

City Planning Commission Meeting
Tuesday, March 10, 2015

CPC Deadline: 04/24/15
CC Deadline: 05/26/15
Council District: B - Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 025/15

Prepared by: Stephen Kroll
Date: February 27, 2015

I. GENERAL INFORMATION:

Applicant: South Market District D, LLC

Request: This is a request for the amendment of Ordinance No. 25,025 MCS (Zoning Docket 077/12, which granted a conditional use to permit a non-accessory parking garage) to grant a conditional use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in a CBD-5 Central Business District.

Location: The petitioned site is located in the First Municipal District, Square 258, Lot B, bounded by O’Keefe Avenue and Girod, Lafayette, and Baronne Streets. The municipal address is 939 Girod Street. The site is located within the Lafayette Square Local Historic District. (PD 1A).

Description: The petitioned site is located at the downriver, river-side of the intersection of Girod Street and O’Keefe Avenue. It has 255’-8” of frontage on Girod Street, 145’-5” of frontage on O’Keefe Avenue, and an area of 36,131 square feet.

The site is in the process of being developed with a five (5) story retail/parking structure that will occupy the entirety of the site. The retail/parking structure, which is called the Park at South Market, will serve as one component of the larger South Market District development. The South Market District development is occurring in phases and will cover portions of four squares bounded by Loyola, Baronne, Julia, and Lafayette Streets (Squares 258, 273, 274, and 293). Once fully developed, the South Market District development will include approximately 700 residential units, 200,000 square feet of commercial space, and 1,300 parking spaces in total. Currently, two of the development’s buildings (the Park at South Market and a residential/commercial building called the Paramount) are nearly complete and a third (a residential/commercial building called the Beacon) is in the early stages of development.

Once completed, the Park at South Market structure will contain ground floor commercial space and upper floor parking spaces. The ground floor will provide a total of 24,452 square feet of commercial space, which is to be divided between multiple units of varying size. The structure's second through fifth floors and its roof will serve as parking levels, containing a total of 437 parking spaces.

One of the structure's first floor commercial units is to be a CVS pharmacy, which is to occupy a 10,300 square foot space. The interior of that commercial unit is to be built-out for the pharmacy but there will be no changes to the building's exterior except for the installation of signage. The pharmacy is permitted by right under the site's CBD-5 Central Business District and the conditional use ordinance which authorized the development. That applicant proposes for the CVS to sell alcoholic beverages for off-premises consumption. The sale of alcoholic beverages at the pharmacy is allowable only as a conditional use. As such, for the CVS to sell alcoholic beverages, the existing conditional use ordinance must be amended to authorize it.

Why is City Planning Commission action required?

In accordance with **Article 11, Section 11.48 *Alcoholic Beverage Outlets*** of the Comprehensive Zoning Ordinance states the sale of alcoholic beverages at a retail store in the CBD-5 Central Business District is allowed only as a conditional use.

The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. *Procedures for Conditional Use Permits*** of the Comprehensive Zoning Ordinance.

Additionally, since this conditional use would be granted through the amendment of an existing conditional use ordinance, the City Planning Commission is required to make a recommendation on the amendment request prior to City Council action, in accordance with **Article 16, Section 16.6.4.1. *Planning Commission Recommendation*** and **Article 16, Section 16.6.7. *Amendment*** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

The subject site is located within the CBD-5 Central Business District, one of a number of fine-grained CBD Central Business Districts covering the portion of the Central Business District surrounding the Loyola Avenue corridor. The CBD-5 District covers a narrow stretch of land just to the river-side of Loyola Avenue. It is bounded by Lafayette Street to the uptown side and the Pontchartrain Expressway to the downtown side. The district varies in width, measuring three blocks in width at its widest point (between

Loyola Avenue and Baronne Street) and one block in width (between South Rampart Street and O'Keefe Avenue) at its narrowest points. The district was historically developed with a dense collection of two- and three-story industrial and commercial structures. These structures were gradually demolished over the course of several decades since World War II, as fully developed blocks were eventually replaced by surface parking lots that increased the Central Business District's capacity to accommodate employees and visitors of the area traveling to and from it by car. As a result, for the last few decades, the CBD-5 District has been nearly entirely occupied by expansive surface parking lots. Most of these parking lots lack landscaping on-site and within the public rights-of-way adjacent to them, as well as any fencing, walls, or other improvements that would contribute to the presence of a built edge along their perimeters.

Until recently, these large surface parking lots included a parking lot on the subject site and lots on the surrounding squares, including a parking lot occupying all of Square 273 (across O'Keefe Street from the subject site) and a parking lot occupying nearly all of Square 274 (diagonally across the intersection of Girod and O'Keefe Streets from the subject site). In the last few years, the applicant has begun developing portions or the wholes of those squares for the sort of dense, mixed-use development envisioned for the area by the City's Master Plan. This development, called South Market District, includes multiple buildings over multiple squares. The subject site is being developed with the Park, a five-story building with ground-level commercial and upper parking levels, which is also currently under construction. Square 273 is being developed with the Paramount building, a five-story building containing ground-level commercial space and upper-floor residences, which is currently under construction opposite Girod Street from the site. Square 274 is to be developed in phases. First, the portion of Square 274 nearest Girod Street, directly across the intersection of Girod and O'Keefe Streets from the subject site, is being developed with a building called the Beacon, a seven story structure which is to include retail space on the first floor and residential space on the second through seventh floors. After the Beacon is complete, the remainder of the square is to later be developed with additional buildings located to its rear.

In addition the South Market District properties, structures in the immediate vicinity of the site include, on the subject square, a row of 19th and 20th century three-story office structures and a surface parking lot along Baronne Street; an L-shaped surface parking lot, which is to the rear of the subject site and in the center of the square; the three-story Louisiana Endowment for the Humanities building on Lafayette Street at O'Keefe Street; and, on Lafayette Street, the circa 1850 Swoop-Duggins House, which is now occupied by a cocktail lounge called Cellardoor. Directly across Girod Street from the site is a Rouse's grocery store, which occupies a three-story masonry structure directly across Girod Street from the site. Since its opening in late 2011, the grocery store has generated significant pedestrian and vehicular traffic on the surrounding streets, as it has attracted residents and employees in the Central Business District throughout daytime and evening hours.

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

Zoning:

1929 – ‘J’ Industrial District
1953 – ‘K’ Central Business District
1970 – CBD-5 Central Business District

Land Use:

1929 – Industrial
1949 – Light industrial
1999 – Commercial

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

The site was the subject of the following conditional use application, Zoning Docket 077/12, which authorized the parking garage/retail development which is being constructed at the site.

Zoning Docket 077/12 was a request for the rescission of Ordinance No. 23,651 MCS and a new conditional use to permit a non-accessory parking garage in a CBD-5 Central Business District. The municipal address is 939 Girod Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council.

The request was approved subject to the following two (2) waivers and ten (10) provisos (Ordinance No. 25,025 MCS):

Waivers

1. The developer shall be granted a waiver of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, which require three (3) off-street loading spaces, to allow one (1) off-street loading space to be provided.
2. The developer shall be granted a waiver of **Article 6, Section 6.6.7 (Table 6F) Height, Area and Bulk Requirements**, which requires a minimum open space ratio of 0.10, to permit an open space ratio of 0.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article**

16, Section 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.

2. The developer shall obtain approval from the Department of Public Works for new or modified curb cuts at the site. All un-utilized curb cuts along Girod Street and O’Keefe Avenue shall be restored to six (6) inch vertical curbing.
3. The developer shall obtain a lease and/or grant of servitude from the Department of Property Management Division of Real Estate and Records for all encroachments into the public rights-of-way. Where required, the developer shall also obtain the approval of the Downtown Development District for said encroachments.
4. The developer shall obtain the approval of the Department of Public Works and the Downtown Development District for sidewalk improvements within the public rights-of-way. The developer shall modify the sidewalks to the design specifications of the respective department and/or agency.
5. The developer shall obtain a Certificate of Appropriateness from the Historic District Landmarks Commission for all improvements visible from the adjacent public rights-of-way prior to the finalization of the Conditional Use.
6. The developer shall submit a landscape plan prepared by a licensed Louisiana landscape architect indicating the installation of street trees within the Girod Street and O’Keefe Avenue rights-of-way abutting the site, at a rate of one (1) tree per thirty (30) feet of frontage, subject to the review and approval of the Department of Parks and Parkways and the Downtown Development District.
7. The developer shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of litter storage, the type and quantity of trash receptacles and the clearing of all litter from the sidewalks and periodic hosing of the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall litter be stored so that it is visible from the public right-of-way.
8. The developer shall submit a signage plan prior to the finalization of the conditional use subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission staff.
9. The applicant shall secure the review and approval of the traffic impact analysis from the Department of Public Works. The applicant shall make any modifications that are determined to be necessary by the Department of Public Works.

10. The applicant shall provide bicycle parking spaces on the curb extension on Girod Street at its intersection with O'Keefe Avenue, subject to the approval of the Department of Public Works and the Downtown Development District.

In the past five (5) years, there have been the following zoning actions affecting properties within five (5) blocks of the subject site:

Zoning Docket 012/15 was a request for a conditional use to permit a parking garage providing non-accessory off-street parking spaces and an amusement place in a CBD-2 Central Business District and the rescission of Ordinance No. 21,270 MCS (Zoning Docket 051/03, which granted a conditional use to permit a parking lot). The municipal address is 1200 Poydras Street. The City Planning Commission recommended approval of the request. The City Council has not yet acted on the request. *This site is approximately four (4) blocks from the subject site.*

Zoning Docket 02/15 was a request for a conditional uses to permit a non-accessory parking garage in a CBD-1 Central Business District. The municipal address is 908-940 Perdido Street. The City Planning Commission recommended approval of the request. The City Council has not yet acted on the request. *This site is approximately two (2) blocks from the subject site.*

Zoning Docket 015/14 was a request for an amendment to Ordinance 19,527 MCS (Zoning Docket 096/99, which granted a conditional use to permit a monopole and accessory equipment for wireless personal communication services in a CBD-5 Central Business District) to permit a retail alcoholic beverage outlet in a CBD-5 Central Business District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is approximately three (3) blocks from the subject site.*

Zoning Docket 013/14 was a request for a conditional use to permit a cocktail lounge in a CBD-1 Central Business District. The municipal address is 330 Carondelet Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is approximately four (4) blocks from the subject site.*

Zoning Docket 066/13 was a request for an amendment to Ordinance No. 11,115 MCS (Zoning Docket 112/85, which permitted a radio antennae and tower) to permit a non-accessory parking garage in a CBD-1 Central Business District. The municipal addresses are 225 Baronne and 919 Gravier Streets. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *This site is approximately five (5) blocks from the subject site.*

Zoning Docket 116/12 was a request for a conditional use to permit a non-accessory parking garage in a CBD-5 Central Business District. The municipal address is 1001 Howard Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is approximately two (2) blocks from the subject site.*

Zoning Docket 121/11 was a request for a conditional use to permit an increase in the height of an existing school building that was proposed for reuse as a multiple-family residential development with ground level commercial uses. The site is located in a CBD-7 Central Business District. The municipal address is 820 Girod Street. The City Planning Commission's action on the request resulted in a no legal majority vote. The City Council subsequently approved the request. *This site is located approximately one (1) block from the subject site.*

Zoning Docket 116/11 was a request for a conditional use to permit an amusement place with the sale of alcoholic beverages in a CBD-1 Central Business District. The municipal address is 533 Baronne Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located on Square 259, which is adjacent to the subject square.*

Zoning Docket 98/11 was a request for a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a cocktail lounge and an amusement place in a CBD-1 Central Business District. The municipal addresses are 1009 Poydras Street and 442 South Rampart Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

Zoning Docket 057/11 was a request for a conditional use to permit the sale of alcoholic beverages for consumption off-premises at a retail store in a CBD-7 Central Business District. The municipal addresses are 901 Carondelet Street and 801 Howard Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This location is approximately three (3) blocks from the subject site.*

Zoning Docket 045/11 was a request for a zoning change from an LI Light Industrial District to a C-1A General Commercial District, for all properties that were zoned LI Light Industrial District on Squares 238, 239, 253, 254, 277 and 278, in the First Municipal District, in the area generally bounded by South Rampart, Erato and Carondelet Streets and the Pontchartrain Expressway. *The subject area is approximately three (3) blocks from the subject site.*

Zoning Docket 016/11 was a request for the rescission of Ordinance No. 11,631 MCS, a conditional use to permit a parking garage providing non-accessory off-street parking spaces, and a height waiver associated with the expansion of a hotel located in a CBD-1

Central Business District. The municipal addresses are 810-20 Poydras Street and 505-51 Carondelet Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This location is approximately two (2) blocks from the subject site.*

Zoning Docket 013/11 was a request for a conditional use to permit a surface parking lot in a CBD-1 Central Business District. The municipal address is 342-44 South Rampart Street. The City Planning Commission recommended denial of the request, which was subsequently approved by the City Council. *This location is approximately five (5) blocks from the petitioned site.*

Zoning Docket 075/10 was a request for a conditional use to permit garage parking spaces within an existing mixed-use development in a CBD-1 Central Business District to be used for non-accessory purposes. The municipal address is 930 Poydras Street. It was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *This site is located on Square 259, which is adjacent to the subject square.*

These requests are indicative of the wide variety of commercial uses that exist in this portion of the Central Business District, which include a number of commercial businesses that sell alcoholic beverages for on- and off-premises consumption. As these applications indicate, the City Planning Commission has generally supported the sale of alcoholic beverages at these businesses, provided that they are subject to performance standards (i.e., provisos) which are intended to ensure that such alcoholic beverage sales do not negatively impact nearby properties.

D. What are the comments from the design review staff?

The subject site, located at the downriver, river-side of the intersection of Girod Street and O'Keefe Avenue, is an L-shaped lot with 255'-8" of frontage on Girod Street, 145'-5" of frontage on O'Keefe Avenue, and an area of 36,131 square feet. It is being developed with a five-story retail/parking structure which is to provide on its first floor 24,452 square feet of commercial space, which is to be divided between multiple units of varying size, and a total of 437 parking spaces on its second through fifth floors and roof. The structure stands 64' in height before increasing to 74'-6" in height near Girod Street's intersection with O'Keefe Street.

Building design

The building faces Girod Street, although the vehicular entrance and exit for its parking levels are located along O'Keefe Street. The structure is rectilinear and minimalistic in style, with the predominant exterior surfaces being alternating layers of precast concrete panels. The strong emphasis on horizontality created by this repetition of horizontal courses is balanced by the toothed-in seams that break the Girod Street elevation into bays, which correspond with the retail tenant spaces at the ground level.

The retail tenant spaces face Girod Street, with storefront windows extending the full height of the first floor. The CVS will be accessed via a single storefront entrance near the building's Baronne Street-side edge. The only modifications to the building resulting from CVS occupying one of its retail units is the installation of exterior signage above the retail unit, including a "CVS/pharmacy" identification sign, signs reading "photo" and "beauty" and a blade sign projecting from the building above the entrance. This signage complies with the requirements of the CBD-5 District, as required under the existing conditional use ordinance, and has been approved by the Historic District Landmarks Commission¹ with a permit issued by the Department of Safety and Permits².

Interior layout

The pharmacy is to have a check-out area along the front, right-side of the store, with coolers lining the left-side wall, and a pharmacy and restrooms at the rear of the store. The bulk of the pharmacy's floor area is to be occupied by series of aisles of display shelving. Grocery items are to be located on aisles toward the front of the store, while personal hygiene items and miscellaneous other goods will be displayed on aisles at the middle and rear of the store. Room-temperature alcoholic beverages will be displayed alongside food items, while chilled alcoholic beverages will be stored in coolers.

ABO performance standards

For retail stores such as this one, which intend to sell alcoholic beverages in addition to a variety of other types of items and which do not intend to function as a package liquor store, the staff typically recommends restrictions on the wholesale cost of package liquor, package liquor display area, and exterior signage advertising the sale of alcoholic beverages so that the stores do not fit the definition of a "package liquor store" in **Article 2, Section 2.2.140** of the Comprehensive Zoning Ordinance. That section defines package liquor stores as retail outlets where the wholesale cost of the package liquor is more than 15% of the wholesale cost of other merchandise stocked and displayed, the package liquor display constitutes more than 10% of all display area, and where package liquor is advertised outside or off the premises or advertising for alcoholic beverages is visible from the exterior of the premises. To ensure that this retail store does not function as a package liquor store and sells alcoholic beverages among a variety of other items, the staff recommends standard provisos that would limit the wholesale cost of package liquor, package liquor display area, and exterior signage advertising alcoholic beverage sales so that the store does not meet the definition of a package liquor store.

- The wholesale cost of package liquor stocked and displayed shall not exceed fifteen (15) percent of the wholesale cost of other merchandise stocked and

¹ The Historic District Landmarks Commission issued a Certificate of Appropriateness for the signage under permit #14-27548-HDLC.

² The Department of Safety and Permits issued permitted the signage under building permit #14-27547-SATT.

displayed and the display of packaged alcoholic beverages shall not constitute more than ten (10) percent of all display area. The applicant shall submit revised floor plans to the City Planning Commission staff indicating that the area used for the display of packaged alcoholic beverages does not exceed ten (10) percent of all display area. These revised plans shall indicate the total lineal feet of all shelving and other display areas and the total lineal feet of shelving and other areas used for the display of alcoholic beverages.

- Signage advertising the sale of alcoholic beverages shall not be visible from the public right-of-way.

If not properly managed, the sale of packaged alcoholic beverages can increase the possibility of negative impacts on properties in the surrounding neighborhood, particularly in terms of the levels of litter that it generates. To ensure that the sale of alcoholic beverages at the retail store does not contribute to increased littering on the surrounding streets, the staff recommends a proviso requiring a litter abatement plan. Such litter abatement plans are commonly recommended and adopted with the approval of conditional uses for the sale of packaged alcoholic beverages.

- The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles and the clearing of all litter from the sidewalks and periodic cleaning of the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?

Traffic

The site is located at the intersection of Girod Street and O’Keefe Avenue. O’Keefe Avenue, Girod Street, and the other streets in the vicinity of the site are part of a network of relatively high-capacity streets that extend through the interior of and along the edges of the Central Business District. They are designed to accommodate high volumes of traffic, given the Central Business District’s role as the region’s primary employment center. During weekday, daytime hours, they are highly used by people working or traveling within the Central Business District. In evening hours and on weekends, they carry relatively low volumes of traffic.

O’Keefe Avenue carries three lanes of traffic in a downriver direction, as well as one parking lane, which is on its river-side. It connects with the Crescent City Connection and

therefore is an important arterial for vehicles traveling into the Central Business District from the Westbank. The other street on which the site fronts, Girod Street, carries two lanes of traffic (and no parking lanes) in each direction and features a landscaped neutral ground between Loyola and O'Keefe Avenues. At O'Keefe Avenue, Girod Street curves slightly and narrows to a one lane, one-way street carrying traffic in a river-bound direction and one parking lane. This narrowing produces a curb extension adjacent to the subject site, which is well landscaped.

The sale of packaged alcoholic beverages at the retail store will have no notable impact on the volumes of vehicular or pedestrian traffic on Girod Street or O'Keefe Avenue, or on other streets in the area. Due to its location in the city's densely developed core and near numerous offices, stores, residences, and other destinations, this retail store would be used virtually entirely by pedestrians or drivers who are in the area to visit some other destination. It is unlikely that any significant number of drivers who are not in the area for other reasons would choose to drive to the site, given the numerous examples of other stores selling packaged alcoholic beverages which are more conveniently accessible to drivers. Given that the store will likely not attract any drivers who are not already in the area for other reasons, the sale of alcoholic beverages should cause no increase in the levels of vehicular traffic on the surrounding streets. Even if there were some moderate increase in traffic levels, the surrounding streets have sufficient capacity to accommodate it.

Parking

In accordance with **Article 15, Section 15.2.7** and **Table 15.C**, retail stores in the CBD-5 District are required to provide one off-street parking space per 600 feet of floor area. For the 10,300 square foot pharmacy, 18 spaces are required. All 18 required spaces are provided in the garage that occupies the structure's second through fifth floors and roof and which provides 437 spaces. (As stated in the staff report for Zoning Docket 077/12, which considered the conditional use to allow the retail/parking development, all of the required parking spaces for the building's first floor commercial uses are to be provided on the garage levels.) There is no additional off-street parking requirement associated with the sale of alcoholic beverages.

Loading

The existing conditional use ordinance granted a waiver of the off-street loading requirement in **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance to allow only 1 off-street loading space to be provided for the commercial uses occupying the first floor of the structure. That off-street loading space is to be contained within the first floor of the building and is to be accessed from O'Keefe Avenue. Deliveries associated with the CVS pharmacy will use this loading space.

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

The proposal was considered by the Planning Advisory Committee at its meeting of February 11, 2015. The representative of the Historic District Landmarks Commission noted that it had approved the exterior signage proposed for the pharmacy. The Committee passed a motion of no objection to the request, subject to further review by the City Planning Commission.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

The applicant intends to sell alcoholic beverages for off-premises consumption at a CVS pharmacy which is to occupy a ground floor commercial unit in a retail/parking structure called the Park at South Market, at the intersection of Girod Street and O'Keefe Avenue. The pharmacy itself is a permitted use, while the sale of packaged alcoholic beverages at the pharmacy is a conditional use. The sale of packaged alcoholic beverages is classified as a conditional use not because it is inherently problematic. Rather, the potential for negative impacts on adjacent properties resulting from the retail sale of alcoholic beverages can vary widely between establishments selling packaged alcoholic beverages as a result of significant variation in the quality of the management of those establishments. When properly managed, the retail sale of alcoholic beverages can be no more offensive to properties in the surrounding area than the sale of any non-alcoholic beverage, as a customer will simply enter the establishment, purchase a packaged alcoholic beverage, and leave the establishment, consuming the alcoholic beverage at home or elsewhere. The sale of packaged alcoholic beverages is typically only a problem at retail stores that are not properly managed and when customers are permitted to loiter outside of the store and engaging in behavior harmful or obnoxious to other customers or passersby.

The potential for such behavior is unlikely at this site, located within the Central Business District where there are very high levels of pedestrian activity which would discourage such loitering outside of the store. For example, the Rouse's grocery store located directly across Girod Street sells alcoholic beverages for on-premises consumption and there has been no indication that such sale has been problematic in any respect or has been associated with loitering or other obnoxious behavior on the part of customers buying alcoholic beverages. The staff believes that, similarly, the sale of alcoholic beverages at the CVS pharmacy would have no impacts on surrounding properties. Nonetheless, the staff recommends the standard operational provisos normally applied to packaged alcoholic beverage outlets.

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

In accordance with the Home Rule Charter of the City of New Orleans, a land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Land Use Element of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map.

The Master Plan's future land use map ("Chapter 14: Land Use Plan" of the Master Plan) designates this site for **Mixed-Use Downtown Core Neighborhood** future land use. The goal, range of uses and development character for the Mixed-Use Downtown Core Neighborhood designation is copied below:

MIXED-USE DOWNTOWN CORE NEIGHBORHOOD

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

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

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

The request is to provide for the sale of alcoholic beverages for consumption off-premises at a pharmacy containing 10,300 square feet of floor area. The pharmacy is to occupy a unit on the first floor of a currently under construction retail/parking structure called the Park at South Market, part of the larger South Market District development.

The Mixed-Use Downtown Core Neighborhood designation encourages a mix of commercial uses, including retail, service, and office uses, as well as residential uses. While this designation allows for retail stores, the sale of alcoholic beverages in retail stores is **not addressed**. In such cases, the decision as to whether or not to grant a conditional use must be made on a case-by-case basis.

IV. SUMMARY

Zoning Docket 025/15 is a request for a conditional use to permit the sale of alcoholic beverages for off-premises consumption in a proposed 10,300 square foot CVS pharmacy, which is to be within the South Market District's Park at South Market retail/garage building on Girod Street at O'Keefe Avenue. The retail store is to occupy one of the structure's first floor retail units facing Girod Street. The CVS pharmacy,

which is to sell packaged food and general merchandise, is permitted by right. However, the sale of alcoholic beverages at the store is a conditional use.

Packaged alcoholic beverages are to constitute only a relatively small portion of the store's merchandise, and so the sale of alcoholic beverages should not substantially alter the nature of its operation. As with any other food or drink product, customers will purchase alcoholic beverages before leaving to consume them elsewhere. Due to the site's location in the Central Business District, where there are high levels of pedestrian traffic, it is unlikely that customers will loiter outside the pharmacy, engaging in the sort of obnoxious behavior that is experienced at some poorly managed alcoholic beverage outlets. For these reasons, the staff believes that the sale of alcoholic beverages at the store is unlikely to have negative impacts on nearby properties and therefore supports the request.

V. PRELIMINARY STAFF RECOMMENDATION³

The staff recommends **approval** of Zoning Docket 025/15, a request for the amendment of Ordinance No. 25,025 MCS (Zoning Docket 077/12, which granted a conditional use to permit a non-accessory parking garage) to grant a conditional use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in a CBD-5 Central Business District., subject to two (2) waivers and eleven (11) provisos. New language is shown in **bold, underlined** text.

Waivers

1. The developer shall be granted a waiver of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, which require three (3) off-street loading spaces, to allow one (1) off-street loading space to be provided.
2. The developer shall be granted a waiver of **Article 6, Section 6.6.7 (Table 6F) Height, Area and Bulk Requirements**, which requires a minimum open space ratio of 0.10, to permit an open space ratio of 0.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

³ Subject to modification by the City Planning Commission

2. The developer shall obtain approval from the Department of Public Works for new or modified curb cuts at the site. All un-utilized curb cuts along Girod Street and O'Keefe Avenue shall be restored to six (6) inch vertical curbing.
3. The developer shall obtain a lease and/or grant of servitude from the Department of Property Management Division of Real Estate and Records for all encroachments into the public rights-of-way. Where required, the developer shall also obtain the approval of the Downtown Development District for said encroachments.
4. The developer shall obtain the approval of the Department of Public Works and the Downtown Development District for sidewalk improvements within the public rights-of-way. The developer shall modify the sidewalks to the design specifications of the respective department and/or agency.
5. The developer shall obtain a Certificate of Appropriateness from the Historic District Landmarks Commission for all improvements visible from the adjacent public rights-of-way prior to the finalization of the Conditional Use.
6. The developer shall submit a landscape plan prepared by a licensed Louisiana landscape architect indicating the installation of street trees within the Girod Street and O'Keefe Avenue rights-of-way abutting the site, at a rate of one (1) tree per thirty (30) feet of frontage, subject to the review and approval of the Department of Parks and Parkways and the Downtown Development District.
7. The developer shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of litter storage, the type and quantity of trash receptacles and the clearing of all litter from the sidewalks and periodic hosing of the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall litter be stored so that it is visible from the public right-of-way.
8. The developer shall submit a signage plan prior to the finalization of the conditional use subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission staff.
9. The applicant shall secure the review and approval of the traffic impact analysis from the Department of Public Works. The applicant shall make any modifications that are determined to be necessary by the Department of Public Works.

10. The applicant shall provide bicycle parking spaces on the curb extension on Girod Street at its intersection with O'Keefe Avenue, subject to the approval of the Department of Public Works and the Downtown Development District.
11. The sale of alcoholic beverages for off-premises consumption shall be permitted in the 10,300 square foot pharmacy subject to the following requirements:
 - a. The Department of Safety and Permits shall issue no building permits or licenses for this use until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in Article 16, Section 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.
 - b. The wholesale cost of package liquor stocked and displayed shall not exceed fifteen (15) percent of the wholesale cost of other merchandise stocked and displayed and the display of packaged alcoholic beverages shall not constitute more than ten (10) percent of all display area. The applicant shall submit revised floor plans to the City Planning Commission staff indicating that the area used for the display of packaged alcoholic beverages does not exceed ten (10) percent of all display area. These revised plans shall indicate the total lineal feet of all shelving and other display areas and the total lineal feet of shelving and other areas used for the display of alcoholic beverages.
 - c. Signage advertising the sale of alcoholic beverages shall not be visible from the public right-of-way.
 - d. The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles and the clearing of all litter from the sidewalks and periodic cleaning of the street right-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

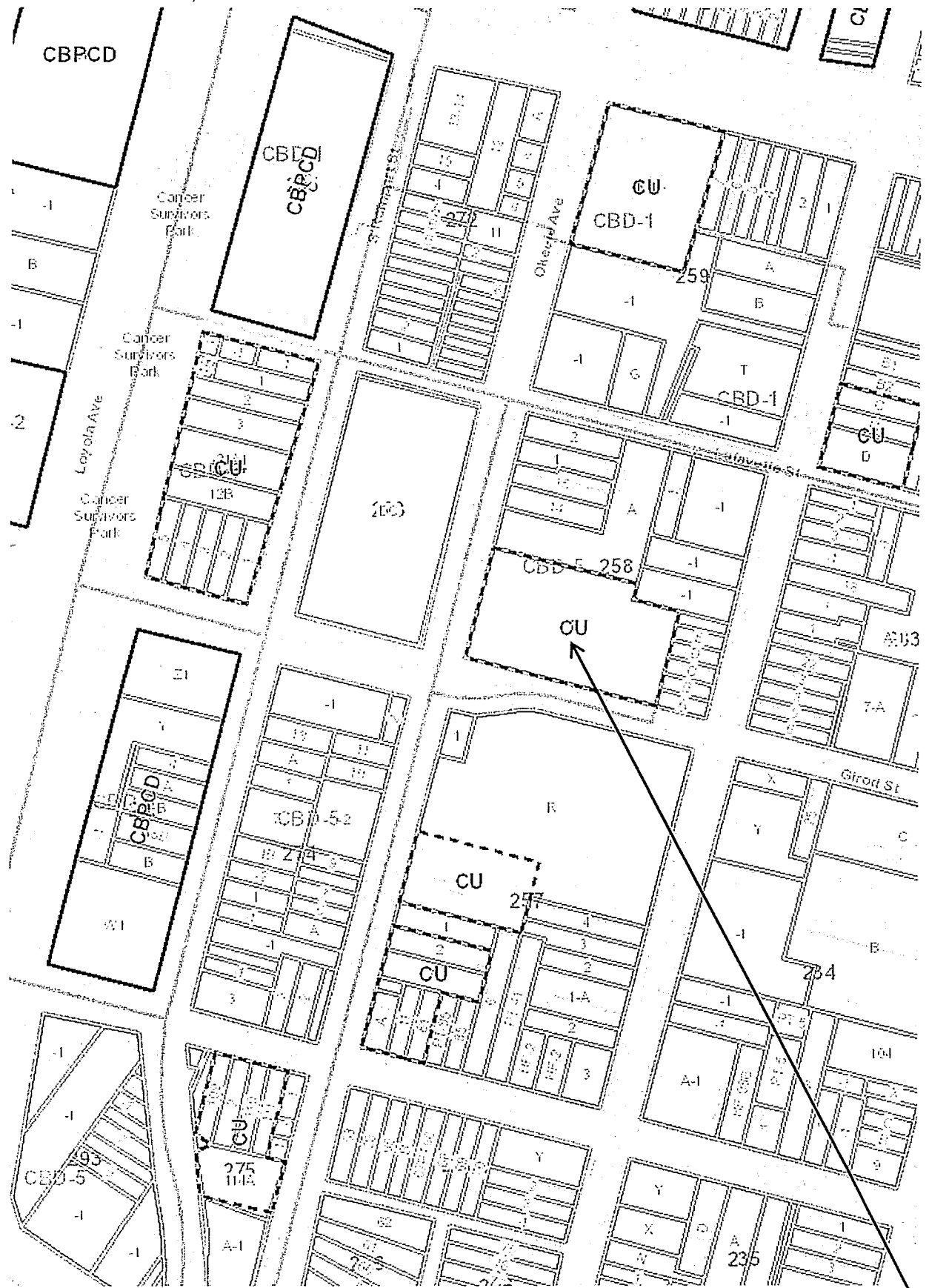
VI. REASONS FOR RECOMMENDATION

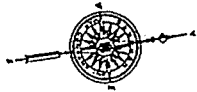
1. Those negative impacts sometimes associated with the retail sale of packaged alcoholic beverages, particularly loitering, should not be problematic at this site.

Packaged alcoholic beverages will constitute only a small proportion of all goods stocked and displayed, minimizing the likelihood that there will be the sorts of obnoxious behavior sometimes associated with alcoholic beverage outlets.

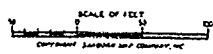
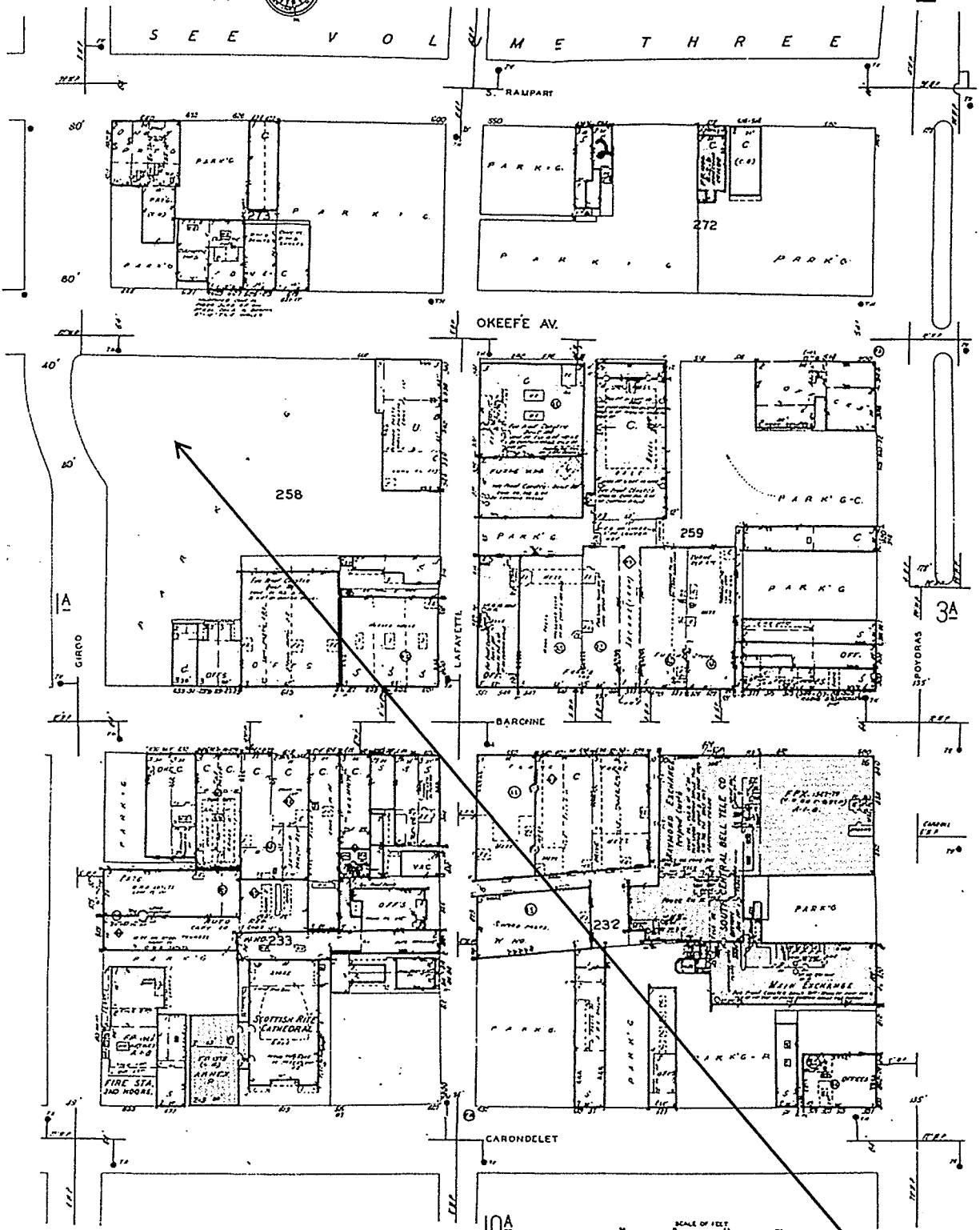
2. The retail sale of packaged alcoholic beverages at the pharmacy for off-premises consumption is not in conflict with the Master Plan.

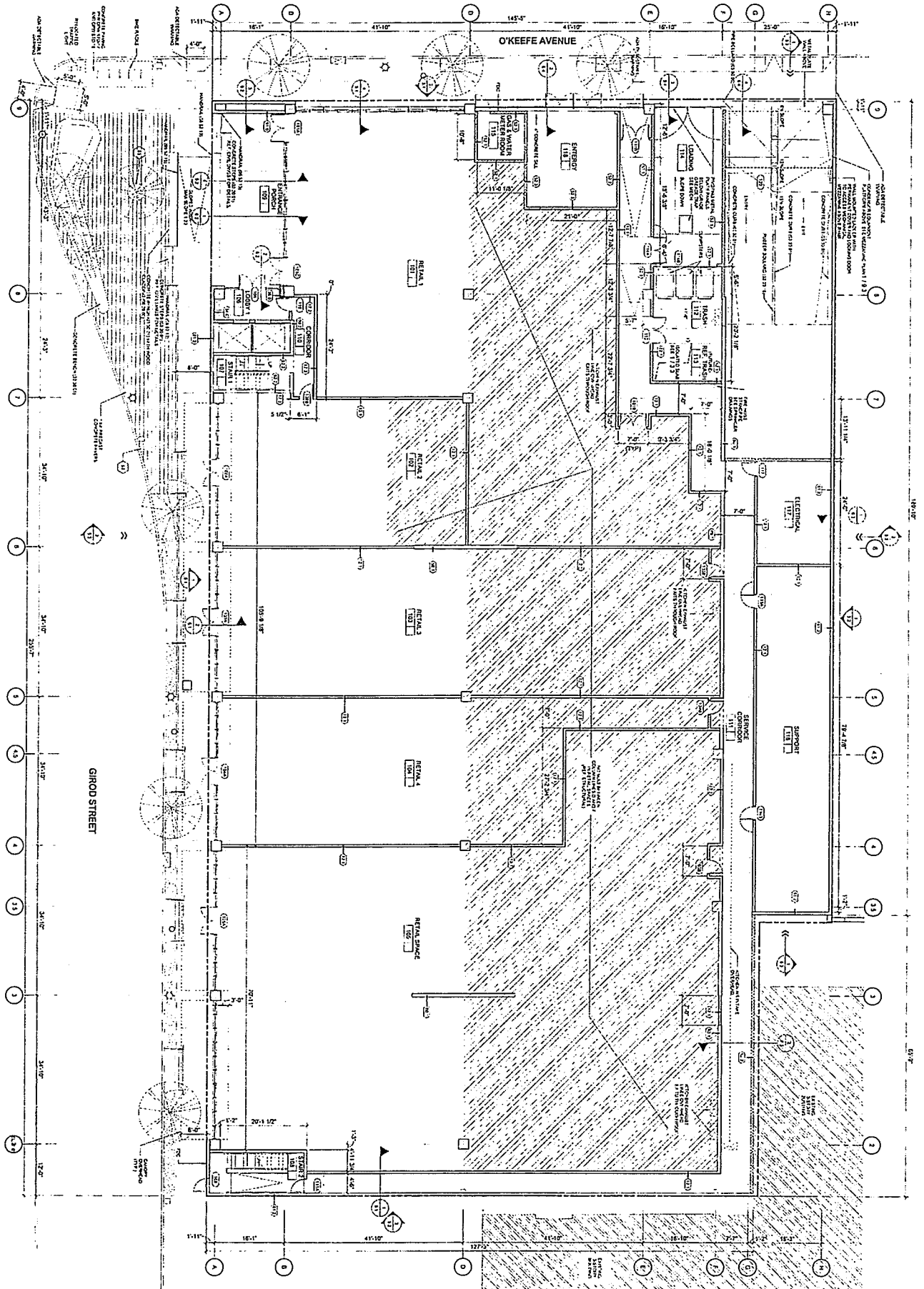
VII. Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.





NEW ORLEANS 1A 'PL. II
2A





THE ARCHITECT HAS MADE EVERY EFFORT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS RELIED ON THE INFORMATION PROVIDED BY THE OWNER AND THE RECORD PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

- NO. 1. GENERAL NOTES
- NO. 2. FINISHES
- NO. 3. MATERIALS
- NO. 4. MECHANICAL
- NO. 5. ELECTRICAL
- NO. 6. PAVING
- NO. 7. PLANTING
- NO. 8. EXTERIOR LIGHTING
- NO. 9. SIGNAGE
- NO. 10. FURNITURE
- NO. 11. SPECIAL NOTES

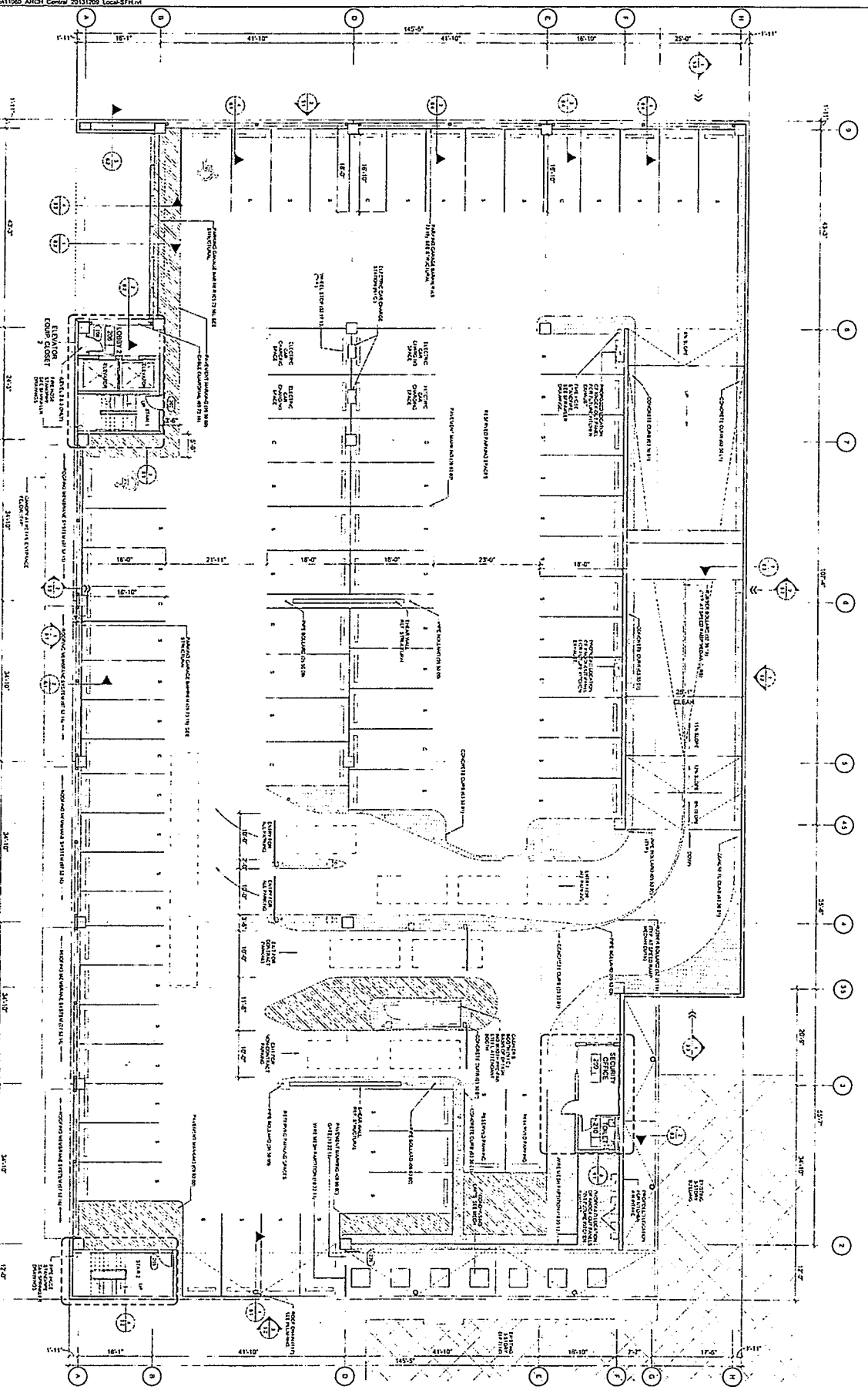
FIRST FLOOR PLAN



399 Garyn St. Suite 201
 New Orleans, LA 70112
 (504) 581-1111
 www.eskewdumezripple.com
 DATE: 08/26/2013

SOUTH MARKET DISTRICT PARCEL D
 939 Girod Street
 New Orleans, LA 70113

Eskew+Dumez+Ripple
 ARCHITECTUR
 INTERIOR ENVIRONMENTAL DESIGN
 URBAN STRATEGISTS
 025/15



**CLARIFICATION OF HATCH PATTERNS
 (UNLESS OTHERWISE INDICATED)**

SEE THE HATCH PATTERNS IN THE CLARIFICATION OF HATCH PATTERNS SHEET FOR A COMPLETE LIST OF HATCH PATTERNS AND THEIR CORRESPONDING MATERIALS.

1	CONCRETE	CONCRETE
2	WOOD	WOOD
3	GLASS	GLASS
4	STEEL	STEEL
5	INSULATION	INSULATION

SECOND FLOOR PLAN



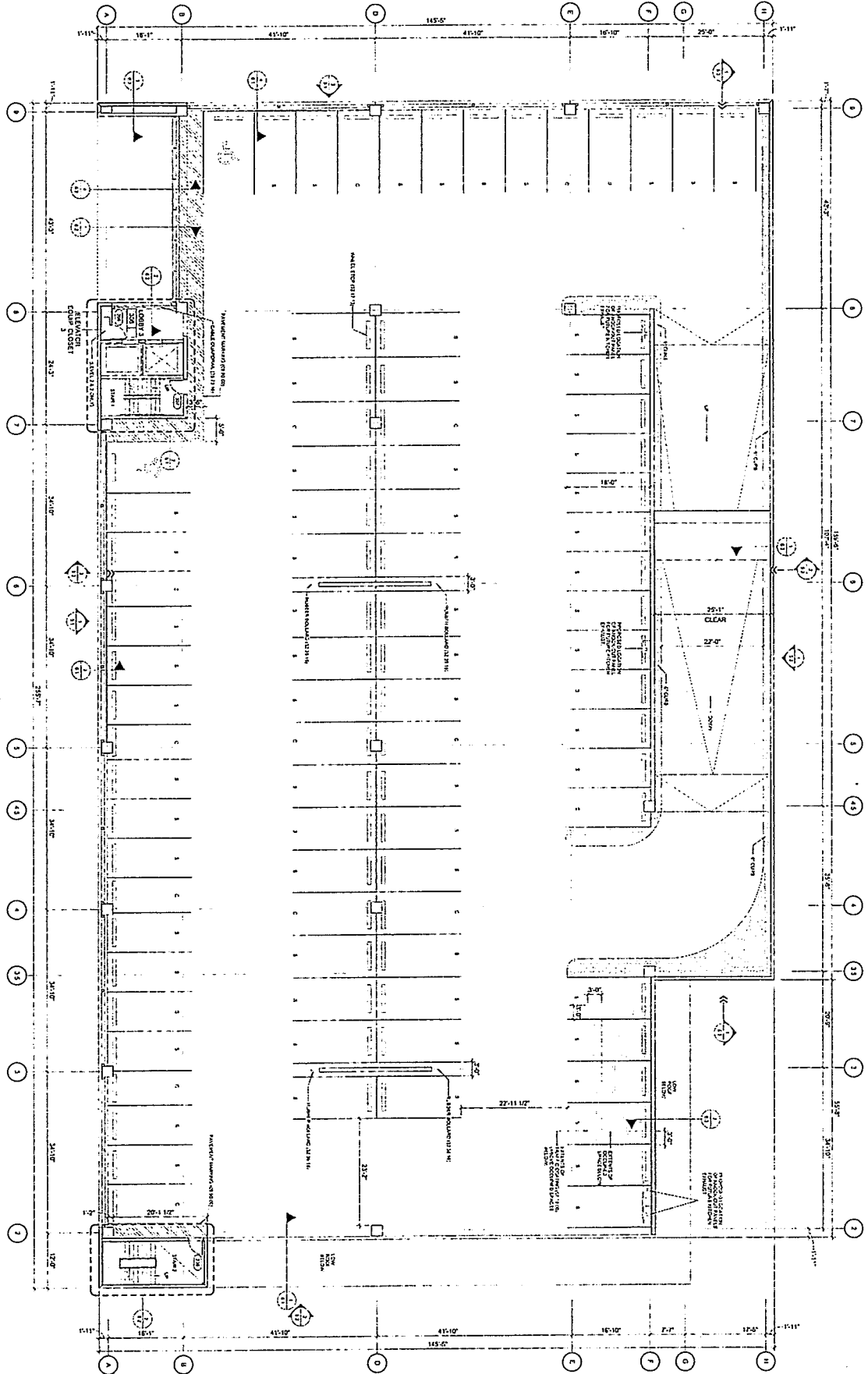
DATE: 12/11/13
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: SOUTH MARKET DISTRICT PARCEL D



CONTRACT NO. 11060
 SHEET NO. 2.2
 PROJECT: SOUTH MARKET DISTRICT PARCEL D
 DATE: 03 DECEMBER 2013

SOUTH MARKET DISTRICT PARCEL D
 939 Girod Street
 New Orleans, LA 70113

Eskew+Dumez+Ripple
 ARCHITECTURE
 INTERIOR ENVIRONMENT
 URBAN STRATEGIES
ZD 025/15



THIS DOCUMENT IS THE PROPERTY OF ARCHITECTURE ZD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE ZD IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DOCUMENT.

**CLARIFICATION OF HATCH PATTERNS
 (UNLESS OTHERWISE INDICATED)**

Symbol	Description
[Hatch Pattern]	Structural Steel
[Hatch Pattern]	Concrete Slab
[Hatch Pattern]	Concrete Wall
[Hatch Pattern]	Concrete Column
[Hatch Pattern]	Concrete Beam
[Hatch Pattern]	Concrete Foundation
[Hatch Pattern]	Concrete Footing
[Hatch Pattern]	Concrete Retention Wall
[Hatch Pattern]	Concrete Slab on Grade
[Hatch Pattern]	Concrete Slab on Wall
[Hatch Pattern]	Concrete Slab on Pile
[Hatch Pattern]	Concrete Slab on Pier
[Hatch Pattern]	Concrete Slab on Post
[Hatch Pattern]	Concrete Slab on Column
[Hatch Pattern]	Concrete Slab on Wall and Column
[Hatch Pattern]	Concrete Slab on Wall and Pier
[Hatch Pattern]	Concrete Slab on Wall and Post
[Hatch Pattern]	Concrete Slab on Wall and Column and Pier
[Hatch Pattern]	Concrete Slab on Wall and Column and Post
[Hatch Pattern]	Concrete Slab on Wall and Column and Pier and Post

**TYPICAL PARKING FLOOR PLAN
 LEVEL S.3, 4 & 5**

DATE: 11/7/12
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: SOUTH MARKET DISTRICT PARCEL D
 SHEET: 2.3

SOUTH MARKET DISTRICT PARCEL D

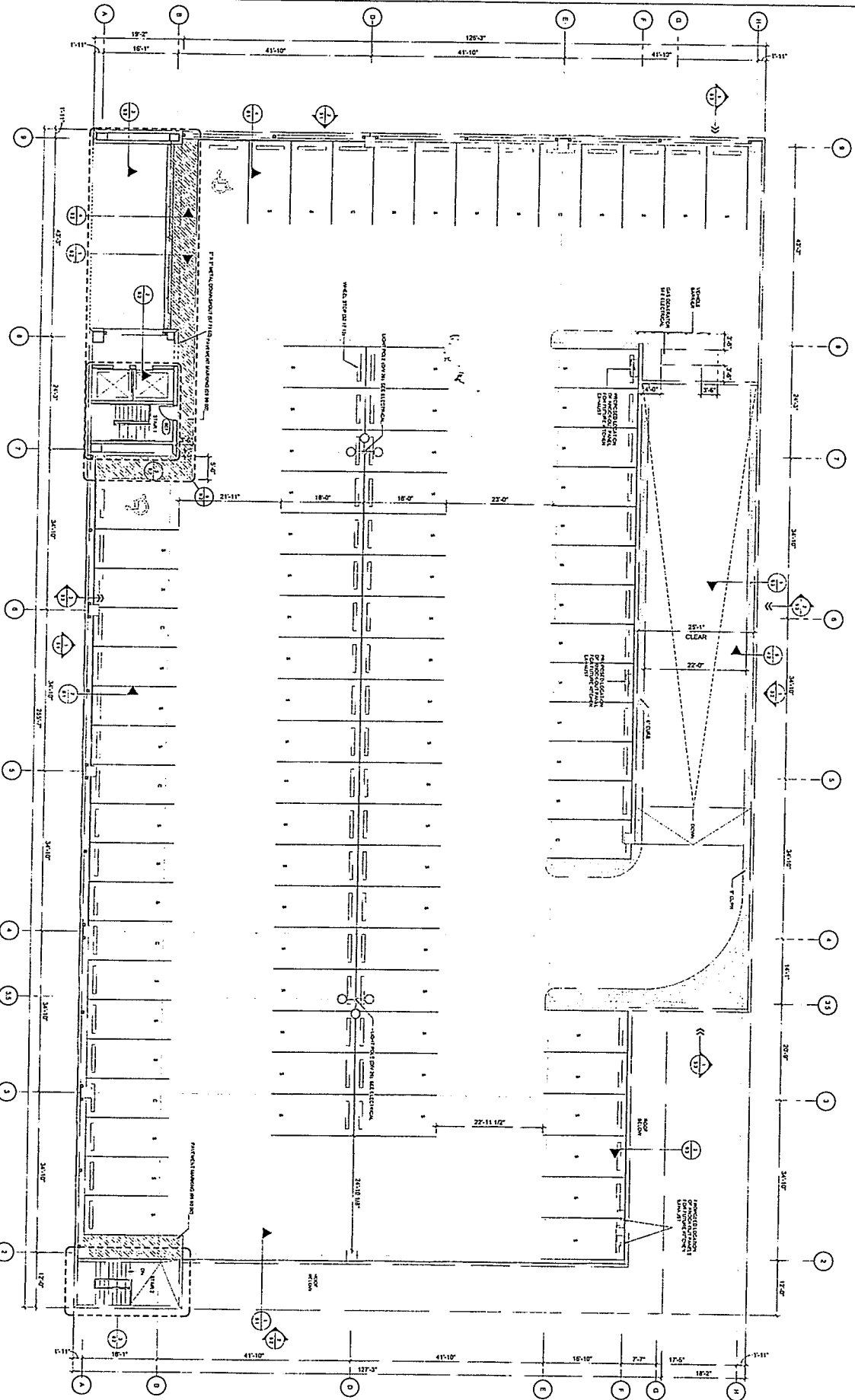
939 Girod Street
 New Orleans, LA 70113

Eskew+Dumez+Ripple

ARCHITECTURE ZD 025/15
 INTERIOR
 URBAN STRATEGIES



DATE:	11/06
DRAWN BY:	NSMAY
CHECKED BY:	[Signature]
PROJECT:	TYPICAL PARKING FLOOR PLAN
SHEET:	2.3



THIS DRAWING IS THE PROPERTY OF ESKEW+DUMEZ+RIPPLE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ESKEW+DUMEZ+RIPPLE ARCHITECTURE.

**CLARIFICATION OF HATCH PATTERNS
(UNLESS OTHERWISE INDICATED)**

Hatch Pattern	Description
	CONCRETE WALL
	ROOF
	MECHANICAL ROOM
	STAIR
	MECHANICAL ROOM
	MECHANICAL ROOM
	MECHANICAL ROOM
	MECHANICAL ROOM
	MECHANICAL ROOM
	MECHANICAL ROOM
	MECHANICAL ROOM
	MECHANICAL ROOM
	MECHANICAL ROOM
	MECHANICAL ROOM
	MECHANICAL ROOM

11 SIXTH FLOOR - ROOF PARKING PLAN



DATE: 12/11/12
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: SOUTH MARKET DISTRICT PARCEL D
 SHEET: 11 OF 15

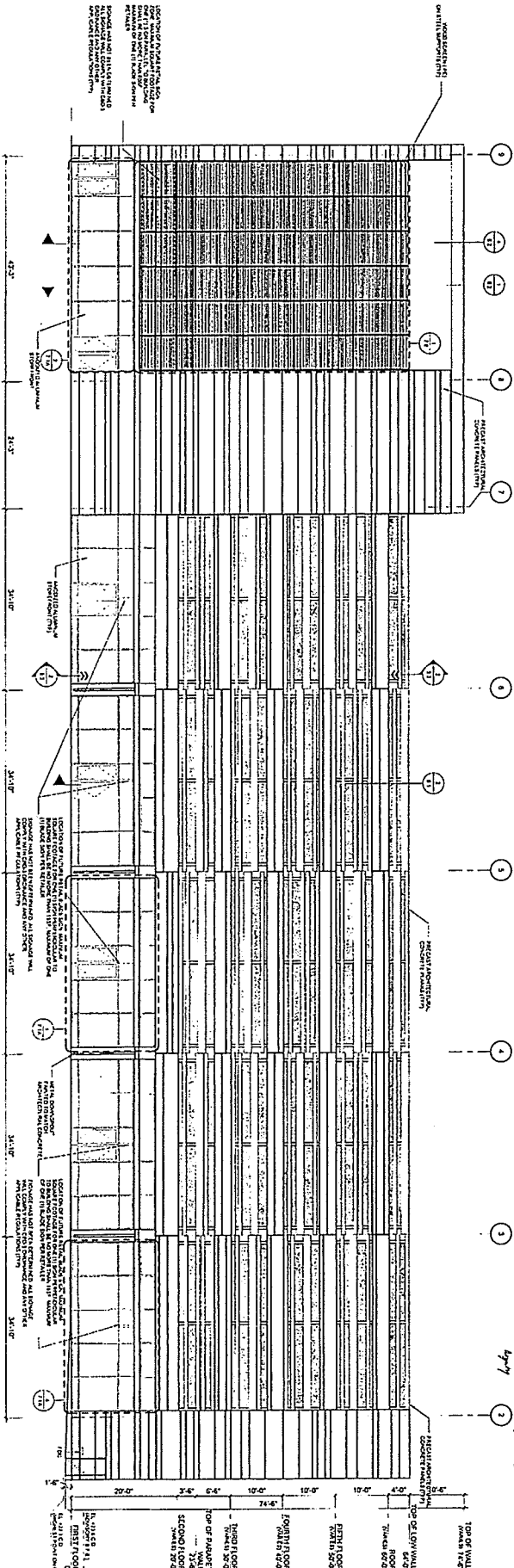


Copyright © 2013
 Eskew+Dumez+Ripple
 A Professional Corporation
 939 Girod Street
 New Orleans, LA 70113
 License No. 11060
 State of Louisiana

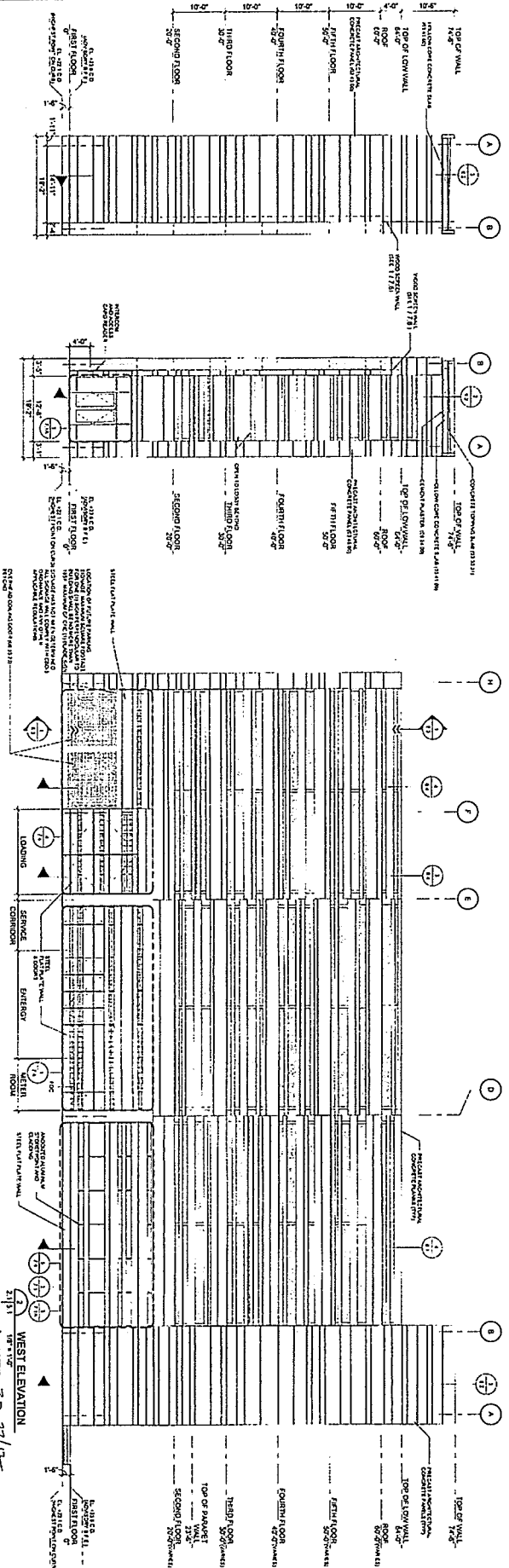
SOUTH MARKET DISTRICT PARCEL D
 939 Girod Street
 New Orleans, LA 70113

Eskew+Dumez+Ripple
 ARCHITECTURE ZD 025/15
 INTERIOR ENVIRONMENT
 URBAN STRATEGIES

INDICATE THE LOCATION OF THE
 EXISTING WALLS AND THE
 LOCATION OF THE NEW WALLS
 TO BE CONSTRUCTED.
 THE WALLS TO BE CONSTRUCTED
 ARE SHOWN WITH A THICK
 LINE AND THE EXISTING WALLS
 ARE SHOWN WITH A THIN
 LINE.



1 SOUTH ELEVATION
 21'5" 15'11" 2'



2 WEST ELEVATION
 15'11" 21'5" 2'

INDICATE THE LOCATION OF THE
 EXISTING WALLS AND THE
 LOCATION OF THE NEW WALLS
 TO BE CONSTRUCTED.
 THE WALLS TO BE CONSTRUCTED
 ARE SHOWN WITH A THICK
 LINE AND THE EXISTING WALLS
 ARE SHOWN WITH A THIN
 LINE.

PROJECT NO. 20165
 DATE 10/20/13
 DRAWN BY [Signature]
 CHECKED BY [Signature]
 PROJECT LOCATION 839 Girod Street
 NEW ORLEANS, LA 70113

SOUTH MARKET DISTRICT PARCEL D

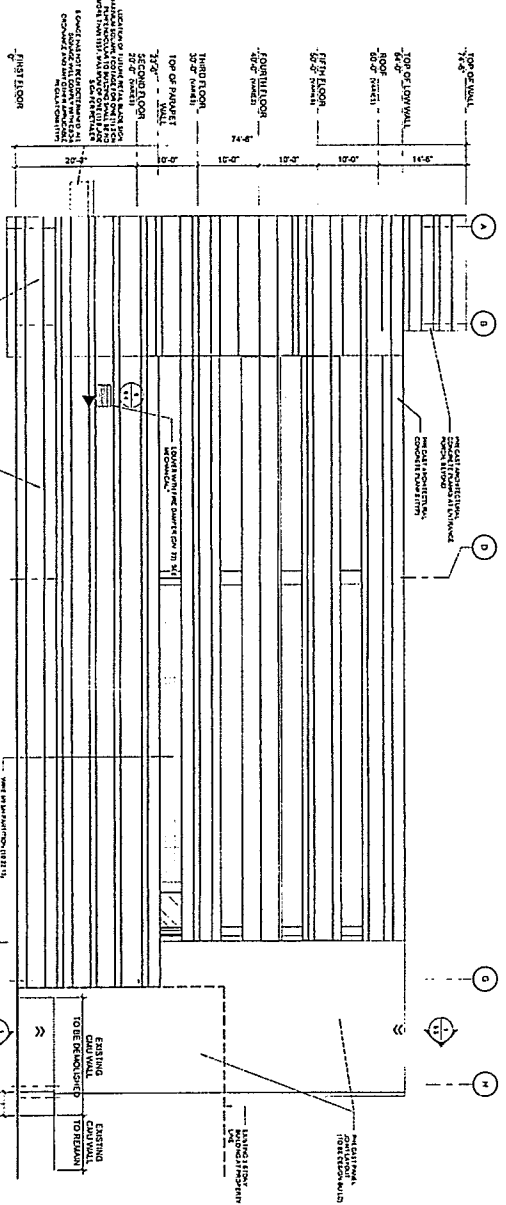
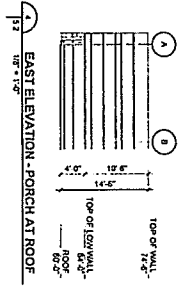
839 Girod Street
 New Orleans, LA 70113

Eskew+Dumez+Ripple ARCHITECTS ZD 025/15

INTERIOR ENVIRONMENTS
 URBAN STRATEGIES

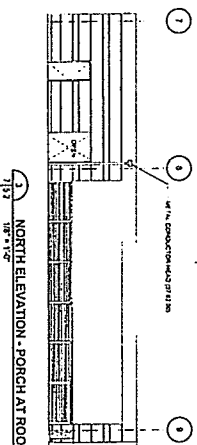


DATE	DESCRIPTION
10/20/13	ISSUED FOR PERMIT
11/15/13	ISSUED FOR PERMIT
12/9/13	ISSUED FOR PERMIT



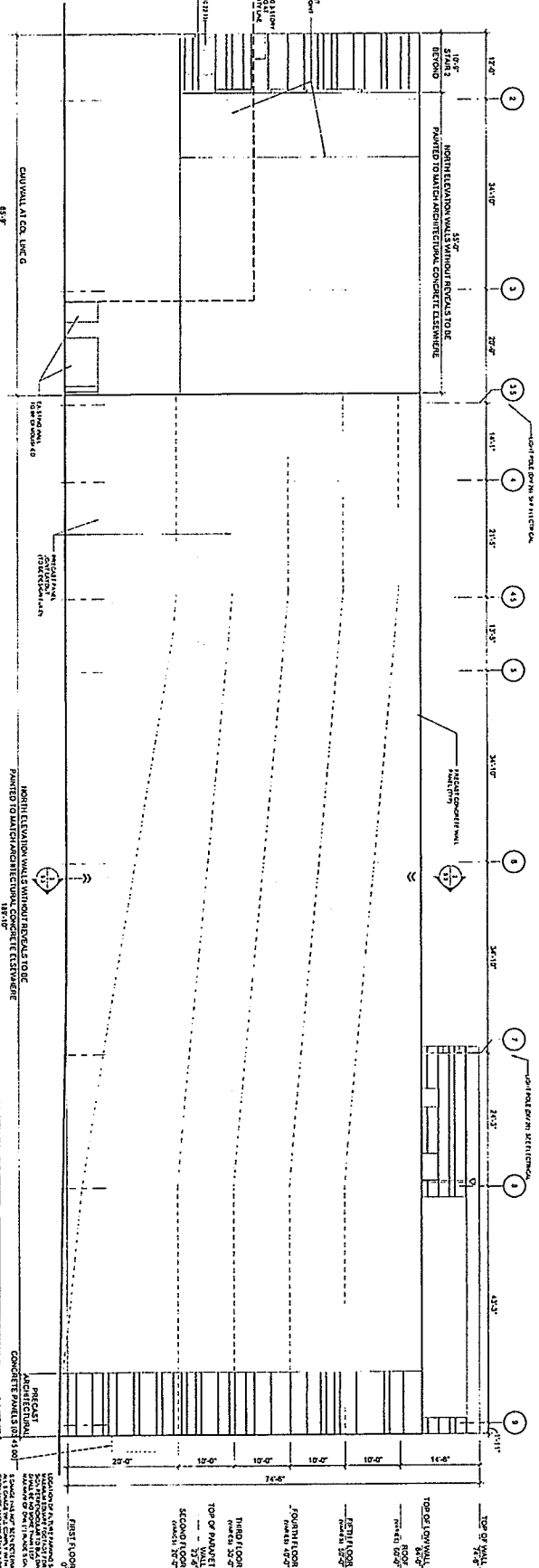
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DATE: 12/20/13
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: SOUTH MARKET DISTRICT PARCEL D



7/2 EAST ELEVATION
 1/8" = 1'-0"

7/3 NORTH ELEVATION - PORCH AT ROOF
 1/8" = 1'-0"



7/1 NORTH ELEVATION
 1/8" = 1'-0"



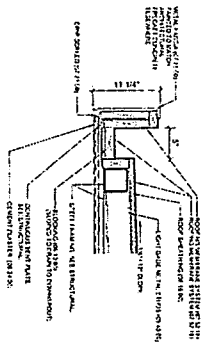
Eskew+Dumez+Ripple
 ARCHITECTS
 939 Girod Street
 New Orleans, LA 70113
 DATE: 08 DECEMBER 2013

SOUTH MARKET DISTRICT PARCEL D
 939 Girod Street
 New Orleans, LA 70113

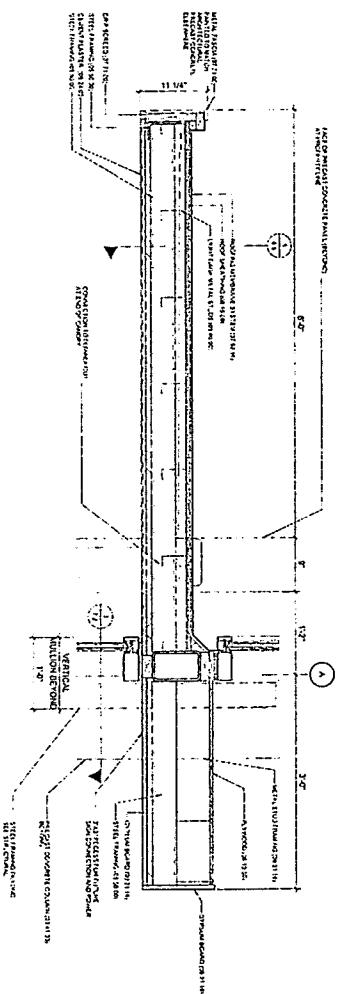
Eskew+Dumez+Ripple
 ARCHITECT ZD 025/15
 INTERIOR
 URBAN STRATEGIES

5.2
 SHEET NO. 1106
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 12/20/13

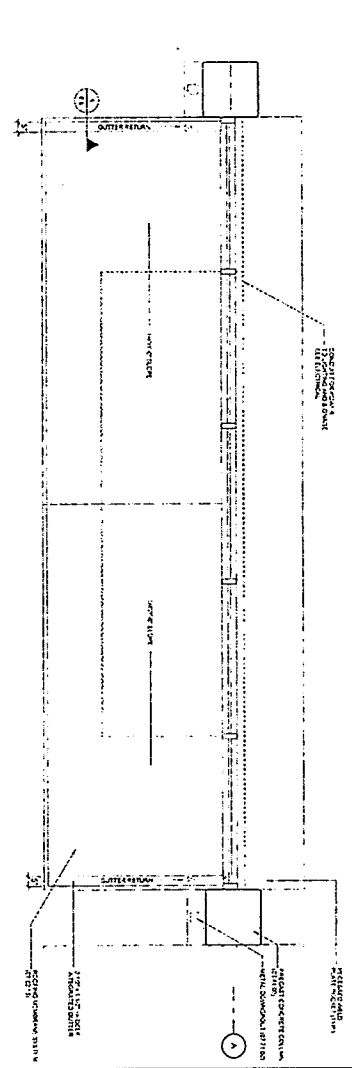
DATE: 12/17/12
 PROJECT: 17014 SOUTH MARKET PARCEL D - GENERAL
 DRAWING: 17014-010 ARCHITECTURAL
 SHEET: 17014-010-01
 TITLE: SECTION THRU STOREFRONT CANOPY
 DESIGNED BY: J. D. RIPP
 CHECKED BY: J. D. RIPP
 APPROVED BY: J. D. RIPP



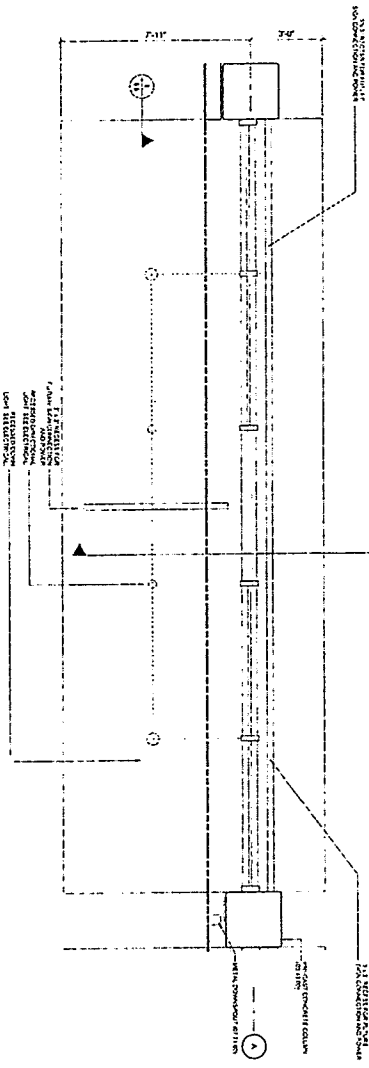
SECTION THRU CANOPY GUTTER
 1/2" = 1'-0"



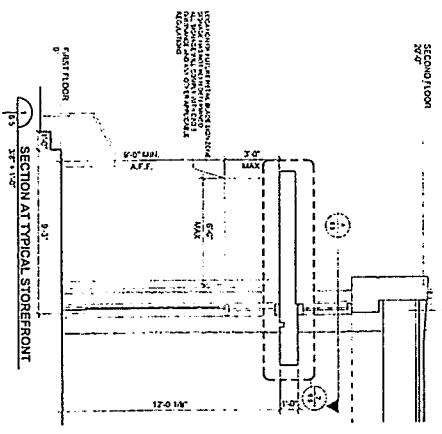
SECTION THRU STOREFRONT CANOPY
 1/2" = 1'-0"



HORIZ SECTION ABOVE CANOPY
 1/2" = 1'-0"



CANOPY - REFLECTED CEILING
 1/2" = 1'-0"



SECTION AT TYPICAL STOREFRONT
 1/2" = 1'-0"



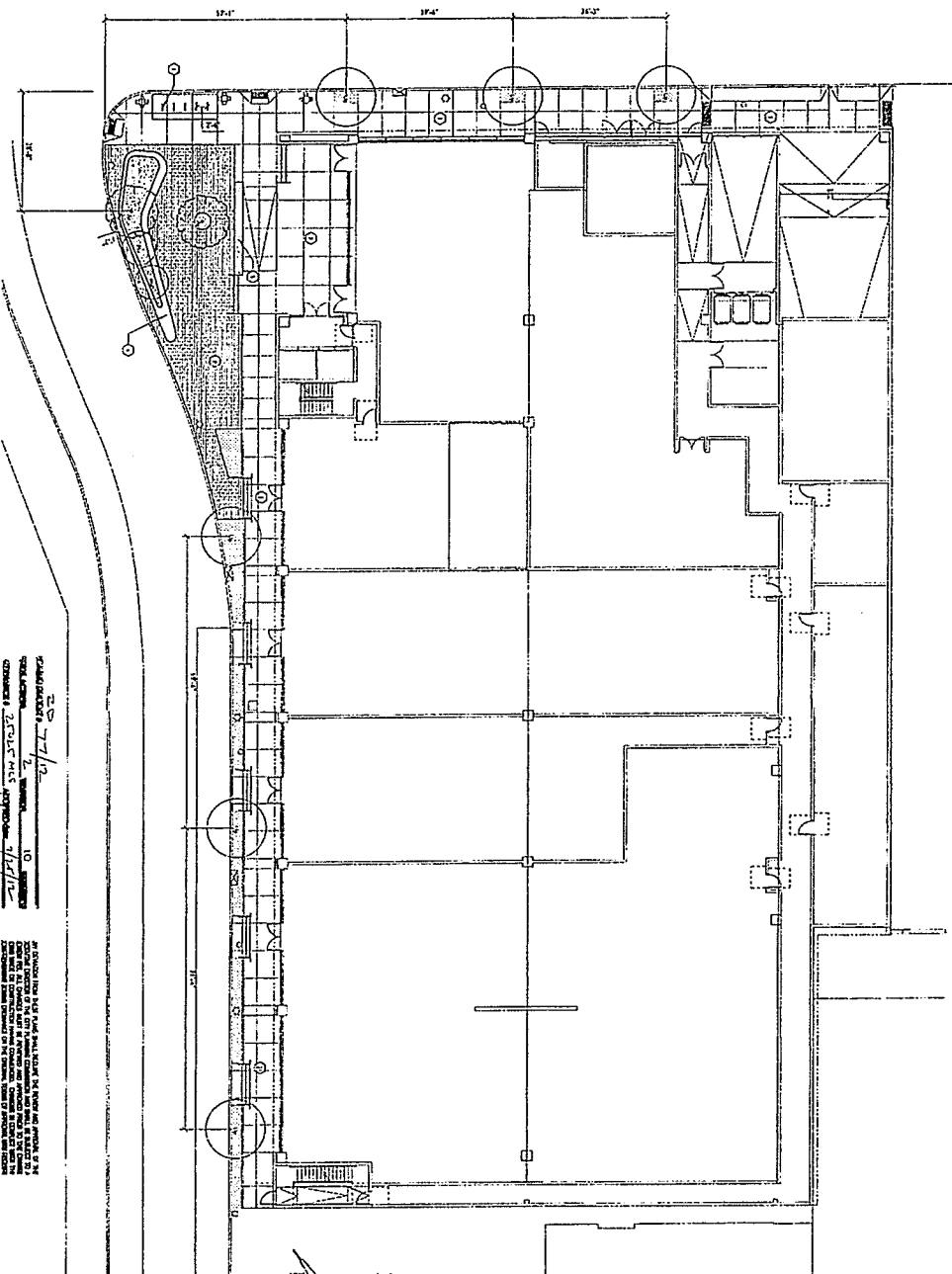
Copyright © 2013
 Eskew + Dumez + Ripple
 939 Girod Street
 New Orleans, LA 70113
 Phone: (504) 581-1701
 Fax: (504) 581-1702
 Email: info@edr.com

SOUTH MARKET DISTRICT PARCEL D
 939 Girod Street
 New Orleans, LA 70113

Eskew + Dumez + Ripple
 ARCHITECT
INTERIOR ZD 025/15
 URBAN S...

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL	REMARKS
1	CONCRETE	1	YD	100.00	100.00	CONCRETE FOR DRIVE
2	ASPHALT	1	YD	100.00	100.00	ASPHALT DRIVE
3	PAVING	1	YD	100.00	100.00	PAVING DRIVE
4	LANDSCAPE	1	YD	100.00	100.00	LANDSCAPE DRIVE
5	CONCRETE	1	YD	100.00	100.00	CONCRETE DRIVE
6	ASPHALT	1	YD	100.00	100.00	ASPHALT DRIVE
7	PAVING	1	YD	100.00	100.00	PAVING DRIVE
8	LANDSCAPE	1	YD	100.00	100.00	LANDSCAPE DRIVE
9	CONCRETE	1	YD	100.00	100.00	CONCRETE DRIVE
10	ASPHALT	1	YD	100.00	100.00	ASPHALT DRIVE
11	PAVING	1	YD	100.00	100.00	PAVING DRIVE
12	LANDSCAPE	1	YD	100.00	100.00	LANDSCAPE DRIVE
13	CONCRETE	1	YD	100.00	100.00	CONCRETE DRIVE
14	ASPHALT	1	YD	100.00	100.00	ASPHALT DRIVE
15	PAVING	1	YD	100.00	100.00	PAVING DRIVE
16	LANDSCAPE	1	YD	100.00	100.00	LANDSCAPE DRIVE
17	CONCRETE	1	YD	100.00	100.00	CONCRETE DRIVE
18	ASPHALT	1	YD	100.00	100.00	ASPHALT DRIVE
19	PAVING	1	YD	100.00	100.00	PAVING DRIVE
20	LANDSCAPE	1	YD	100.00	100.00	LANDSCAPE DRIVE

SPACKMAN MOSSOP = MICHAELS



- REVISIONS TO PROJECT ESTIMATIONS**
- 1. Add additional
 - 2. Add additional
 - 3. Add additional
 - 4. Add additional
 - 5. Add additional

NOTES

1. All work to be done in accordance with the City of New Orleans Department of Public Works and Engineering Department specifications.
2. All work to be done in accordance with the City of New Orleans Department of Public Works and Engineering Department specifications.
3. All work to be done in accordance with the City of New Orleans Department of Public Works and Engineering Department specifications.
4. All work to be done in accordance with the City of New Orleans Department of Public Works and Engineering Department specifications.
5. All work to be done in accordance with the City of New Orleans Department of Public Works and Engineering Department specifications.

APPROVED
 Public Landscape Plan
 CCC 6 2013
 Dept. of Parks & Recreation

DATE 3/20/13
BY [Signature]
PROJECT SOUTH MARKET DISTRICT PARCEL D
CLIENT SPACKMAN MOSSOP = MICHAELS

SITE LANDSCAPE PLAN
 1" = 100'



ESKLEW+DUMEZ+RIPPLE
 ARCHITECTURE
 ENVIRONMENTS
 URBAN DESIGN

939 Girod Street
 New Orleans, LA 70113

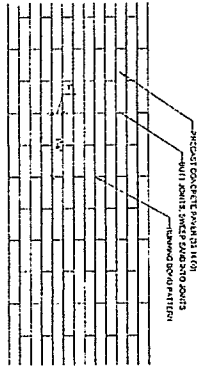
DATE: 3/20/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

Scale: 1/8" = 1'-0"
 L1.0

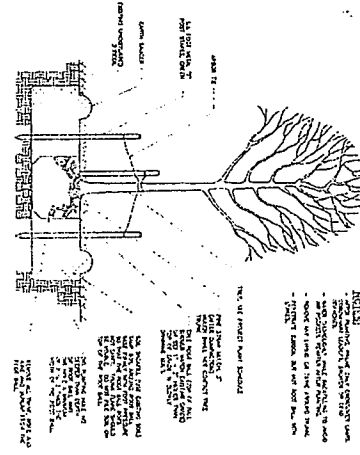
NOTATION: THE ARCHITECT HAS REVIEWED THE MATERIALS SUBMITTED BY THE CONTRACTOR AND HAS APPROVED THEM FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW ORLEANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW ORLEANS.

CONTRACT NO. E-2013-01723-24
PROJECT NO. 2
DATE: 12/10/2013
BY: *[Signature]*
FOR: *[Signature]*
Title: Planning City Planning Commission

DETAIL OF PAVEMENT PATTERN



TREE PLANTING DETAIL

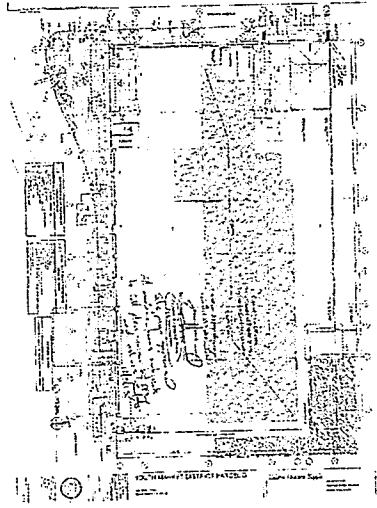



APPROVED
Public Landscape Plan
DEC 6, 2013
[Signature]
Dir. of Parks & Recreations

PROJECT INFORMATION
PROJECT NO. 2
DATE: 12/10/2013
BY: *[Signature]*
FOR: *[Signature]*
Title: Planning City Planning Commission

SOUTH MARKET DISTRICT PARCEL D
309 Girod Street
New Orleans, LA 70113

Ekew+Dunetz+Ripple
ARCHITECTURE
ENVIRONMENTS
URBAN DESIGN




 CITY OF NEW ORLEANS
 August 11, 2011

THE: USA BANK OF NEW ORLEANS, LA, INC.
 FROM: USA BANK OF NEW ORLEANS, LA, INC.
 RE: USA BANK OF NEW ORLEANS, LA, INC.
 Public Safety has reviewed the plan of the proposed new building and has approved the same for the proposed building. The building is located at the intersection of the proposed building and the existing building. The building is to be used for the purpose of a bank. The building is to be used for the purpose of a bank. The building is to be used for the purpose of a bank.

I hereby certify that the above is a true and correct copy of the original plan of the proposed building.
 City Engineer
 August 11, 2011

DEPARTMENT OF SAFETY
 SHIRLEY L. BROWN

CITY OF NEW ORLEANS
 DEPARTMENT OF SAFETY
 SHIRLEY L. BROWN

DEPARTMENT OF SAFETY
 SHIRLEY L. BROWN

1. The proposed building is located at the intersection of the proposed building and the existing building. The building is to be used for the purpose of a bank. The building is to be used for the purpose of a bank. The building is to be used for the purpose of a bank.

City Engineer

RECEIVED BY: 2505 MCS
 DATE: 8/11/11
 BY: Shirley L. Brown
 City Engineer

I hereby certify that the above is a true and correct copy of the original plan of the proposed building.
 City Engineer
 August 11, 2011


HISTORIC DISTRICT LANDMARKS COMMISSION CERTIFICATE OF APPROPRIATENESS

WORK APPROVED:

1. Conceptual approval for construction of parking structure and landscaping as per conceptual package approved 10/29/13.
2. Conceptual approval of signage, main street view or location, selected as conceptual package approved 10/29/13.
3. Final construction documents to be reviewed and approved by the Commission.


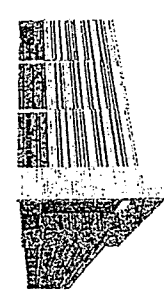
This approval is intended to be sufficient for use in obtaining construction and other permits.

NOT VALID UNLESS POSTED ON SITE



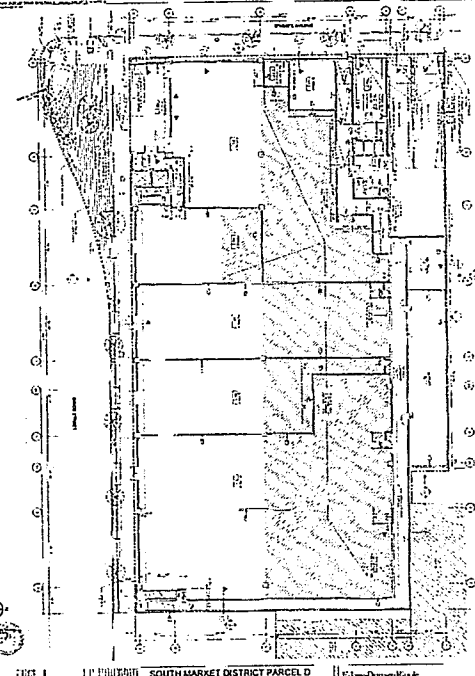
This certificate is valid for the period of one year from the date of approval. It is subject to the terms and conditions of the Certificate of Appropriateness. For more information, please contact the Commission at 1000 North Dearborn Street, Suite 100, Chicago, Illinois 60610. Phone: (773) 329-1100. Fax: (773) 329-1101. Website: www.historicdistrict.com

SOUTH MARKET DISTRICT PARCEL B

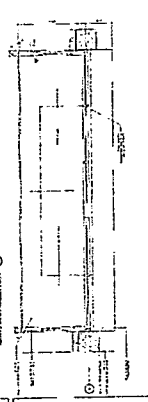

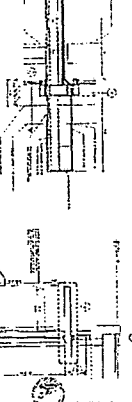
Edw. Dawe Ryck

SOUTH MARKET DISTRICT PARCEL D



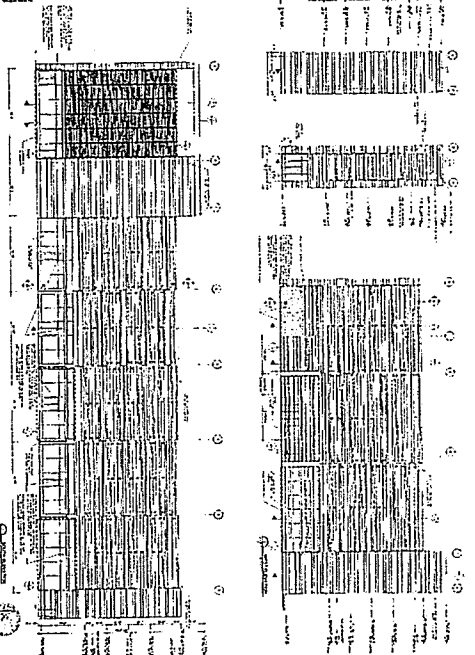
Edw. Dawe Ryck

SOUTH MARKET DISTRICT PARCEL D



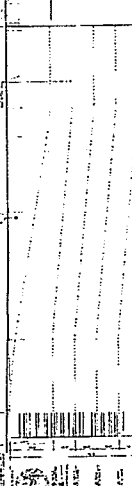
Edw. Dawe Ryck

SOUTH MARKET DISTRICT PARCEL D



Edw. Dawe Ryck

SOUTH MARKET DISTRICT PARCEL D

Edw. Dawe Ryck

CVS/pharmacy

BARONNE ST. & GIROD ST. (NWC), NEW ORLEANS, LA
CVS STORE NO. 10559
BASED ON TYPE A STANDARD PROTOTYPE DATED 5.1.10-A
RESPONSIBILITY MATRIX DATED 01/12/09 PROJECT INFORMATION

DRAWING INDEX

No.	Description
1.0	CORR SHEET
1.1	MECHANICAL / PLUMBING
1.1.1	MECHANICAL PLAN
1.1.2	PLUMBING PLAN
1.1.3	ELECTRICAL
1.1.4	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.5	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.6	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.7	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.8	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.9	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.10	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.11	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.12	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.13	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.14	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.15	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.16	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.17	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.18	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.19	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
1.1.20	ELECTRICAL SCHEDULES & OTHER DIAGRAMS

TEAM MEMBERS

NAME	COMPANY	PHONE	FAX
ARCHITECT	FIRST HARTFORD REALTY CORPORATION	(504) 584-1000	(504) 584-1000
MECHANICAL / PLUMBING	W&B ENGINEERS	(504) 584-1000	(504) 584-1000
ELECTRICAL	W&B ENGINEERS	(504) 584-1000	(504) 584-1000
MECHANICAL / PLUMBING	W&B ENGINEERS	(504) 584-1000	(504) 584-1000
ELECTRICAL	W&B ENGINEERS	(504) 584-1000	(504) 584-1000

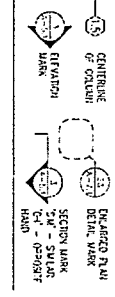
ABBREVIATIONS

Symbol	Description
(A)	Architect
(M)	Mechanical
(E)	Electrical
(S)	Structural
(O)	Other
(P)	Plumbing
(H)	Hand
(C)	Consultant
(D)	Design
(R)	Record
(S)	Shop
(A)	As-Built
(F)	Field
(I)	Interior
(O)	Outdoor
(V)	Vertical
(H)	Horizontal
(P)	Profile
(S)	Section
(E)	Elevation
(P)	Plan
(S)	Site
(A)	Area
(V)	Volume
(H)	Height
(D)	Distance
(A)	Area
(V)	Volume
(H)	Height
(D)	Distance
(A)	Area
(V)	Volume
(H)	Height
(D)	Distance
(A)	Area
(V)	Volume
(H)	Height
(D)	Distance
(A)	Area
(V)	Volume
(H)	Height
(D)	Distance
(A)	Area
(V)	Volume
(H)	Height
(D)	Distance

GENERAL NOTES

1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF THE STORE AND THE POSITION OF THE VENTILATION UNITS.
2. REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION OF THE VENTILATION UNITS AND THE POSITION OF THE VENTILATION UNITS.
3. REFER TO THE ELECTRICAL DRAWINGS FOR THE LOCATION OF THE VENTILATION UNITS AND THE POSITION OF THE VENTILATION UNITS.
4. REFER TO THE STRUCTURAL DRAWINGS FOR THE LOCATION OF THE VENTILATION UNITS AND THE POSITION OF THE VENTILATION UNITS.
5. REFER TO THE OTHER DRAWINGS FOR THE LOCATION OF THE VENTILATION UNITS AND THE POSITION OF THE VENTILATION UNITS.

SYMBOLS



No.	Description
1	MECHANICAL PLAN
2	PLUMBING PLAN
3	ELECTRICAL
4	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
5	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
6	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
7	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
8	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
9	ELECTRICAL SCHEDULES & OTHER DIAGRAMS
10	ELECTRICAL SCHEDULES & OTHER DIAGRAMS

LOCATION MAP



RESPONSIBILITY SCHEDULE (OFF FOR STORE & AS-IS PROJECTS)

No.	Description	Start Date	End Date	Responsible Party
1	ARCHITECT	01/12/09	05/10/09	FIRST HARTFORD REALTY
2	MECHANICAL	01/12/09	05/10/09	W&B ENGINEERS
3	ELECTRICAL	01/12/09	05/10/09	W&B ENGINEERS
4	STRUCTURAL	01/12/09	05/10/09	W&B ENGINEERS



ARCHITECT OF RECORD
FIRST HARTFORD REALTY CORPORATION
111-111-111
NEW ORLEANS, LA 70112
TEL: (504) 584-1000
FAX: (504) 584-1000

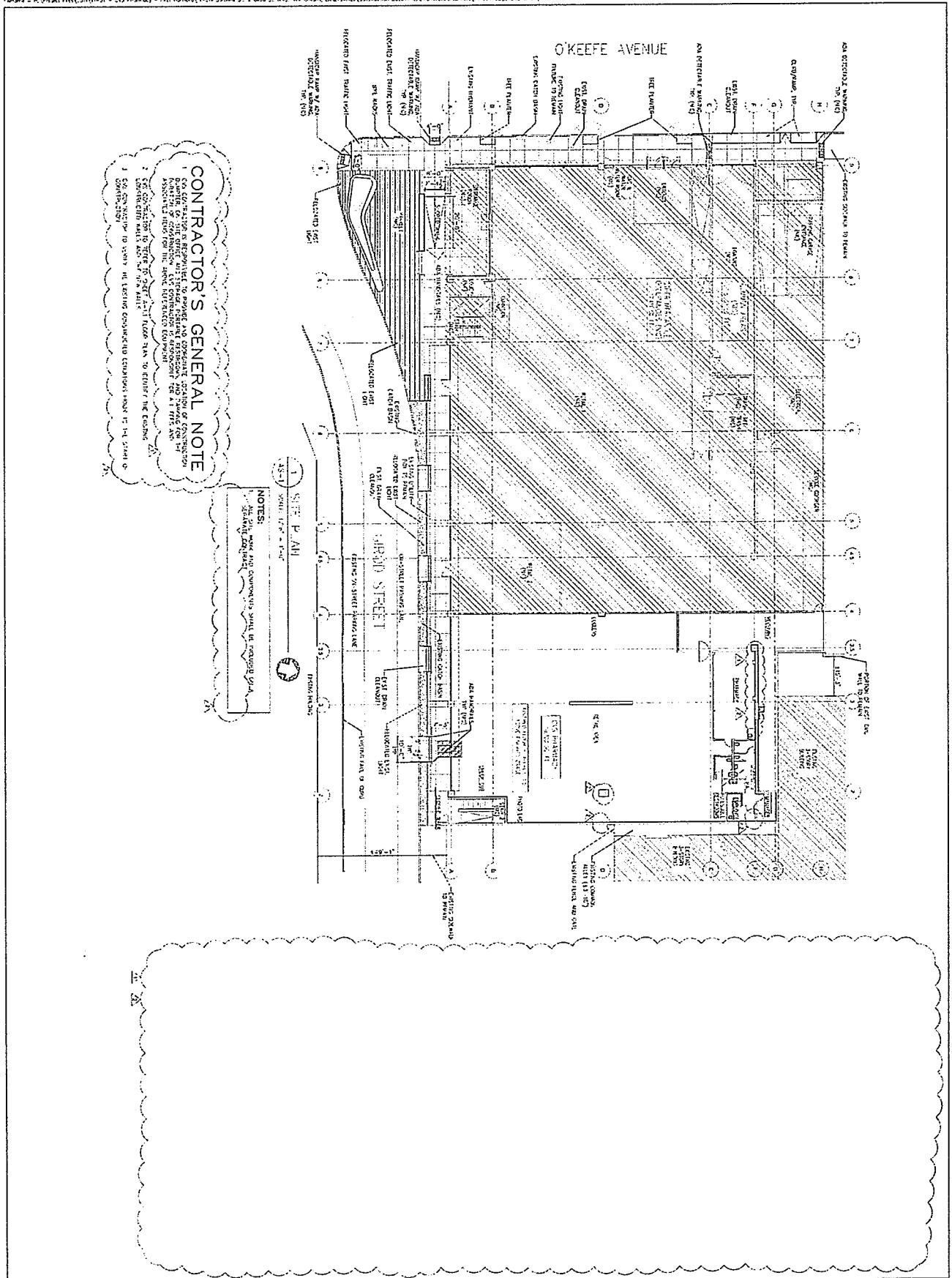
CONSULTANT
W&B ENGINEERS
2203 PUEBLO BLVD, SUITE 100
NEW ORLEANS, LA 70115
TEL: (504) 584-1000
FAX: (504) 584-1000

DEVELOPER
FIRST HARTFORD REALTY CO.
149 COLONIAL RD.
MANCHESTER, CT 06042
TEL: (860) 646-4555
FAX: (860) 646-5977



DESIGNED BY	DATE	13	ELECTRICAL
CHECKED BY	DATE	13	ELECTRICAL
DRAWN BY	DATE	13	ELECTRICAL
CHECKED BY	DATE	13	ELECTRICAL
DRAWN BY	DATE	13	ELECTRICAL
CHECKED BY	DATE	13	ELECTRICAL

CONTRACT NO. 111-111-111



CONTRACTOR'S GENERAL NOTE

1. SO CONTRACTOR IS RESPONSIBLE TO PROVIDE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK.
3. SO CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL NECESSARY CONSTRUCTION CHANGES MADE TO THE STATE OF NEW YORK.

NOTES:

1. SEE PLAN FOR ALL DIMENSIONS.
2. SEE PLAN FOR ALL DIMENSIONS.
3. SEE PLAN FOR ALL DIMENSIONS.

SITE PLAN

CVS pharmacy
AS-4S STORE

STORE NUMBER 10559
 1300 PHARMACY STORE
 1300 PHARMACY STORE
 1300 PHARMACY STORE
CS PROJECT NUMBER 075523

ARCHITECT OF RECORD

JNH&H ARCHITECTURE & INTERIORS, INC.
 1300 PHARMACY STORE
 1300 PHARMACY STORE
 1300 PHARMACY STORE

CONSULTANT

21 000 000 000 000
 21 000 000 000 000
 21 000 000 000 000

DEVELOPER

FIRST HARTFORD REALTY CO.
 149 COLONIAL RD.
 MANCHESTER, CT 06042
 TEL: (860) 358-5555
 FAX: (860) 358-5555

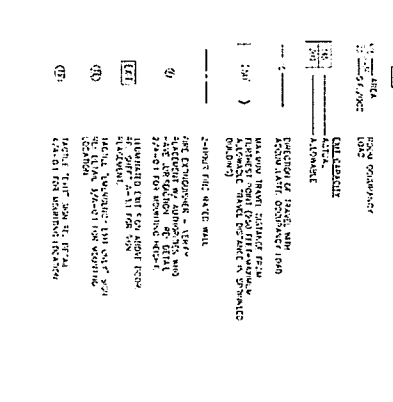
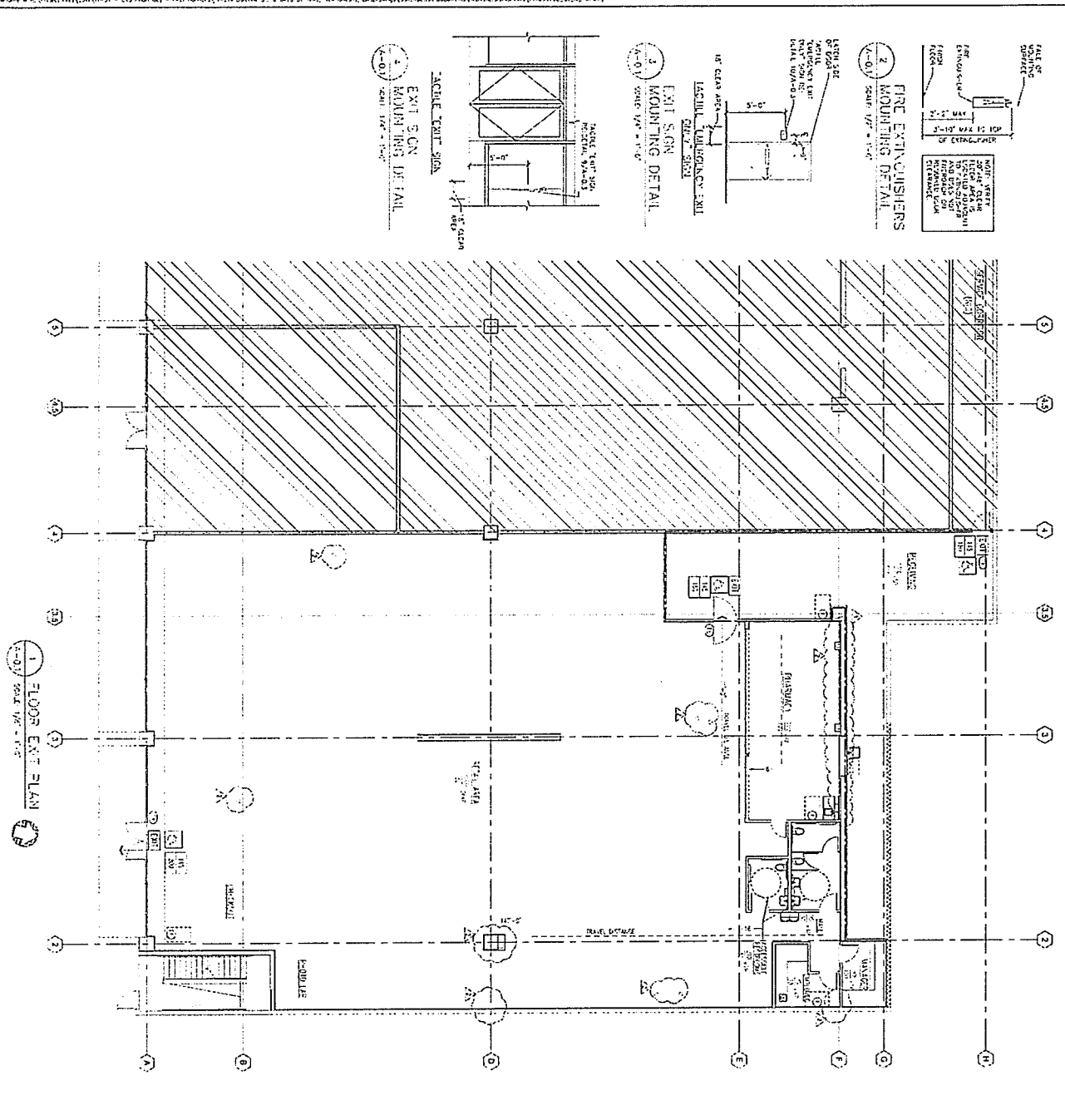
SEAL:

21 000 000 000 000
 21 000 000 000 000
 21 000 000 000 000

REVISIONS:

NO.	DATE	DESCRIPTION
1	13 OCTOBER 2014	ISSUE FOR PERMITS
2	13 OCTOBER 2014	ISSUE FOR PERMITS
3	13 OCTOBER 2014	ISSUE FOR PERMITS

DATE: 13 OCTOBER 2014
SCALE: 1" = 30'
TITLE: SITE PLAN
DESIGNED BY: JNH
CHECKED BY: JNH
DATE: 13 OCTOBER 2014
SCALE: 1" = 30'
TITLE: SITE PLAN



CODE INFORMATION

1. DPT. AND OCCUPANCY CLASSIFICATION (1000)
BUILDING TYPE: RETAIL STORE - S-2, S-3, S-4
CODE BOOK REFERENCE: SECTION 1007.0

2. DPT. AND OCCUPANCY CLASSIFICATION (1000)
BUILDING TYPE: RETAIL STORE - S-2, S-3, S-4
CODE BOOK REFERENCE: SECTION 1007.0

3. EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION

4. OCCUPANT LOAD FACTORS
OCCUPANT LOAD FACTOR: 1.0 PER 100 SQ. FT. OF FLOOR AREA

5. AREA INDICATORS (1000)
GROSS FLOOR AREA: 10,000 SQ. FT.
NET FLOOR AREA: 8,000 SQ. FT.
USEABLE FLOOR AREA: 7,000 SQ. FT.
TOTAL FLOOR AREA: 10,000 SQ. FT.
TOTAL FLOOR AREA (WITH STAIRS): 10,500 SQ. FT.

6. FIRE ALARM AND NOTIFICATION
FIRE ALARM SYSTEM: 2-ALARM SYSTEM (2-ALARM)
NOTIFICATION METHOD: SIRENS, STROBE LIGHTS, AND SPEAKERS

7. SMOKE CONTROL (1000)
SMOKE CONTROL SYSTEM: 1. SMOKE EXHAUST SYSTEM (SES)
2. SMOKE EXHAUST SYSTEM (SES)
3. SMOKE EXHAUST SYSTEM (SES)
4. SMOKE EXHAUST SYSTEM (SES)
5. SMOKE EXHAUST SYSTEM (SES)

8. FIRE EXTINGUISHERS
FIRE EXTINGUISHERS: 1. 2-ABC CLASSIFIER
2. 2-ABC CLASSIFIER
3. 2-ABC CLASSIFIER
4. 2-ABC CLASSIFIER
5. 2-ABC CLASSIFIER

9. FIRE EXTINGUISHERS
FIRE EXTINGUISHERS: 1. 2-ABC CLASSIFIER
2. 2-ABC CLASSIFIER
3. 2-ABC CLASSIFIER
4. 2-ABC CLASSIFIER
5. 2-ABC CLASSIFIER

10. EXIT SIGN MOUNTING DETAIL
EXIT SIGN MOUNTING DETAIL: 1. 1-EXIT SIGN
2. 1-EXIT SIGN
3. 1-EXIT SIGN
4. 1-EXIT SIGN
5. 1-EXIT SIGN

SYMBOL LEGEND

1. 1-EXIT SIGN

2. 2-EXIT SIGN

3. 3-EXIT SIGN

4. 4-EXIT SIGN

5. 5-EXIT SIGN

6. 6-EXIT SIGN

7. 7-EXIT SIGN

8. 8-EXIT SIGN

9. 9-EXIT SIGN

10. 10-EXIT SIGN

CONSULTANT

UNIVERSAL DESIGN CONSULTANTS, INC.
100 WEST 15TH STREET
NEW YORK, NY 10011
TEL: (212) 512-2000
FAX: (212) 512-2001

ARCHITECT OF RECORD

UNIVERSAL DESIGN CONSULTANTS, INC.
100 WEST 15TH STREET
NEW YORK, NY 10011
TEL: (212) 512-2000
FAX: (212) 512-2001

DEVELOPER

CVS PHARMACY INC.
150 WEST 15TH STREET
NEW YORK, NY 10011
TEL: (800) 545-5555
FAX: (800) 545-5552

SEAL

ARCHITECT OF RECORD
UNIVERSAL DESIGN CONSULTANTS, INC.
100 WEST 15TH STREET
NEW YORK, NY 10011
TEL: (212) 512-2000
FAX: (212) 512-2001

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/15	ISSUE FOR PERMIT

DATE

10/20/15

DRAWING NO.

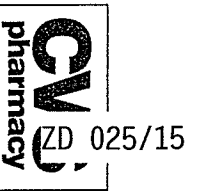
1000

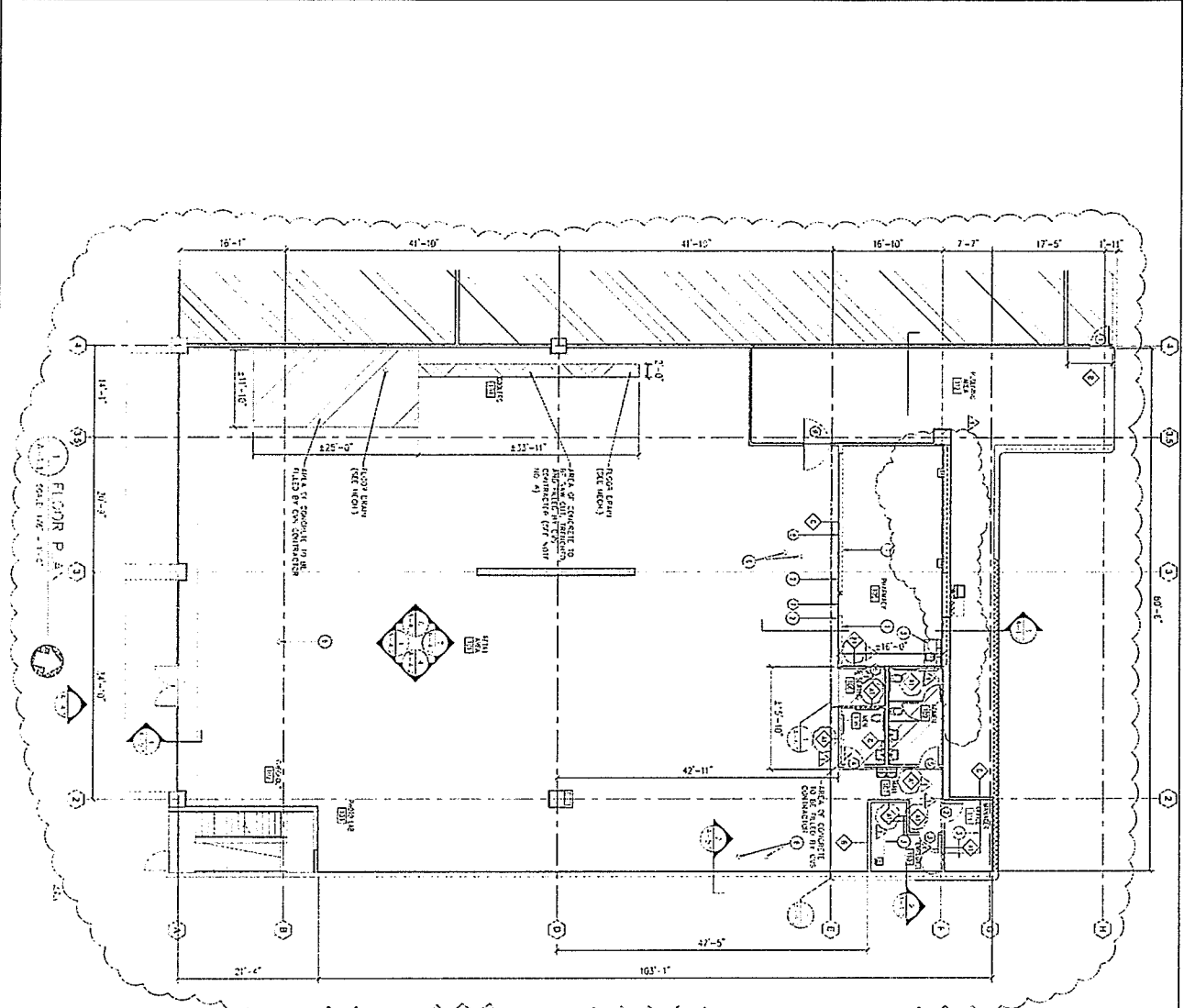
PROJECT NO.

1000

SCALE

1/4" = 1'-0"





CONTRACTOR'S GENERAL NOTE

1. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.
2. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.
3. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.
4. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.
5. THE CONCRETE REBAR IS LOCATED AT A CENTER OF 5" TOP OF STEEL.
6. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.

NOTES BY SYMBOL

1. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.

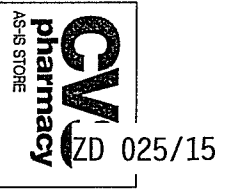
2. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.

3. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.

4. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.

5. THE CONCRETE REBAR IS LOCATED AT A CENTER OF 5" TOP OF STEEL.

6. SEE CONTRACTOR'S GENERAL NOTE FOR THE STRUCTURE OF CONSTRUCTION.



STORE NUMBER
10359

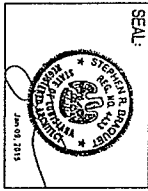
PROJECT NAME
CV Pharmacy

PROJECT NUMBER
075523

ARCHITECT OF RECORD
HERRINGTON HERRINGTON HERRINGTON INC.
250 SOUTH MAIN STREET
HARTFORD, CT 06103

CONSULTANT
STEELE & ASSOCIATES
150 SOUTH MAIN STREET
HARTFORD, CT 06103

DEVELOPER
FIRST HARTFORD REALTY CO.
100 COLLEGE AVENUE
HARTFORD, CT 06102
TEL: (860) 648-6555
FAX: (860) 648-8572



DATE: 03 FEBRUARY 2016

BY: [Signature]

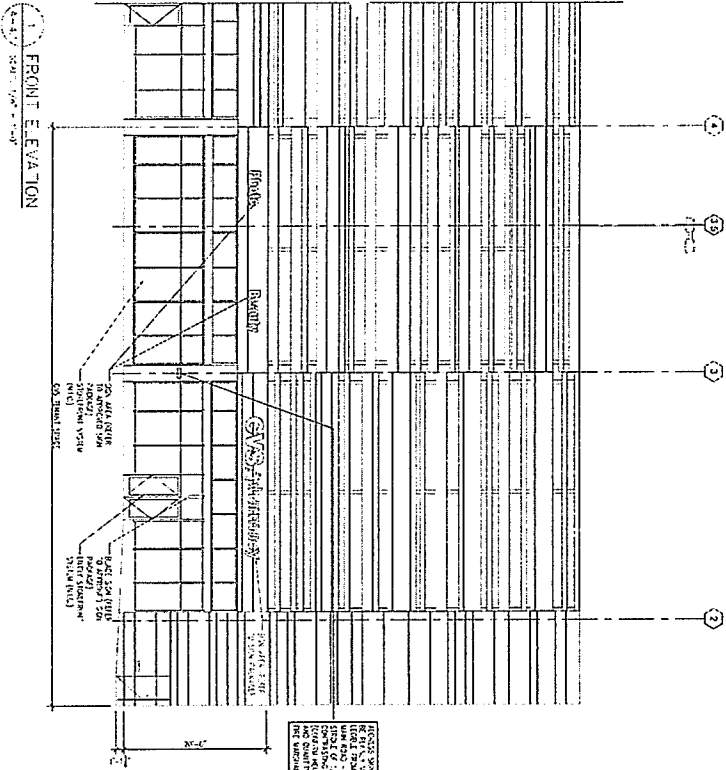
SCALE: AS SHOWN

PROJECT NAME: CV Pharmacy

PROJECT NUMBER: 075523





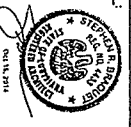
DATE PLOTTED: 01/07/2016

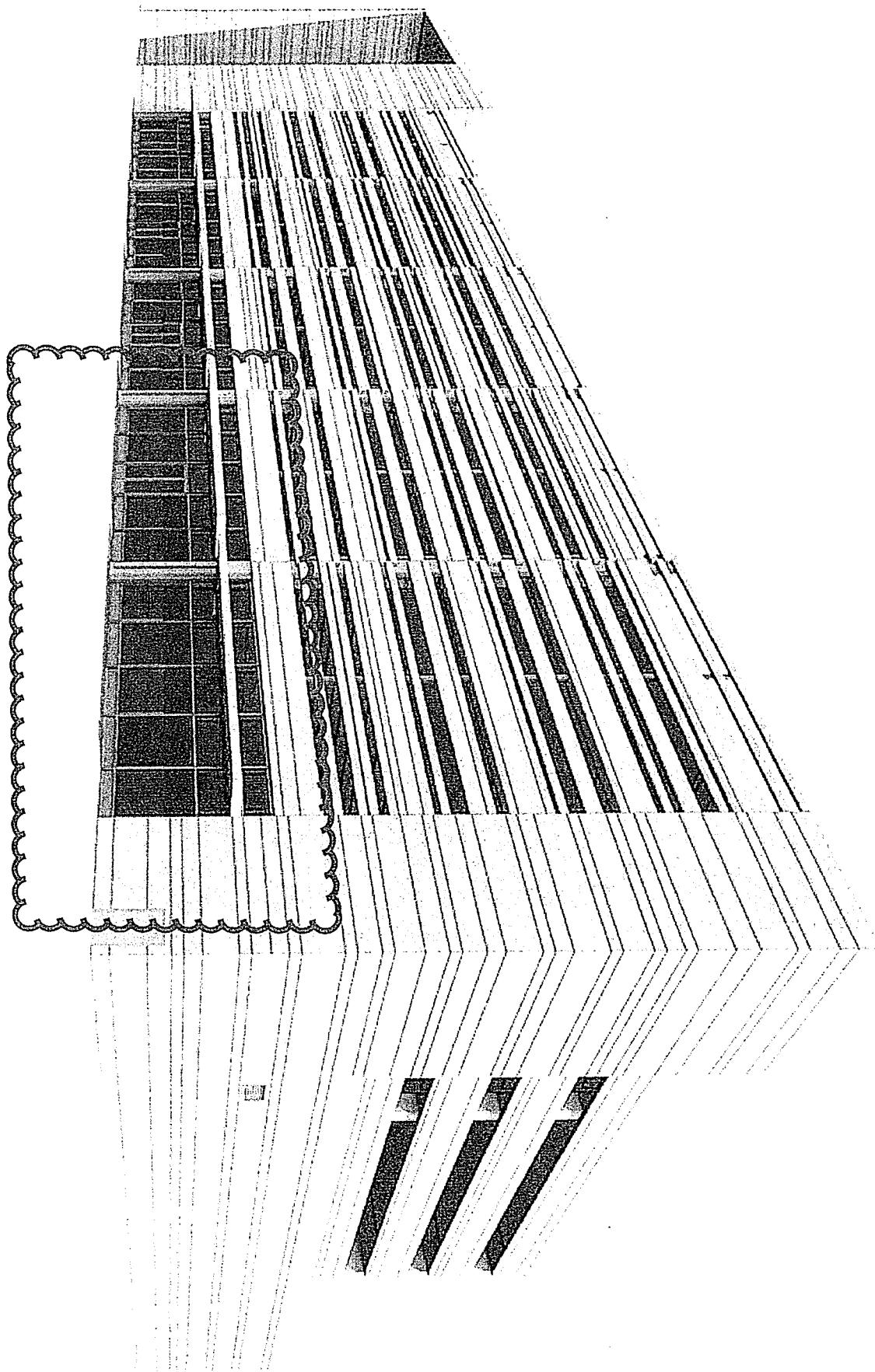
SCALE: 1/8" = 1'-0"

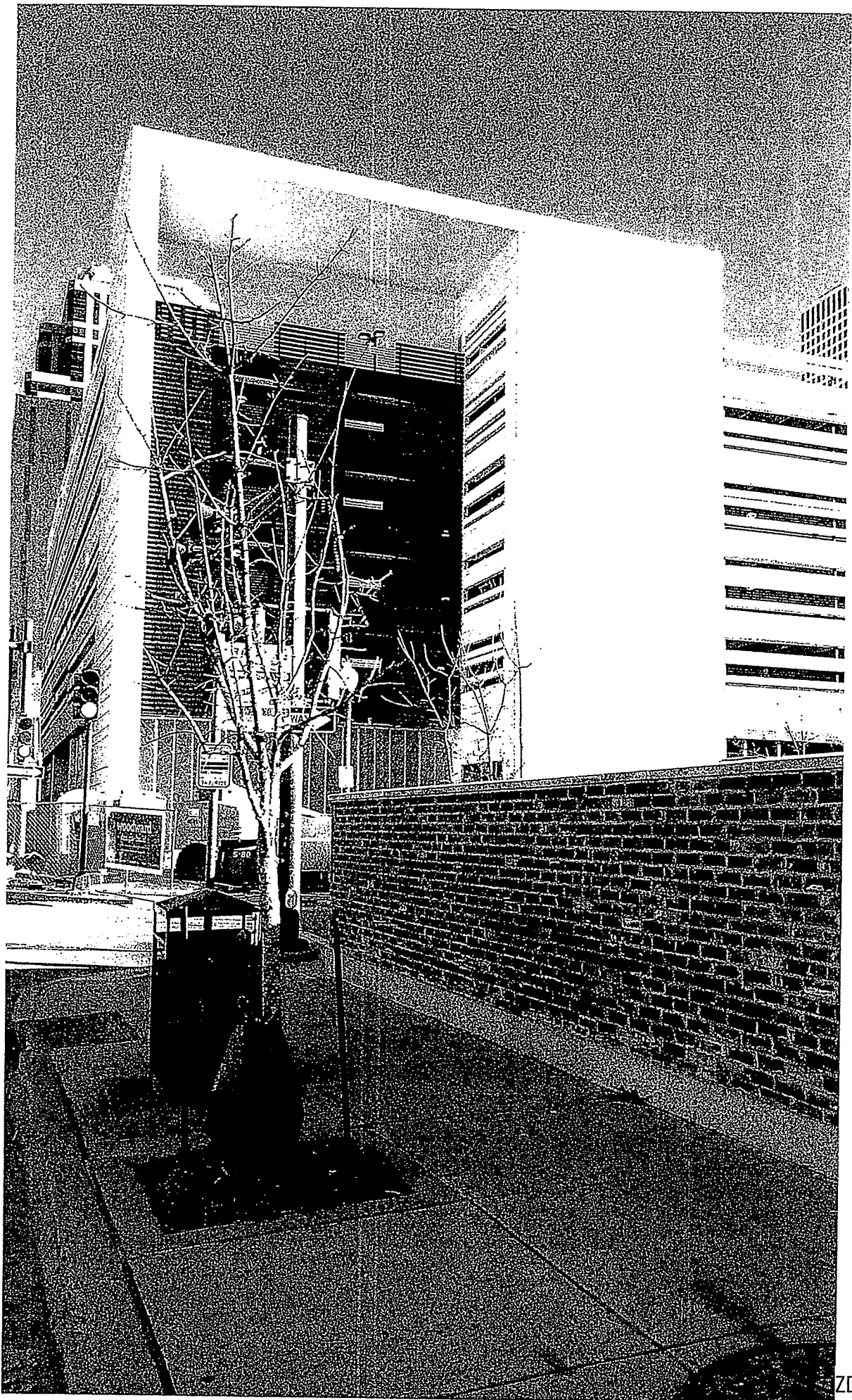


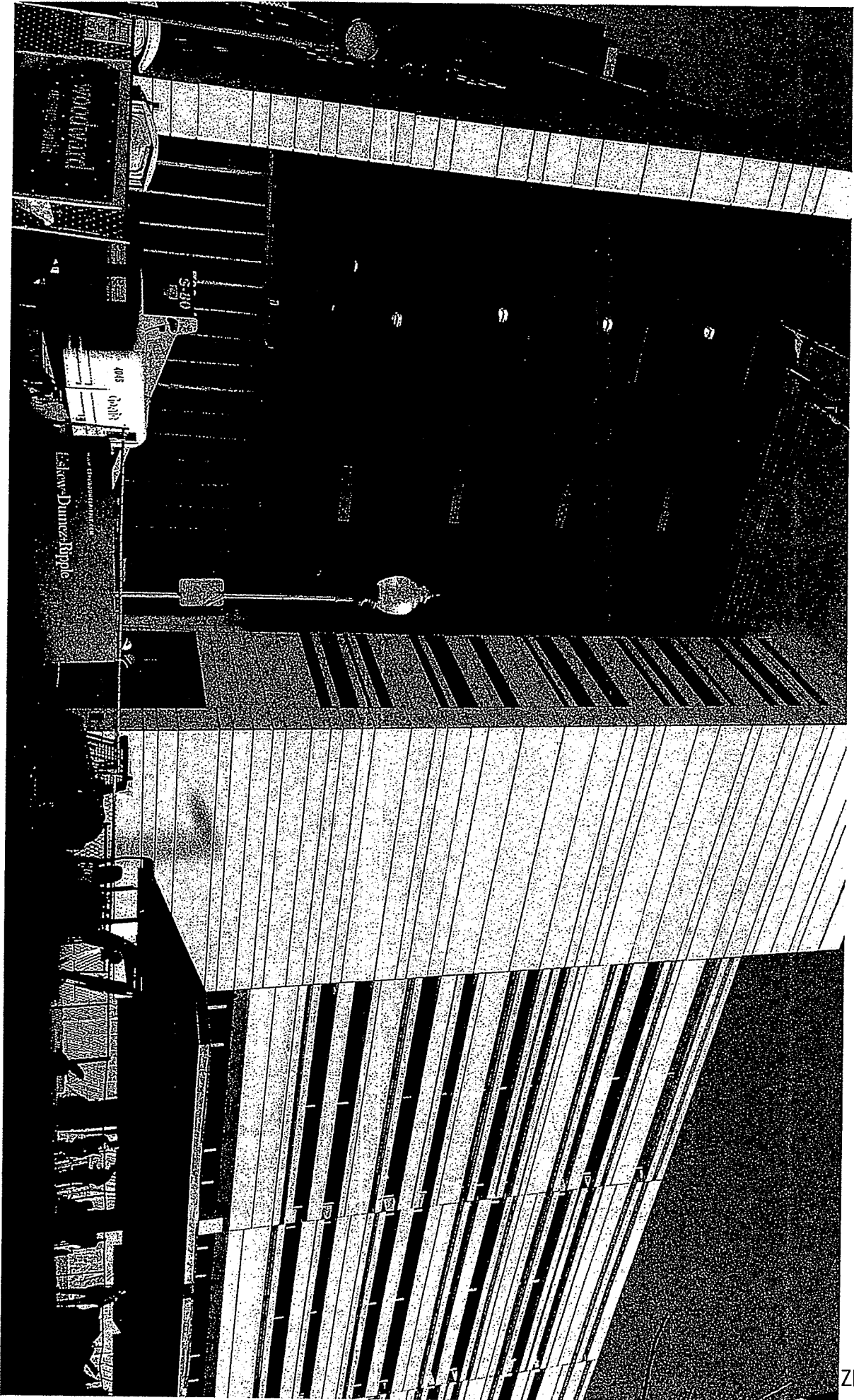
NOTE:
 1. CHECK WITH OWNER REGARDING SIGNAGE
 2. CHECK WITH OWNER REGARDING SIGNAGE
 3. CHECK WITH OWNER REGARDING SIGNAGE
 4. CHECK WITH OWNER REGARDING SIGNAGE

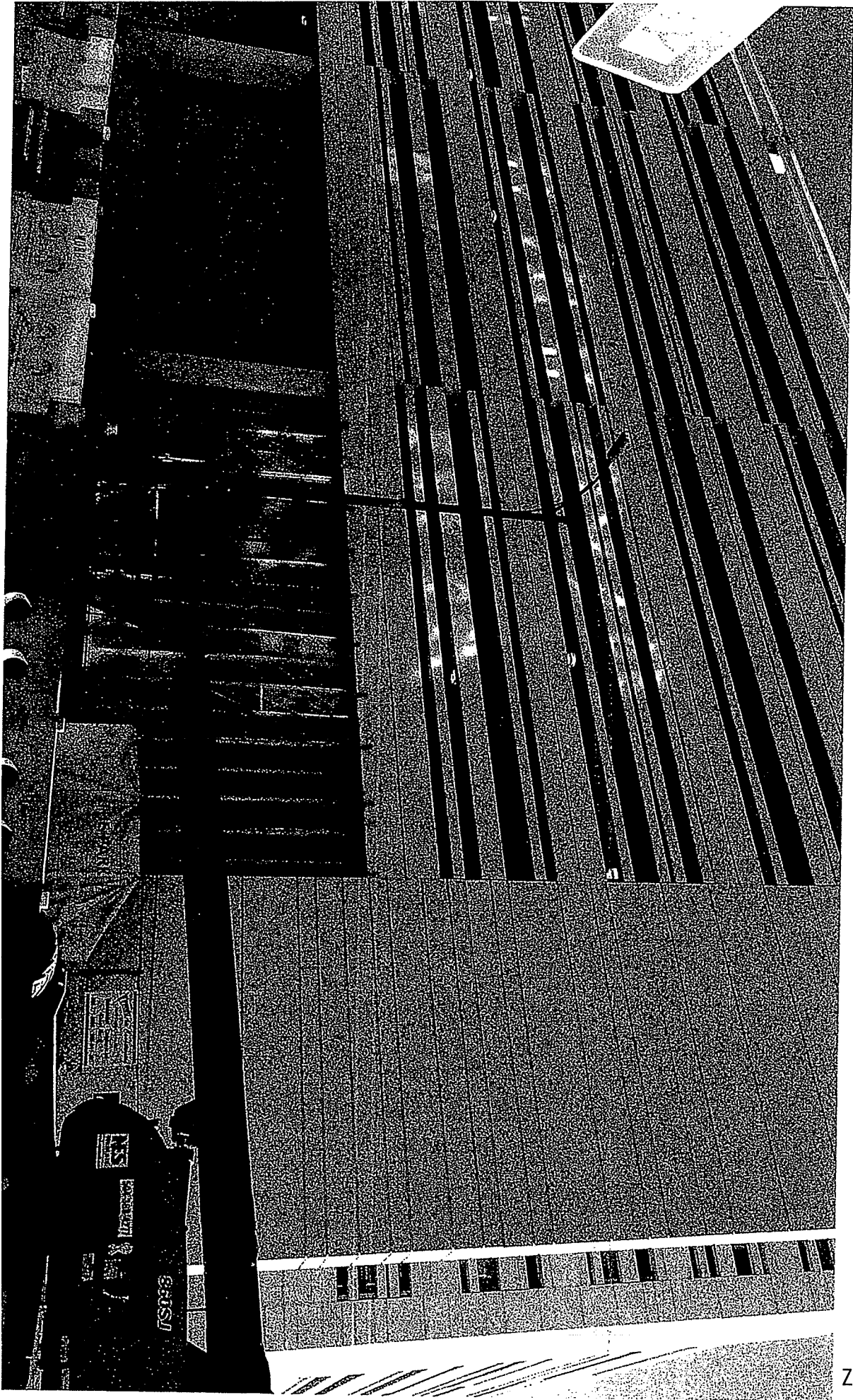
LEGEND

 <p>CVS pharmacy AS-IS STORE</p>	<p>STORE NUMBER: 10559 BURGESS ST. & JOND ST. (back) NEW ORLEANS, LA PROJECTING AS-IS STORE DEAL THE BEST FOR SERVICE CS PROJECT NUMBER: 0755923</p>	<p>ARCHITECT OF RECORD</p>  <p>LENEBOLD HUNTER & HENRIK, INC. ARCHITECTS 1000 PINEAPPLE AVENUE, SUITE 200 NEW ORLEANS, LA 70112</p>	<p>CONSULTANT:</p>  <p>ARCHITECTURAL CONSULTANTS 400 PINEAPPLE AVENUE, SUITE 200 NEW ORLEANS, LA 70112</p>	<p>DEVELOPER:</p>  <p>FIRST MARKET REALTY CO. 148 COLONIAL RD. MANCHESTER, CT 06042 TEL: (860) 648-8555 FAX: (860) 648-8572</p>	<p>SEAL:</p>  <p>STATE OF LOUISIANA PROFESSIONAL ENGINEER NO. 10114 DATE: 04/14/11</p>	<p>DATE: 10/15/15 DATE: 10/15/15 DATE: 10/15/15 DATE: 10/15/15</p> <p>PROJECT NUMBER: 15-20</p> <p>PROJECT NAME: FIRST MARKET REALTY CO.</p> <p>SHEET NUMBER: A-4.1</p> <p>CONTRACT:</p>
--	--	--	--	---	---	---











WD813

Project Neighborhood Participation Program Report

Date of Meeting: January 26, 2015

Project Name: CVS Pharmacy- South Market District (the "Park")

Overview:

This report provides results of the implementation of the Project Neighborhood Participation Program for the project to put a CVS Pharmacy in the building at 939 Girod Street. This building is a part of the South Market District Development and the pharmacy would be a part of a series of ground floor retail, above which will be a few levels of parking garage. The garage will service the Paramount apartments across O'Keefe Avenue. The applicant intends to file an application for a conditional use permit to sell packaged liquor in a CBD-5 district. A conditional use is required to sell liquor in all CBD districts.

This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions.

Contacts:	Mike Sherman, Land Use Attorney Sherman Strategies, LLC 822 Baronne Street New Orleans, LA 70115 (504) 250-2257	Avery Cootes, Urban Planner Sherman Strategies, LLC 822 Baronne Street New Orleans, LA 70115 (504) 301-5228
------------------	---	---

Neighborhood Meeting:

An invitation to the meeting was mailed out to all residents and business owners within a 600-foot radius, based on the fact that this building in its entirety is over 25,000 square feet. Proposed square footage for the CVS is 10,407 square feet. The invitation also provided an opportunity to schedule an individual meeting with our development team, in case a neighbor is unable to attend the scheduled NPP meeting.

We held the neighborhood meeting on Monday, January 26th at noon at Cafe 821, located at 821 Baronne Street, a few blocks from the construction site. We chose to do a mid-day meeting time rather than an evening, given that many residents in this area also work downtown. We also hoped that by having a daytime meeting, it would allow more of those who work downtown and/or have offices downtown to stop by on a lunch break. The meeting was led by Avery Cootes, urban planner for the project. Four (4) attended the meeting whom were all neighbors and also neighborhood organization leaders.

Results:

All four attendees expressed a concern that liquor would be sold at this pharmacy and at the top of the list of concerns is security. The basis for this concern is that homeless individuals in



the area are "problematic" and the neighborhood has had issues with vagrancy and panhandling. Mrs. Gay, explained "The situation under the bridge, with the homeless individuals gathering, has been a big problem and a lot of that is based on drinking." She expressed that the homeless have a "network" here and have been organized.

Mr. Stewart of the Lafayette Square Association heard from a few neighbors, one in support and five who were opposed to sales of liquor.

All attendees expressed that there is a general problem with panhandling at the Walgreens at Felicity Street and St. Charles Avenue and they want to avoid that here. Also, some said they would never go into the Exxon gas station in Lee Circle because of similar issues of vagrancy and panhandling. Mrs. Sharpe explained that she calls the Walgreens general manager all the time about this problem and that they "don't worry about it and the beggars".

Mr. Duplantier expressed that "most in area are established business people" and that they wouldn't need alcohol sold at this location and that you wouldn't want to invite more clientele just purchasing liquor. He would switch his prescriptions and go to this CVS but not if there was a panhandling issue. Finally, Mr. Duplantier asked that it be a "classy" store, not just have a stock type store.

Rouses across the street has full time security inside, usually in the liquor section, plus a full time wine person on staff. If a guard is obtained for this store, it should be for all day, not just nighttime.

Big "No" from Cassandra Sharpe: there are too many vagrants and drifters that will flock there and panhandle.

Asked: Will there be gifts?

Response: Gifts beyond cards and smaller items such as chocolate are normally not a part of the CVS merchandising plan. However, we made it clear that we would like to continue conversations with the Lafayette Square Association so that we can incorporate merchandise preferences.

Attachments:

- Email from Bruce Jordan lending his support for the project





Avery Cootes <avery@shermanstrategiesllc.com>

Meeting at 821 Baronne Monday noon

Bruce Jordan <bjordan@stokesandspiehler.com>

Sun, Jan 25, 2015 at 9:59 AM

To: "mike@shermanstrategiesllc.com" <mike@shermanstrategiesllc.com>, "avery@shermanstrategiesllc.com" <avery@shermanstrategiesllc.com>

Cc: Jacqueline Broussard <jbroussard@stokesandspiehler.com>

Mike/Avery – We received your letter in the mail, appreciate your communication and your conducting a meeting to communicate further – Unit 1 at 909 Lafayette Street has no issues with your plan to open a CVS in "The Park".

Bruce Jordan

Stokes & Spiehler



Community Meeting Invitation

January 20th, 2014

Dear Neighbor:

Our client proposes to open a CVS Pharmacy in the building on the corner of Girod Street and Baronne Street. The store would be in "The Park", one of the buildings of the South Market District, which is currently under construction and quickly making progress.

The site is zoned "CBD-5" which is a proper designation for a pharmacy. As you may know, all alcohol sales in the CBD zoning districts are a conditional use. Part of the proposal for the CVS is to sell packaged liquor at this site, and therefore a conditional use process is required.

This application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, we are inviting you to a meeting where you can learn more about what we propose, and present questions, concerns, and requests for the location.

The meeting will be held:

Monday, January 26th, at noon

Cafe 821, 821 Baronne Street

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses, so that we can keep you updated if there are any changes to the plans. We are happy to individually brief anyone who cannot make this meeting. Please feel free to contact us to set a meeting time to do so.

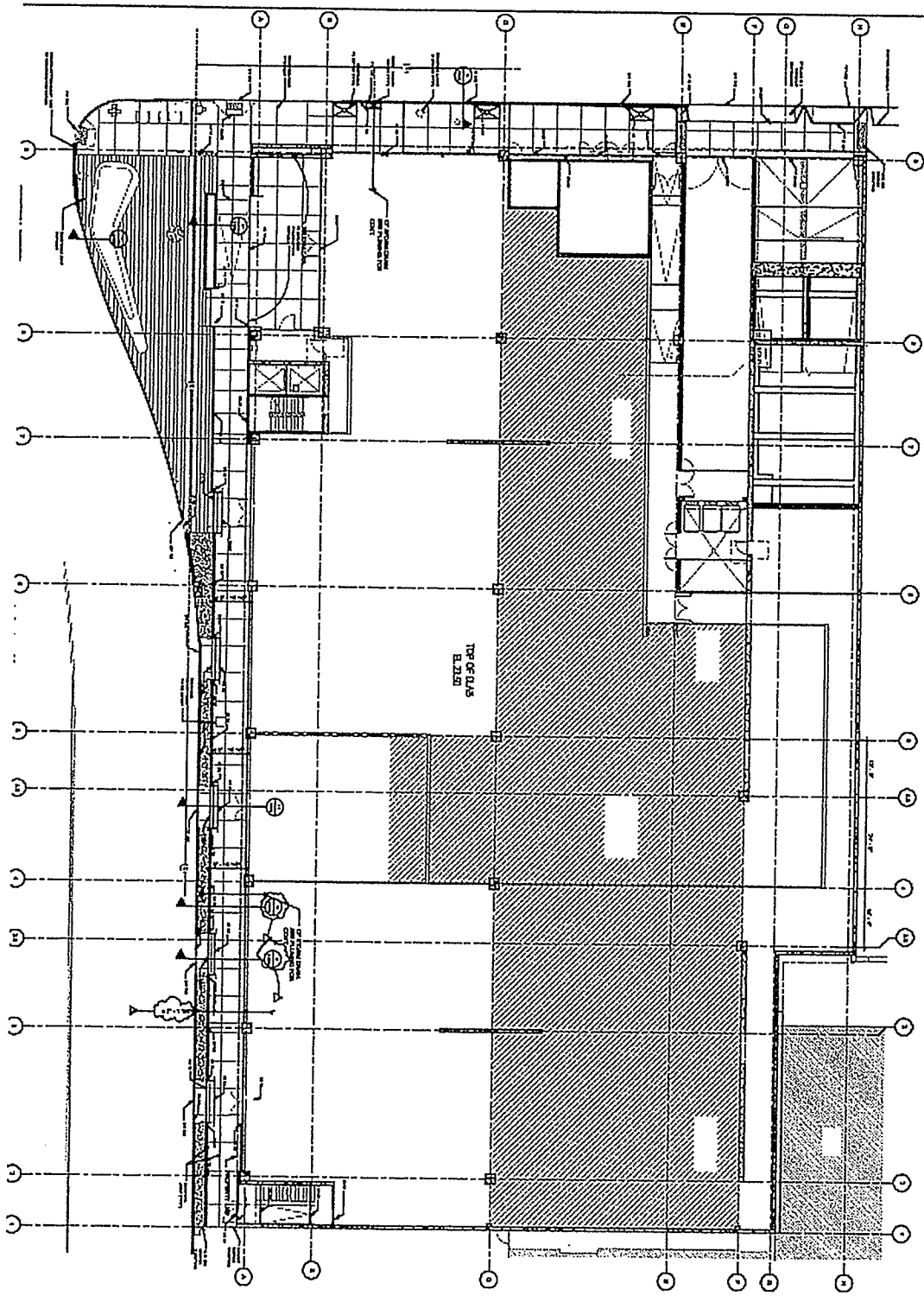
We hope to see you at the meeting on January 26th.


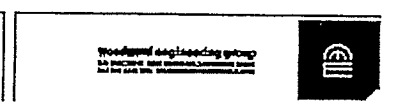
Sincerely,

Mike Sherman
504.250.2257
mike@shermanstrategiesllc.com

Avery Cootes
504.301.5228
avery@shermanstrategiesllc.com

3



<p>  </p>	<p>SOUTH MARKET DISTRICT PARCEL D</p> <p>220 Canal Street New Orleans, LA 70119</p>	<p>  </p>
--	--	---

939 Girod St NPP List - 600 ft Radius

Address Label	OwnerName
Building	OwnerAddress
943 Lafayette St	Walter O Jr Eckert 941 Lafayette Street New Orleans, LA 70112
534 S Rampart St	Bart Park, LLC 909 Poydras St Ste 2000 New Orleans, LA 70112
939 Girod St	43222 Pecan Ridge, LLC Et Al. 404 Notre Dame P3 New Orleans, LA 70130
927 Julia St	Hadrian Properties LLC
Mary's Flooring & Interiors	304 Eanes School Rd West Austin, TX 78746
615 Carondelet St	Porque Lane, LLC Etal 2750 Lake Villa Dr Ste 200 Metairie, LA 70002
546 S Rampart St	Bart Park, LLC 909 Poydras St Ste 2000 New Orleans, LA 70112
716 S Rampart St	Wwl-Tv, Inc 1024 N Rampart St New Orleans, LA 70116
514 S Rampart St	Rotolo's Rampart Properties LLC
Lucky Coin Machine	131 Ormond Center Ct Destrehan, LA 70047
536 S Rampart St	Bart Park, LLC 909 Poydras St Ste 2000 New Orleans, LA 70112
542 S Rampart St	Bart Park, LLC 909 Poydras St Ste 2000 New Orleans, LA 70112
923 Julia St	Central Properties Of La, LLC 10 Pats Pl. Metairie, LA 70001
608 Baronne St	Thomas J Varisco
Tom Varisco Designs	608 Baronne Street New Orleans, LA 70113
828 Girod St	Zero Fourbaronne St Seven Partnership 710 Baronne Street New Orleans, LA 70113
600 Loyola Ave	New Orleans Ilc Ipc
Ampco System Parking	C/O Real Estate Tax Group LLC 303 N Hurstbourne Pkw Ste 115 Louisville, KY 40222-5143
744 S Rampart St	South Market District, LLC
Central Parking Corp # 84	New York, NY 10007
756 S Rampart St	South Market District, LLC 11 Park Place Suite 1705 New York, NY 10007
706 Carondelet St	Ralph R III Alexis Etal 704 Carondelet St New Orleans, LA 70130-3706
726 Girod St	Avenue Advocates LLC 607 St Charles Avenue New Orleans, LA 70130
528 Baronne St	Charlotte M Giacona 528 Baronne Street Unit 504 New Orleans, LA 70130
916 Lafayette St	Gg Projects, LLC 330 Julia St #229 New Orleans, LA 70130
746 Okeefe Ave	Hadrian Properties LLC 304 Eanes School Rd Austin, TX 78746
632 Baronne St	Crisis Assistance Center La C/O Herb Larson, President 632 Baronne St New Orleans, LA 70113
1100 Poydras St	New Orleans I Holdings LLC
Global Security And Investigation Service	17300 Dallas Pkwy Ste 1010 Dallas, TX 75248
624 Carondelet St	Carondelet Partners LLC 643 Magazine St Ste 201 New Orleans, LA 70130
601 Baronne St	Neil F Nazareth

	601 Baronne St Unit Ph3 New Orleans, LA 70113
638 Baronne St	Baronne & Girod Streets, LLC
	909 Poydras St Ste 2400 New Orleans, LA 70112
740 Carondelet St	Julia Street Partners LLC
	399 Park Avenue 6Th Floor New York, NY 10022
801 S Rampart St	State Of Louisiana-Ccc
	2001 Victory Park Dr New Orleans, LA 70114
610 Baronne St	Baronne St.,Llc 610
	610 Baronne St New Orleans, LA 70113
622 Baronne St	J D'amico,Jr Frank
Frank J D'amico Jr Aplc	Real Estate, L.L.C. 622 Baronne Street New Orleans, LA 70113
836 Poydras St	Central Bell South
	C/O James A Jacobs Tax Agt 226 Hurt Bldg Atlanta, GA 0
731 Girod St	Moray Properties LLC
731 Girod Parking	1205 Nashville Ave New Orleans, LA 70115
528 S Rampart St	Bart Park, LLC
	909 Poydras St Ste 2000 New Orleans, LA 70112
742 Okeefe Ave	Properties Hadrian
	304 Eanes School Rd Austin, TX 78746
548 S Rampart St	Et Al Cynthia B Denley
	2404 Cherryfield Dr. Shreveport, LA 71118
730 S Rampart St	South Market District LLC
	643 Magazine St Suite 201 New Orleans, LA 70130
738 S Rampart St	South Market District LLC
	11 Park Place Suite 1705 New York, NY 10007
748 S Rampart St	South Market District, LLC
	11 Park Place Suite 1705 New York, NY 10007
641 Baronne St	Southern Farm Bur Eau Life Ins
	C/O Perry Mc Gaugh P.O. Box 78 Jackson, MS 39205
629 Carondelet St	New Orleans Scottish Rite Foundation Inc
	C/O James Walley 619 Carondelet Street New Orleans, LA 70130
633 Carondelet St	Duboue Enterprises LLC
	3121 Marland Ave Kenner, LA 70065
700 Baronne St	Tree Medics Inc
	363 Walter Rd River Ridge, LA 70123
910 Poydras St	Telecommunciations Bellsouth
	365 Canal Street New Orleans, LA 70130
619 Baronne St	New Orleans-Baronne LLC
	P.O. Box 78 Jackson, MS 39205
902 Poydras St	Gibbs 900 Poydras LLC
	547 Baronne St Suite 100 New Orleans, LA 70113
826 Poydras St	Central Bell South
	C/O James A Jacobs Agt 226 Hurt Bldg Atlanta, GA 0
754 S Rampart St	South Market District, LLC
	11 Park Place Suite 1705 New York, NY 10007
1011 Julia St	D II Investmentsllc
Crescent City Auction Gallery LL	1011 Julia Street New Orleans, LA 70113
700 Okeefe Ave	Rouse Land-Baronne, LLC
	P.O. Box 5358 Thibodaux, LA 70302
610 Okeefe Ave	Endowment For The Humanities Louisiana
	938 Lafayette St Ste 300 New Orleans, LA 70113
729 Okeefe Ave	South Market District, LLC
	11 Park Place Sulte 1705 New York, NY 10007
536 Baronne St	Downtown Star LLC
	327 S. Rampart St. New Orleans, LA 70112

29194 Poydras St	Great Americaninsurance Co C/O Brothers Property Corp 2 Alhambra Plaza Ste 1280 Coral Gables, FL 33134
629 Baronne St	Financecorporation Luckmore 633 Baronne Street New Orleans, LA 70113
801 Baronne St	Southern Recycling LLC Kv Work Space 109 North Park Blvd Ste 310 Covington, LA 70433
759 S Rampart St	South Market District, LLC 11 Park Place Suite 1705 New York, NY 10007
601 Loyola Ave	C St Land N O R R Co Fedex Office & Print Services 257 1 6 Ltc 0- 0
935 Julia St	Hadrian Properties LLC 304 Eanes School Rd Austin, TX 78746
928 Julia St	Channelradio,Inc Clear 20880 Stone Oak Parkway San Antonio, TX 78258
814 Lafayette St	Prateek Adhikari 5462 Bellairs Dr New Orleans, LA 70124
616 Baronne St	Foundation Doley Phoenix Systems,Llc 616 Baronne Street New Orleans, LA 70130
712 S Rampart St	Wwl-Tv, Inc 1024 N Rampart St New Orleans, LA 70116
724 S Rampart St	Wwl-Tv, Inc 1024 N Rampart St New Orleans, LA 70116
825 Lafayette St	Lori K Kneepfel 825 Lafayette St Loft 9 New Orleans, LA 70113
819 Julia St	Susan Swanner 37 Chateau Magdelaine Dr Kenner, LA 70065
516 Baronne St	Drury Inns Inc 10801 Pear Tree Lane St Louis, MO 63074
1007 Julia St	South Market District, LLC 11 Park Place Suite 1705 New York, NY 10007
550 Baronne St	Downtown Star, LLC 327 S. Rampart St. New Orleans, LA 70130
909 Lafayette St	Bobby C, II Autin 909 Lafayette Street #9 New Orleans, LA 70113
634 Carondelet St	Hugh C Uhalt Gothard J Reck 634 Carondelet St New Orleans, LA 70130
630 Carondelet St	630 Caarondelet LLC New Orleans Plating & Polishing 630 Carondelet St New Orleans, LA 70130
704 Carondelet St	Gordon C Johnson Porteons Hainkel Johnson & Sarr 704 Carondelet Street New Orleans, LA 70130
740 Okeefe Ave	Zeitgelst, LLC 305 Royal St New Orleans, LA 70130
932 Julia St	H-H & K Realty 820 O'keefe Ave New Orleans, LA 70113
429 Carondelet St	Great AmericanInsurance Co C/O Bro. Property Corp.#2 Al Abama Plaza, Suite 1280 Coral Gables, FL 33134
541 Baronne St	Penthouse,Llc Clvic Events Unlimited 547 Baronne St, Ste. 100 New Orleans, LA 70113
604 Baronne St	K. G. J. LLC 301 Fairfield Avenue Gretna, LA 70056
934 Julia St	H-H & K Realty 820 O'keefe Ave New Orleans, LA 70113
29193 Poydras St	Great AmericanInsurance Co

	C/O Brothers Property Corp 2 Alhambra Plaza Ste 1280 Coral Gables, FL 33134
741 Carondelet St	Patrick B Bahan
	Etal C/O Miles Parker(Intrust Parking Service) 201 St Charles Ave Ste 114/209 New Orleans, LA 70170
749 Carondelet St	Patrick B Bahan
	Etal C/O Miles Parker(Intrust Parking Service) 201 St Charles Ave Ste 114/209 New Orleans, LA 70170
823 Julia St	Eric M Cho
	823 Julia St New Orleans, LA 70113
708 S Rampart St	Wwl-Tv, Inc
	1024 N Rampart St New Orleans, LA 70116
929 Julia St	Hadrian Properties LLC
	929 Julia St New Orleans, LA 70113
640 Carondelet St	M L G Finance, LLC
Ditcharo's	640 Carondelet St New Orleans, LA 70130
533 Baronne St	Civic Theater LLC
	547 Baronne St. Suite 100 New Orleans, LA 70113
1002 Julia St	Ninelandpartnership
	5329 Dryades St. Unit A New Orleans, LA 70115
521 Baronne St	Penthouse,Llc Civic
	547 Baronne St. Suite 100 New Orleans, LA 70113
1018 Julia St	Ninelandpartnership
	5329 Dryades St Unit A New Orleans, LA 70115
710 Baronne St	Stpartnership Baronne
William Peterson	710 Baronne Street New Orleans, LA 70113
749 Okeefe Ave	South Makret District LLC
	643 Magazine St Ste 201 New Orleans, LA 70130
526 S Rampart St	Bart Park, LLC
	909 Poydras St Ste 2000 New Orleans, LA 70112
518 S Rampart St	Justice Inc
Adolph J Levy	C/O Adolph J. Levy 518 So Rampart Street New Orleans, LA 70113
625 Baronne St	Crucial Leasing Inc
	142 Enterprise Dr Gretna, LA 70056
832 Lafayette St	J. Falgoust, Inc. M.
	337 Carondelet Street New Orleans, LA 70130
1012 Julia St	Ninelandpartnership
	5329 Dryades St Unit A New Orleans, LA 70115
600 Baronne St	Kirk G Jones
	600 Baronne Street New Orleans, LA 70113
700 S Rampart St	Wwl-Tv, Inc
	1024 N Rampart St New Orleans, LA 70116
700 Carondelet St	Ralph III Alexis
	704 Carondelet St New Orleans, LA 70130
431 Carondelet St	Great AmericanInsurance Co
	C/O Brothers Property Corp 2 Alhambra Plaza Suite 1280 Coral Gables, FL 33134
730 Girod St	Philip M Schaffer
	616 Girod St Ste 100 New Orleans, LA 70130
716 Carondelet St	Philip M Schaffer
	716 Carondelet Street New Orleans, LA 70130
820 Girod St	Orleans Parish School Board
	3520 Gen De Gaulle Dr Ste 5055 New Orleans, LA 70114
29112 Julia St	Susan Swanner
	37 Chateau Magdelaine Dr Kenner, LA 70065
938 Lafayette St	Endowment For The Louisiana

Creative Solutions Printing, Publishing And Photo 1000 Poydras St	Humanities 938 Lafayette Street New Orleans, LA 70113 Of The Ho Ly Family Society
Solomon Vereen & Co. 608 Okeefe Ave	6901 Chef Menteur Hwy New Orleans, LA 70126 Endowment For The Humanities Louisiana
623 Carondelet St	938 Lafayette St Ste.300 New Orleans, LA 70113 New Orleans Scottish Rite Foundation Inc
613 Baronne St	C/O James Walley 619 Carondelet Street New Orleans, LA 70130- 0 New Orleans-Baronne LLC
Bright Moments 824 Poydras St	P.O. Box 78 Jackson, MS 39205 Dsw Inn, LLC
527 Baronne St	101 S Farrar Dr Cape Girardeau, MO 63701 Penthouse,Llc Civic
941 Julia St	547 Baronne St. Suite 100 New Orleans, LA 70113 Hadrian Properties LLC
540 S Rampart St	304 Eanes School Rd Austin, TX 78746 Bart Park, LLC
618 Baronne St	909 Poydras St Ste 2000 New Orleans, LA 70112 New Orleans Home Mortgage Authority
540 Baronne St	618 Baronne Street New Orleans, LA 70113 Downtown Star LLC
822 Poydras St	327 S. Rampart St. New Orleans, LA 70130 Dsw Inns LLC
522 S Rampart St	101 S Farrar Dr Cape Girardeau, MO 63701 Bart Park, LLC
701 Baronne St	909 Poydras St Ste 2000 New Orleans, LA 70112 Rouse Land-Baronne, LLC
918 Poydras St	1301 St Mary St Thibodaux, LA 70301 Benjamin J Jr Birdsall
A Regal Limousine Service, Horinova Restaurant 601 S Rampart St	918 Poydras Street New Orleans, LA 70112 New Orleans Ilc Ipc
752 Okeefe Ave	C/O Real Estate Tax Group LLC 303 N Hurstbourne Pkw Ste 115 Louisville, KY 40222-5143 Hadrian Properties LLC
739 Okeefe Ave	304 Eanes School Rd Austin, TX 78746 South Market District, LLC
1014 Julia St	11 Park Place Suite 1705 New York, NY 10007 Ninelandpartnership
500 Baronne St	5329 Dryades St. Unit A New Orleans, LA 70115 South Central Bel L T&T Co
628 Baronne St	C/O James A Jacobs 226 Hurt Bldg Atlanta, GA 60661 628 Baronne, LLC
920 Julia St	516 Bienville St New Orleans, LA 70130 920 Julia LLC
New Orleans Style 751 Carondelet St	920 Julia St New Orleans, LA 70113 Central Properties Of La, LLC
745 S Rampart St	10 Pats Pl. Metairie, LA 70001 South Market District, LLC
509 Okeefe Ave	11 Park Place Suite 1705 New York, NY 10007 Of Theholy Family Society
631 Baronne St	6901 Chef Menteur Hwy New Orleans, LA 70126 Una Mae Enterprises, LLC
701 Okeefe St	1545 Phillip St New Orleans, LA 70130 Wwl-Tv Inc

	1024 N. Rampart St New Orleans, LA 70116
900 Poydras St	Gibbs 900 Poydras LLC
Pete's Restaurant	547 Baronne St Suite 100 New Orleans, LA 70113
722 Baronne St	Orleans Parish School Board, Orleans Parish School Board
	3520 Gen De Gaulle Dr Ste 5055 70114-0
616 Carondelet St	Carondelet Partners LLC
	643 Magazine St Ste 201 New Orleans, LA 70130
500 S Rampart St	Asylum Lafon
	C/O Society Of The Holy Family 6901 Chef Menteur High New Orleans, LA 70126
734 S Rampart St	South Market District, LLC
Central Parking #93	11 Park Place Suite 1705 New York, NY 10007
751 Baronne St	751 Baronne Street LLC
The Transportation Revolution	901 Julia St New Orleans, LA 70113
738 Baronne St	Susan Swanner
	37 Chateau Magdelaine Dr Kenner, LA 70065
921 Lafayette St	Michael A Swick
	921 Lafayette St Unit E New Orleans, LA 70113
715 Okeefe Ave	Wwl-Tv, Inc
	1024 N Rampart St New Orleans, LA 70116
700 Loyola Ave	South Market District, LLC
	11 Park Place Suite 1705 New York, NY 10007
549 Okeefe Ave	Bart Park, LLC
	909 Poydras St Ste2000 New Orleans, LA 70112
815 Okeefe Ave	Ninelandpartnership
Central Parking Lot 120	5329 Dryades St Unit A New Orleans, LA 70115
735 Baronne St	Panagiotis P Patsellikos
	1137 Elmer Ave. Metairie, LA 70005
817 Girod St	The City Of New Orleans
	1300 Perdido St Room 5W17 New Orleans, LA 70112
720 Carondelet St	Parking,LLc Reo
	39 Beresford Dr. Metairie, LA 70001
636 Carondelet St	Moray Properties, LLC
	636 Carondelet St New Orleans, LA 70130
748 Baronne St	835 Julia Condominlums
Michelle Y Williams Gallery	8518 Oak Street New Orleans, LA 70118
741 Okeefe Ave	South Market District, LLC
	11 Park Place Suite 1705 New York, NY 10007
747 Okeefe Ave	South Market District, LLC
	11 Park Place Suite 1705 New York, NY 10007
635 Baronne St	Southern Farm Bur Eau Life Ins
	C/O Perry Mc Gaugh P.O. Box 78 Jackson, MS 39205
735 St Charles Ave	Carondelet-Charles Realty LLC
	Po Box 2370 New Orleans, LA 70176
920 Lafayette St	Apple Nine Hospitality Ownership Inc
	814 East Main St. Richmond, VA 23219-7100
710 Baronne St	Stpartnership Baronne
William Peterson	710 Baronne St New Orleans, LA 70113
720 O'keefe Av	Rouse Land-Baronne, LLC
	1301 St Mary St Thibodaux, LA 70301
721 Baronne St	Rouse Land-Baronne LLC
	1301 St Mary St Thibodaux, LA 70301
727 Baronne St	Rouse Land-Baronne, LLC
	1301 St Mary St Thibodaux, LA 70301
748 Baronne St	Baronne Street Lofts, LLC

Michelle Y Williams Gallery	8518 Oak Street New Orleans, LA 70118-2300
753 Carondelet St	Darryl A Derbigny
	755 Carondelet Street New Orleans, LA 70130
758 Baronne St	Sidney Artigues
Michelle Y Williams Gallery	606 Canal St Metairie, LA 70005
759 Carondelet St	The John Ruffin Revocable Trust
	14670 Seneca Rd Darnestown, MD 20874
814 Lafayette St	816 Lafayette Condos, LLC
	601 Napoleon Street Baton Rouge, LA 70802
814 Lafayette St A	Leon Young
	816 Lafayette Street Unit A New Orleans, LA 70113
814 Lafayette St B	William V Iiii King
	126 Persimmon St Glassboro, NJ 08028
814 Lafayette St C	Nationstar Mortgage, LLC
	C/O Attorney Wendy L Brown 1505 N 19Th Street Monroe, LA 71207
814 Lafayette St D	Stephen J Fransen
	814 Lafayette St Unit D New Orleans, LA 70113
815 Julia St	Central Properties Of La LLC
815 Julia Street Parking	10 Pats Pl Metairie, LA 70001
816 Lafayette St	Adam Czaikowski
	816 Lafayette St New Orleans, LA 70130
820 Poydras St	Dsw Inns LLC
Drury Inn New Orleans	101 S Farrar Dr Cape Girardeau, MO 63701
825 Lafayette St	825 Lafayette LLC
	C/O Brian Gibbs Dev, LLC 5736 Citrus Blvd Ste 102 Harahan, LA 70123
825 Lafayette St 1	John D Moss
	825 Lafayette St Unit 1 New Orleans, LA 70113
825 Lafayette St 10	Kjell T Klasson
	825 Lafayette St. #10 New Orleans, LA 70113
825 Lafayette St 11	Timothy J Breaux
	111 Oak Terrace Lafayette, LA 70508
825 Lafayette St 12	Robert C Kemper
	702 Hillwood Dr Daphne, AL 36526
825 Lafayette St 2	Monique Ford Mabely Trust The
	485 Jersey St San Francisco, CA 94114
825 Lafayette St 3	James R Day
	825 Lafayette Street Unit 3 New Orleans, LA 70113
825 Lafayette St 4	Brad Hubbard
	825 Lafayette St Unit 4 New Orleans, LA 70113
825 Lafayette St 5	Christopher Steinmetz
	825 Lafayette Street Unit-5 New Orleans, LA 70113
825 Lafayette St 6	Joseph M Zavatsky
	825 Lafayette Street Apt 6 New Orleans, LA 70113
825 Lafayette St 7	Christian D Chesson
	1 Lakeshore Drive Ste 1800 Lake Charles, LA 70629
825 Lafayette St 8	Grady J Abraham
	103 Kirsten Lane Lafayette, LA 70508
826 Lafayette St	Royden J Jr Lynch
Computrols Inc	Kevin Lynch 826 Lafayette Street New Orleans, LA 70113
835 Julia St 1	Joel D Mandina
Michelle Y Williams Gallery	209 Pi Street Belle Chasse, LA 70037
835 Julia St 10	Neill Linda A Mc
Michelle Y Williams Gallery	835 Julia St Unit 10 New Orleans, LA 70131

835 Julia St 11	William F Wessel
Michelle Y Williams Gallery	1024 Governor Nicholls St New Orleans, LA 70116
835 Julia St 12	Suzanne Schwing
Michelle Y Williams Gallery	835 Julia St Unit 12 New Orleans, LA 70113
835 Julia St 13	Anthony Brocato
Michelle Y Williams Gallery	13513 General Ott Rd Hammond, LA 70403
835 Julia St 14	David Allain
Michelle Y Williams Gallery	835 Julia St Unit 14 New Orleans, LA 70113
835 Julia St 15	Archle Colburn
Michelle Y Williams Gallery	152 N Taylor Ave Norwalk, CT 06854
835 Julia St 16	Joe Young Park
Michelle Y Williams Gallery	835 Julia St. #16 New Orleans, LA 70113
835 Julia St 17	Stephen D Sabrio
Michelle Y Williams Gallery	504 Alexander Ave Kingsville, TX 78363
835 Julia St 18	Alejandro F Carvajal
Michelle Y Williams Gallery	835 Julia St Unit 18 New Orleans, LA 70130
835 Julia St 2	Marga F Massey M.D., LLC
Michelle Y Williams Gallery	505 N Lake Shore Dr Unit 214 Chicago, IL 60611
835 Julia St 20	835 Julia Condominiums
Michelle Y Williams Gallery	8518 Oak Street New Orleans, LA 70118
835 Julia St 21	835 Julia Condominiums
Michelle Y Williams Gallery	8518 Oak Street New Orleans, LA 70118
835 Julia St 22	835 Julia Condominiums
Michelle Y Williams Gallery	8518 Oak Street New Orleans, LA 70118
835 Julia St 3	Benjamin P Sachs
Michelle Y Williams Gallery	1128 Eleonore St New Orleans, LA 70115
835 Julia St 4	Shelton Cai
Michelle Y Williams Gallery	6501 Alpine Dr Sw Olympia, WA 98512
835 Julia St 5	Evan B Lindholm
Michelle Y Williams Gallery	835 Julia St 5 New Orleans, LA 70113
835 Julia St 6	Quentin Walker
Michelle Y Williams Gallery	835 Julia St Unit 6 New Orleans, LA 70130
835 Julia St 7	Jordan Lejeune
Michelle Y Williams Gallery	835 Julia Street New Orleans, LA 70113
835 Julia St 8	Christopher B Connoly
Michelle Y Williams Gallery	835 Julia St Unit 8 New Orleans, LA 70113
835 Julia St 9	Steven J Susaneck
Michelle Y Williams Gallery	2303 Glenn Lakes Lane Missouri City, TX 77459
835 Julia St A	Pofranx, LLC
Michelle Y Williams Gallery	87 Flamingo Street New Orleans, LA 70124
835 Julia St Ph1	Robert A Miller
Michelle Y Williams Gallery	835 Julia St Unit Ph1 New Orleans, LA 70130
909 Lafayette St	Hays B III Thompson
	909 Lafayette Street Loft-8 New Orleans, LA 70113
909 Lafayette St 1	Stokes And Spiehler Inc
	P O Box 51353 Lafayette, LA 70505
909 Lafayette St 10	William P Wynne
	909 Lafayette St Unit 10 New Orleans, LA 70113
909 Lafayette St 11	David B Elliott
	909 Lafayette Street Unit-11 New Orleans, LA 70113
909 Lafayette St 12	Morris Peterson
	909 Lafayette St Loft 12 New Orleans, LA 70113
909 Lafayette St 2	Corey C Cleve
	909 Lafayette Street Loft-2 New Orleans, LA 70112
909 Lafayette St 3	Earle W Bagaley

	Et Al 909 Lafayette St 3 New Orleans, LA 70113
909 Lafayette St 4	Benjamin M Blanchard 909 Lafayette Street Unit-4 New Orleans, LA 70113
909 Lafayette St 5	Michelle E Gibbs Et Al 55 Beverly Garden Dr Metairie, LA 70001
909 Lafayette St 6	Guy P Johnson 6559 Memphis Street New Orleans, LA 70124
909 Lafayette St 7	Gordon M Loudon 2140 Happy Hollow Rd West Lafayette, IN 47906
909 Lafayette St 8	Manus Paul W Mc 604 Seaside Lane Mc Kinney, TX 75070
710 Carondelet St	Enterprisesinc Tuck 710 Carondelet St 1St Fl New Orleans, LA 70130
29130	Industrial Development Board Of The City
Fedex Office & Print Services	P.O Box 9996 New Orleans, LA 70179
528 Baronne St	528 Historic Development LLC 528 Baronne Street New Orleans, LA 70130
528 Baronne St 201	Graver Family Enterprises LLC 4534 N 66Th St Scottsdale, AZ 85251
528 Baronne St 202	Kathleen C Corte 528 Baronne St #202 New Orleans, LA 70113
528 Baronne St 203	David D Alfery 22 Wynstone Nashville, TN 37215
528 Baronne St 204	Dennis L Legendre 126 Longwood Dr Mandeville, LA 70471
528 Baronne St 301	Shelley G Middleberg 528 Baronne Street Unit-301 New Orleans, LA 70113
528 Baronne St 302	Michael L King 528 Baronne Street Unit-302 New Orleans, LA 70113
528 Baronne St 303	Michael D Cochran 2344 Mc Clendon Street Houston, TX 77030
528 Baronne St 304	John B Brantley 5220 Flanders Dr Baton Rouge, LA 70808
528 Baronne St 401	Joshua B Burton 528 Baronne St Unit 401 New Orleans, LA 70113
528 Baronne St 402	James B Warner 1329 Bentley Dr Carrollton, TX 75006
528 Baronne St 403	Renee K Hylton 528 Baronne St Unit 403 New Orleans, LA 70113
528 Baronne St 404	Maggie Bobbitt 1133 W. Wolfram Chicago, IL 60657
528 Baronne St 501	Stacy M Barrios 528 Baronne Street Unit 501 New Orleans, LA 70113
528 Baronne St 502	Andrew S Marsh 2423 Locke Lane Houston, TX 77019
528 Baronne St 503	Jane Z Pyle 528 Baronne Street Unit-503 New Orleans, LA 70113
600 Loyola Av	New Orleans I Holdings LLC
Ampco System Parking	17300 Dallas Parkway Ste 1010 Dallas, TX 75248
601 Baronne St	
601 Baronne St 2A	William D Burch 402 Princeton Woods Loop Lafayette, LA 70508
601 Baronne St 2B	Thomas G O'brien 601 Baronne St Unit 2B New Orleans, LA 70113

601 Baronne St 2C	F Hewes Revocable Trust Thomas 2018 18Th St Gulfport, MS 39501
601 Baronne St 2D	Patrick J Gros 102 Blackjack Place Covington, LA 70433
601 Baronne St 2E	Kevln Jeansonne 127 Evanridge Alexandria, LA 71302-2102
601 Baronne St 3A	Robert W Flannery 601 Baronne St Unit 3-A New Orleans, LA 70130
601 Baronne St 3B	Russell H Poy 601 Baronne St. Unit 3B New Orleans, LA 70130
601 Baronne St 3C	Carol M Mason 601 Baronne Street Unit 3C New Orleans, LA 70113
601 Baronne St 3D	Janet Tedesco 601 Baronne St Unit 3D New Orleans, LA 70113
601 Baronne St C1	The Patln Family Trust 601 Baronne St Unit C-1 New Orleans, LA 70113
601 Baronne St Ph1	Dale C Earwood 6121 Fern Ave Unit 58 Shreveport, LA 71105
601 Baronne St Ph2	Rachel E Hurdle 601 Baronne Street Unit-Ph-2 New Orleans, LA 70113
613 S Rampart St	New Orleansllc Ipc Ampco System Parking C/O Real Estate Tax Group LLC 303 N Hurstbourne Pkw Ste 115 Louisville, KY 40222-5143
619 S Rampart St	Ipc New Orleans LLC Ampco System Parking C/O Real Estate Tax Group LLC 303 N Hurstbourne Pkw Ste 115 Louisville, KY 40222-5143
622 Loyola Av	Ipc New Orleans LLC Ampco System Parking C/O Real Estate Tax Group LLC 303 N Hurstbourne Pkw Ste 115 Louisville, KY 40222-5143
921 Lafayette St	Penthouse,Llc Civic 337 Baronne Street Suite 103 New Orleans, LA 70130
921 Lafayette St A	Kevin B Gray 921 Lafayette St Unit A New Orleans, LA 70130
921 Lafayette St B	Bruce A Smith 921 Lafayette St Unit B New Orleans, LA 70113
921 Lafayette St C	Lafayette Lofts LLC 324 So Rampart St New Orleans, LA 70130
921 Lafayette St D	Rene III Dauterive 921 Lafayette St Unit D New Orleans, LA 70113
930 Poydras St	Industrial Development Board Ste Marie Po Box 19996 New Orleans, LA 70179
29109 Poydras St	Central Bell South C/O James A Jacobs Tax Dept 226 Hurt Bldg Alanta, GA 30307
29110 Poydras St	Central Bell South C/O James A Jacobs Tax Dept 226 Hurt Bldg Alanta, GA 30307
29111 Poydras St	Central Bell South C/O James A Jacobs Tax Agt 226 Hurt Bldg Atlanta, GA 0
29191 Poydras St	Great Americaninsurance Co C/O Brothers Property Corp 2 Alhambra Plaza Ste 1280 Coral Gables, FL 33134
29192 Poydras St	Great Americaninsurance Co C/O Brothers Porperty Corp 2 Alhambra Plaza Suite 1280 Coral Gables, FL 33134
1006 Lafayette St	Industrial Development Board Of The 1340 Poydras St 9Th Floor Ste 1106 New Orleans, LA 70112
745 Baronne St	Mintz Loft LLC 6478 Gen Haig St New Orleans, LA 70124

819 Girod St	Solomon Group Ventures, LLC
	900 S. Peter St. Ste. C-1 New Orleans, LA 70130
29120 Julia St	Ninelandpartnership
	5329 Dryades St Unit A New Orleans, LA 70115

722 Baronne St

727 Carondelet St

Councilmember

LaToya Cantrell
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112

Phone: (504) 658-1020
Fax: (504) 658-1025

Neighborhood Groups

Organization Name: Downtown Development District

Point of Contact: Kurt Weigle
Phone Number: 504-561-8927
Email: kweigle@neworleansdowntown.com
Street Address: 201 St. Charles Avenue, Ste. 3912
City: New Orleans
Zip: 70130

Organization Name: Lafayette Square Association

Point of Contact: Ann Woodruff / Jack Stewart
Phone Number: 504-524-5759
Email: gosmerwoodruff@hotmail.com
Street Address: 632 Julia St.
City: New Orleans
Zip: 70130

Sign In Sheet

NPP, Monday, January 26th, 2015, Noon, Cafe 821

Name	Organization or Affiliation
Cassandra Sharpe	Lafayette Square Association
Patricia Gay	Director of Preservation Resource Center; Lafayette Square Association
Michael Duplantier	Community Organizer & resident of 820 Baronne
Jack Stewart & Ann Woodruff	Lafayette Square Association

Stephens

2012 8 23 12:00

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: August 23, 2012

CALENDAR NO. 29,181

NO: 025025 MAYOR COUNCIL SERIES

BY: COUNCILMEMBER BAJOUR *EB*

AN ORDINANCE to rescind Ordinance Number 23,651 M.C.S. and to permit a new conditional use for a non-accessory parking garage in a CBD-5 Central Business District, on Square 258, Lot B, in the First Municipal District, bounded by O'Keefe Avenue and Girod, Lafayette and Baronne Streets (Municipal Address: 939 Girod Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 77/12 was initiated by South Market District, LLC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval, in the report dated July 16, 2012 to the City Council, of a conditional use and to rescind Ordinance No. 23,651 M.C.S., as presented in Zoning Docket Number 77/12; and

WHEREAS, the recommendation of the City Planning Commission was upheld and the changes were deemed to be advisable and necessary and in the best interest of the City and were approved subject to two (2) waivers and ten (10) provisos in Motion Number M-12-310 of the Council of the City of New Orleans on August 9, 2012.

1 SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS

2 that Ordinance No. 23,651 M.C.S. is hereby rescinded.

1 SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS

2 that a conditional use to permit a non-accessory parking garage in a CBD-5 Central Business District,

3 on Square 258, Lot B, in the First Municipal District, bounded by O'Keefe Avenue and Girod, Lafayette

4 and Baronne Streets (Municipal Address: 939 Girod Street); are hereby approved, subject to the
5 following waivers and provisos, as specifically set forth herein:

6 **WAIVERS:**

- 7 1. The developer shall be granted a waiver of Article 15, Section 15.3.1 and Table 15.G of the
8 Comprehensive Zoning Ordinance, which require three (3) off-street loading spaces, to allow
9 one (1) off-street loading space to be provided.
- 10 2. The developer shall be granted a waiver of Article 6, Section 6.6.7 (Table 6F) *Height, Area and*
11 *Bulk Requirements*, which requires a minimum open space ratio of 0.10, to permit an open
12 space ratio of 0.

13 **PROVISOS:**

14 No person shall use any of the properties described herein or permit another to use any of those
15 properties described herein for the use authorized by this ordinance, unless the following requirements
16 are met and continue to be met:

- 17 1. The Department of Safety and Permits shall issue no building permits or licenses for this project
18 until final development plans are approved by the City Planning Commission and recorded with
19 the Office of Conveyances. Failure to complete the conditional use process by properly
20 recording plans within a one year time period or failure to request an administrative extension as
21 provided for in Article 16, Section 16.9.11 of the Comprehensive Zoning Ordinance will void
22 the conditional use approval.
- 23 2. The developer shall obtain approval from the Department of Public Works for new or modified
24 curb cuts at the site. All un-utilized curb cuts along Girod Street and O'Keefe Avenue shall be
25 restored to six (6) inch vertical curbing.
- 26 3. The developer shall obtain a lease and/or grant of servitude from the Department of Property

27 Management Division of Real Estate and Records for all encroachments into the public rights-
28 of-way. Where required, the developer shall also obtain the approval of the Downtown
29 Development District for said encroachments.

30 4. The developer shall obtain the approval of the Department of Public Works and the Downtown
31 Development District for sidewalk improvements within the public rights-of-way. The
32 developer shall modify the sidewalks to the design specifications of the respective department
33 and/or agency.

34 5. The developer shall obtain a Certificate of Appropriateness from the Historic District
35 Landmarks Commission for all improvements visible from the adjacent public rights-of-way
36 prior to the finalization of the Conditional Use.

37 6. The developer shall submit a landscape plan prepared by a licensed Louisiana landscape
38 architect indicating the installation of street trees within the Girod Street and O'Keefe Avenue
39 rights-of-way abutting the site, at a rate of one (1) tree per thirty (30) feet of frontage, subject to
40 the review and approval of the Department of Parks and Parkways and the Downtown
41 Development District.

42 7. The developer shall provide to the City Planning Commission a litter abatement program letter,
43 approved by the Department of Sanitation, inclusive of the stated location of litter storage, the
44 type and quantity of trash receptacles and the clearing of all litter from the sidewalks and
45 periodic hosing of the street rights-of-way. The name and phone number of the owner/operator
46 of the development shall be included in this letter to be kept on file in case of any violation. In
47 no case shall litter be stored so that it is visible from the public right-of-way.

48 8. The developer shall submit a signage plan prior to the finalization of the conditional use subject
49 to the review and approval of the Historic District Landmarks Commission and the City

50 Planning Commission staff.

51 9. The developer shall secure the review and approval of the traffic impact analysis from the
52 Department of Public Works. The developer shall make any modifications that are determined
53 to be necessary by the Department of Public Works.

54 10. The developer shall provide bicycle parking spaces on the curb extension on Girod Street at its
55 intersection with O'Keefe Avenue, subject to the approval of the Department of Public Works
56 and the Downtown Development District.

1 SECTION 3. Whoever does anything prohibited by this Ordinance or fails to do anything required
2 to be done by this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subject to a
3 fine or to imprisonment or both, such fine and/or imprisonment set by Section 1-13 of the 1995 Code of
4 the City of New Orleans, or shall alternatively be subject to whatever civil liabilities, penalties or remedies
5 the law may prescribe. Conviction shall be cause for the immediate cancellation of the Use and Occupancy
6 permit of the premises.

1 SECTION 4. This ordinance shall have the legal force and effect of authorizing this conditional
2 use only after all the provisos listed in Section 1 of this Ordinance which impose a one-time obligation
3 have been completely fulfilled and complied with, and only after all the provisos listed in Section 1
4 which impose a continuing or on-going obligation shall have begun to be fulfilled, as evidenced by the
5 City Planning Commission's approval of a final site plan, on or before one year from the date of
6 adoption of this ordinance, (which shall be incorporated into this ordinance by reference) and its
7 subsequent recordation, and no use or occupancy certificates or permits (other than the building permits
8 needed to fulfill the provisos) shall be issued until all the provisos which impose a one-time obligation
9 have been completely fulfilled and complied with, and only after all the provisos listed in Section 1
10 which impose a continuing or ongoing obligation shall have begun to be fulfilled, as evidenced by the

11 City Planning Commission's approval of a final site plan (which shall be incorporated into this
12 ordinance by reference) and its subsequent recordation. If the development or construction of the
13 conditional use authorized herein is not commenced within one (1) year from the date this ordinance
14 becomes law, as contemplated by Section 3-113 of the Home Rule Charter of the City of New Orleans,
15 the provisions of this Ordinance shall be null, void and of no legal force and effect.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS SEP 20 2012

STACY HEAD

PRESIDENT OF COUNCIL

DELIVERED TO THE MAYOR ON SEP 21 2012

APPROVED:

SEP 28 2012

MITCHELL J. LANDRIEU

MAYOR

RETURNED BY THE MAYOR ON SEP 28 2012 AT 4 55 PM

PEGGY LEWIS

CLERK OF COUNCIL

ROLL CALL VOTE

YEAS: Bajoie, Charbonnet, Clarkson, Gisleson Palmer, Guidry, Head, Hedge-Morrell - 7

NAYS: 0

ABSENT: 0

G:\nhouse\LWINHSECOUNCIL\2012\77-12 Recind Ord No. 23,651 & CUOrdinance - zd 77-12 (parking garage).doc

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Peggy Lewis
CLERK OF COUNCIL