

City Planning Commission Meeting
Tuesday, March 10, 2015

CPC Deadline: 04/24/15
CC Deadline: 06/26/15
City Council District: E
City Councilmember: Gray

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 027/15

Prepared by: Editha Amacker
Date: March 2, 2015

I. GENERAL INFORMATION:

Applicant: City Council Motion M-15-81

Request: This is a request for a conditional use to permit a green market in a C-1 General Commercial District.

Location: The petitioned property is located on Square 424, Lot R or A, Pt Lot B, in the Third Municipal District, bounded by Saint Claude Avenue and Forstall, Marais, and Reynes Streets. The municipal address is 5029 Saint Claude Avenue.
(PD 8)

Description: The subject site is vacant and located at the corner of Saint Claude Avenue and Forstall Street in the Lower 9th Ward. The property has thirty feet (30') of frontage on Saint Claude Avenue and one hundred eighteen feet (118') of frontage on Forstall Street. The total site area is 3,540 square feet. The applicant proposes to establish a green market as the permanent location of the Sankofa Farmers Market. The proposal includes a 328 square foot produce stand with three parking spaces and a loading space towards the rear of the lot.

Why is City Planning Commission action required?

According to **Article 5, Section 5.7.5 Conditional Uses** of the Comprehensive Zoning Ordinance, green markets are a conditional use in the C-1 General Commercial District. The City Planning Commission is required to make a recommendation on all conditional use requests prior to City Council action, in accordance with **Article 16, Section 16.6.4** 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?

Zoning

The site is located in a C-1 General Commercial District which includes properties facing Saint Claude Avenue. The adjacent residential areas are within a large RD-3 Two-Family Residential District which includes most of the residential areas in the Lower 9th Ward. The subject site, as well as other properties facing Saint Claude Avenue, is within an ICUC Inner City Urban Corridor District.

Land Use

The site is located at the intersection of Saint Claude Avenue and Forstall Street. The site is next to a vacant lot on Forstall Street and a single-family residence on Saint Claude Avenue. The site is across Forstall Street from a vacant lot with a small garden. Across Saint Claude Avenue, there is a vacant lot which will be developed with a church and a gasoline station with a two-story multi-tenant commercial building. Saint Claude Avenue includes a mix of residences and businesses that serve the needs of local residents. The neighborhood on the lake side of Saint Claude Avenue is developed with primarily single-story, single-family residences and some two-family residences. There are vacant lots interspersed amongst the houses. Sam Bonart Playground is located on Marais Street, one block from the subject site. The neighborhood on the riverside of Saint Claude Avenue is within a local historic district and is developed with late 19th to early 20th century single- and two-family residences.

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

Zoning: 1929 – "E" Commercial District
1953 – "F" Heavy Commercial District
1970 – District
Current – C-1 General Commercial District

Land Use: 1929 – Single-Family/Commercial
1949 – Two-Family/Commercial
1999 – Commercial¹

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

The following are recent land use requests near the petitioned site:

¹ The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

Zoning Docket 018/14 was a request for a zoning change from an RD-3 Two-Family Residential District to a C-1A General Commercial District and a Mixed-Use Planned Community District overlay for the redevelopment of a former school campus with a mixed-use development including existing and new structures. The vote by the City Planning Commission resulted in no legal majority. The request was approved by the City Council with changes to the requested zoning district and a reduction of the development area. *The location is two blocks from the petitioned site.*

Zoning Docket 117/12 was a request for a conditional use to permit a neighborhood center in an RD-3 Two-Family Residential District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is three blocks from the petitioned site.*

These requests indicate that the City Planning Commission has been supportive of requests in this area that are intended to serve community needs.

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

The applicant proposes to open a green market at the corner of Saint Claude Avenue and Forstall Street. The property is composed of two lots at the corner. The property has a width of thirty feet (30'), depth of one hundred eighteen feet (118"), with a total area of 3,540 square feet. The property must be consolidated into a single lot of record. Therefore staff recommends the follow:

- The applicant shall subdivide the property into a single lot of record prior to the issuance of a certificate of use and occupancy.

The proposal has to meet the use standards in Article 11, Section 11.52 and the requirements for the ICUC Inner-City Urban Corridor District.

Site Development

The submitted site/landscape plan includes a produce stand towards the front of the lot with a parking and loading area towards the rear of the property. The parking area will be accessed via a curb cut onto Forstall Street. The parking area has to meet the design standards in Article 15, Section 15.2 as noted in the requirements for the ICUC Inner City Urban Corridor District and the use standards in Article 11, Section 11.52. Gravel is proposed for the parking area but it must be paved according to Article 15, Section 15.2 of the Comprehensive Zoning Ordinance. With the use of concrete for paving, staff recommends the addition of bioswales and rain gardens to enhance water retention on the site. The rain gardens should complement the proposed green market. Therefore, staff recommends the following:

- The applicant shall pave the off-street parking areas in compliance with Article 15, Section 15.2 of the Comprehensive Zoning Ordinance, subject to approval by CPC staff.
- The revised plans shall include bioswales and/or rain gardens within proximity to the paved areas on the site.

Building Design

The produce stand will be open on all sides and constructed with treated lumber. The tin zinc pitched roof will have a height of thirteen feet five and seven-eighths (13'5 7/8"). The produce stand will occupy a foot print of approximately 328 square feet. Inside the produce stand, a two-sided produce table will include box spaces for up to eight (8) vendors. The building is within the size limitations for a retail store in the C-1 General Commercial District, as required by Article 11, Section 11.52.e of the Comprehensive Zoning Ordinance.

The building must meet the setback requirements for the C-1 General Commercial District. The side yard setbacks are approximately three feet six inches (3'6") on the interior lot line and ten feet (10') on the Forstall Street side. The rear yard setback is approximately eighty-eight feet (88'). The front yard setback is fifteen feet eight inches (15'8"). According to the standards for the ICUC Inner-City Urban Corridor District, the front yard setback shall be the average of the existing buildings on the block face². The average front yard of the block face is thirteen feet two inches (13'2"); therefore no waiver is necessary.

Screening and Landscaping

The applicant proposes to plant an herb garden with basil, rosemary, and lavender in a 4' X 15'2" planter bed in front of the produce stand facing Saint Claude Avenue. Two pecan trees are proposed for the space between the produce stand and the parking area. A 3'6" wide planter bed is proposed adjacent to the sidewalk along Forstall Street. It will include lantana and shell ginger plants.

The area around the produce stand will be enclosed within a three foot (3') wooden fence. There will be a gate at the corner of the site facing the intersection of Saint Claude Avenue and Forstall Street. There will be another gate from the parking area. The site plan indicates that trailers will be secured within a 12' X 12' gated enclosure located next to the loading space. The plans indicate that the enclosure will be covered in wisteria, though the height and type of fencing is not shown. The plans indicate a notation regarding an 8' chain link near the parking area but no fencing is drawn around the parking nor shown on the submitted renderings. Generally, chain link fencing is not consistent with the design goals of the ICUC Inner City Urban Corridor District.

² Article 10, Section 10.3A.6(2b)

However, the addition of greenery to the fence is consistent with the proposed use and the vines will enhance the visual impact on the adjacent public right-of-ways. According to the regulations for the ICUC Inner City Urban Corridor District, a landscape hedge with a minimum height of 30" is required around a vehicular use area adjacent to a public right-of-way. The site must comply with the fencing and landscaping requirements in Article 11, Section 11.52.i, which requires fencing and landscaping on three sides of the market, perimeter landscaping with shrubs and trees with a minimum depth of five feet (5'). Given that the lot is thirty feet (30') in width, five feet (5') of landscaping around the perimeter of the site would remove a significant amount of usable space on the site. The site plan includes a significant amount of landscaping and additional landscaping will be required to meet the remaining standards. Therefore, staff recommends a waiver of the five foot (5') perimeter landscaping and the following provisos to meet the screening requirements.

- The applicant shall be granted a waiver of Article 11, Section 11.52.i of the Comprehensive Zoning Ordinance which requires perimeter landscaping with shrubs and trees with a minimum depth of five feet (5') to permit landscaping on three sides of the site without a required minimum depth.
- The applicant shall submit a revised site plan or landscape plan which indicates a landscape hedge with a minimum height of 30" around the parking area in compliance with Article 10, Section 10.3A.6.2b of the Comprehensive Zoning Ordinance.
- The site/landscape plan shall indicate shrubs that are at least thirty inches (30") in height and trees that are two and one-half inches (2 ½") caliper with a height of ten foot (10') to twelve feet (12'), as required by Article 11, Section 11.52.i of the Comprehensive Zoning Ordinance.
- Any chain link fencing that is adjacent to the public right-of-way shall incorporate plant material that is intended to grow on the fence. The plants and fencing adjacent to the public right-of-way shall be maintained and shall not encroach into the adjacent sidewalks.

Litter Abatement

An approved litter abatement program is required for the ICUC Inner City Urban Corridor District and Article 11, Section 11.52.g in the use standards for green markets. Therefore staff recommends the following:

- The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of trash storage out of the public right-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way,

and the periodic cleaning of the adjacent street right-of-way, as necessary. The name and phone number of the market proprietor, as defined in Article 2, Section 2.2.92A.d of the Comprehensive Zoning Ordinance, shall be kept on file in case of any violation.

Operational Standards

The use standards for green markets in Article 11, Section 11.52 include a limitation on hours of operation and food vendors must be licensed. Therefore, staff recommends the following:

- The hours of operation shall be limited to 7:00am to 7:30pm in compliance with Article 11, Section 11.52.d of the Comprehensive Zoning Ordinance.
- All vendors selling food for on- or off-premises consumption must be licensed by the City of New Orleans with approval by the Department of Health as required by Article 11, Section 11.52.1 of the Comprehensive Zoning Ordinance.

Lighting

No lighting fixtures are shown on the submitted plans. If any lights are provided, they must comply with the standards in the ICUC Inner City Urban Corridor District which sets the maximum height at twenty-five feet (25') and no lights can be directed towards adjacent residences. Staff recommends the following:

- Any proposed light standards shall be limited in height to twenty-five feet (25') and shall not be directed towards any adjacent residences, in compliance with Article 10, Section 10.3A.6.2f of the Comprehensive Zoning Ordinance.

Signage

The applicant proposes to include three accessory signs which identify the produce stand. The signs will hang under the roof line, with two facing Forstall Street and one sign facing St. Claude Avenue. Each sign is one foot three inches (1'3") tall and four feet three and one-half inch wide (4'3 ½"). The sign area is limited to one square foot per linear foot of building width. Each sign has an area of 5.36 square feet. The Saint Claude Avenue building width is twelve feet eleven and one-half inches (12'11 ½"). The Forstall Street side of the building is twenty feet five and one-half inches (20'5 ½") in width. These signs meet the requirements of the ICUC Inner City Urban Corridor District.

Other Considerations

Should the Conditional Use be approved, the staff recommends the following standard proviso to ensure the revised development plans are approved appropriately by the Department of Safety and Permits in accordance with requirements of the Conditional Use.

- 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.

E. What is the potential traffic impact? What are the off-street parking requirements? Can they be provided on site? If not, is a waiver required?

Traffic

The subject site is located at the corner of Saint Claude Avenue and Forstall Street, which is a signalized intersection. Saint Claude Avenue is a major street according *The Plan for the 21st Century Major Streets Plan*. Saint Claude Avenue has two traffic lanes in each direction with a wide neutral ground and a designated bike lane along side the parking lanes on either side of the street. Forstall, Marais, and Reynes Streets are minor two-way, single-lane streets with parking on either side of the street. There is a bus route on Saint Claude Avenue with a stop across Forstall Street from the petitioned site.

According to Article 11, Section 11.52.a, the green market must be located on property that abuts a major street and within 150 feet of a residential district. The subject site abuts Saint Claude Avenue which is a major street and it is adjacent to an RD-3 Two-Family Residential District. Therefore, the proposal meets this requirement.

One loading space and three parking spaces are proposed on the site. Trailers will be stored within an enclosure in the parking area. The parking spaces will be accessed via a driveway curb cut onto Forstall Street. The curb cut must be approved by the Department of Public Works.

- The applicant shall secure approval from the Department of Public Works for the proposed curb cut.

According to the Sanborn map of the site, at one time the property was developed with a single-story commercial building built towards the front and corner side property lines, and a small residence in a separate building along the rear property line. The current

proposal should have fewer adverse impacts on parking and traffic in the area than the previous development on the site.

Off-Street Parking and Off-street Loading

One parking space is required per 400 square feet of gross retail area according to Article 11, Section 11.52.c. The produce stand has a floor area of approximately 328 square feet. The parking area includes three (3) off-street parking spaces which meets the parking requirement. The minimum floor area for the loading requirement for a retail space is 2,000 square feet. Therefore, no off-street loading spaces are required. The plans indicate a loading space for pick up trucks. The space is approximately 10'X18' and will be considered a regular vehicular parking space rather than a loading space because it is not large enough to be considered a loading space. The remaining parking spaces are 9'X18' which meets the design standards in Article 15, Section 15.2.5 of the Comprehensive Zoning Ordinance.

F. What are the comments from other agencies/departments/committees?

The proposal was considered at the Planning Advisory Committee meeting on February 4, 2015. The applicant appeared before the committee. The representative from the Department of Public Works indicated that the plans need to show the property line, the paving materials for the parking lot need to be indicated, and the proposed driveway curb cut needs to be concrete. The committee passed a motion of no objection subject to further review by the City Planning Commission and the Department of Public Works.

It has been noted elsewhere in the report that the driveway curb cut needs to be approved by the Department of Public Works and that the parking area needs to be paved with permeable paving.

- The revised site plan shall clearly indicate the property line around the site.

G. What effects/impacts would the proposed use have on the neighborhood?

The proposed green market will provide fresh food for an area that is not served by grocery stores. The green market will be located on a commercial corridor and should have minimal adverse impacts on traffic in the area. The proposal includes off-street parking and accommodations for trailers used by the prospective vendors. This will minimize the impact on parking in the surrounding area. The recommended conditions will ensure compliance with the standards for green markets and the ICUC Inner City Urban Corridor regulations. The design review section has addressed screening and paving of the parking areas, lighting signage, operational standards for green markets, landscaping for the site, and litter abatement.

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

“Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Mixed-Use Medium Density.” The goal, range of uses, and development character for that designation are copied below:

MIXED-USE MEDIUM DENSITY

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

Development Character: Height/mass, and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors.

The applicant proposes to open a green market at the corner of Forstall Street and Saint Claude Avenue. The proposal is consistent with the goals for the Mixed-Use Medium Density land use designation. The site is located on a commercial corridor, in a walkable community where it will serve the residents in the adjacent neighborhood. There is a bus route along Saint Claude Avenue with a stop across Forstall Street from the subject site. The proposed green market is within the range of uses. The applicant proposes to construct a single-story market stand which will be within the height, mass, and density of the surrounding area. Therefore, the proposed green market is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan.

IV. SUMMARY

The applicant proposes to establish a green market as the permanent location of the Sankofa Farmers Market. The site is a vacant property at the corner of Saint Claude Avenue and Forstall Street. The proposal includes a 328 square foot produce stand with three parking spaces and a loading space towards the rear of the lot. The green market will be located on a commercial corridor and should have minimal adverse impacts on traffic in the area. The recommended conditions will ensure compliance with the standards for green markets and the ICUC Inner City Urban Corridor regulations. The design review section has addressed screening and paving of the parking areas, lighting signage, operational standards for green markets, landscaping for the site, and litter abatement. The proposal is consistent with the *Plan for the 21st Century* which designates the site Mixed-Use Medium Density.

V. PRELIMINARY STAFF RECOMMENDATION

The staff recommends **APPROVAL** of Zoning Docket 027/15, a request for a conditional use to permit a green market in a C-1 General Commercial District, subject to one (1) waiver and thirteen (13) provisos.

Waivers

1. The applicant shall be granted a waiver of Article 11, Section 11.52.i of the Comprehensive Zoning Ordinance which requires perimeter landscaping with shrubs and trees with a minimum depth of five feet (5') to permit landscaping on three sides of the site without a required minimum depth.

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 applicant shall subdivide the property into a single lot of record prior to the issuance of a certificate of use and occupancy.
3. The applicant shall pave the off-street parking areas in compliance with Article 15, Section 15.2 of the Comprehensive Zoning Ordinance, subject to approval by CPC staff.
4. The revised plans shall include bioswales and/or rain gardens within proximity to the paved areas on the site..
5. The applicant shall secure approval from the Department of Public Works for the proposed curb cut.
6. The applicant shall submit a revised site plan or landscape plan which indicates a landscape hedge with a minimum height of 30" around the parking area in compliance with Article 10, Section 10.3A.6.2b of the Comprehensive Zoning Ordinance.
7. The site/landscape plan shall indicate shrubs that are at least thirty inches (30") in height and trees that are two and one-half inches (2 ½") caliper with a height of ten foot (10') to twelve feet (12'), as required by Article 11, Section 11.52.i of the

Comprehensive Zoning Ordinance.

8. Any chain link fencing that is adjacent to the public right-of-way shall incorporate plant material that is intended to grow on the fence. The plants and fencing adjacent to the public right-of-way shall be maintained and shall not encroach into the adjacent sidewalks.
9. The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of trash storage out of the public right-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street right-of-way, as necessary. The name and phone number of the market proprietor, as defined in Article 2, Section 2.2.92A.d of the Comprehensive Zoning Ordinance, shall be kept on file in case of any violation.
10. The hours of operation shall be limited to 7:00am to 7:30pm in compliance with Article 11, Section 11.52.d of the Comprehensive Zoning Ordinance.
11. All vendors selling food for on- or off-premises consumption must be licensed by the City of New Orleans with approval by the Department of Health as required by Article 11, Section 11.52.l of the Comprehensive Zoning Ordinance.
12. Any proposed light standards shall be limited in height to twenty-five feet (25') and shall not be directed towards any adjacent residences, in compliance with Article 10, Section 10.3A.6.2f of the Comprehensive Zoning Ordinance.
13. The revised site plan shall clearly indicate the property line around the site.

VI. REASONS FOR RECOMMENDATION

1. The proposal will provide fresh food in an area that is considered a food desert.
2. The proposed green market will be located on a commercial corridor.
3. Minimal adverse impacts are anticipated on parking and traffic in the area.
4. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan*.
5. The recommended conditions address potential adverse impacts on the adjacent residential areas.

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.

MOTION

NO. M-15-25

OLD

CITY HALL: January 8, 2015

BY: COUNCILMEMBER GRAY 

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to consider a request for a conditional use to permit a green market in a C-1 General Commercial District, on Square 331, Lot 6, in the Third Municipal District, bounded by St. Claude Avenue, Alabo Street, North Rampart Street, and Gordon Street (Municipal Address: 5029 St. Claude Ave.).

~~THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED~~

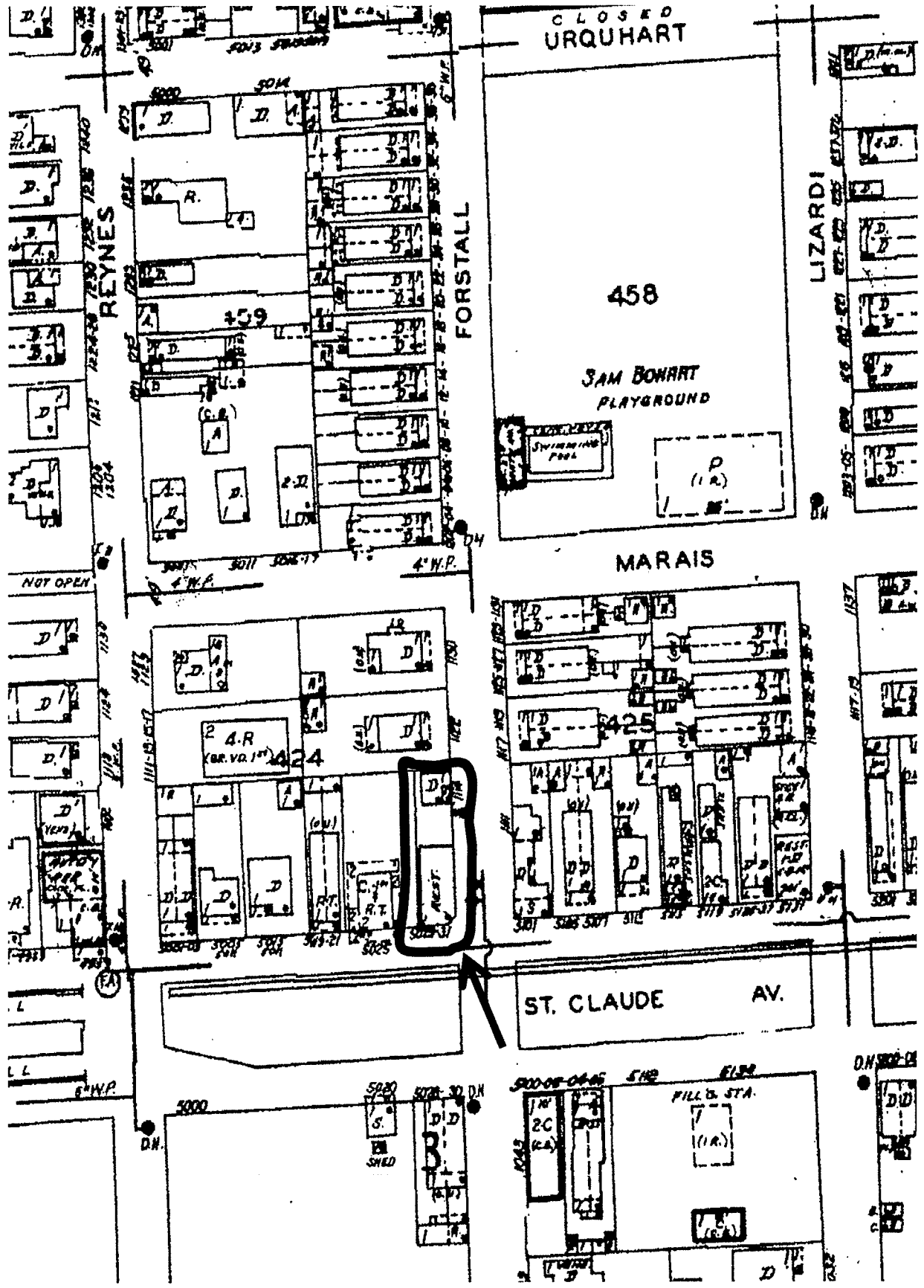
ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.



CLOSED
URQUHART

REYNES

FORSTALL

LIZARDI

458

SAM BONART
PLAYGROUND

SWIMMING
POOL

D
(1A)

MARAIS

NOT OPEN

MARAIS

MARAIS

MARAIS

2 A.R.
(OR. V.R. 1st)

424

425

ST. CLAUDE AV.

FILL & STA.
(1A)

SHED

2C
(K.A.)

1A



CITY OF NEW ORLEANS PROPERTY VIEWER



PROPERTY INFORMATION

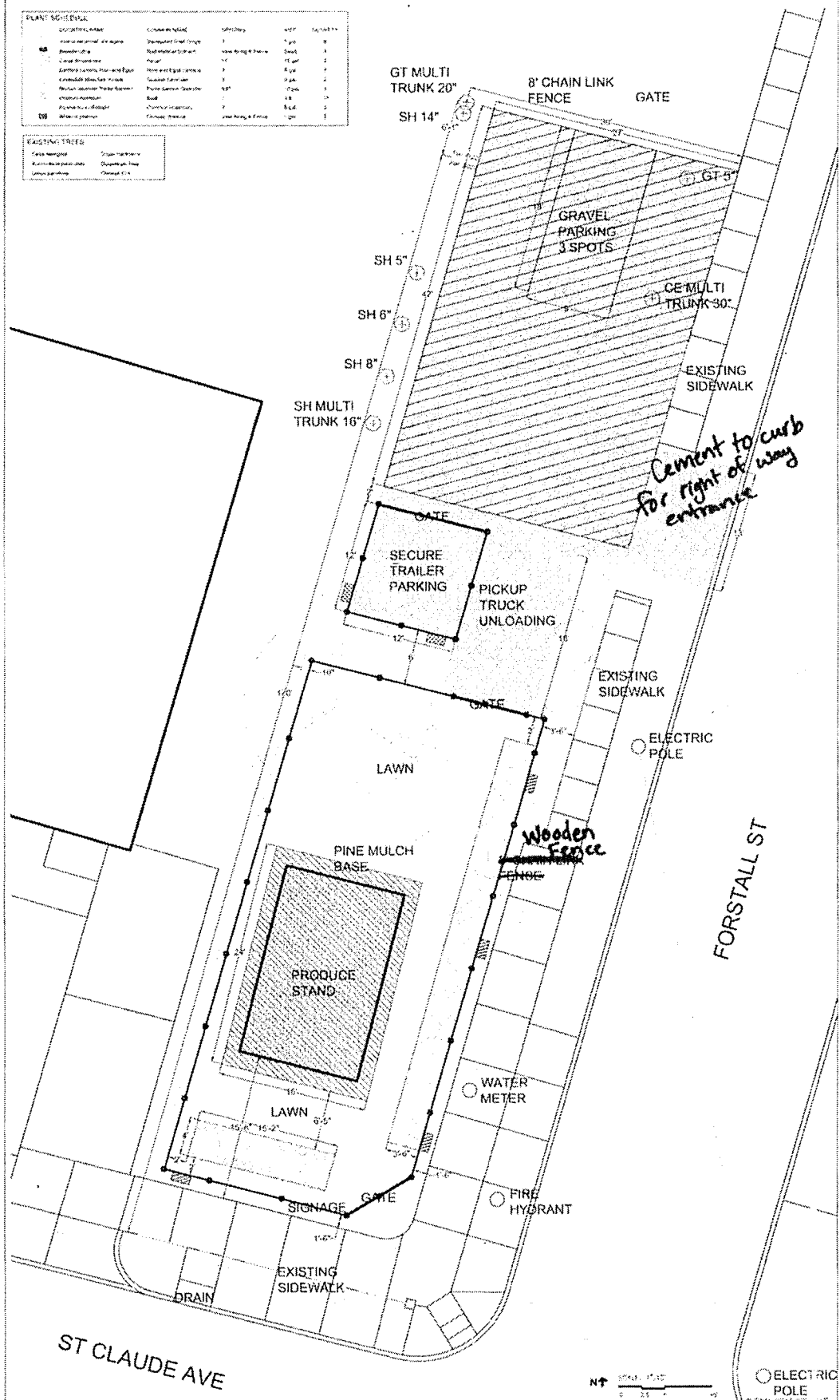
Site Address: 5029 ST CLAUDE AVE, LA
 First Owner Name: NEW ORLEANS REDEVELOPMENT UNLIMITED INC
 Mailing Address: 1340 POYDRAS STREET, SUITE 600
 Mailing City: NEW ORLEANS
 Mailing State: LA
 Mailing Zip 5: 70112
 Property Description: SQ 424 LOT R OR A PT B ST CLAUDE AVE & FORSTALL ST 30 X 118 FR/SIDING STORE 5029-31 ST CLAUDE AVE & 1114

ZONING

Zoning District: C-1
 Zoning Description: General Commercial District
 DRAFT Zoning: HU-MU
 DRAFT Zoning Description: Historic Urban Neighborhood Mixed-Use District
 Future Land Use: MUM
 Future Land Use Description: Mixed-Use Medium Density
 Last Updated: Tue Jul 08 2014

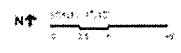
PLANT SCHEDULE				
Symbol	Description	Quantity	Notes	Plant
○	Electric Pole	1	Standard 40' Pole	40' Pole
○	Water Meter	1	Standard 4" Meter	4" Meter
○	Fire Hydrant	1	Standard 4" Hydrant	4" Hydrant
○	Signage	1	Standard Signage	Standard Signage
○	Drain	1	Standard Drain	Standard Drain
○	Electric Pole	1	Standard 40' Pole	40' Pole

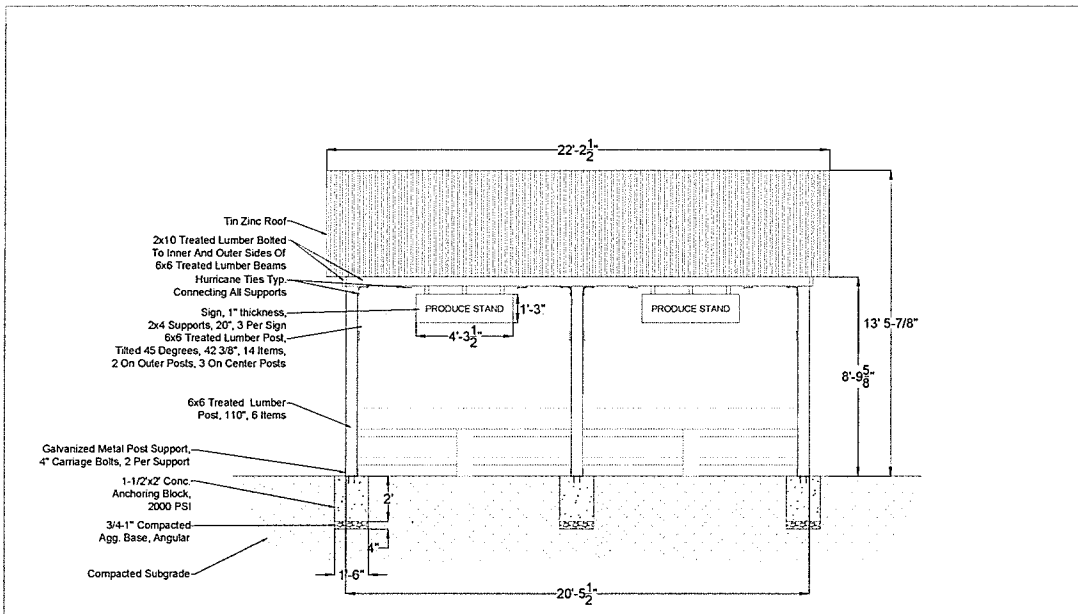
EXISTING TREES	
○	Tree to be removed
○	Tree to be preserved



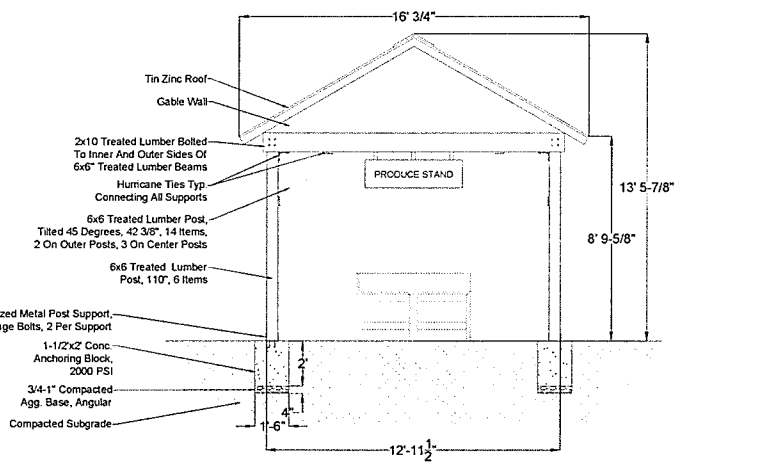
SITE PLAN L1

PRODUCE STAND

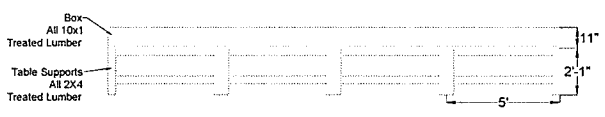




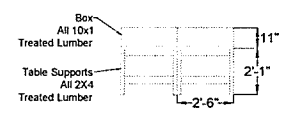
1 PRODUCE STAND FRONT ELEVATION
Scale: 3/16"=1'-0"



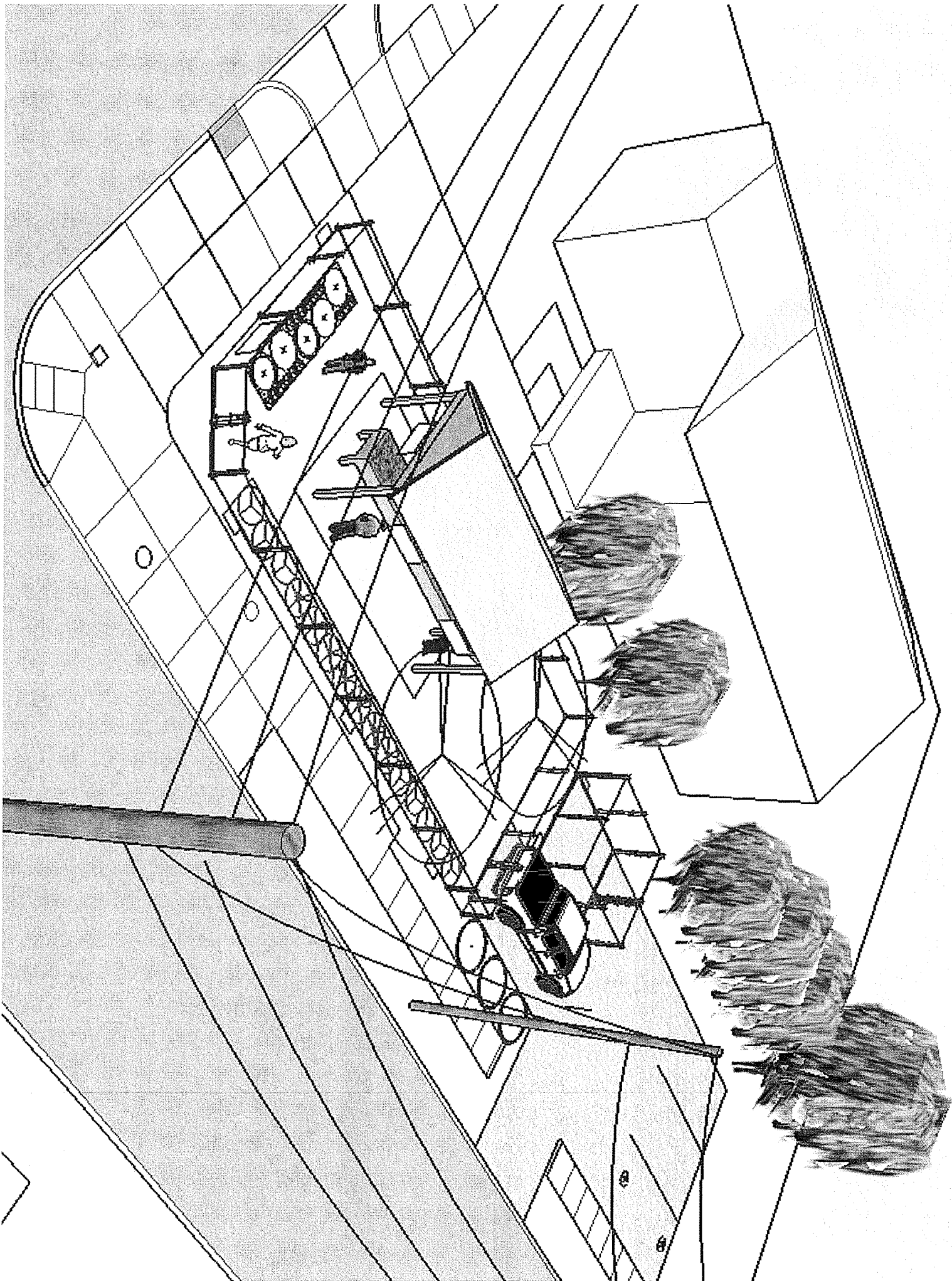
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Scale: 3/16"=1'-0"

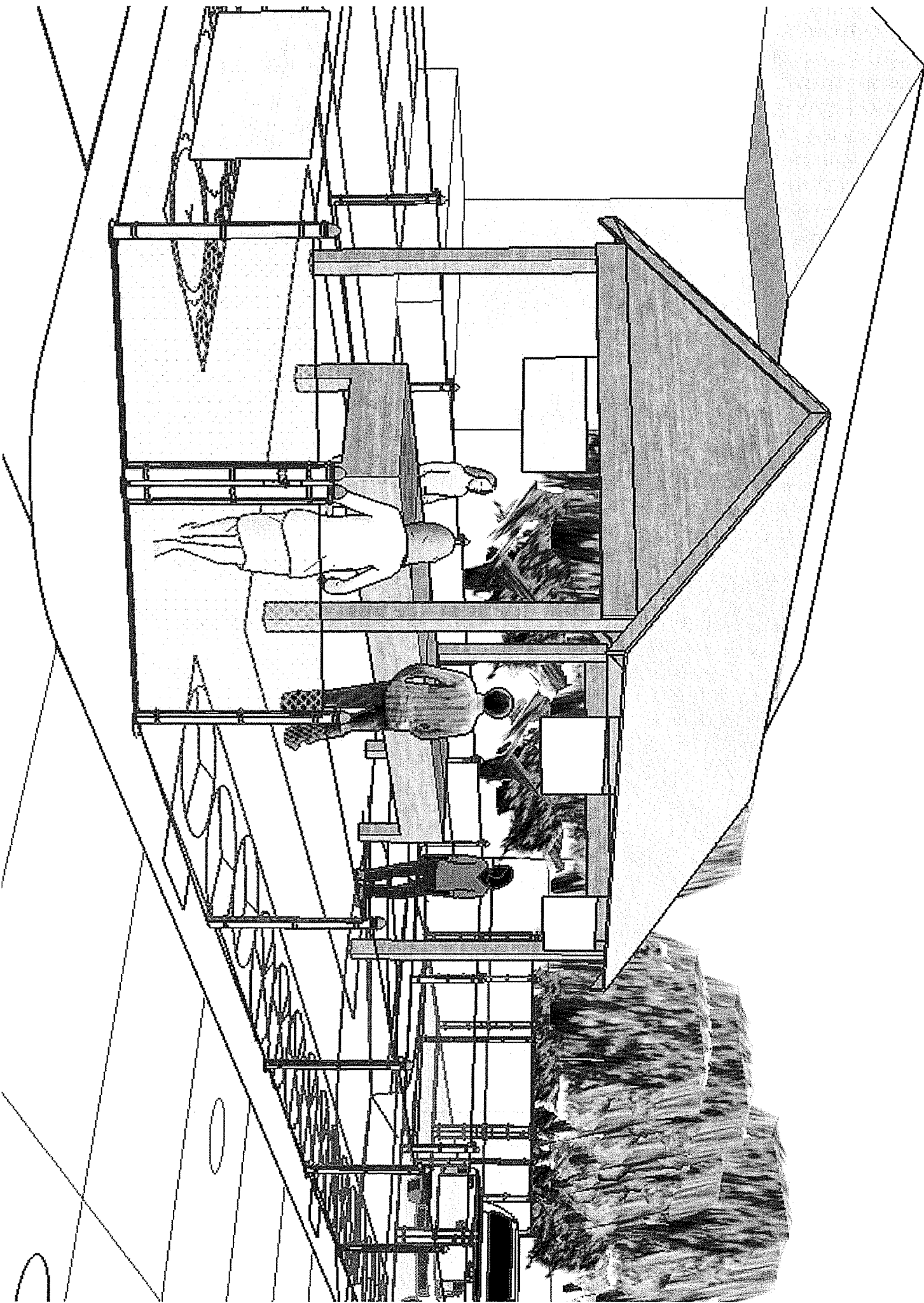


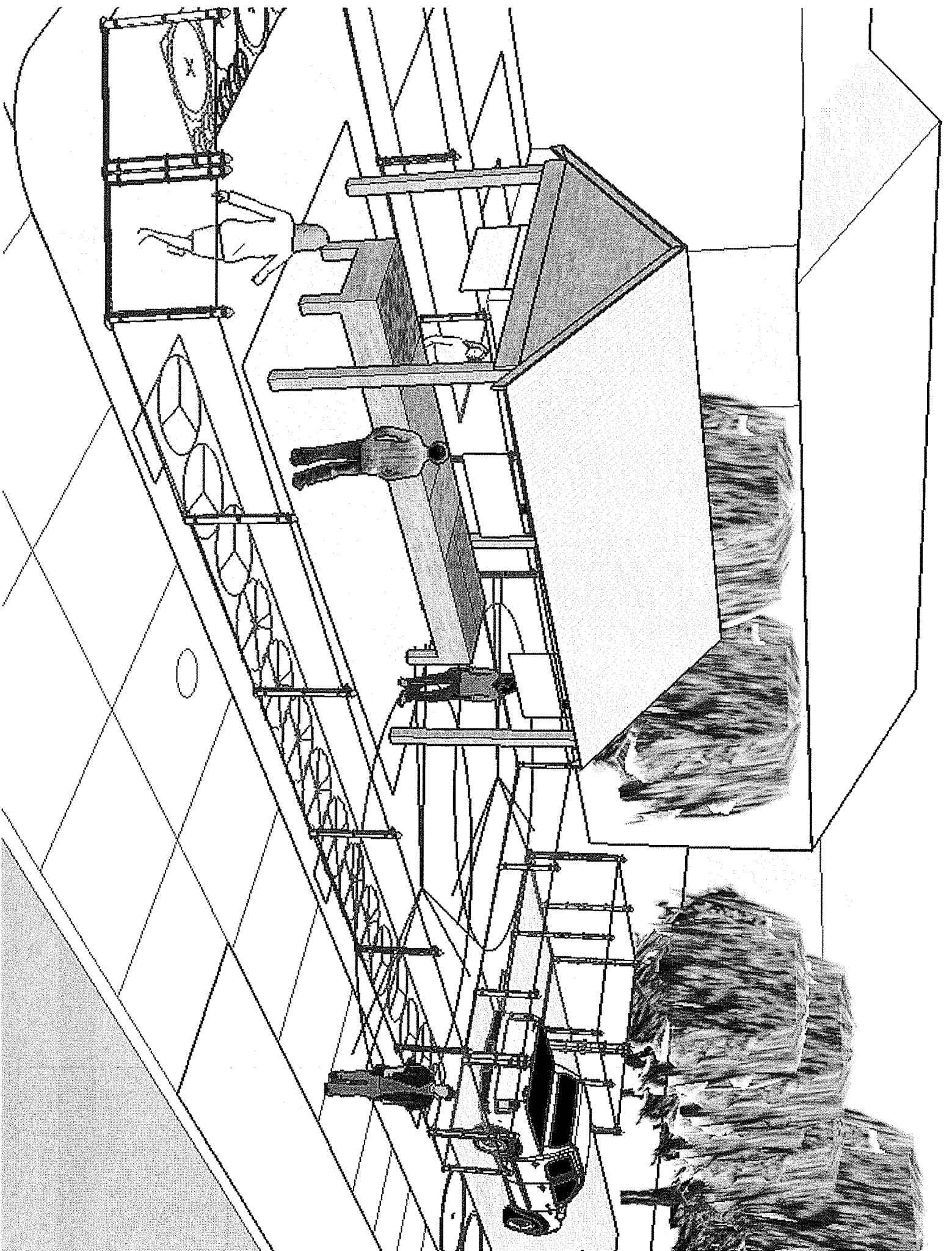
3 PRODUCE TABLE FRONT ELEVATION
Scale: 3/16"=1'-0"

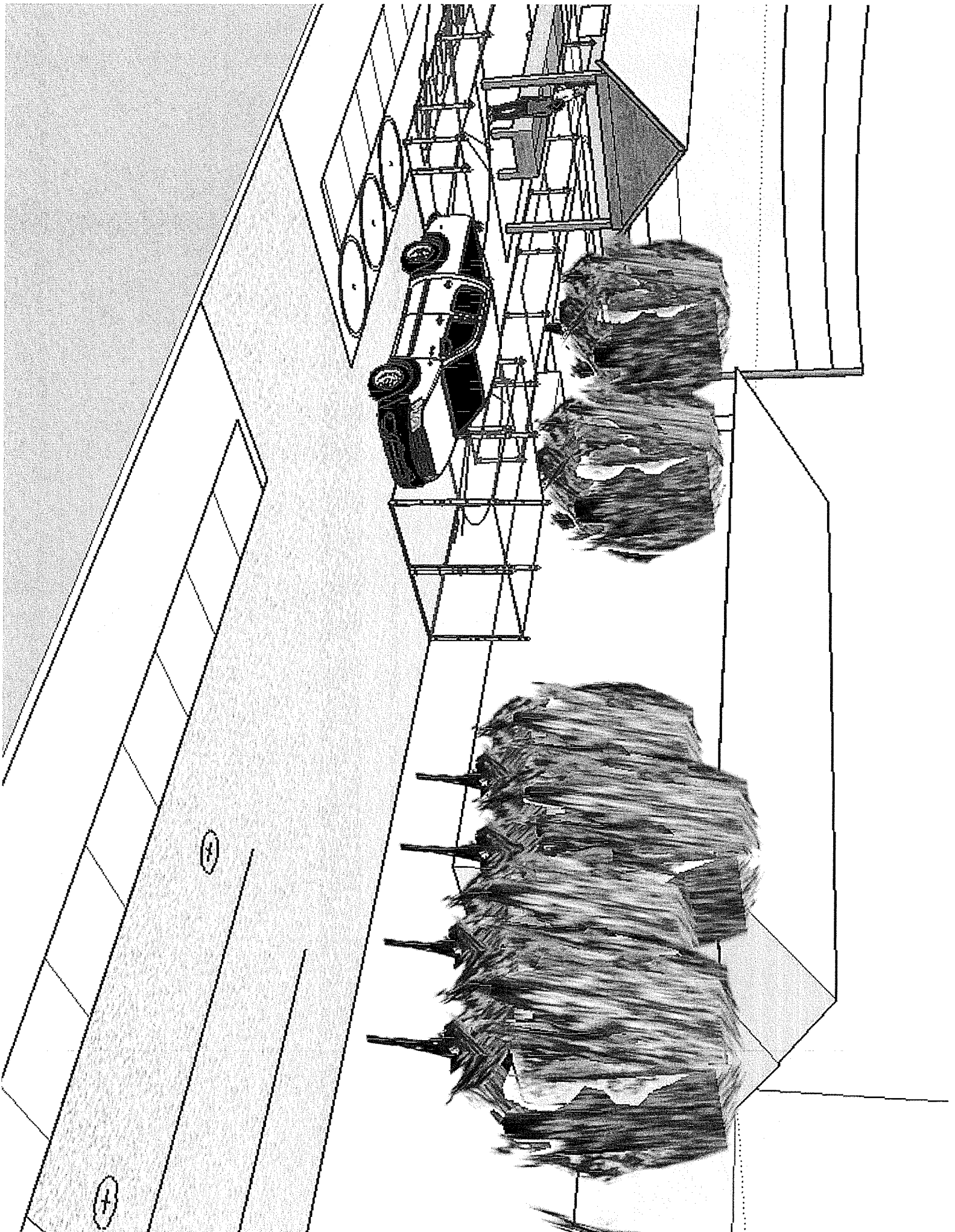


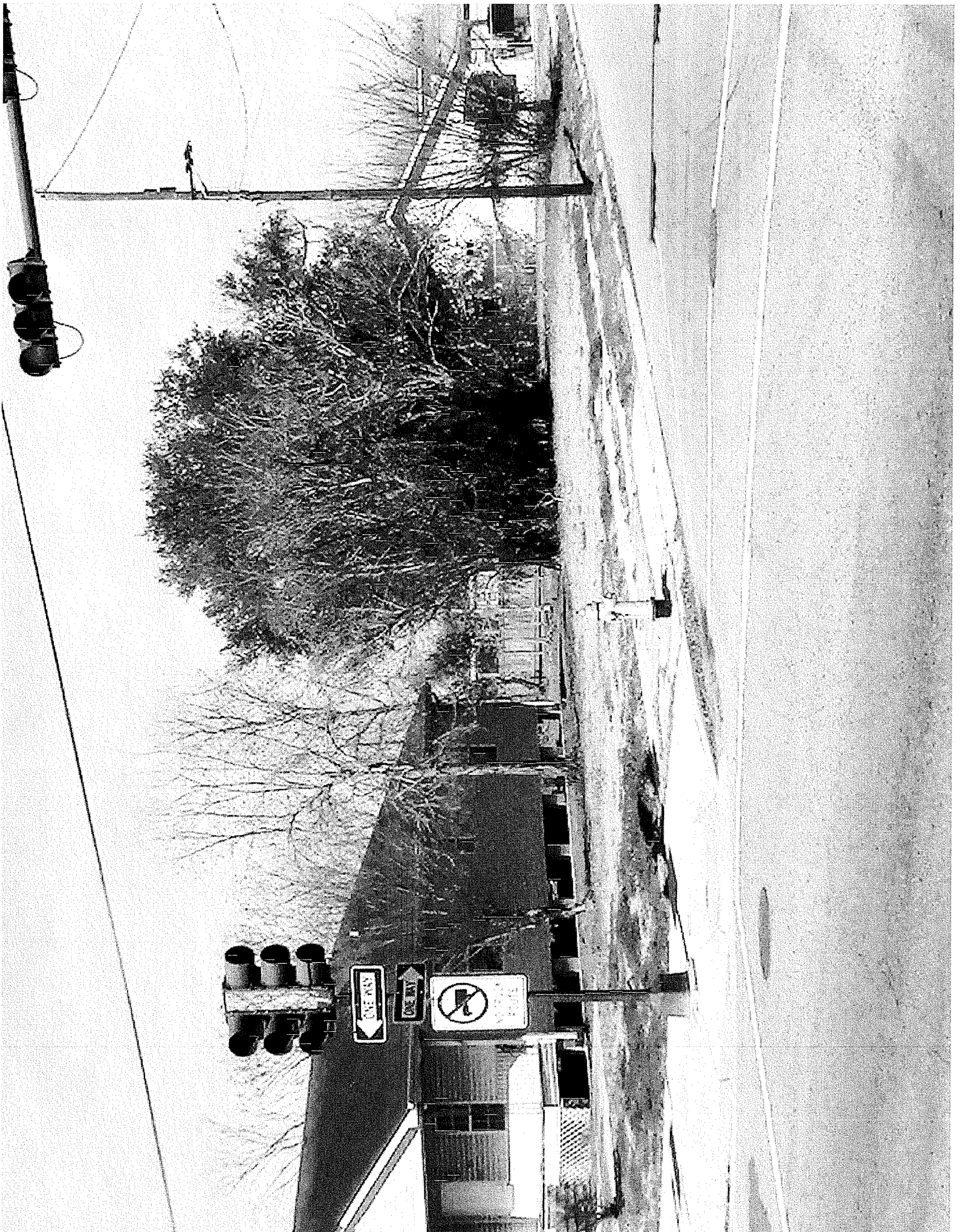
4 PRODUCE TABLE SIDE ELEVATION
Scale: 3/16"=1'-0"



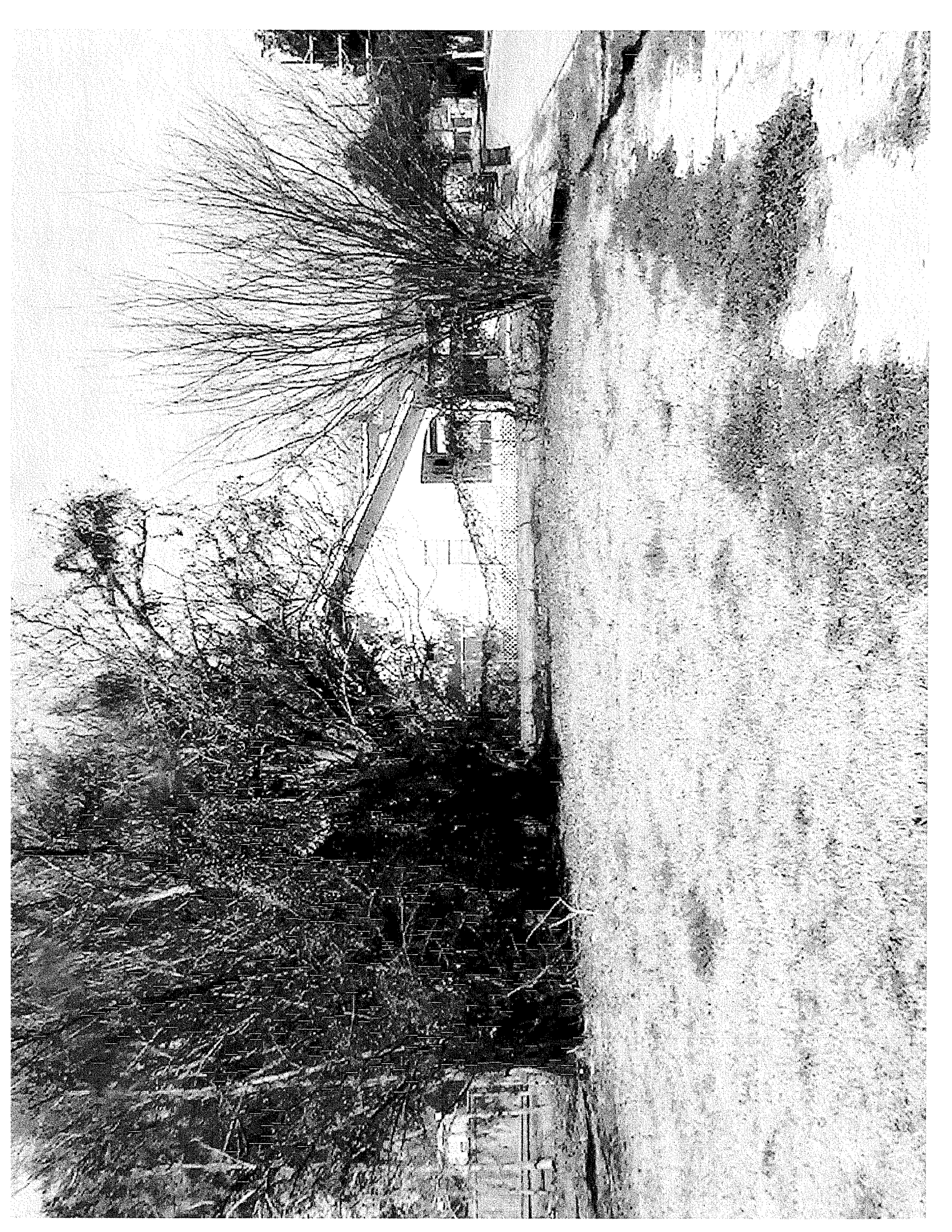












Date of Report

January 21, 2015

Project Name:

Sankofa Produce Stand

Overview

This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 5029 St Claude Ave on the northwest corner of St Claude Ave and Forstall St. Sankofa CDC intends to file an application for a conditional use permit to operate a green market. 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. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact

Rashida Ferdinand

504.872.9214

rashida@sankofanola.org

504-555-1212

Neighborhood Meetings

The following dates and locations of meetings and discussions where citizens were invited to discuss the proposal [comments and feedback are attached].

1. January 15, 2015 – Community meeting at Sankofa CDC Office, 3401 St Claude Ave, 6:30-7PM
2. January 9, 2015 – Email response received from Jenga Mwendo, Executive Director of Backyard Gardeners Network to confirm participation in the meeting.
3. January 8, 2015- Ms Kim Ford, Vice President of Holy Cross Neighborhood Association expressed her support for the project via email.
4. January 8, 2015 – The proposal was discussed with neighbor Sheila Phillips, via phone call. Ms Phillips expressed her support during the phone conversation about the project.
5. January 8, 2015 – Rev Douglass Haywood, Pastor of New Israel Baptist Church and owner of lot at 5031 St Claude Ave was contacted. Rev Haywood expressed his support during the phone conversation about the project.
6. January 8, 2015 - letters mailed to contact list, including homes, apartments neighborhood associations, churches and schools.
7. January 7, 2015- The proposal was discussed with neighbor Vanessa Gueringer, President of Lower Ninth Ward A Community Voice, via an in-person meeting. Ms Gueringer expressed her support during the phone conversation about the project.
8. January 6, 2015 – Met with Rev Dyson, Pastor of St Paul Church of God in Christ at 5030 St Claude Ave by phone about the project. Rev Dyson expressed his support for the project.

Results:

There were 45 persons/addresses invited to the community meeting. There have been no concerns to the project. All responses have been supportive.