are gone FOREVER.

Chiemi

Karasawa

chiemi@isotopefilms.com 79 Perry Street, #2R, New

10014

Kelli

Bristol

KeiKate@gmail.com

2715 Chestnut Street

70130

Margaret

Lancaster

ml500@yahoo.com

500 David Street

70119

Mary

Shelton

mks987@gmail.com

3315 St. Claude Ave.

70117

I know I don't live in New Orleans but I live in a city that would sooner destroy a beautiful, historic building to induce a wealthy developer to build another, ticky-tack, international style skyscraper. As a former resident and frequent visitor to New Orleans, I'd like you to know that I love the architectural beauty that is ever present in New Orleans. This city is so unique, so special, please don't turn it into "Disneyland" or another cold, heartless, every town USA kid of city. Please, preserve these old buildings so that generations to come will appreciate the unique character that is New Orleans.

2/28/2015 12:00:04

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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2/28/2015 12:01:25

These are historic buildings. Please consider keeping our history I urge you to listen to the people of New Orleans that love their city and want to assure that it's uniqueness and beauty continue. Visitors to our town repeatedly state that "there is no other city like this!" Let's keep it that way!!!

Lynn

Long

70124

L2media@cox.net 85 Egret St.

70119

Linda Fraiche@yahoo.com 4312 Orleans Av

Margaret

Dolan

70130

dolanbomer4@yahoo.com 2730 St. Charles Avenue

Ralph

Schexnaydre

77097

ralphschexnaydre@sbcgl 792 Bateswood Drive Ho.

SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
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2/28/2015 19:10:45

Miriam

Maxwell

Mcgeemax@gmail.com 4127 Orleans ave

70119

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world. My family lived in New Orleans and owned a plant on front street in the early 1900's. The plant was torn down to build Harrah's. New Orleans is a historical and architectural rarity. Many of us have New Orleans running in our veins. But New Orleans is a treasure for everyone! This unique architecture is a reflection of the heritage of this melting pot. Many have roots to New Orleans. The history, culture, and architecture should be preserved for the people of the world to stay connected to this unifying treasure. Please preserve!

I support the PRC's stance on this project.
 Please vote to safeguard our unique streetscape, and not build another square, tall hotel that will cast more shadows over Canal Street.
 Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world. I continue to own property in New Orleans and hope that my home town is protected.

Keep New Orleans Unique.

These are historic buildings and should be preserved.
 Dear council members: please uphold the Master Plan and the Comprehensive Zoning Ordinance and vote NO on the variance request for the "Base of Canal Street". Our city is unique because of historic buildings, not in spite of them.

I agree with the letter supporting preserving the historic structures at Canal and Tchoupitoulas Streets.

3/1/2015 3:04:28

Karen Dorian

Finley Stone

Karenfinley5@icloud.com 1304 Mariposa Dr. #201

78704

3/1/2015 6:27:30

Elizabeth

Miles

De.gerac@gmail.com 2726 st Charles ave

70130

3/1/2015 11:41:00

William M. "Bill"

Williamson

Balsymilesrn@yahoo.com 1122 Nashville Ave

70115

3/1/2015 12:05:48

Ronda Dawn

Williamson

RONDAWILLIAMSON@C 1614 N HOLLISTON RD

99201

3/1/2015 12:08:34

William M. "Bill"

Schmidt

dawnzhua@hotmail.com 2236 PrytanisSt

70130

3/1/2015 14:05:32

William M. "Bill"

Detweiler

pnrcwmd@aol.com 2418 Calhoun St

70118

3/1/2015 14:42:43

Terrina

Russell-cook

Terrinasing@yahoo.com 621 david st

70119

3/1/2015 21:58:20

jeannie

mckeogh

jeanniemckeigh@msn.com 410 vincent av.,

70005

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets
 Dear New Orleans City Council and City Planning Commission,
 Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/1/2015 22:59:04

heather

godwin

heathregodwin@gmail.co

70114

3/2/2015 6:04:37

Joe

Tiboni

joe.tiboni@emich.edu

48103

512 Spring, Ann Arbor, MI

Please stop the wholesale demolition of our historic properties!

I request that you support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. These antebellum buildings are structurally sound and historically significant, and this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 6:47:15

john

guamieri

revolution_9@cox.net

70117

1019 Bartholomew Street

3/2/2015 7:23:38

Julie

Graybill

juliebob@bellsouth.net

70115

737 Constaninpole St. NC

I support preserving the historic structures on Canal Street and strongly oppose the hotel plan under consideration at 400 Canal. Violations of height restrictions and other disregard for the cultural aspects and master plan are unnecessary and inappropriate.
 3/2/2015 9:03:37 The proposal is NOT appropriate for the location
 3/2/2015 9:54:51 This is so important !!!
 3/2/2015 10:00:53 Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 10:04:23

Dear Council Members,

It is under your leadership that our city will remain one of the few historical treasures of the United States. I urge you to not allow the demolition or development of this project as proposed. The economic impact of this proposal should not outweigh your dedication to the preservation and guidelines set forth for historic re-development in our city.

I ask you in this support of our historic neighborhoods.

Sincerely,

Nancy C. de Montluzin

Once we have destroyed a building it is gone forever. We cannot rebuild history! Please respect our history and beauty.

3/2/2015 10:05:50

3/2/2015 10:08:47

Janet
christopher
Brian

Tallerine
kirsch
Bush

Janet.tallerine@gmail.com 1323 First Street
christopherkirsch@yahoo.com 2101 somial st
branjpush@cox.net 425 Ave A Marrero LA

70130
70115
70072

Greg

Cartwright

greg.cartwright@bravolaw.com 1737 Third Street

70113

Nancy

de Montluzin

ndemontluzin@yahoo.com 2714 St. Charles Ave.

70130

Janet

LaRue

janellarue@hotmail.com 723 Flood St.

70117

Dear New Orleans City Council and City Planning Commission,
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3/2/2015 10:12:05 Members of the Commission, I ask that you recommend against this inappropriate
 3/2/2015 10:15:37 I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
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3/2/2015 10:32:07

Buildings like these are one reason why New Orleans is a beloved destination for people all over the world, not the "new urbanism" and strip mall buildings going up all over the city as we speak.

3/2/2015 10:49:21

92027
70117

kimmielheadwrench@yahoo.com 2060 E Grand Ave #E
 derekrwood@yahoo.com 919 St. Roch Ave.

Giesecke
Wood

Kimberlee
Derek

70005

scottclairrah2000@yahoo.com 1237 Aris Ave

Darrah

Scott

70117

mattsak@gmail.com 3311 Dauphine Street

Sakakeery

Matt

Dear New Orleans City Council and City Planning Commission,
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3/2/2015 10:50:30 Members of the Commission, I ask that you recommend against this inappropriate
3/2/2015 10:56:31 Please preserve all four of these structures in their entirety.

Dave
Alex

Kimball
Morgan

kjevad@yahoo.com 12163 Dame Alley
alexmorgan.la@gmail.com 4724 Camp St

70401
70115

3/2/2015 11:18:01 Members of the Commission, I ask that you recommend against this inappropriate

michael

baker

realllys@yahoo.com

1330 Camp Street

70130

1 SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

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3/2/2015 11:23:17

Akul

Nishawala

akunishawala@gmail.com 2718 St. Ann Street

70119

As the city's main thoroughfare, Canal Street deserves world-class developments. We deserve better than this proposal. The CBD cannot afford to lose another historic building, least of all in this location.

If we begin demanding good developments, they will come to us. This proposal can and must repurpose the historic structures on this lot. If we continue to allow exceptions, those exceptions become the rule and the master plan for our city will be a plan in name only.

Vincenzo

Pasquantonio

vpsquantonio@gmail.com 3700 State Street Drive

70125

Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 11:29:04

Benjamin

Griffin

griffin.benjamin@yahoo.ci 6217 Laurel St

70118

Members of the Commission, I ask that you recommend against this inappropriate

Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 11:30:29

Meg

Seydel

mseydel@seydelaw.com 3100 Ursulines Ave

70119

Members of the Commission, I ask that you recommend against this inappropriate

New Orleans is the most unique city in the United States, in the world, because of its historic architecture. It should be preserved, restored at all costs. Our historic architecture will continue to inspire visitors and residents and bring tourism to our city indefinitely. Please do not be shortsighted or be blinded by money and consider the value that these buildings will provide as long as New Orleans exists. The value of this architecture cannot be underestimated.

3/2/2015 11:30:29

Marta

Welden

martawelden@yahoo.com P.O. Box 792391

70179

Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 11:35:54 Members of the Commission, I ask that you recommend against this inappropriate and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

Kim

Williams

kim541williams@hotmail.com 6100 Elm Street

77081

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3/2/2015 11:35:59 Members of the Commission, I ask that you recommend against this inappropriate development proposal.

Emily

Mosley

brown_emily2@columbus 701 Lesseps St Apt 8H, N

70117

Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 11:37:06 Members of the Commission, I ask that you recommend against this inappropriate Do not Demolish. Preserve!

3/2/2015 11:41:52 Dear New Orleans City Council and City Planning Commission,

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3/2/2015 11:45:09 Members of the Commission, I ask that you recommend against this inappropriate

Winer
Linell

Randall
McWilliams

winterclaire@yahoo.com 2444 N RAMPART ST
Linell93@yahoo.com 100 Dunleith Drive

70117
70047

Frank

Israel

fsrael9221@yahoo.com 3221 Grand Rte St John

70119

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets
Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 11:46:15
Dear New Orleans City Council and City Planning Commission,

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 11:46:18
Do your job. Represent the PEOPLE, not any personal interests or investments. Do that on your own dollar and dime.
3/2/2015 11:49:56
Besides that fact that we should preserve our historic structures as smart planning for our own city's future, tourists come here to see our historic structures and immerse themselves in the history of a city like New Orleans. Furthermore, there is plenty of available land and non-historic structures where we can demolish structures of no important history, age and/or value, and build new structures.
3/2/2015 11:55:29

lameia_miller@hotmail.co 3217 St Thomas St

Miller

Tameia

70115

wcheek@ulane.edu 3212 Prylania

Cheek

Wesley

70115

rosarita_jbc@yahoo.com 224 n Pierce st

muehlenberg

Emily

70119

dalon@hemarkeingcentk 715 Ursulines Street

Alonzo

Dennis

70116-2715

My daughter and her husband are relocating to NOLA soon to take up positions at Tulane University. I look forward to frequent visits. I know that one of the reasons my children wanted to move to your city is its beauty and special, individual quality. I have lived in the West for years, with so few traditional buildings and more of the totally anonymous strip malls. Please keep New Orleans unique and special.

Shel

Anderson

sheloregon@gmail.com 1706 Rosetta Dr, Durham

27701

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 12:02:51 Members of the Commission, I ask that you recommend against this inappropriate
3/2/2015 12:04:57 Let's keep our cityscape unique!

Leslie
Joan Ellen

Parr
Young

parr@byuno.edu 1202 N Dupre, New Orleans
jeyoungnccc@yahoo.com 3123 Maurepas Street

70119
70119

Please support not only the preservation of the whole buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas, but also the established height limit of 70 feet in this area.

New Orleans is in an economic climate right now in which we don't have to beg for developers who want to work in our city. We have the ability to dictate the terms of development and decide what we want our city to look like in the future. I ask that you reject this development proposal which blatantly disregards the 70' height limit established in both the current and draft CZO.

Thank you,
Elizabeth Burger

Elizabeth

Burger

eburger3@gmail.com 501 Austerlitz St, New Orleans

70115

3/2/2015 12:08:05 Please do not allow our city to look like every other city in America. Please keep us unique. As a visitor I have spent thousands of dollars in New Orleans over the past couple years alone but going back to 1999. I support historical preservation as a rule especially in New Orleans. History cannot be re-made and a large part of remembering it and teaching it is preserving it when at all possible. As a very near future resident of New Orleans I feel the same, if not even more passionate about this. Additionally, the existing height limit should be enforced for the very reasons it was designed.

Nancy

Gilbertson

Innergarden@cox.net 3 Five Oaks Drive

70131

I am a frequent visitor to your wonderful city and a strong believer in preservation. Please consider an outsider's plea and consider supporting saving these structures.

Shannon

Shearer

shannonrad@gmail.com 119 N. 29th Pl.

98273

3/2/2015 12:19:36 consider an outsider's plea and consider supporting saving these structures.

Cynthia

Grossi

webbgirl@cox.net 329 Shannon Ct, NW

32548

Dear New Orleans City Council and City Planning Commission,
Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 12:23:22 Members of the Commission, I ask that you recommend against this inappropriate Dear New Orleans City Council and City Planning Commission.

Samantha

Szaszowski

sszaszowski@tulane.edu

1688 Bagley St.

48216

Please SAVE New Orleans. Support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 12:25:01

Donata

Henry

droome@tulane.edu

2308 Joseph St

70118

Please preserve the intact historical properties in the 400 block of Canal Street. As New Orleansians, we all have an obligation to run over historic properties to future generations. First developers wanted to build in the quarter, and they almost destroyed it until preservationist stopped the sacledge. Then, developers wanted to go up St. Charles Avenue, and almost destroyed that beautiful corridor before the Save St. Charles organization was formed to stop that cancer on the city's historic past. There are plenty of other places for development of a large downtown hotel without permitting the razing of these historic building and violating the 70-foot height restriction. If you are not going to honor zoning codes that were the result of compromise, then why bother having a zoning code at all? Why don't you just turn over the city to developers? Pretty soon, all the things people come here for will be diminished if you don't stand your ground and seek other locations for this development. If you don't, then why am I spending so much money preserving my historic property downtown?

3/2/2015 12:26:26 Dear New Orleans City Council and City Planning Commission, John Hill 70130

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 12:36:42 Members of the Commission, I ask that you recommend against this inappropriate Tricia Keffler 70117

Dear New Orleans City Council and City Planning Commission,
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3/2/2015 12:37:38 Members of the Commission, I ask that you recommend against this inappropriate

Catherine

Campanella

Catherine.Campanella@gmail.com 205 Dorrington Blvd.

70005

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

3/2/2015 12:38:19 City Council Members, I ask that you reject this development proposal.

carolyn

weyand

carolynweyand@gmail.com 730 Lowerline st

70118

Dear New Orleans City Council and City Planning Commission,
 Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 12:43:58 Members of the Commission, I ask that you recommend against this inappropriate Once these buildings are gone, we can never get them back. Too many of our historic 3/2/2015 12:44:16 building have been lost - please, let's do all we can to preserve them.
 I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Farrington Amy 1924 St Claude Ave 70116
 amilita137@yahoo.com

Cvitanovic Shanna 217 North Gayoso St New 70119
 cvitanovic@hotmail.com

Dear New Orleans City Council and City Planning Commission,

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3/2/2015 13:01:01 Carfa 1339 W Ardmore Ave 60660
 carfabruni@gmail.com

Bruni 219 South Hennessey St. 70119
 linkbennett@gmail.com

Bennett

We have little of the historic fabric of canal street left, please save these buildings. When building like these are destroyed a little bit more of the character, scale and beauty of the city is lost. Buildings like these are why tourists come here and locals live here. Just keeping the facade is a travesty. A building is more than it's masonry facade.

3/2/2015 13:13:48
3/2/2015 13:22:52

Charlotte
Catherine

Throop
Dempsey

cbellan@yahoo.com 4214 Dumaine St.
Catherineedus4@msn.c 4925 Dryades St

70119
70115

While I understand the desire for new development, everything about this screams "wrong" for so many reasons, not least of which is the developer openly flouting the existing restrictions and essentially holding these properties hostage and willfully letting them rot if he doesn't get his way, like a pouting child. City Council, do not give in to this man's demands. These structures are wonderful examples of unique local architecture that other cities would kill to have, and once they're gone, they won't return. Please, listen to your constituents who care about this city.

3/2/2015 13:23:42

Ryan

Jackson

ryjack88@gmail.com 1122 Sixth St

70115

The older buildings in New Orleans are the main tourist attraction. Please do not tear them down. What if the Europeans decided to tear down their cathedrals???? To me, it's the same thing.
Wake up people!
The older buildings in New Orleans are the main tourist attraction. Please do not tear them down. What if the Europeans decided to tear down their cathedrals???? To me, it's the same thing.

3/2/2015 14:01:34
3/2/2015 14:01:35

Mary
Mark

McFadden
Thomas

manyandguy0@gmail.com 76 Coffey Circle
architropix@gmail.com 3700 north rampart st

28806
70117

I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

3/2/2015 14:01:35

Mary

McFadden

manyandguy0@gmail.com 76 Coffey Circle

28806

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3/2/2015 14:05:04

shawna

atkins

shawna.atkins@gmail.com 4302 Burgundy St New Or

70117

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Members of the Commission, I ask that you recommend against this inappropriate development proposal.

3/2/2015 14:17:57

Duncan

Willduncan@darlmouth.e. 2709 Camp st

70130

Will

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3/2/2015 14:29:14 Members of the Commission, I ask that you recommend against this inappropriate

gretchen

hirt

gretchen@gambelp.com 816 darlene ave. metairie

70003

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3/2/2015 14:49:23

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3/2/2015 14:51:22 Members of the Commission, I ask that you recommend against this inappropriate

Meagan

Pryor

meagan.pryor@gmail.com 623 Ninth Street

70115

Nancy

Jaynes

nancyejaynes@yahoo.com 8207 Hickory St. New Orle

70118

Dear New Orleans City Council and City Planning Commission,
 Regarding the hotel project proposed at Tchoupitoulas and Canal Street--
 Let's talk about planning and not about how to make this inappropriate project fit into a place
 it is not zoned for.
 Let's talk about zoning here and what it is intended to do. Read the description of the current
 CZO for CBD-3 zoning ("...to maintain the scale and height of existing development...") and
 the draft CZO for CBD-2 zoning ("...to provide for the reuse of existing
 structures, ... small floor plates for office, retail, institutional, and residential uses...").
 Let's talk about the pedestrian experience--the historic scale of Canal Street, the
 extraordinary appeal of the scale of the Vieux Carré, the scale of the Poydras Place
 neighborhood, the low-rise scale of corridors like Magazine Street. The proposed project
 addresses none of this. In fact, the addition of another tower on Canal will add to the wind-
 tunnel effect already caused by Canal Place at this intersection.
 Poydras Street is an example of what planning is supposed to do--to direct the development
 of buildings of a certain scale to appropriate sites. Tchoupitoulas and Canal is not the
 appropriate site for this project.
 Finally, any attempt to graft the facades of historic buildings onto the base of a 250 tower is
 not preservation.

Waller

70119

wgallas@louisianalandma 1440 Moss St.

Gallas

3/2/2015 15:14:31 I urge you in the strongest possible terms to deny this application.
 I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Dear New Orleans City Council and City Planning Commission,
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 Street.

Jill

70119

soulofneworleans@aol.co 4321 SAINT ANN ST

Stephens

3/2/2015 15:18:35 I hope that the City Council will see the importance of not destroying the historic fabric of
 Canal Street with this development. Please keep New Orleans as New Orleans, not some
 other city.

Vivian

70119

chenef@cox.net 1014 N. Carrollton Ave

Faget

Dear New Orleans City Council and City Planning Commission, Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. Not only are these antebellum buildings structurally sound and historically significant, but this corner is also an anchor of one of our city's most important commercial corridors. It deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world.

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3/2/2015 16:01:29 Members of the Commission, I ask that you recommend against this inappropriate
 3/2/2015 16:09:44 See above
 3/2/2015 16:27:19 To save the unique character of new Orleans I am against this high rise development.
 I SUPPORT Preserving the Historic Structures at Canal & Tchoupitoulas Streets

Rhonda
 Sandra
 kathy

Griffs
 Bursnell
 sebastian MD

rhonda.carty@yahoo.com 5647 Calina St., New Orleans
 Sandrabursnell@gmail.com 3222 ursulines ave
 aikats@aol.com 2741 ursulines av

70124
 70119
 70119

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3/2/2015 16:37:49 historic district, such as the latest proposal for a high-rise tower in the 100 block of Royal

Jenna

Burke

jenna.dolores.burke@gmail.com 1235 1/2 Seventh St.

70115

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Street.

3/2/2015 17:01:47

Jay

Seastrunk

seastrunk@seastrunk.org 921 Henry Clay Ave

70118

Transcript of Neighborhood Participation Meeting Regarding High-rise on Canal

I=m going to go ahead and get started for right now. I=ll just introduce myself one last time. I=m Todd James with Mathes Brierre Architects. We=re part of the joint venture between ESG Mathes, which is actually ESG Mathes LLC. I=m actually a principal of Mathes Brierre so I=m here to serve as a Project Lead with more so from a regulatory advisement standpoint. So, I just wanted to give you guys at least a little clarity about that part. Um, one thing I also want to go through is that this is a Neighborhood Participation Program meeting and it=s just for a point of clarity because I think there may have been some confusion initially about the format of the meeting. So this is not actually the public hearing for the City Planning Commission or the HDLC. This is actually a meeting that is set up originally by the City Council about a year and a half ago where there is now a process in place to allow applicants to engage neighbors and get more input from people who are indirectly, or directly, impacted by a project. So, if something has to go through a large format of a regulatory review, either from a BZA, HDLC or any other land use requirement we actually have to conduct this meeting so one thing that happens is we contact the City Planning Commission and they provide us with the contact list that they use from their land use records. A lot of it is tied to different departments within the city so a lot of people may not actually get contacted that live within a 600' radius that we=re required to contact. So, if you do know of people who were not properly alerted of the meeting it=s not as though we were trying to avoid them, sometimes we do not have everyone=s contact information. So I just want to give that point of clarity.

So, understanding that the site is at the epicenter of Tchoupitoulas and Canal we=re responsible for contacting people within 600' of the property corners of that site. So this slide just identifies that component of it - if it was a smaller project there=s also smaller radius=s of 300'.

Just to kind of jump into this because I think a lot of people have heard a lot about this project initially, the limit of the site of Canal and Tchoupitoulas (I=m sorry, I don=t want to block anybody=s view) more so addresses the use of the parking lot that most of you see at that corner as well as the three primary buildings along Tchoupitoulas, the 105, 109 and 111 buildings as well as the 422 Canal Street building.

Previously we had applied for a demolition application for the 406 and 401 Canal buildings. Those had already been approved by HDLC/CBD earlier last year and this application now was actually generated through an ordinance that was introduced by Councilman Cantrell's office and so to give a little bit more clarity on that part, the reason for the ordinance is not to overcome or skip any step of the process, this actually allows us to start the application process once again because initially we withdrew our application for the initial requests for demolition.

Now we have come back, this is a different application process where we're not asking for demolition of the three buildings on Tchoupitoulas we are renovating and doing some partial demolitions at the reapportion of the building in order to accommodate what we are trying to build adjacent to and above the structures. So, that's one thing we are going to talk about a little bit more once we get into the project and one part we are asking for is still for the demolition on the

422 Canal Street building.

Some other points of information: a) this project does reside within the HDLC/CBD Canal Street Historic District which was established in 1984. There is some height restrictions especially at this site which does limit right now the max allowable for a permitted building use will be 70' on a site. Right now the existing buildings are about 55' or so so what we are applying for is a taller building within this district which will require us to go to an HDLC application at a later date.

Some of the key things to cover so everyone really understands what we are requesting. We give only five different types of approvals and waivers: the first one is the initial baseline overall review of the HDLC/CBD for the design and development in its totality. The other component is for the conditional use which is allowed, excuse me, conditional uses are allowed to be applied for through the current CZO at this site, especially where that's being within a CBD3 District – so, conditional use for hotels are allowed – conditional use applications for hotels are allowed. The other part that we are asking for is a waiver is that the permitted use is for a FAR6 (Flow Area Ratio) which means that if you have a site that is 1,000 square feet that means you can build up to 6,000 square feet of building on that given lot. The other component that is allowed is that it is the restriction of the 70' but what we are asking for right now is a FAR15.5.

The fourth point that we're dealing with is the height waiver like we talked about a second ago, which is the max allowed permitted height is 70'. Right now we're asking for an allowed maximum height on the structure of 250'.

The fifth component is that within the CBD there is a prohibition on parking within structures. We're asking for a waiver on that to allow us to actually put parking within the building. Initially we had asked for 168 parking stalls but we have since reduced that now to 164.

So to talk about this site plan, and I apologize, I know this is a little bit of a dark screen so I just want to, I'm not trying to hide anything.

Unidentified female: So there's no questions before you finish?

Mr. James: No, no, I really just kind of want to really stick to it and hit all the points and really get to the questions so that we, so that I can really make sure I answer it clearly.

Unidentified male: Since this is so hard to see, is this presentation available online or uh,

Mr. James: So what we're going to be doing

Unidentified male: How can we find out since it is so hard to read?

Mr. James: And I, once again my apologies about that. What we're going to do is that we're required to generate an NPP report as a result of this meeting and our intent is to have that schedule completed by tomorrow so that we can submit it Monday morning

Unidentified female: To?

Mr. James: To the City Planning Commission, so that will be available for public record and that way we will be able to get the information out there. I know the City Planning Commission traditionally tries to get their reports out seven days prior and that's usually available online through the City's Granicus website and that way you'll be able to pull down the full application, it will have all of the drawings, it will have the report from this meeting which should include you guy's comments

Unidentified male: Will it have all these slides that you are showing?

Mr. James: Yes it will. So, coming back to the site plan, what we are trying to do right now, we're talking about the proposal of the Marriott Hotel which right now the two brand types is Residence Inn and Springhill Suites, which it two Marriott brands. We have these building where it's stacked hotel situations above each other and we are trying to deal with some baseline renovation of the three initial buildings. So, one thing that we're trying to do with the overall site improvement is the new sidewalk area which includes new masonry pavers, granite pavers which is similar to what you see along the majority of Canal Street. One other thing we're going to be doing is reducing the delivery impact because we know that this is something that has been talked about time and time again over the past year or so that we've been working on this project uh, with internalizing all deliveries within the building – we do have a drive access off the rear side, I'm going to show that on the next slide in a little bit where all deliveries are supposed to be centralized and maintained on-site so that we don't have the drive points and impact points of the individual tenant buildings like you have there right now where everyone doesn't have a dedicated delivery point since now this is all primarily turning into one user group it reduces the number of delivery and loading areas that you'll have on site. One thing that does come as a result of the project is improved site lighting as well as overall security around the property and this actually creates an opportunity to activate more pedestrian access around the entire building.

So, getting into the first floorplan at what I was discussing a moment ago, is when we get into the primary building, right now this just shows this blue line right here – actually shows the outline of the three primary buildings – right now we have not actually finished programming what actually happens within the first and second floors of the building but we're trying to introduce so form of a retail or restaurant space within that core and try to make it work within what we have as some of the baseline structure for the initial three buildings. This also serves with

the drive-up access on the Canal Street side so that all primary hotel guests, as they come to the site, will have their access off of Canal Street. The garage access actually comes off of Common Street so what this allows for us to do is we can bring the circulation of vehicles from Canal, around Tchoupitoulas and go straight into the garage on to Common Street. The other thing that can actually occur in some cases is that a vehicle can either be retrieved from Canal or a vehicle can be retrieved from within the building footprint on the Common Street side of the property. And, a lot of that is actually driven by us trying to mitigate the issue that a lot of folks have with the number of vehicular, well excuse me, with cars stacking up on any side of the building.

So, getting into the second floor, uh, what I mentioned a second ago, is still a continuation of that same restaurant/retail space within the three existing buildings. There is modifications, of course, for us to get the elevators up to the upper floors and you will see a secondary access point as well for the second floor. And, there's going to be private dining rooms off of the Canal Street side and then a continuation of the ramp as it proceeds to the third floor for the parking garage.

What you have here, and I just condensed it to one slide, is showing the three floor plates that we have for the parking garage shared between floors three, four and five. Um, initially as I stated we initially had 186 parking stalls – right now we've reduced that down to 164 showing a split 54 stalls on the third floor, 58 on the fourth, 52 on the fifth floor and initially we had an additional floor, it just did not work out properly and we felt it was just more appropriate, especially if people were trying to reestablish the scale at the lower floors of the building to reduce that impact and not have that many parking stalls.

Getting up to the sixth floor where we have the open air pool and uh shared access space, right here we also have eighteen different guest rooms which is part of the Residence Inn brand model that we're going to have on that floor as well as a shared amenity which is the exercise room which is off to the right hand side, the elongated room that you'll see that's on the Magazine side of the building – Magazine Street side.

When we get to the seven and twelfth floors this is the standard tower component where we'll have twenty-seven guest rooms proposed within Residence Inn for a total of 162 rooms within Residence Inn and on the upper floors thirteen through nineteen – Springhill Suites – with twenty-four guest floors per room with a total of 168 for their rooms.

And, when we get to the twentieth floor of the building, what we do have – where you see the three rooms centralized is actually junior ballroom right here, these three spaces around this side along the Tchoupitoulas side are actually hospitality suites and we still have some more shared amenity rooms and back-of-house

support on the Magazine Street side of the building. This is actually going to be an observation deck that's at that top floor that's associated with that junior ballroom space because we're trying to establish actual pre-function area directly adjacent to the ballrooms.

So, as we get into the elevations, you guys will notice that there are some slight deviations from what you may have seen in the initial media images uh, what we've been doing, uh, the project is very much still a work in progress but what we wanted to make sure that we were able to do is still achieve what the overall design dynamic has been uh, over the past couple of months and, one thing I did neglect to mention is that there was a round table (person coughing) committee that worked with the councilwoman's office – it was members from our office, excuse me, from our team, from the development team, adjoining property owners and adjoining business owners, as well. So a lot of stuff has actually gone into us trying to figure out what we can do differently to try to make this project work and at least more palatable for everyone who has some point of interest or concern. One thing you will notice is that we have tried to reestablish the baseline of the building, working within some of the original design vernacular that you have on Canal Street by trying to reestablish the base so, that's something that you will primarily see. One thing that we've kind of come to learn over time is that when people interact with a building the, they look at two primary points - they look at the base of the building and they look at the top of the building so one thing we really want to try to make as a focal point is that people have an opportunity to really look at the bottom of the building and still feel the same scale that they have along Canal Street.

One other element that we do have is the glass design component at the corner. In the last design you guys may have noticed, or you may have heard about, there was a spiral element in the building, we've eliminated that component and have gone to a fractured, or faceted glass design element to try to really highlight that corner. One thing that we really want to try to focus on on the ground level is um, try to talk a little bit more historically about what has happened on this site. Right now it serves as a primary entrance to the retail and restaurant area but we still want it to be a little more interactive for anybody that's coming past this site. We understand the history of this site that goes back to the 1700's with the Bienville Plantation and Bienville's primary property as well as the building that were here at one point that was a culmination of multi-cultural economics so you had anyone from freed-men-of-color who owned buildings here, people of Jewish descent who owned buildings here, Irish, German, and we want to try to take an opportunity to try to focus back on who was actually here and actually living and working at this epicenter.

This at least gives you a clear view looking at that base floor. One design element that we tried to change is to try to may reintroduce, excuse me, put more of a focus on where the primary entry is to the hotel because in the last iteration that you saw, that you guys have seen in the media, it almost gave the focal point of coming more

to the corner of the site. That's more for the pedestrian floor – that's more for the retail and restaurant area – we want to try to make sure that we do highlight exactly where the hotel is. If someone's going to be a patron of this location you want them to know exactly where they are going out to get lost on Canal.

Unidentified male: So what is the proposed skin that we're seeing right now?

Mr. James: So, on the upper tower component is metal and on the lower portion, we're still looking, we're still experimenting with either pre-case masonry or some other type of material.

Unidentified male: So you don't know what it is?

Mr. James: We're still in the design phase so we're still working out way through it.

This is looking at it from the Tchoupitoulas side um, one design comment that did come out of the HDLC-CBD's initial hearings and PAC, excuse me, Design Advisory hearings is that the initial building read too horizontal, they wanted us to put more emphasis on the vertical of the building which is something that you'll notice is very much true with a lot of the high rises in and around New Orleans. If you look at Harrah's Hotel – it is a newer building but there is a vertical vernacular, 930 Poydras has a vertical vernacular, there's 201 St. Charles and a host of others as well.

And this gives a closer view where we do preserve the three primary buildings on Tchoupitoulas and what we do want to do is introduce more of a pedestrian arcade at the base so that we can tie the buildings together better and actually use them as a more overall program space.

Unidentified female: How much of the building is to be preserved?

Mr. James: I don't, that's what we're still trying to figure out within the program that we're doing for the hotel and retail use.

This is looking at it from the Common Street side of the building where you do see the parking garage skin shown on the left hand side and we do preserve the Common Street side of the 111 Tchoupitoulas Street building and just gives a closer up view.

And, again from Magazine with the ?? building shown with the building in the background.

This just gives an overall rendered aspect of what we have for the corner view of the building and please understand that one thing technology has limited us on right

now is that we are still trying to work through a lot of things, we're trying to have more refined images as we go through the process, at least for the City Planning hearing we want to have clearer images that help to articulate what the design intent is with the building. So, while this may read very rigid right now we are still working through a lot of details.

This is still showing that same vantage point at a lower point. More that, so that you can have a clear understanding of what we're dealing with on the three existing buildings as well as the remaining site.

And, showing a more focal point back into the activation of that corner and given a vantage point showing the Common Street side, one thing that I did not mention earlier is that we are still maintaining the set-backs that we initially talked about in the design where we have an 8' set-back on the Common Street side, 5' set-back on Tchoupitoulas and a 5' set-back on Canal Street and, there's a 10' set-back on Magazine.

Unidentified female: Are the set-backs from the street, from the curb or from the property line.

Mr. James: No, from the property line and that's actually more so from the face of the existing buildings.

This shows the pedestrian access again coming in from the primary hotel entry from Canal and showing a broader view of the building as you will look at it more so beyond Magazine.

And again just showing an overall site looking down on it over Canal Street from above the ?? House. And again from Tchoupitoulas looking at it adjacent from the Windsor Court coming from the Poydras side of the building. And the same slide again.

So, just a recap, what we're primarily dealing with uh, cause one thing I want to really make sure we're clear on is that we are dealing with five primary points the HDLC overall approval of the development which does include the request for demolition on the 422 building, the modifications at the three adjacent buildings on Tchoupitoulas, the second is the conditional use application for hotel use at this site, the third one being the FAR waiver request to 15.5, the max height waiver request of 70' with the primary structure capping out at 250 – and that's to the top side of the glass component of the building that you see. So that's what we have right now and I'm gonna go ahead and start the question and answer phase and I just ask that when you guys do speak, please speak up because Ned Brown who is here with us from our office he is trying to make sure that he dictates and records all of the comments properly so we can record them within a report. So if anybody, I know you had your hand up just now and I'm just going to, just bear with me I'm

going to try to make sure I get everyone and try to respect everyone's time.

Unidentified male: Just a technical question, how are the comments being recorded?

Mr. James: He's recording it by his phone, he's doing an audio recording and he's doing handwritten notes. Sorry, and I should have mentioned that before. So go ahead, I'm sorry.

Cassandra Sharp: My name is Cassandra Sharp and I am a property owner on Julia Street. I had, so you're saying this property, this location isn't even zoned for hotels, so you're asking for a conditional use to have a hotel?

Mr. James: So, within the CZO there's permitted uses and there's applications that are allowed through conditional use. Hotel is allowed through a conditional use. There are other usages

Ms. Sharp: interrupts – otherwise no hotel.

Mr. James: If anyone was to put a hotel along this stretch within this designation . . .

Ms. Sharp: Right

Mr. James: - you have to apply for a conditional use, no matter what. That does not mean that you can't have a hotel, that just means that there is an approval process that you have to go through in order to obtain it.

Ms. Sharp: In the other two buildings that you wanted to take down, is that what fronts on Canal Street.

Mr. James: That's correct.

Ms. Sharp: What are they?

Mr. James: So there was the old Fox photo building, that's how I always remembered it as a kid, uh, now I think it's like a souvenir or tourist shop – that one was already applied for demolition last year

Ms. Sharp: So there was

Mr. James: and was approved as well as the corner store built in the 401 building. That was already approved for demolition.

Ms. Sharp: I know but, Patty, are those historic buildings?

Multiple responders: No.

Ms. Sharp: They're just lean-to's or whatever

Unidentified female: They're just cinderblock, yep.

Unidentified male: But there is a historic building, very pretty, that would come down on Canal.

Mr. James: The 422 building is what we are requesting a demolition application on

Ms. Sharp: It is adjacent to _____?

Mr. James: It is adjacent to _____, it's next to _____, we're not touching _____.

Unidentified male: Could you show a picture of that, the building?

Mr. James: And I apologize, I wanted to pull up more pictures for it but I was running out of time to pull this thing together.

Female whispering: . . . is a conditional use permit, unintelligible

Unidentified female: This is the one that would come down, right there.

Ms. Sharp: I have a comment, okay?

Mr. James: Yes, ma'am.

Ms. Sharp: I bought my building, one of the row houses on Julia, twenty years ago. It's built in 1832, it's a row of what, I think, is the most significant grouping of buildings if not in Louisiana, in the United States, maybe the world. But, forty years ago, Preservation Resource saved that row because a developer or a so called developer came in and they wanted to turn it into a circus parking lot and these are all not renovated – thirteen fully renovated buildings – 7,000 square foot each and they were worth saving and these three buildings were worth saving – you're saying you're not going to tear those down but you're probably going to mutilate them a little bit and then this other building I didn't realize that it had historic value that's next to the Sanlin . That should not be torn down, in fact, I am amazed that what they're saying is you need a conditional use to have a hotel there. That means they had some other idea of what should be there and, it's probably residential because of the building that backs up to it on Common.

Mr. James: Okay, I'm going to come back to the conditional use component again. You have three different categories when you're dealing with land use. You have permitted uses, you have conditional uses and you have none that you cannot apply for at all

so it could be anything. It could be a power plant, it could be anything of that nature. I mean it's, that you can't apply for that type of use in that space. There is an understanding that when you get into certain building type usages they're going to have impacts within the zoning so either you can make them fit within what's permitted, initially, or they're going to exceed some of the baseline requirements that you have on the site. All hotels are not created equal – you can have a boutique hotel, you could have a medium density hotel, uh, limited service/full service. Since we're not doing a full service hotel and we actually are combining two uses types on this site, we are exceeding what's allowed under the base permitting use so, yes, we are asking for waivers. But even if we were to come in and do a boutique hotel at the site, we would still need to apply for conditional use. So, that is something that I really want to make sure that it's clear that is, uh just because it states conditional use it does not mean state that you cannot have that type of project at the site.

Unidentified female: What the height restriction is there is 65' or 70'

Mr. James: 70'.

Unidentified female: And what do you want to go to?

Mr. James: So we have a max cap at 250'.

Sally Reeves: I have some comments. My name is Sally Reeves and I live Uptown at 5801 St. Charles and I'm just here as an interested citizen but I'd like to say that the waivers, um, the level of waivers that I heard you explain are really the egregious level in my view. The CBD complicated rezoning package that was adopted in 1978 divided the Central Business District into eleven areas and this is CBD-3 which is one of them. And, that package after all of these years has worked and guided the development of the Central Business District into a really thriving area. And, so to, and one of the ways that it worked was that nobody got their Christmas list in that it was a compromise package. And in some areas you could go to 250' and in other areas you couldn't tear down, demolish or do anything at all that was, over what was there. And so 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. And the difference between our having a historic building and not having a historic building is pretty substantial too. And they're not only asking for a waiver of the use for one hotel, but you want to have two hotels on the site. And so, it seems to me that it's just overreaching and you need to step back – the developers need to stand back and realize that in that area they need to work with the zoning that's there.

Mr. James: Thank you.

Ms. Reeves: Oh, and I wanted to say one other thing about the attempt to put two hotels and parking garage and have the skin from historic buildings it ends up as a design hodge-podge.

Mr. James: Thank you. I'm going to come over here next.

Adrienne Hennessey: Hi, my name is Adrienne Hennessey. I actually live in this neighborhood at 307 Tchoupitoulas, two blocks away next to Restaurant August and I work at an office, a health care practice on Julia Street and I had some, wanted to point out a couple things that get kind of frustrating to me as a neighbor nearby and it's nothing to do with the project or the design it's more that when I hear people talking in assent against the project or any in the neighborhood it's the idea that the person who owns this entire parcel of land somehow is supposed to divvy it up and sell it to individual owners like me who want to renovate one building and we can't force that owner to do that, first off. The other thing is I think people have talked to my colleagues, the people who work in my practice, and neighbors who maybe don't own their buildings but have rented long-term in our neighborhood and even though, like me, for full disclosure, I don't love living in a tourist-rented neighborhood and walking outside to hordes of traffic but as a business owner and resident I know that a large hotel like this brings not just people staying in it but the employees of the hotel and having more businesses downtown – people who do have their livelihood in the area that those employees are people who could be clients of my practice, for instance, and my colleagues. I just want to bring up the voice of reason to this scene and say that not everybody that lives within a two block radius of this building is against the development.

Mr. James: Thank you. Yes, sir.

Walter Gallas: My name is Walter Gallas and I'm the executive director of the Louisiana Landmarks Society and I want to second what Sally Reeves said about if you need this many exceptions to what's on the books, it's totally unacceptable to my organization, it's totally unacceptable to anybody who has worked so hard in historic preservation over the last thirty and forty years. It's an inappropriate project in a place that it's not zoned for. CBD3 is the current zoning, even in CBD2 which is in the new CZO it doesn't fit so we really, I find it amazing that you're trying to push this project through because, and the mystery about what's going to happen with the three buildings on Tchoupitoulas, that's a little disingenuous, while we wonder what you're going to do there, the FAR, all of it is not acceptable at all as a project.

Mr. James: Okay, thank you.

Meg Lousteau: My name is Meg Lousteau. I'm the director of VCPORA. Why didn't Mr. _____, the developer, come up with a proposal that fit within the existing

zoning guidelines?

Mr. James: I can't really speak for why they didn't. Our firm is retained based on the project and program that they came to us with so I can't really speak on the owner's behalf of the why or why not of his decisions. And, I apologize, I'm not trying to avoid questions . . .

Meg Lousteau: I understand, I just think it would have been respectful of everyone's time if someone could answer some of these kinds of questions about, from the development team even if it's not the architect that were present tonight because I think we all have that question. A lot of people in this room have spent years working on the existing zoning and working on special zoning for the CBD and Warehouse District and working on the draft CZO and to have a project come along like this that violates so many provisions not just a little bit but exponentially is a bit of a slap in the face. And I would put a question or a team member in the room might be able to answer it, I would presume that Mr. Motwani says, would say that he needs this height to make the project work numbers-wise and if he is asking for 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 needs to provide the number so that we can all have an objective examination as to how much money he would make within the existing zoning parameters and how much more he would make with the gift of these waivers.

Mr. James: Okay, it's noted. Yes, ma'am.

Carol Gniady: My name is Carol Gniady and I'm the executive director of French Quarter Citizens and we look at these historic buildings as an asset that once you start cutting into them and from your design, from what I can see, it just looks like you're maintaining the façade of the buildings – you've lost the integrity of the building that fits where it's supposed to be and the height waiver that you're looking for of 250' is just outlandish, it's not appropriate and we would not be for this at all and we would ask you why wouldn't the developer look at renovating the existing buildings and keeping those intact instead of doing what you're doing to them.

Mr. James: Okay.

Carol Gniady: Have they tried to renovate, even consider . . .

Mr. James: You're asking about something, if he did something _____ before we were engaged? I don't have any knowledge to that.

Carol Gniady: You didn't look at working with the existing buildings the way they are?

Mr. James: In terms of trying to make them work within the building program, we did attempt

to look at this quite a few times. We did a lot of volumetric studies establishing existing footprints within the three buildings, looking at how it interacts with how to make the program work, how to handle your vertical egress, can you make your footprint work within the base area that we have and what we do/have allowed to be demolished now . . .

Carol Gniady: Just, not putting anything on top of it – just renovate the existing buildings.

Mr. James: I'm referring to the footprint for the two buildings that we've been allowed to demolish already and, as well as the flat footprint that we do have in coming above that. We did do studies through that episode, that's actually something that was actually brought up to the steering committee meetings, as well. So, was there attempts to do so – Yes.

Carol Gniady: I think it's possible. I wish you'd revisit that. Thank you.

Maury Herman: Uh, Todd, let's just call it. The reason the owner isn't here is because the owner doesn't want to answer the questions directly but we all know the answers without him being here. The mass that you're proposing is the result of the owner's declaration, and he made it publicly, that he declares that this parcel and the other properties that he owns in the square which encompasses _____ buildings are worth \$20 million. That attitude represents what I call a "bulldoze" – it's a bulldoze of regulations, it's a bulldoze of historic buildings and it's a bulldoze of a complete disregard for what the city has created in a wonderful mix of residential and commercial properties. About the historic buildings in the square, you don't have to answer, we all know that he hasn't spent hardly a nickel on those buildings to restore them. He's owned that property for many, many years. He bought it knowing what the zoning is. So, you don't have to answer but I can answer that, I've watched over the years and I now live across the street on Common Street at 416 Common. Now, the voice of reason, with all due respect, speaking for myself, I personally grew up in this city, I served on the HDLC for many, many years. I am not anti-development. I truly believe that square cries out for sensitive development but within regulation. Nobody has requested or implied that Mr. Motwani should take that property and parcel it out for individual residences and ownerships. That would be foolhardy. But what we do expect is not to be bulldozed which leads me, again, with all due respect, to the Steering Committee. I was a member of the Steering Committee, Mr. Stone, who is here, Rich, lives in our building, attended most of those meetings and, if not Rich, the Bolwares (sp) attended the meetings, who live in our building. I've read all the minutes, I could not attend cause I was in trial or away and I met personally with staffers of Councilperson Cantrell. That committee was formed with the promise that was made to us and to me directly, by her staff, to please serve on that committee and we would have a clean slate – all issues were going to be out in the open. Everything was starting from scratch. We had suggested earlier last year that Mr.

Motwani incorporate the Sanlin properties into his development which would allow a reduction of the scale and perhaps he wouldn't have to bulldoze his way through this extraordinary kind of regulatory situation that he's asking for. He refused to do that. There was no clean slate. We started out in that committee with a promise that he would provide us with an appraisal, he said these properties were worth \$20 million. Why does he say that? Strictly dollars. It's his own appraisal, it's in his own head and the only way you can support that kind of valuation is to put this kind of mass on it. That's the only reason for this. We never got 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 tens of millions of dollars and we said, "Show us the document." We've never seen the document. So the committee process which we were promised would be a clean slate turned out to be exactly what, with all due respect, what I thought and I anticipated and I voiced, 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 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 with very little exception, is almost identical to what was proposed last year and what he took off the table. There's been absolutely no effort on the part of 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. That is the short version of what I personally am so upset about. We were made certain promises and the result of those promises is a massive, massive project that otherwise could be done in a sensitive way – it could bring the employment, it could bring a beautiful, beautiful development that incorporated these old historic structures without bulldozing them cause that's what going to happen here. They're going to emasculate those old buildings in order to put this one up. You have haven't heard Mr. James say oh no, we're going to preserve those buildings. He hasn't said that but they're going to try to do, and I think – and we can't get an answer, is sort of facadism to retain the facades instead of restoring those buildings. So I want everybody to know, I'm very vocal about this, I've lived in this city all of my life and I participated in the city and in what was attempted to be done and what was done so successfully and I'm opposed to this cause I'm not gonna be bulldozed and I don't want to be bulldozed. Mr. Motwani says 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 Sandlin corner with another major hotel development. Now, let him come here and deny anything I've said – I would welcome it. So, Todd, I understand that you can't speak for the owner, and I wish he was here, but I am speaking what I've heard with 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. Thank you.

Applause

Male My name is _____ and I'm also a neighbor on Common Street and I'm also a practitioner in commercial real estate for the last thirty-six years here in New Orleans and I want to voice my strong objection to this project as planned. From the time you started a year ago, as Maury said, you really haven't, there's been no change in my eyes as a neighbor and as a real estate practitioner. And, I have to tell you I've talked to a number of people in the hotel business – there can be a very, very profitable 200+ room hotel built on that site within current zoning regulations without going higher than 70' so it's not an economic hardship for the existing owner to do something here. I make my living based on the city's progressiveness in real estate sales and progress in the city and there's no reason that this develop has to go higher than 70' to be successful.

Doug Broom My name is Doug Broom and I'm a native New Orleanian and _____ in New Orleans. When I was a lot younger I participated in the blocking of the Riverfront Expressway which was going to basically destroy Jackson Square and central parts of the French Quarter but putting its ugly self all along basically where we're standing now. Thank God that was blocked. I also participated, I think you'll remember Eddie Saper (councilman at the time) held meetings at St. Stephens on Napoleon to block the atrocious proposal to have in the name of progress, etc., to have a bridge come across the river at Napoleon with ramps coming down Napoleon Avenue – thank God that neighborhood is still intact – because of the efforts of folks like this – the preservationists in New Orleans – we have the wisdom to see that if you destroy the historic face of Canal Street, which is already been chipped away and eroded too much, you will not have, ma'am, people continuing to come here. We had really uninspired, with all due respect, ugly – I've never seen ugly architectural renderings in my life, I don't think. If anyone thinks that's going to bring people to New Orleans they can see modern buildings of much greater merit in Houston, etcetera. No one is going to come here to see that stuff – no one is going to come here to walk down Canal from the river as we just did before this meeting, and instead of seeing those very nice 19th century buildings that bespeak of the character of this city to see that thing that we just saw. The first to not come will be preservation tourists and then the rest will desert this city, you won't be making any money and the city will basically, I guess, just peter out in terms of a tourist attraction. You've got to stop somewhere – Canal Street has been eroded too much already.

_____ My name is _____ and I was born and raised in New Orleans and I have a small business in the area and I'm actually for preserving historic projects but I'm also for bringing business and job into New Orleans and I think this hotel is a good idea because it will bring employment and work for people and tourists into the area to help smaller businesses grow. Now if, I don't know, I'm confused about the talk about what you were saying if they preserve certain areas of the building or not but, some of the building if it's not generating any income or if it's like just sitting there then what's the purpose if it's accommodating anything, if it's not helping

generate more business. You know, if you could preserve a part of the building

A lot of talking, voices getting louder

Mr. James: Hold on for just one second. Whether we disagree with anyone in the room or not, I'm going to ask everyone to at least still respect everybody else when they're speaking. I'm respecting when other people are speaking and when we make this presentation I would ask that you do the same when anyone else is speaking. I just needed to say that. Sorry, go ahead.

Same Person: There's a lot of beautiful historic buildings in the city and in the French Quarter, CBD, Uptown, everywhere. I mean my ancestors have built a lot of the buildings that I see were eventually torn down or have deteriorated, like, I get that but, if a building is just attracting places where hobos sleep, you know, they sleep in the parking lot areas and it's not, it becomes crime ridden then what is the purpose of it even being there if it's not generating anything, it's just sitting there. There is no, like, purpose. But, a hotel I think would bring a safer area and more business.

Patty Gay: I'm Patty Gay, director of the Preservation Resource Center and the high-rise buildings that have gone up on Canal have not contributed to the kind of retail development we would like to see there. The upper floors are all empty. Ironically, I got an email today from someone I did not know who had been here probably over carnival, returned to the west coast and said I came to see beautiful New Orleans, the French Quarter and the rest of the city and I was so disappointed when I stepped out in the French Quarter. I haven't called that person back or talked to them. This is something we really need to think about and people have been thinking about it for a long time. In 1976, the City established, uh called on, I don't know who did it, Lary Schmidt might know who did it, a study that came up with a growth management plan for the City. And, in that, their recommendations were incredible things that had been so good for our City. But, one was that Canal Street should remain low-rise in order not to create a wall against the French Quarter, number one. But, think about it. Number two, if we want to increase the tourism industry here, and honestly you will soon have people who will not want, who will be opposed to tourism, because if it continues to go in the direction it's going, people won't be able to live anywhere near. But I 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. Why are so many people shopping on Magazine Street? The shoppers, residents or visitors like low-rise. The high-rise buildings have not attracted the shoppers and visitors that we wanted on this street. Another thing I'd like to say is when historic buildings are restored, there is a ripple effect – there is an incredible ripple effect. And, you cannot say the same for a high-rise building but, please don't think that I and others here are against high-rise buildings. There is a place for the high-rise buildings but when they're put in the wrong place, they

absorb all development possibilities from around them. You will not get a ripple effect from that. I think our comments are really not for you, they are for our City leaders and for the kind of economic development we want for our City. We want sustainable development. We want development that is good for the people who live here as well as the visitors and we also want it for the people who have invested so much in this city. On Common Street, across the street, every building has been restored, one is single family. There are two hotels on Common Street – both on Magazine on either side of Common. And they are in historic buildings so they expected, because this is a historic district that likewise you would have historic development on this square and it isn't happening. I'd like to just quote, without mentioning a name, a prominent business leader in real estate, economist in town who has said that "When the zoning is changed it destabilizes real estate" and the developers like predictability – they will go where they know what the rules are. If this project goes ahead, I predict that it will be really bad for Canal Street, that you will see more and more derelict buildings, you will not see the kind of development everybody is going to want. Everybody's going to expect someone to come along and put a high-rise building in, therefore the buildings are going to deteriorate. That is what I believe. Thank you for your presentation here today and I hope that we can all have the stamina to go make the same presentations to the people who will be making the decisions.

Larry Schmidt: I'm Larry Schmidt. Just three quick points 1. I really would question as to whether or not this is in fact a neighborhood participation program when we really can't have our questions answered. I understand the role that you're playing but I do think there are questions here that need to be answered that are not being answered tonight. So please record that point.

Mr. James: Yes, that is definitely being recorded.

Larry Schmidt: Secondly, and it's just a point so you really don't need to respond, if you'll look at the most economically successful businesses on Canal Street, they're all in adaptively used historic buildings. That says something right there about the value of these properties. The third point asks: Are there windows in this building because it looks like there's a skin on the outside of it and it really doesn't address any kind of scale, to me, and I couldn't tell if it was where the floors were and where the floors were and the windows were and those kinds of things. But that's a point, but please, ask the owner and the developer to revisit that and to look at the success of the historic buildings on Canal Street and how they really are the most important part of the economy of this street. Thank you.

Mr. James: I want to address a couple of quick things. The questions I can't answer, excuse me, is actually tied to the land use portion. I mean there is a double premise behind what this meeting is about, at the end of the day, and it does come back to what the actual waiver request and/or the conditional use request. When it really gets into

asking someone what they want to do beyond anything else with their property or adjoining pieces of property, I can't really address that. I mean I'm not sure, while every question is warranted some questions always want a response but we have to still remember that the premise behind that is actually tied to the actual land control requirements not necessarily someone, the owners individual dynamics. So that's just one point of clarity. And, sorry, I know your hand was up a while ago and I kind of skipping around.

Scott _____ I'm Scott _____, also from the 300 block of Tchoupitoulas. I'm a property owner there and also have commerce in the Warehouse District. For the last ten years I've done nothing but invest in and restore low-rise historic buildings in the area. I'm passionate about historic restoration. I drive around Louisiana and to neighboring states where they're taking down more buildings and I'm stockpiling old bricks and lumber and any old building materials I can get to but buildings back together. I'm putting a penthouse, right now, on the fifth floor in my building on Tchoupitoulas next to August and from there I can see all the low-rise buildings that have been beautifully restored, including the one on Common Street, at 460 Common, which is lovely to look at. My penthouse will look across at theirs. And so I really do appreciate the comments from my neighbors who want to see as much as possible preserved in the neighborhood and I mourn the loss of the buildings that were across the street from mine where the Windsor Court stands now - which I don't think is a particularly attractive replacement for what was there before. From my rooftop I don't much care for looking at the Doubletree, I don't think it adds anything architecturally but still one of my concerns, even coming from that perspective, is that I worry about the blocks that haven't been filled in because I'm so heavily invested in the historic fabric I worry about the effect of the blocks that just resist development that they've been the way that they are for so long - we have it over in the Warehouse District around Commerce Street somewhere where there are a lot of surface parking lots and leftover buildings that nobody could figure out how to restore. I think the HDLC and the Preservation Resource Center have done a tremendous job in preserving the most prized buildings but I think that it's natural that we've come to a point where there are some leftover blocks and corners that are stubbornly just sitting there and I would love to see them filled in so when I think about - if I could go back in time, I'd put back the row of buildings that were taken down for the Windsor Court and I would be against taking down 416 Common to replace it with a sky-rise hotel. But I think that the stage we're at now is that most of the great buildings have been preserved, a lot of the mistakes that were going to be made have been made by previous generations and administrations. So, if we already have a situation where we have to look at a Doubletree and we've got sky-rises that catter-corner to this at Canal Place - and we've got to look at the dubious architectural style of the Windsor Court, I feel that the tall hotels have to go somewhere and tourism is a very important part of our economy and if we don't put them on corners like this that are ripe for development, and I think need to be developed, I don't know where

else they're going to go. We can't banish them further away from all of the attractions and the vibrant part of the city so I personally don't want to spend the money and the effort building my penthouse to look up at another 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. And, looking at the design I think the criticism I have for it is it looks like they're trying to do too many thing for so many different people. There are so many interests vested in this that seeing the old facades of those low-rise buildings being forced into the design is part of what's making it look like such a wildebeest of designs so I kind of accepted 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 that is favorable for the block and I worry that if popular opinion, which sounds like it's very overwhelmingly against it, I worry that I'm going to be walking past this corner for another ten or fifteen years and so I hope that enough people are in favor of something going there and not just preserving the corner. Thank you.

John Reed: My name is John Reed. I own property in the French Quarter on Burgundy Street and I want to respond to the comments that were just made as well as some snareholes – and that is that those buildings right now are run down and making the argument that we should _____ this because that corner is ugly, unattractive, underutilized and run down is 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 convince otherwise well-intentioned people to support the effort to totally destroy the property because it has come to the point that anything seems to be better there than the mess they've made of it. Mr. Motwani has owned that property for at least close to twenty years. He has tried to do this before in the interim after being rejected he did nothing to rehabilitate the property, he continued to underuse it, under-take care of it so it continued to look as it does now and illicit the kind of responses a couple of supporters have made today. We cannot afford to reward people like that otherwise the same thing happens along Canal Street, as Ms. Gay said, people underutilize their property figuring they can present it as ugly and get themselves a high-rise. It strikes me that if something is a conditional use that when you come to ask for it you say, but I will do this for you, and I will do that for you, and I will do the other, but instead the owner has the hutzpah not only to ask for a conditional use but to ask to break all the other rules in giving us something that is only conditional in the first place. Finally, it seems to me that this process is a charade. You do not know the answers and it's nothing personal but your principals don't know the answers – they can't even tell us the material the building is made out of, they can't answer simple questions about how much of those buildings are safe because the truthful answer is that all that's saved is the facades and I am not a face, I am a person and a building is not a façade, it is a building and when you say here “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 that if it's just a façade, you don't put

a twenty-five story building two feet behind a building like that and have anything other than a façade. Thank you.

Nancy Murray: My name is Nancy Murray and I think I've been referred to, my house is across Common Street from this proposed, and it is a single family home. When we bought the building itself, we were aware of the ordinances and we certainly expected that there would be something built in that parking lot and that it would be a low-rise, something that would fit in with the buildings around. So, I continue to hope that. I agree with you about the building, we don't even really know, I don't even understand how this has gotten as far as it has when you, when we don't really know what it's going to look like, what it's going to be made of or any of that. And, the idea that we who live on Picayune Place, right next to it need to come up with where we're going to have a big high-rise – why is that incumbent on us – we've got the World Trade Center which is going to be put into use sometime shortly, I hope, when all decisions are made on that. That's going to produce a whole lot of rooms. I don't know why it's supposed to be our business to say what, you know, where some high-rise can be built so we can attract more tourists. But, I do know that if this is built, this will quash residential, certainly on our street, the dark alley as someone once called it a year ago when we were going through this before. So, I really hope that the Councilmembers who will eventually come down to, will see how important it is that we keep the preservation of these buildings, of the whole buildings, and of 422 Canal, as well. And that we do right by this corner lot, as you called it. I'm not, we're not, for no development but proper development and within the zoning ordinances. Thank you.

Jack Davis: Mr. James, I commend you for running this meeting as gracefully as it could be run under the circumstances but, the question of whether this is a charade or not a proper process, is there anyone in the room from the owners company?

Mr. James: From the actual owners company, no.

Jack Davis: Is there anyone in the room from the Wischermann Partners of hotel developers.

Male voice: Yes, I am. You knew the answer.

Jack Davis: I did not know the answer to that. How would I have known the answer to that?

Female voice: Who are you?

Male voice: I've been here before.

Jack Davis: Well, I haven't, so.

Many voices talking at once.

Jack Davis: Tell us who you are.

O'Laughlin: My name is Shaun O'Laughlin, I work for Wischermann Partners. We're assisting Mr. Motwani in the _____.

Jack Davis: Where are you in from?

O'Laughlin: Minneapolis.

Jack Davis: Well that's interesting, we may have some other questions for you about this. Is there anybody else here from Mathes Brierre other than you and

Mr. James: Ned is here, he's an employee here but I'm a principal

Jack Davis: Anyone from the HDLC, the City Planning Commission, the City Council, the Mayor's office.

Mr. James: No.

Jack Davis: Is there no one with the City here?

Mr. James: So, I'm going to come back to a point of clarity that I made at the beginning of the meeting. This meeting is not a public hearing meeting of CPC or HDLC, this is an MPP meeting that we're required to conduct as representatives of the applicant. The public hearings come subsequent to this.

Jack Davis: But I gather from what you said earlier that there's a timeline.

Mr. James: Correct.

Jack Davis: You have to get this meeting conducted . . .

Mr. James: Correct

Jack Davis: . . . in order to rush through the proceedings for the report of the meeting

Mr. James: No, I'm not going to use the word rush . . .

Jack Davis: . . . or to expedite the report of the meeting so that something else can happen. So what is that something else?

Mr. James: Right, so the next meeting that we do know of, that has been docketed, and cause it was initially scheduled for February 24th and that wasn't appropriate. The meeting, the CPC scheduled hearing date is actually March 10th.

Jack Davis: So, we're trying to make, to expedite the CPC's review of this sort of incomplete process, incomplete project. Is that rights?

Mr. James: Well, here's the thing, any project that you would present in front of CPC or any other regulatory board, you're not going to have 100% completed construction documents going into something of this type of project. Um, if you know that you have a permitted use, yes, you are going to put it through and submit the permitting. But from a procedural standpoint, you would traditionally have in most cases, some people do put full sets through and sometimes that's because they hadn't done some of the background work but, in this instance, you would usually submit the schematic design package, as you have evolved it, and that's what you would turn in for regulatory review. This is not a 100%, full detailed plan because we know that we're still going to get comments.

Jack Davis: Having this meeting with an incomplete project description and in order to facilitate, in order to keep the clock ticking on this project. Listen, I forgot to say who I am. My name is Jack Davis, I live uptown, I own property there, I regard myself as a stakeholder in this because I think Canal Street is so critical as Patty said, to the future and quality of life in New Orleans that all of us in the City and the region are stakeholders in that. I just wanted to say that the key questions that Meg Lousteau asked about the economics, are things that you really do need to get answered eventually. Why would it not be economical to do what think you should do, which is restore four historic buildings completely, not with a façade-ectomy or using just pieces of them. You should see what it is that you could possibly build in the remaining open space, possible with the use of development transfer credits which have never been used in New Orleans, apparently, to add a few more feet to the 70' limitation. But, I'd like to have the developer tell us what he could have built on that site as a hotel using these historic elements. That would have been great. At the same time, I'd like to have the developer tell us why he's not asking for a 350' tall building. If 250' is justified, why not go all the way? What is it about the economics of 250' that are special and that make it work? And, I really am concerned about, I think you used the word, preservation, when you described what was going to be done with the buildings on Tchoupitoulas Street. I obviously, and a lot of people in this room, would question whether that, whether what will be done there is preservation. Since we have someone from Wischermann Partners in the room, I'd like to commend them for great work that they've done on I think three buildings, three hotel properties in their hometown of Minneapolis that have involved restoring historic properties in connection with good modern design. One of which won a preservation award and I'd like to have you rely on Wischermann to show you how it is possible to better incorporate the historic aspects of a building, of a property with good contemporary design which would be a credit for Canal Street.

- Mr. James: I want to make at least one point. Our firm does have a reputation for doing preservation and I know Ms. Gay, I know that we have never worked together but you have worked with our firm before on multiple projects. So I don't think that it is a proper representation that our firm does not promote preservation, we do represent our clients . . .
- Jack Davis: Oh, I'm not saying you don't do preservation but, I did say is what you showed being done to those buildings is what, in your mind, is preservation then we have an argument.
- Mr. James: And that's a justified point. I just want to make the point that I don't think that it is fair to make the assessment that our firm is incapable of leading a project that does preserve buildings.
- Jack Davis: Have you seen what they have done in Minneapolis?
- Mr. James: Yes, I have, actually. Ned is actually from Minneapolis, as well, coincidentally, so he's spent time going up there and looking at some of the project and we've actually have had those conversations and dialogue so I am familiar with Wischermann's background. The thing is that every project is not created equal and it's, we have a responsibility to perform a service based off a program that is presented to us – that's the program that the developer and the owner has established with the brand that they are attempting to use. So, it's kind of one of those things that I just kind of have to remind that what we are doing is coming back to the base parameters of what's allowed within a CZO, what the CZO dictates as what we can do through waivers or proviso's and go from that standpoint. That's what we're really here to address.
- Ty Provosty: My name is Ty Provosty, I'm a practicing architect and have been for a long time. I'm from Louisiana, I wasn't born here in New Orleans but I've moved to New Orleans in that last few years, making it my home, and I'm speaking as a concerned architect who has been involved for years and years in historic preservation in Cincinnati which actually has the largest 19th century intact neighborhood in the country – surprisingly. A couple of points – the idea of the economic feasibility of this project is nothing more than an idea in the sense that the owner owns the property and has for some time. He has to pay taxes on the property, he has some income on the property but, he owns the property. He can do what he wants within certain limitations of a pro forma schedule. If New Orleans is going to continue to be the special city that it is then the really well thought out restrictions that zoning applies to this piece of property are an essential part of that tool to realize that dream that others have of coming to visit the city going on the other side of Canal Street, seeing what's over there because it's a continuation of the same thing. I'm going to insult you right now because you kind of deserve it, this is not schematic design, this is hardly conceptual design, you can't tell me really what the material is

on the outside of the skin. From what I know of what metal buildings, metal clad building, that is actually an economic formula to save money on the exterior skin of the building. I know that real well from having been through many value engineering exercises. The building is somewhat schizophrenic – it has the canopy that's one thing, it has a base level that's another thing, and it has something in between that is something else where the parking is, it has a band that is a third thing, it has a glass enclosed fire exit stairway, you're celebrating the fire exit stairway? And, indeed, that's what your plans showed and then you have a metal skin that doesn't even articulate the human scale of a window. It's atrocious design, I'm sorry but it really is.

Clapping

And, there's no reason on God's green earth that you can't put a building within 70' to 90' of grade level that will make enough money. You can never give someone who wants so much money – you can never give them enough money. You can make it happen. Where's the values? What's 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 and the shared built fabric that we all inhabit culturally. What's the value? I think that's what's really missing.

Clapping

Melanie Camp: My name is Melanie Camp and I just don't get it. What is the CZO? What is the Master Plan if not to protect our historic fabric of New Orleans. This whole process makes my stomach revolting and, with all due respect, this project shoots the bird at all City regulations. What do they mean if anybody can find a conditional use loophole. They say a picture is worth a thousand words – I think that this picture is worth a million words. It's the juxtaposition of two viewpoints of Canal Street. Most of you have seen this, what City is this? Not sure? This city could be anywhere in the United States of America. No doubt about it, this is New Orleans, this is Canal Street.

Unidentified female: I got here late so I didn't get to see the beginning with your presentation but I'm curious what sustainability features the building will have and if there is any indication towards sustainability and, if not, can you please consider that because at least if you're going to go through the effort of building this 250' tall building, which is going to be very energy intensive, there should be consideration for extreme energy efficiency, they do it all over the world, Net Zero buildings or regenerative buildings that actually give back in various ways, you can collect water, you can do so many things with plants on the exterior of the building, the materials could come locally, for that size of a building you're going to require a lot of materials so it's just something to consider, and I don't mean just going through the LEED checklist, I mean really looking at it from a holistic, regenerative

sustainable viewpoint.

Mr. James: Thank you.

Mike: I wanted to inform you that if this project is like actually a reincarnation of a project twenty years ago and it was on the same site, the same owner, and the proposal was to demolish the Sanlin building but it is the same vacant parking lot but it excluded the three buildings on Tchoupitoulas but included all the way to the Sanlin building and at the time I got together with Peter Trapolin, the architect at that time was Lyons & Hudson, and I got together with Peter Trapolin and we came up with kind of a counter-proposal working with the PRC and we developed a project just a kind of a schematic design, about eight or nine stories high on the parking lot part and it rose up, it had a wing of rooms that rose up behind the Sanlin building, it kind of bisected the block, but arose the Sanlin building not 5' back but 75' back and it didn't go up 25 stories, it maybe went up 4 stories above the roof of the Sanlin building. But the view of the property from eight or nine stories high, it was considerable taller than the Sanlin building but it wasn't out of scale with the Sanlin building. It seem like the opportunity here is to look at the entire block, not just since now, they still own the Sanlin building, I'm presuming, and also the Friedberg building and if you have the other buildings right there at Tchoupitoulas Street that makes it even more viable, you could incorporate those buildings and the Sanlin building, what kind of hotel rooms you get there, and whatever's left that would be what you would put on the parking lot side and maybe the little sliver behind the Sanlin building. After doing that proposal, I have the opportunity to work on the Alexa hotel which is a hotel, kind of annexed on the Astor-Crown Plaza, in fact it's actually now part of it, the Astor-Crown Plaza, but it actually is a similar project where it had a variety of buildings that were all together and we've successfully made that into a hotel, we carved out a little courtyard and then we had a kind of a, we had about three or four floors that rises up above that in the back and you can't even see it from Canal Street so it's actually, what looks like a three story building is three stories on the Canal Street side but it's actually about a six story building towards the back that you don't even see. So, that's a pretty successful project. So I want to, that, the rendering that we did for the counterproposal to this that was published on the cover of Preservation in Print, I think I still have it somewhere,

Patty Gay: We have it.

Mr. James: We are actually aware of the project, I believe the Godstan family that owned the site at that time when you're referring to the Sanlin project, the Gottesman family

Patty Gay: Gottesman

Mr. James . . . thank you, the Gottesman family, that family owned the property at that time

and I believe that is who actually sold the Sanlin to Mr. Motwani. Just for a point of clarity, it is not the same owner on the same site. I actually remember that, I was in high school, and I always knew what I wanted to do and I actually remember monitoring and hearing about that project for some time and I knew it went through denial back then. But just to make a point of clarity, we are aware of it. Thank you.

I know you want to speak again but I need to be sure that everyone who wanted to speak was able to – I know some people are leaving, and I just need to be sure that there is nobody who wants to speak that has not spoken, I 'd like you to take the opportunity to do so.

James _____: I'm James _____ and I live at 416 Common. You only need to look at the next block of Common Street behind the Sheraton Hotel, I just recently retired but the taxicabs on the side of the street, I mean they're all over the sidewalks, you got delivery trucks, your area you got delivery trucks, you can hardly get out on Tchoupitoulas Street. I mean, that's my future, you've got to be realistic, you can do any kind of study you want and say it's going to be all hunky-dory but we're going to have trucks parked right in front of our front door, taxi cabs waiting on people because there's a hotel and they're waiting for people to pick up, plus the traffic going in and out of the hotels, your delivery trucks all day, trying to get cars in and out, it's going to be a real cluster. I have no doubt about that. And that's a big concern of mine, just seeing that for hours in the morning, all that kind of traffic.

Mr. James: I know that we've spoken before about the project. We've gone through this again and it's something that did come up during the steering meetings and a point of clarity is that's already one thing that's going to be identified as a potential proviso that if you're going to have loading conditions they can only be limited to certain areas - there's already been various studies that's going on throughout the CBD to eliminate, or rather to rectify the issues with loading right now. So, there's a lot of things that are in play to try and address those concerns, the cab stands is actually limited to the Canal Street side and we already know that there's a single roof parking on Common Street, if we take that away, that impacts, and one thing we understand is we have residents right there, if anything, I'm sure people want their guests and their family to be able to park to visit you at 416 or even the building at 422.

James _____: I understand that that's the ideal, but the reality I'm telling you is what I'm looking at now – just go out there and look – it is

Mr. James: Okay.

Norm Rubenstein: My name is Norm Rubenstein and I'm also a resident of 416 Common. I'd

be grateful if you could explain, perhaps using that drawing in the white box how the Common Street side of the building works because, I'm assuming, if I heard you correctly, that that's where the entrance to parking garage will be and I'm presuming that's where you're siting not only delivery but garbage facilities and the like, I'm curious if you're standing at the corner of Common and Tchoupitoulas how far in the block does that stuff happen.

Mr. James: That actually happens back at this point.

Rubenstein: So that would be directly across from 416 Common?

Mr. James: Yes, that is actually where the access point comes across right now. The way it's established in the plan actually comes from across from 416 right here, we do have it where a large vehicle is supposed to pull into the building and retrieve back into the loading dock. We're not _____ valet coming into the building at this point, if someone is actually driving and delivering a vehicle it actually occurs on the Canal Street side so the primary people who are using this point right here are people who are working within the building so it is something that is going to be better controlled by the actual operator for the hotel. So I think that is something that some people may not properly understand what's the actual design intent behind how the points of access work on this site. But to answer your question, it does occur at this site. At this point in the site it does allow for the loading to come back into this area but also for the vehicles to egress or ingress up into the third floor parking from this point, as well. Does that suffice in terms of what you were asking?

Rubenstein: That did certainly confirms what I was thinking

Laughing

Mr. James: That's right, but I just wanted to make sure I did answer your question.

Rubenstein: Yes, you did.

Laughing

Mr. James: Alright then. I know that a lot of people are putting up their hands again so I'm just going to try to limit it to, I know your hand has been up Ms. Sharp, did you want to say something else?

Ms. Sharp: Well, a couple of things, Brian Gibbs did an apartment, Brian is great, he kept the height, you know, on the corner of Poydras and O'Keefe, and he has, he may have gotten one waiver on loading zones, he's supposed to load in his building, the department, it doesn't matter whether you have loading zone requirements or where

you want your cabs or where you want your trucks, trucks are going to go where trucks want and most of the time they load and unload in the bus zone on the corner of Poydras and O'Keefe. This is what I see. Also, we acquiesced a little bit – it's 70' there, the zoning is not for a hotel, they had to get a conditional use. Mr. Motwani, a couple people have said that well you might be able to do 80' or 90', no, it should be 70' but we also should not have as residents and the public because he wants to make a certain amount of money, or he wants to do this, I don't think we should be concerned with that because we should not have to pay a price for his bad judgment, sitting on buildings that he never should have set on, you know, this is not for a hotel and one thing, this might, I don't want to get into an argument where anybody is going to be upset, but, this, what is happening in this city and the people are coming to this city to visit this city and guess what, they're not paying, there's millions of dollars that are not paid to stay in hotel, they don't want a high-rise hotel, they want a room, a pleasant place to stay, they want to feel the city, they want to feel the architecture, they want to feel like they live here when they're here and there are aspects of that that I agree with and that I don't agree with. If somebody leases their place in this city other than a hotel and they're on site and they're watching, then that's different, but it is a wave here where millions of dollars, I think it was like \$50 million a year or more right now are, is being paid to other than hotels. I think that's it, there might be more.

Laughing

Male: This will be brief.

Mr. James: Yes, please keep it brief.

Male: I just want to offer a clarification of terms because I think some things are getting a little muddy and the first thing is I don't hear, and I know I'm not talking about, and I don't hear any of the folks that are interested in keeping New Orleans having its historic and architectural character wanting to save the Fox Photo Shack. Knock it down, take it away, that's fine, okay, I mention that because there have been said previously in the press and also here about the ugliness of that corner. Nobody wants to save, and correct me if I'm wrong, no one wants to save the Fox Photo tacky souvenir shop, okay, let's just clear that off of the discussions. But another thing I want to mention is that respectful language, civility and relevance necessitate the observation that raunchy and repetitive metaphor does not facilitate proper diligence regarding this issue. Councilwoman Cantrell provokes this observation through her becoming habituated to the use of terms such as armpit and shave it clean et al. Logic, propriety and transparency become further baffled under the fact that any unpretty aspects of the site at issue can be attributed to the very ownership with which Ms. Cantrell seeks to put on a fast track to handsome reward and in that I'm reacting to the reports in the press, etc., about overuse of those terms. And, I'm also going to make a point now to go and see if I see hobos

etc, hanging out by those very handsome buildings. I don't think any more so than the rest of the city. Thank you.

Mr. James: She had her hand up first and then I'm going to close after that.

Female: It was just another idea in the sustainable design realm – when a number of people or residents who live in the area, something else to consider, I mean there's a zillion sustainable design that we could sit around and talk about one of them being light pollution. I'm sorry but this thing with like the casino lighting, it's not, I don't find it attractive and a building with 250 stories is going to generate a lot of light. I just wondered how that is being addressed.

Mr. James: So we actually did reduce the amount of glazing that we had on this design and it's actually come back and the gentleman left early, one element that we did try to retain is that not trying to have every punched open end of the building represent a floor plate. That's not always necessary in a design element and because of the proportions of the block in order for us to try to articulate a vertical intensive element we have to elongate some of those penetrations or the illusion of penetration. So a lot of what we did have, we have narrowed the windows, and just created vertical striping on the front of the building to allow for some components to occur. And one thing that does happen actually, bear with me one second, sorry, just because it is represented as what you perceive as a window doesn't necessarily always mean that it is a window. So we are minimizing the amount of openings that we do have at each room but we still have to preserve the program of what is being intended for those hotel uses and returns, we do have the glazing at this primary corner, it is not the fire stair, returning what the gentleman thought earlier, it's just a ____ set of stairs that go to the second floor of the restaurant. All of the primary egresses will occur on the back side of the building and do exit out per the building code and NFPA codes. I'm not going to go down that road of talking about the codes because this is about land use.

Female: Which are one and the same? Right?

Mr. James: They are all applicable . . .

Female: If you have that corner stairs with lighting that has to be on because it's a stairwell, that's going to be a tremendous amount of light pollution coming out of there.

Mr. James: And there are code requirements that prohibit you from having opening inside of egresses so there are things that we are dealing with within the program to try to identify what we can and can't do design wise. I understand exactly where you're coming from but a lot of the light that's emitting off of this ____ is limited to the suites as being occupied space. And I'm going to let this be the last comment, sir.

Male: I'll be brief because there's been so many eloquent comments tonight. My name is Bruce Galisero, I live at 339 Carondelet, I've been living downtown for 28 years now. The reason I live downtown is because it's a historic district and because so much of what is there has been saved. But in time that I've lived in the Warehouse District there's been tons of new development and lots of new construction but the nice thing is that it all blends with what is already there and that's what really concerns me about this project here. The thing that worries me more than anything else were the comments tonight that Patty made about just the economics of this thing and this really scares me now to see a project like this even be proposed because of the way this is going to affect Canal Street and it could set a really, really bad precedent. I hope you guys with the development team paid attention to all the comments tonight, there just doesn't seem to be any support for this and I wish there were people from the City here so they could hear this I suppose they'll be paying attention to these comments – but it's very disappointing that we should all have to be here and take time out of our day to look at a project like this that is awful.

Applause.

Mr. James: I guess I'll just have to conclude on that note. Thank you all for at least taking your time, I don't believe it is a waste of your time because for any project it is important to have everybody's input.

CPCinfo

From: Elaine Leyda <eleyda@gmail.com>
Sent: Monday, March 02, 2015 3:33 PM
To: James A. Gray; Jared Brossett; Jason Williams; Nadine Ramsey; Stacy Head; Susan G. Guidry; Robert D. Rivers; CPCinfo; DistrictC
Subject: Preserve the historic buildings at Canal & Tchoupitoulas

Please support the preservation of the whole of the buildings in the 400 block of Canal Street and the 100 block of Tchoupitoulas and uphold the 70-foot height limit as defined in the current and draft Comprehensive Zoning Ordinance. These buildings structurally sound and historically significant. This corner deserves a design plan worthy of New Orleans, which is one of the most iconic and picturesque cities in the world. Don't start the ruination of that.

We are seeing far too much hasty and inappropriate destruction and construction.

Our architecture is world famous, yet few of the newly built projects are anything more than generic malls that one can find anywhere.

Do not sell out to developers, no matter how well-connected they are. Protect our heritage and our uniqueness as a small, historic city. Honor the CZO. I'm disappointed that this is even an issue, again. Do not grant a variance, not for this, not for future proposals.

We are not, and do not want to be, any other city.

More specifically:

I support preserving all four historic structures on this site in their entirety. I understand that the developers have proposed a complete demolition of 422 Canal Street and a facadectomy of the three historic buildings in the 100 block of Tchoupitoulas Street. These buildings need to be maintained in whole and should be renovated using the generous rehabilitation tax credits available to the developer, who could recoup up to 45 percent of his renovation costs.

I support the 70-foot height limit for the site as established in the current Comprehensive Zoning Ordinance and as proposed in the draft CZO. The Master Plan and the accompanying CZO were meant to bring a sense of predictability to our land use process for both the neighborhood and the developer. As stated in the Master Plan regarding height limits in the CBD, "The scale (height and massing) of new development will vary depending on location and proximity to historic districts."

Our own historic built environment dictates the site's height limits — not the intruding high-rise structures in proximity to the site. The 70-foot height limit is in keeping with the historic buildings in that vicinity and the adjacent Picayune Place Historic District. It is a limit that has been imposed on other developers in that same area, and granting a variance would not only be unfair to those individuals, but it would also set a dangerous precedent for gross distortion of the planning rules for this historic district, such as the latest proposal for a high-rise tower in the 100 block of Royal Street.

I ask that you recommend against this inappropriate development proposal.

Thanks,

Elaine Leyda
1620 Dublin
Rear Apt
NOLA 70118

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"I'm not sure, but I think all music comes from New Orleans."
K-Doe