

**City Planning Commission Meeting**  
**Tuesday, May 26, 2015**

**CPC Deadline: 07/10/15**  
**CC Deadline: 08/11/15**  
**Council District: B**  
**Councilmember: Cantrell**

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**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 048/15

**Prepared by:** Kelly Butler  
**Date:** May 15, 2015

**I. GENERAL INFORMATION**

**Applicant:** 2001 CANAL BLVD., LLC

**Request:** This is a request for a conditional use to permit a hotel with off-site parking in a C-1A General Commercial District and an ICUC Inner-City Urban Corridor District overlay.

**Location:** The petitioned property is located on Square 246, Lots A, B, and C, in the Second Municipal District, bounded by Canal, North Prieur, Iberville, and North Johnson Streets. The municipal address is 2001 Canal Street. (PD 4)

**Description:** This report considers a proposal for a hotel development, which is to occupy a site located at the intersection of Canal and North Prieur Streets. The site, which is formed by three (3) contiguous lots, has frontage on Canal Street and North Prieur Street. It has approximately sixty (60) feet of frontage on Canal Street and one hundred fifty-nine (159) feet of frontage on North Prieur Street. The site has an area of 9,358 square feet (0.22 acres).

The site is developed with a five-story structure facing Canal Street. Constructed in 1958, the building has sat vacant since 2005. Located directly across Canal Street from the newly developed VA/LSU medical complex, the developer proposes for the site to be redeveloped with a hotel operating as Hotel Loren and Suites. The hotel would occupy the entirety of the site. The developer's proposal includes the construction of two (2) additional floors to contain a total of seven (7) stories, measuring eighty-three feet, six inches (83' 6") in height at the top of its roof's parapet wall. The structure's first floor would be occupied by the hotel's lobby, business center, restaurant, staff lounge, trash collection area, mechanical/electrical rooms, and six (6) of the hotels guest rooms. The second through seventh floors would be devoted entirely to guest rooms, with elevator and storage areas. Each floor would be providing twenty-one guest rooms and including the six guest rooms on the first floor there would be a total of 132 guest rooms. Including all guest rooms, public/back of house areas, and all other areas, the building would have a total floor area of approximately 65,117 square feet.

No parking would be available on-site and in accordance with Article 15, Section 15.2., the applicant is working to secure an off-street parking agreement to satisfy the parking requirements. The site is located within the C1-A General Commercial District, which allows hotels only as conditional uses, necessitating the granting of a conditional use. The site is also located within the Inner City Urban Corridor overlay, which imposes design standards along major inner-city urban corridors.

### **Why is City Planning Commission action required?**

In accordance with **Article 16, Section 16.6.4** *Procedures for Conditional Use Permits* of the Comprehensive Zoning Ordinance the City Planning Commission is required to make a recommendation on all conditional use requests prior to City Council action. Hotels are conditional uses in the C-1A General Commercial District per **Article 5, Section 5.8.5(12)** *Conditional Uses* 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 petitioned property is located within a C-1A General Commercial District that covers property on both sides of Canal Street from South Derbigny Street to South Miro Street. This district is occupied by a mixture of retail, service, office, and automobile-oriented commercial uses in both historic structures dating from the original development of the area that are built to or near the front and side property lines, as well as structures dating from the late 20th Century, which typically feature greater setbacks and accessory parking lots. The newly constructed VA/LSU medical complex is located directly across the street from the site encompassing several blocks of frontage along Canal Street. Those uses located on the subject square are an office building with an accessory parking lot, a vacant office building and residential properties that have frontage along Iberville Street. A vacant two story structure fronting on North Prieur Street is located directly behind the subject site and is also present on the subject square.

A roughly linear RO-1 General Office District is located on the upriver side of the subject square and extends several blocks along Canal Street toward the lake. Like the C-1A District, this district is developed by a similar mix of office buildings, gasoline service stations, restaurants and a mixture of residential uses with both historic structures, which are normally only one or two stories in height, and more recently built structures, including office buildings that can be several stories in height. A large CBD-2B Central Business District is located approximately two blocks from the site on the downriver side. It covers multiple squares generally along the Pontchartrain Expressway and Iberville Street from North Claiborne Avenue to Basin Street. This district includes a mixture of occupied and vacant commercial uses and several surface parking lots. The Iberville

Housing redevelopment site is located within this district along Iberville Street and in close proximity to the petitioned site.

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

*Zoning:*

1929 – ‘G’ Commercial  
1953 – ‘G’ Eight-Story Commercial  
1970 – C-1 General Commercial District  
1983 – C-1A General Commercial District<sup>1</sup>

*Land Use:*

1929 – Industrial/commercial  
1949 – Commercial  
1999 – Commercial<sup>2</sup>

**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?**

In the past five years, there have been the following requests for zoning actions (including applications for zoning changes, conditional uses, and planned development districts) for properties located within a 2,500 foot (approximately five blocks) radius of the subject site:

These recent zoning actions are reflective of the wide range of land uses that characterize Canal Street and the Mid-City Neighborhood, but are not particularly relevant to this application.

**Zoning Docket 030-15** was a request for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in a B-1A Neighborhood Business District. The City Planning Commission recommended approval of the request. This request is before the City Council for final action. *The location is approximately five (5) blocks from the petitioned site.*

**Zoning Docket 77-14** was a request for an amendment to Ordinance No. 23,692 MCS (Zoning Docket 036/09, which established a conditional use to permit a parking lot with the restoration of a non-conforming outdoor general advertising sign in a CBD-2 Central Business District) to extend the period of validity of the conditional use, as required by Article 11, Section 11.28.3(b) of the Comprehensive Zoning Ordinance. The municipal address is 1539 Canal Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The location is approximately five (5) blocks from the petitioned site.*

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<sup>1</sup> Ordinance 9,502 M.C.S. (ZD 40/83), which was adopted in 1983.

<sup>2</sup> The 1999 Land Use Plan provides land use information that is generalized and not lot-specific.

**Zoning Docket 59-14** was a request for a zoning change from an RD-3 Two-Family Residential District to a C-1A General Commercial District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is four blocks from the subject site.*

**Zoning Docket 56-14** was a request for an Amendment to Ordinance No. 23,859 MCS (Zoning Docket 091/09, which granted a Zoning Change from an RD-3 Two-Family Residential District, to permit modifications to the approved site plan specific to right-of-way improvements, including sidewalks, curb cuts, fencing, ramps, and stair landings. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The location is approximately five (5) blocks from the petitioned site.*

**Zoning Docket 25-14** was a request for a Conditional Use to permit the sale of alcoholic beverages for consumption off-premises at a retail grocery store in a B-1 Neighborhood Business District. The municipal address is 1921 Orleans Avenue. The City Planning Commission recommended approval of the request. The request was denied by the City Council. *The location is five (5) blocks from the petitioned site.*

**Zoning Docket 046/13** was a request for a conditional use to permit the construction of a multi-family development in excess of 5,000 square feet and a community center in a B-1A Neighborhood Business District, within an Inner City Urban Corridor Overlay District. The municipal address is 1826-1838 Bienville Avenue. It was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *The site is located approximately four (4) blocks from the petitioned site.*

**Zoning Docket 17-13** was a request for a zoning change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is three (3) blocks from the subject site.*

**Zoning Docket 104/11** was a request for a conditional use to permit a fast food restaurant in a CBD-2 Central Business District. The municipal address is 1401-09 Canal Street. It was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *The property is located approximately five (5) blocks from the petitioned site.*

**Zoning Docket 69-11** was a request for a Conditional Use and a Moratorium Appeal to permit the sale of alcoholic beverages for consumption off-premises at a retail grocery store in a B-1 Neighborhood Business District. The City Planning Commission recommended denial of the request which was subsequently denied by the City Council. *The location is four (4) blocks from the subject site.*

**Zoning Docket 93-10** was a request for an Amendment to Calendar Ordinance No. 28,099 (ZD 40/10, a conditional use to permit a multiple-family dwelling greater than 10,000 square feet in area in a C-1A General Commercial District) to permit the inclusion of an additional lot and other modifications to the site plan. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is four (4) blocks from the subject site*

**Zoning Docket 40-10** was a request for a Conditional Use to permit a multiple-family dwelling greater than 10,000 square feet in area in a C-1A General Commercial District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is four (4) blocks from the subject site.*

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

The Inner City Urban Corridor Overlay regulations set specific standards for the development of lots located within it. It specifically addresses building design, site development and landscaping, signage, and litter abatement. The intent is stated in **Article 10, Section 10.3A.1 Purpose of the District**: “The purpose of the district is to provide for a superior environment, compatibility and continuity of development along major inner-city street corridors. The district is intended for application in older developed areas of the City to promote the urban design goals that support a harmonious relationship between commercial uses and the surrounding residential neighborhoods. The overlay district regulations are intended to supplement those of the underlying zoning district. These special regulations include site design requirements intended to complement land use development and to establish a positive and unified streetscape along the inner-city urban corridors.”

*Building Design*

The site is located at intersection of Canal and North Prieur Streets framing the corner. It is a rectangular-shaped parcel occupying three lots of record. The parcel has 60 feet of frontage on Canal Street and 157 feet, 5 inches of frontage on North Prieur Street. It has an area of 9,358 square feet (0.22 acres). The site is developed with a five-story structure facing Canal Street that has been vacant since Hurricane Katrina. The applicant is proposing to construct two (2) additional floors, bringing the total number of floors to seven (7). The first floor of the building will be redeveloped to contain a restaurant, an office, a business center and guest rooms while floors two (2) through seven (7) will contain only guest rooms and accessory services, such as linen areas, storage, elevators and mechanical equipment. Guests will enter the building from Canal Street through double doors covered by an awning. Each of the guest rooms are designed with an exterior awning over the windows giving the building a uniformed appearance. The plans show that the design of the additional floors is intended to match the existing building design, which fits well within the corridor. As mentioned earlier, the site contains three (3) separate lots of record for with the staff recommends the following

standard proviso:

- The applicant shall resubdivide all lots into a single lot of record. The resubdivision shall be finalized prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.

To ensure the Department of Safety and Permits does not issue building permits that are contradictory to the requirements of the conditional use; the staff recommends the following proviso:

- 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.

#### *Site Design*

The structure occupies the entire site, having virtually no setbacks at its ground level. The applicant proposes modifications to install a canopy, entrance stairs, and an access ramp in the public right-of-way adjacent to Canal Street. A new curb cut is proposed for North Prieur Street at the rear of the property. This curb cut would provide access to the property's trash collection area located inside the building. The sidewalks adjacent to the building are in fairly good condition; however, damages may occur during construction and the staff recommends the provision of a proviso to ensure restoration of the vertical curbs along the Canal and North Prieur Street sides. No off-street parking is provided on the site. To ensure that repairs and curb cuts are executed in accordance with the standards of the Department of Public Works, the staff recommends the proviso listed below to address the proposed curb cut. Additionally, to address any encroachments into the public right-of-way, the staff is recommending a proviso requiring compliance with the Office of Real Estate and Records regulations.

- The applicant shall secure the approval of the Department of Public Works for any new curb cuts along the perimeter of the site.
- The applicant shall repair and restore any damaged sidewalks along all street frontages, subject to the review and approval of the Department of Public Works.
- The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

*Comments regarding the structure's height, bulk, and mass*

The existing structure occupies the entire site, having no setbacks. The structure currently has a height of fifty-five (55) feet with and a floor area ratio (the total floor area of the building divided by the area of the parcel) of 5.02. The applicant is proposing to add two (2) additional floors to the structure bringing the total number of floors to seven (7). The proposed building height is eighty (80) feet with a three foot, six inch parapet for a total proposed building height of eighty-three feet and six inches (83' 6"). The addition of two floors and increased building height establish a floor area ratio to 6.89.

The building is subject to the height and floor area ratio requirements imposed by the C-1A General Commercial District contained in **Article 5, Section 5.8.7 (Table 5.H)** of the Comprehensive Zoning Ordinance. The C-1A General Commercial District limits residential building height to 100 feet and the floor area ratio to 3.50 at this location.<sup>3</sup> A waiver of the height would not be needed to allow the proposed structure, but a waiver of the floor area ratio would be needed if the request is approved. The staff believes that the increase in floor area ratio would not be out of scale with the neighborhood, particularly since the recently developed VA/LSU Medical Center Complex is directly across the street from the subject site and the proposal is within the height limit of the base zoning district; therefore, the staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 5, Section 5.8.7 (Table 5.H) – Area Regulations**, of the Comprehensive Zoning Ordinance, which allows a floor area ratio of 3.50 for residential structures, to permit a floor area ratio of 6.89.

*Landscaping*

The site plan indicates some landscaping of the site. Since the building is to occupy virtually the entire site, the only significant opportunities for landscaping at the site are within the public rights-of-way adjacent to it. The applicant should coordinate with the Department of Parks and Parkways regarding the installation of new street trees on the perimeter of the site along Canal and North Prieur Streets where it is deemed appropriate by the Department of Parks and Parkways.

- The applicant shall submit a revised site and landscaping plans that comply with **Article 10, Section 10.3A.6** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall be indicate the following:
  - a) Any proposed on-site landscaping, subject to the review and approval of the City Planning Commission staff.
  - b) Any proposed landscaping of the public rights-of-way adjacent to the site, including the removal of any existing trees, the protection of existing trees,

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<sup>3</sup> Safety and Permits determination that a hotel is classified as a residential use since residents sleep there overnight made on 5/12/2015.

and the planting of new trees, subject to the review and approval of the City Planning Commission staff and the Department of Parks and Parkways.

- c) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks, size of planting areas, and details.

### *Signage*

Another intention of the Inner-City Urban Corridor regulation is to limit the allowable signage on any property within its boundaries. The submitted plans include building renderings showing signage but not any formal signage plans showing the exact number, size, types, and locations of signs proposed for the development. However, **Article 10, Section 10.3A.6.3** is quite clear as to the permitted signs for the request. Therefore the staff recommends the following:

- The applicant shall be limited in the number and square footage of any signage within the site as determined by the regulations of **Article 10, Section 10.3A.6.3 Signage** of the Inner-City Urban Corridor and **Article 5, Section 5.8.6 Permitted Signs** for the C-1A General Commercial District of the Comprehensive Zoning Ordinance.

### *Trash and litter abatement*

The site plan indicates the provision of a trash storage room located within the building to the rear of the building on the first floor. A new curb cut would be installed allowing the trash pick-up company access to the trash storage room inside the building. The staff recommends that the applicant submit a litter abatement program letter to CPC staff, which indicates the method of handling of trash to keep on file in case of any violations.

- Trash receptacles shall be kept within the structure. At no time should the trash receptacles be stored within the public right-of-way.
- The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall include the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the plan for clearing of all trash from the sidewalks and 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*

Canal Street is a well-traveled major thoroughfare classified as a major street according to the *Plan for the 21st Century*. It provides three lanes of traffic in each direction separated by landscaped neutral grounds for which the Canal Street streetcar line operates within the Canal Street neutral ground. On-street parking is provided along both sides of the subject block of Canal Street. Canal Street is an important transportation link between the Central Business District, the Vieux Carré, several neighborhoods in Mid-City, and Lakeview. North Galvez Street is a four-lane thoroughfare located two (2) blocks north of the subject site carrying traffic in east/west directions from the Pontchartrain Expressway through the Sixth and Seventh Wards and into the Eighth and Upper and Lower Ninth Wards. Claiborne Avenue is located two blocks in the opposite direction and is another major thoroughfare carrying traffic from uptown sections of the city to downtown. The three remaining streets bounding the subject site, Iberville, North Prieur, and North Johnson Streets, are, like most streets in the vicinity of the site, minor streets with a single one-way travel lane and two parking lanes. These streets primarily carry vehicles traveling to and from nearby residences and neighborhood businesses.

*Parking*

**Article 15, Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations**, requires that a hotel provide one (1) off-street parking space for each unit. The proposal calls for one hundred thirty-two (132) units; therefore, the hotel is required to provide one hundred thirty-two (132) parking off-street parking spaces. In accordance with **Article 15, Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations**, the former use as an office establishment would be subject to providing one (1) off-street parking space per 500 sq. ft. of floor area. Therefore, historical parking requirements would be subject to the established floor area of 47,053 square feet. When the total floor area of 47,053 sq. ft. is divided by the **Article 15, Section 15.2.2 (Table 15.A) – Off-Street Parking** requirement of 500 sq. ft. per parking space, the number of off-street parking spaces the former development was required to provide was approximately ninety-four (94) spaces. The office building did not provide any on-site off-street parking. As a result, the ninety-four (94) spaces that were required for the office building are grandfathered to the site and the applicant is required to provide the remaining thirty-eight (38) off-street parking spaces for the use as a hotel.

In an effort to meet the off-street parking requirement, the applicant is proposing a mitigation proposal where all off-street parking space requirements will be met by utilizing a satellite parking area, via valet service. Valet service at a satellite location could satisfy the parking requirement provided that the required off-street parking spaces

are provided in a nearby secure location. At the time of writing this report, the applicant had contacted a parking lot operator to secure off-street parking spaces, but had not yet entered into a formal agreement.<sup>4</sup> The staff anticipates that a parking agreement will be made in which the thirty-eight (38) off-street parking requirement will be met; therefore, the staff recommends the following proviso:

- In accordance with the provisions of **Article 15, Section 15.2 – Off-Street Parking Regulations**, the applicant shall provide thirty-eight (38) satellite off-street parking spaces via a signed and recorded lease agreement between the applicant and satellite parking area land owner, subject to the review and approval of CPC staff.

### *Loading*

In accordance with **Article 15, Section 15.3.2 (Table G) – Off-Street Loading Regulations**, the use of the site as a hotel requires two (2) off-street loading spaces for developments with a floor area between 10,000 and 100,000 sq. ft. The historic development of the building as an office building would also have been required to provide two (2) off-street loading spaces, since two (2) spaces is the requirement for an office building with a floor area between 10,000 and 100,000 square feet. As no off-street loading spaces were provided, two (2) off-street loading spaces area grandfathered to the site; therefore, a waiver for off-street loading spaces is not necessary

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

### *Planning Advisory Committee*

The proposal was considered by the Planning Advisory Committee at its meeting on Wednesday, May 6, 2015. Michael Buisson appeared on behalf of the applicant. A representative of Parks and Parkways stated that the canopies shown on the plans extend too far out into the public right-of-way possibly prohibiting the planting of a live oak tree or other trees in the Canal Street right-of-way and also that the department would require landscape plans stamped and signed by a licensed Louisiana landscape architect for review, including trees on Canal and North Prieur Streets. The representative of the Department of Public Works noted that DPW would need to review the curb-cut proposed for North Prieur Street. The representative from the Department of Real Estate and Records stated that the proposed encroachments of the large canopies over the Canal Street right-of-way can only be authorized if the department allows for such encroachment. The representative expressed concern about modification to the canopies to meet the Department of Parks and Parkways requirements would mean that the applicant would have to reappear before the committee and suggested that any new plans for the canopies be reviewed interdepartmentally; however, Real Estate and Records would still need to authorize the encroachments. The representative of the City Planning

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<sup>4</sup> A letter to the applicant from Premium Parking is attached to this report.

Commission then made a motion of no objection, subject to further review by the City Planning Commission, Department of Parks and Parkways, Department of Public Works, and the Department of Real Estate and Records and to allow consideration of any modifications to the canopies to be circulated via email. The motion was seconded by the representative of the Historic District Landmarks Commission and adopted unanimously.

The concerns expressed by the Departments of Parks and Parkways, Public Works and Real Estate and Records are addressed in the Design section of this report.

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

The proposed use is located in a C-1A General Commercial District at the corner of Canal and North Prieur Streets. The primary impacts generated by the new use would be the additional parking demand and traffic generated by the use as a hotel. Originally the now vacant, petitioned site served as an office building. The petitioned site is located directly across Canal Street from the LSU-VA Medical Center Area, which when finished will encompass many squares bounded within South Claiborne Avenue, Canal Street, South Rocheblave Street and Tulane Avenue. The project is generally appropriate for the area and consistent with neighborhood uses. The location of the site along the Canal Street streetcar line should assist in alleviating some of the traffic in the area as some guests will be expected to arrive by streetcar or taxi service. In addition, it is anticipated that many hotel guests will be staying at the hotel because they are seeking services at the medical center across the street.

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

Article V, Chapter 4, Section 5-404 of the Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. 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 Medium Density** future land use. The goal, range of uses and development character for the Mixed-Use Downtown designation is copied on the next page:

## 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 is requesting a Conditional Use in order to establish a hotel in an existing building that once served as an office building. The area surrounding the site is occupied by business, office, and medical uses with most of these uses fronting along Canal Street. The range of uses in the Mixed Use Medium Density designation includes commercial and residential uses for which a hotel is considered a residential use. The hotel will also provide a ground floor restaurant keeping with the development character outlined in the Mixed-Use Medium Density land use designation. Therefore, the proposal is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan.

## IV. SUMMARY

Zoning Docket 048/15 is a request for a Conditional Use to permit a hotel with off-site parking in a C-1A General Commercial District and ICUC Inner City Urban Corridor overlay. The site is located on three separate lots on Square 246 forming a rectangular parcel with frontage along Canal Street and framing the corner at North Prieur Street. The structure occupies virtually the entirety of the site and no off-street parking is available on-site. The site is currently developed with a vacant five-story commercial structure (formerly an office building). The applicant proposes to construct two (2) additional floors, bringing the height to eighty three feet, six inches (83.6) with seven (7) floors and one hundred thirty-two (132) units. A standard restaurant is proposed to be located on the first floor of the hotel. The applicant proposes to utilize valet service to provide for hotel guest off-street parking demands.

The staff believes that significant impacts resulting from the request can be mitigated through the use of provisos. The most significant of these impacts relate to parking demands, valet service and vehicle staging patterns. In the staff's view, the success of the request hinges on a lease agreement to provide the required number of off-street parking spaces at a satellite location, which must be nearby, secure and not intrusive to adjacent and surrounding properties. The proposed use is also consistent with the Master Plan designation of Mixed-Use medium Density. Subject to the satellite off-street parking agreement being finalized and approvals from the Department of Public Works

concerning a proposed curb cut for trash pick-up, the Department of Parks and Parkways for landscaping within the public right-of-way, and the Office of Real Estate and Records for encroachments within the public right-of-way, the staff recommends approval of the request.

## V. PRELIMINARY STAFF RECOMMENDATION<sup>5</sup>

The staff recommends **APPROVAL** of Zoning Docket 048-15, which is a request for a Conditional Use to permit a hotel in an existing structure in a C-1A General Commercial District, subject to one (1) waiver and ten (10) provisos.

### *Waiver*

1. The applicant shall be granted a waiver of **Article 5, Section 5.8.7 (Table 5.H) – Area Regulations**, of the Comprehensive Zoning Ordinance, which allows a floor area ratio of 3.50 for residential structures, to permit a floor area ratio of 6.89.

### *Provisos*

1. The applicant shall resubdivide all lots into a single lot of record. The resubdivision shall be finalized prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.
2. 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. The applicant shall secure the approval of the Department of Public Works for any new curb cuts along the perimeter of the site.
4. The applicant shall repair and restore any damaged sidewalks along all street frontages, subject to the review and approval of the Department of Public Works.
5. The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.
6. The applicant shall submit a revised site and landscaping plans that comply with

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<sup>5</sup> Subject to modification by the City Planning Commission

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3. The applicant shall secure the approval of the Department of Public Works for any new curb cuts along the perimeter of the site.
4. The applicant shall repair and restore any damaged sidewalks along all street frontages, subject to the review and approval of the Department of Public Works.
5. The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.
6. The applicant shall submit a revised site and landscaping plans that comply with

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<sup>5</sup> Subject to modification by the City Planning Commission

**Article 10, Section 10.3A.6** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:

- a) Any proposed on-site landscaping, subject to the review and approval of the City Planning Commission staff.
  - b) Any proposed landscaping of the public rights-of-way adjacent to the site, including the removal of any existing trees, the protection of existing trees, and the planting of new trees, subject to the review and approval of the City Planning Commission staff and the Department of Parks and Parkways.
  - c) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks, size of planting areas, and details.
7. The applicant shall be limited in the number and square footage of any signage within the site as determined by the regulations of **Article 10, Section 10.3A.6.3 Signage** of the Inner-City Urban Corridor and **Article 5, Section 5.8.6 Permitted Signs** for the C-1A General Commercial District of the Comprehensive Zoning Ordinance.
  8. Trash receptacles shall be kept within the structure. At no time should the trash receptacles be stored within the public right-of-way.
  9. The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall include the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the plan for clearing of all trash from the sidewalks and 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.
  10. In accordance with the provisions of **Article 15, Section 15.2 – Off-Street Parking Regulations**, the applicant shall provide thirty-eight (38) satellite off-street parking spaces via a signed and recorded lease agreement between the applicant and satellite parking area land owner, subject to the review and approval of CPC staff.

## **VI. REASONS FOR RECOMMENDATION**

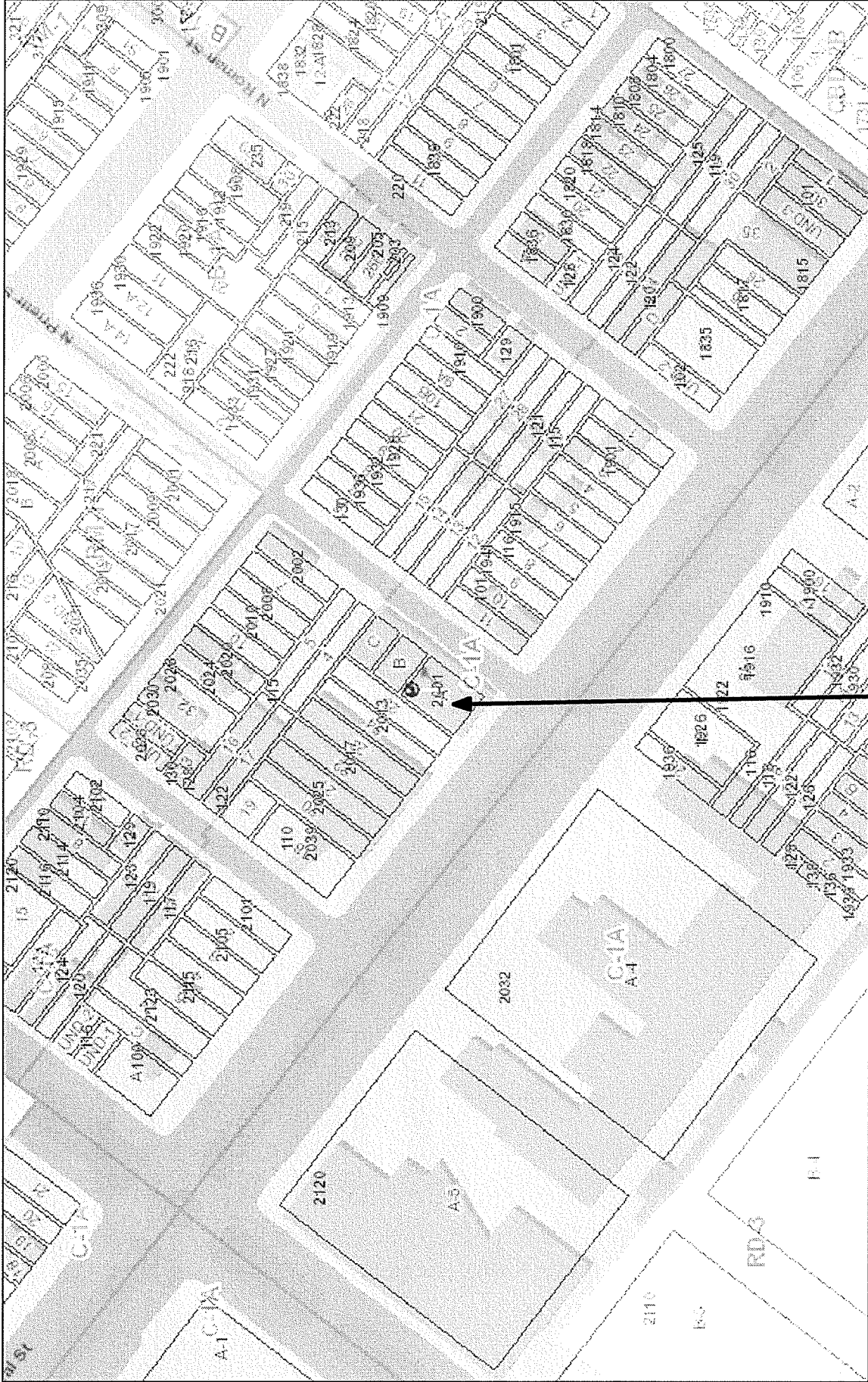
1. The proposed development is within the scale of the surrounding area on this portion of Canal Street, a major corridor within the city, and is within the permitted building height where height is allowed to extend to 100 feet. The existing building frames the corner of Canal and North Prier Streets and is an existing contributor to the streetscape. The addition of two floors will not be detrimental or drastically change the aesthetic view of the corridor.

2. The adaptive reuse of a structure facing Canal Street that has been sitting vacant for a decade will help revitalize this section of Canal Street, which is already underway with the construction of the medical complex across the street.
3. The hotel will provide accommodations to persons seeking medical services at the VA/LSU Medical Center complex. A ground floor restaurant will provide a standard restaurant option to hotel guests and the surrounding neighborhood.

**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.



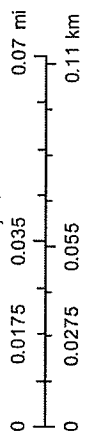
City of New Orleans Property Viewer



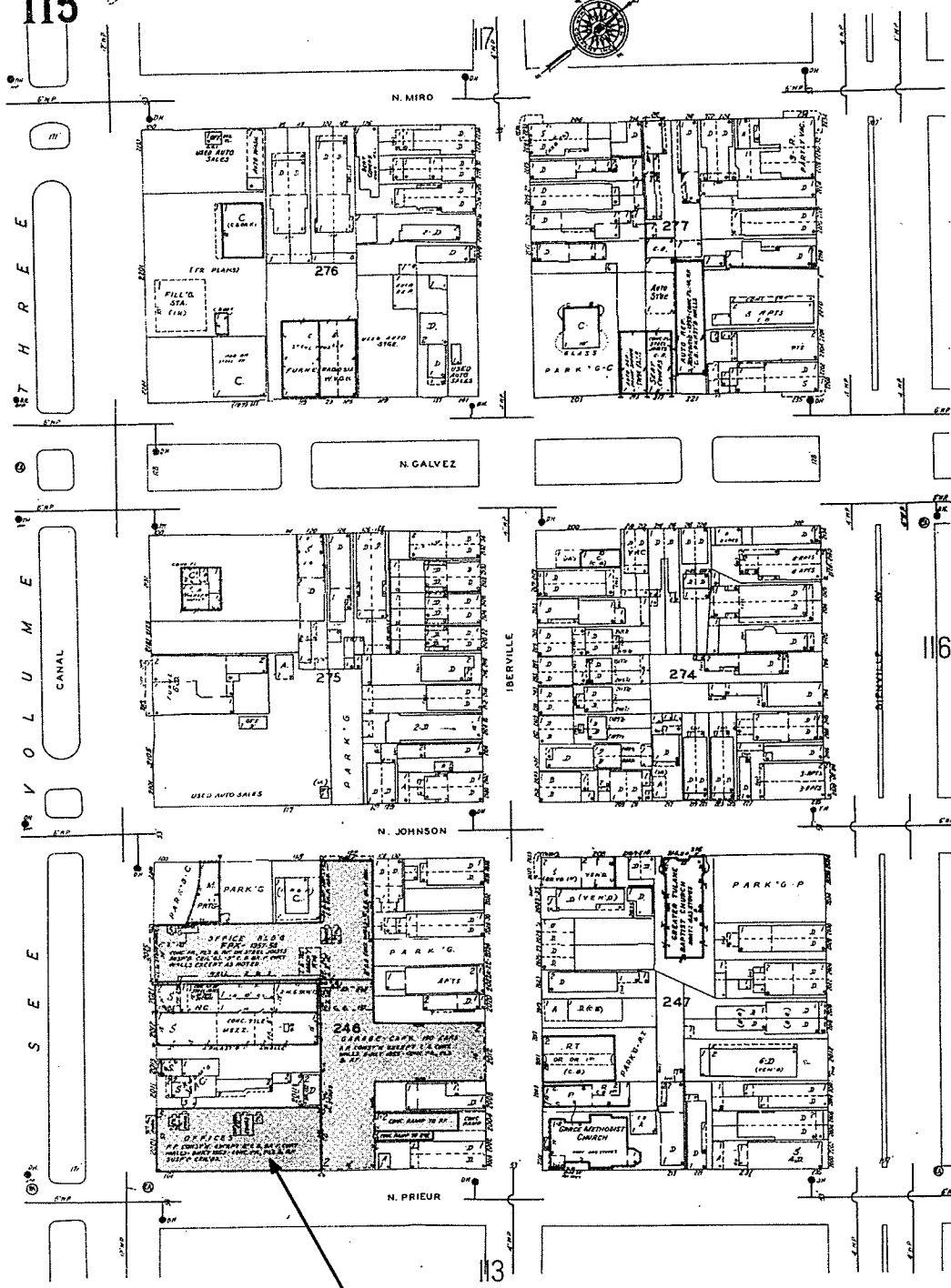
May 6, 2015



1:2,181



Zoning Docket 048-15



ZONING DOCKET 048-15



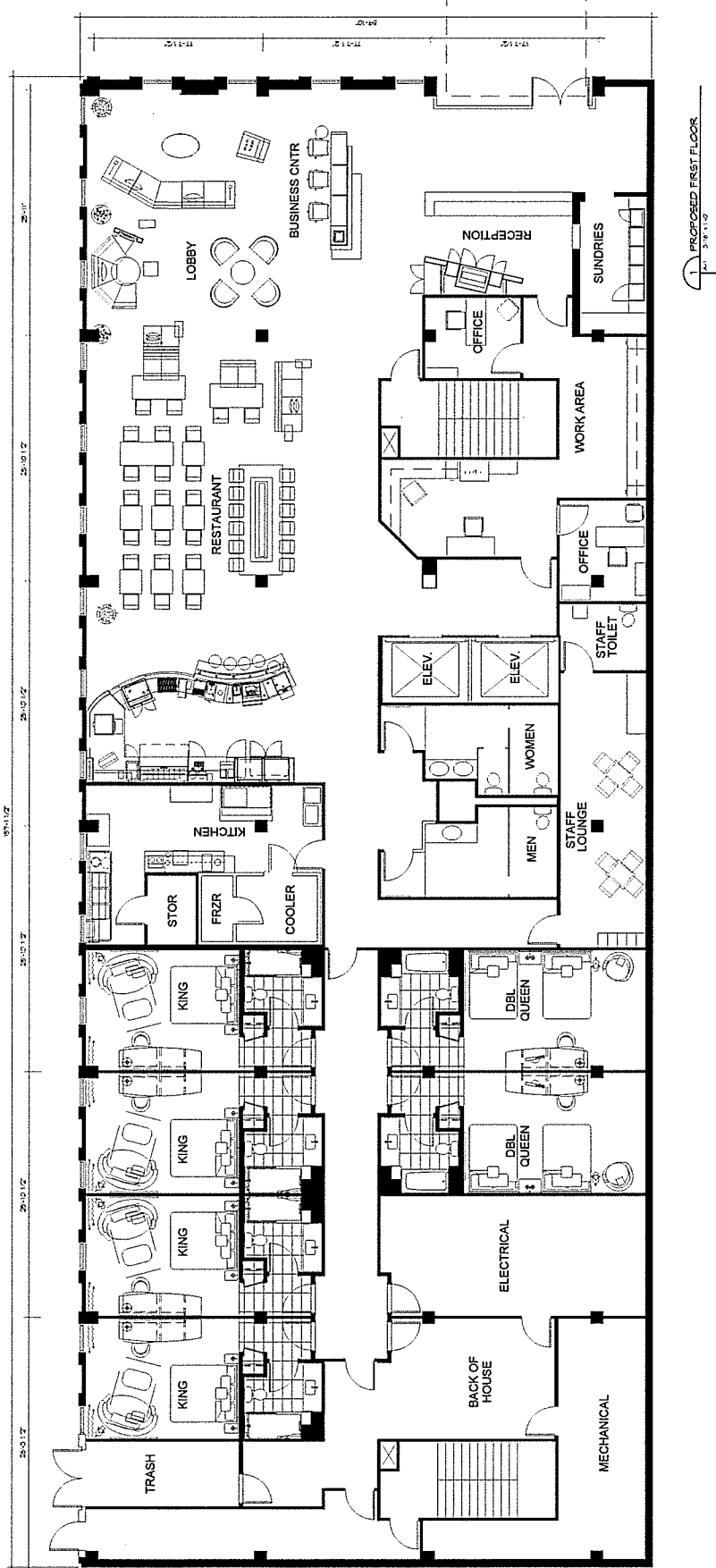


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**PROPOSED HOTEL LOREN BUILDING**  
2001 CANAL STREET, NEW ORLEANS, LOUISIANA, 70112

NO.	DESCRIPTION	DATE
1	CONSTRUCTION	02/21/2015
2	REVISIONS	

CHECKED BY: MGH  
 DRAWN BY: MGH  
 PROJECT NO: 15011  
 COPYRIGHT © 2015 HMS ARCHITECTS, P.C.  
 SHEET NO: 1ST FLOOR PLAN  
 SHEET NO: A-1



PROPOSED FIRST FLOOR  
1/8" = 1'-0"

NOT FOR CONSTRUCTION - CONDITIONAL USE





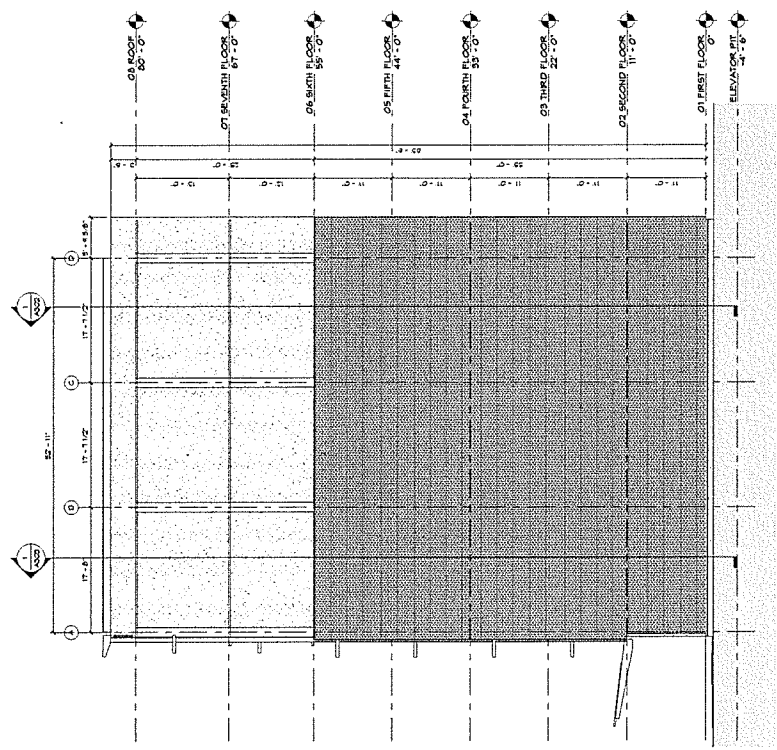
HMS  
architects, opc  
1115 PICHARD BLVD., SUITE 171-2750  
HOUSTON, TEXAS 77055-3485  
TEL: 281.441.1111 FAX: 281.441.3485

PROPOSED HOTEL LOREN BUILDING  
2001 CANAL STREET, NEW ORLEANS, LOUISIANA, 70112

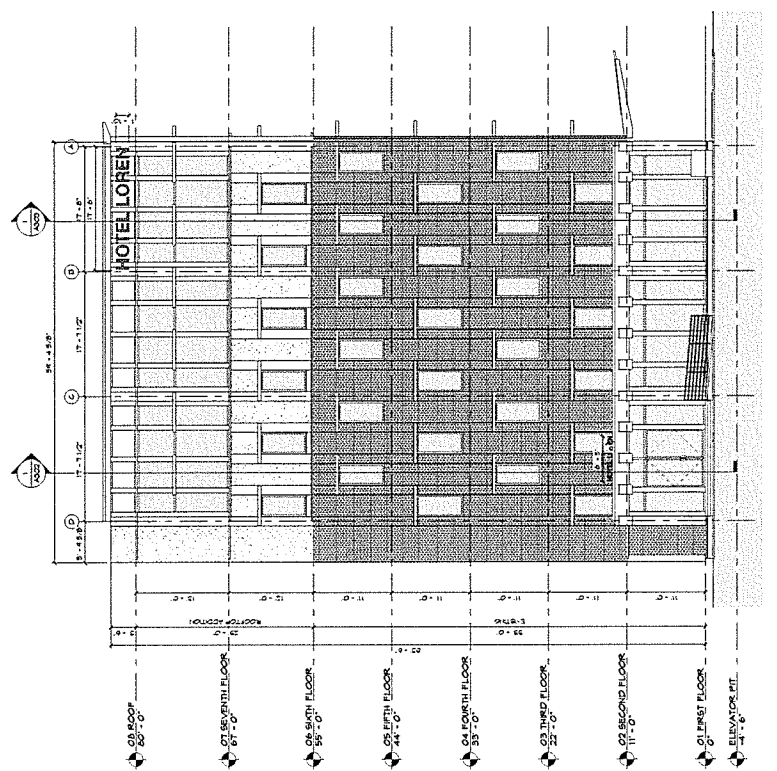
NO.	DESCRIPTION	DATE
1	CONSTRUCTION	08/20/15
2	REVISION	
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CHOOSED BY: MCB  
DRAWN BY: JAV  
PROJECT NO: 15-011  
COPYRIGHT AND ADMINISTRATION:  
HMS ARCHITECTS, INC.  
1115 PICHARD BLVD., SUITE 171-2750  
HOUSTON, TEXAS 77055-3485  
TEL: 281.441.1111 FAX: 281.441.3485

EXTERIOR  
ELEVATIONS  
SHEET NO. A202



2 NORTHEAST ELEVATION (REAR)  
ASPI SCALE: 1/8" = 1'-0"



1 SOUTHWEST ELEVATION (FRONT)  
ASPI SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION - CONDITIONAL USE



April 6, 2015

Narinder Gupta  
Hotel Loren  
2001 Canal St  
New Orleans, LA 70130

Dear Mr. Gupta,

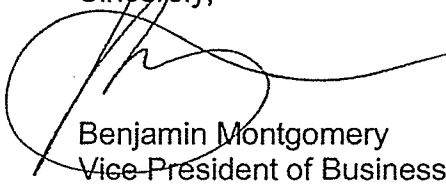
With regard to parking for the development project slated for 2001 Canal Street Premium Parking can offer valet parking services for hotel guests.

Parking near 2001 Canal Street is relatively inexpensive compared to comparable spaces in the Central Business District. The hotel and developer should have no trouble obtaining rights to parking spaces for the parking of hotel guests. Valet parking will also offer more flexibility in obtaining these spaces as they will not need to be onsite.

Thank you for your inquiry and we look forward to providing parking once the project is complete.

If there are any further questions please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Benjamin Montgomery', is written over a circular stamp or seal.

Benjamin Montgomery  
Vice President of Business Development

**Premium Parking Service, L.L.C.**  
1010 Common Street, Suite 2950, New Orleans, LA 70112  
504.565.5546 (office) 504.527.6274 (fax)



HMS

architects apc

Project: Hotel Loren and Suites  
2001 Canal Street  
New Orleans, Louisiana

HMS Project: 15-011

Report Date: March 28, 2015

Overview: This report provides results of the implementation of the Neighborhood Participation Program for property located at 2001 Canal Street on the corner of North Prieur and Canal Street. The applicant intends to file an application to the City Planning Commission;

- a) Conditional use Permit for Hotel in the C-1A General Commercial District;
- b) Requesting a conditional Use Permit for the C-1A General Commercial District for off street parking in a High Density District;
- c) Requesting a Variance request from the Board of Zoning Adjustments for a Floor to Area Ratio (FAR) in the General Commercial District from an existing 5 to FAR to FAR of 6.89 by addition of two additional floors.

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: Narinder Gupta, 120 Terry Pkwy., Terrytown, LA 70056  
Telephone: 504.813.3647, Email: [nmgupta2@gmail.com](mailto:nmgupta2@gmail.com)

Neighborhood Meetings: The following date and location of all meetings where citizens were invited to discuss the applicants proposal (comments, sign-in lists, and other feedback are attached): March 16, 2015 at 2001 Canal Street, New Orleans 5:30pm – 7:30pm (8) people in attendance.

Correspondence and Telephone Calls: February 28, 2015 – letters mailed to contact list, including homes, apartments, neighborhood associations, churches, schools, and council members (Ms. Latoya Cantrell's) office.



Results: There were about 160 persons/address invited to the community meeting.

1. Summary of Concerns, issues and problems:

- A. Any Off-Street parking?
- B. Where do cars go/Will there be any guaranteed spaces?
- C. Residents Parking Permits: Do neighbors get priority?
- D. Is there a retail Space on the site and the attraction of retail space to the hotel guests?
- E. Is there Accommodation for lower-income guests at the hotel? Will lower income visitor/patients/family be able to stay at the hotel at reduced rates?
- F. Where do employees park?
- G. Will the developers fund Green Space for the neighborhood? Will the developers help a local school nearby i.e. playground or some green space?

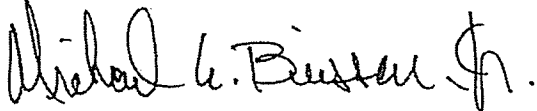
2. How Concerns, issues, and problems will be addressed:

- A. We have a contract with a parking company to provide valet parking for hotel guests.
- B. There will be guaranteed spaces i.e. handicap, municipal vehicles, Fire Zones.
- C. Residents will continue with their present parking arrangements.
- D. There may be a retail space adjacent to the hotel on the campus. It will not impact parking as guests and others will be strictly ambulatory.
- E. The management plans to offer a discount to Veterans and their family with a demonstrable need.
- F. There are some designated spaces for the employees to park on the rear of the building and across the medical center.
- G. The developers are working with the local community to identify Green Spaces within the neighborhood.

3. Concerns, issues, and problems not addressed and why:

- A. The hotel will have a great positive impact on the community, provide jobs, taxes, and much needed accommodation in a most convenient location. Minimize personal auto, as car rentals are adjacent and ample public transportation (bus, trolley cars) are available.

Respectfully submitted,  
HMS Architects APC



Michael G. Buisson

NEIGHBORHOOD PARTICIPATION PROGRAM

2001 CANAL ST.

New Orleans, La.

March 16, 2015

<u>NAME</u>	<u>TELEPHONE NO.</u>	<u>E-MAIL</u>
1. <u>Julius Feltus</u>	<u>(504) 658-1023</u>	<u>jfeltus@nola.gov</u> <u>OFFICE OF COUNCILMAN AND CANNONELL'S OFFICE - DIST. B.</u>
2. <u>April Jenkins</u>	<u>504-231-6869</u>	<u>brittanyjenkins1493@yahoo.com</u>
3. <u>Michelle Jenkins</u>	<u>231-6869</u>	
4. <u>Paulnisha Skipper</u>	<u>504-478-4348</u>	
5. <u>Rickey Chaney</u>	<u>504-458-2087</u>	
6. <u>Rachel Wulff</u>	<u>Kurt Wulff</u>	
7. <u>Katy Heeren - Mueller</u>		<u>Katyheeren@gmail.com</u>
8. <u>Jason Streatly</u>	<u>504-681-6126</u>	<u>jstreatly@voagnw.org</u>
9. _____		

Dear Neighbor:

Feb. 28, 2015

My company, 2001 Canal Blvd LLC owns a building at the corner of Canal St and Prieur. This building was heavily damaged during KATRINA and has not had any work done since Katrina and remains damaged and uninhabitable. It has become a favorite for Graffiti and Vandalism.

Our goal is to put this Building into commerce by converting into a hotel providing much needed accommodation for patients, families and veterans using the University Medical Center and the VA Hospital. We plan to build 122-132 units within the existing building ( 5 stories ) and adding additional two(2 stories) but not exceeding the prevailing 100' height limit. This hotel will resemble an European Boutique Hotel.

**I am requesting**

1. **From the City Planning Commission for a Conditional use Permit for a Hotel in the C-1A General Commercial District**
2. **Requesting a Conditional Use Permit for the C-1A General Commercial District for offstreet parking in a High Density District.**  
**Table 15.A requires 1 space per dwelling unit on the same lot with the building, or within 300 feet of the main building if accompanied by an approved Conditional Use permit. Provide Valet Parking within 300 ft. of the property.**
3. **Requesting a Variance request from the Board of Zoning Adjustments for a Floor to Area Ratio in the General commercial District (We are building a Hotel in an existing 5 storey bldg..that runs property line to property line. The building has an existing Floor to Area ratio(FAR) of 5. We would like to add two floors which would create a FAR of 7. The current CZO currently allows a FAR of 2.25 in the C-1A General commercial District.**

As a nearby neighbor or otherwise interested in the neighborhood, I am inviting you **to a meeting** where you can learn more about what we propose and present questions and concerns. We are required to do this before we submit our application to the City Planning Commission.

**Thursday, March 12, 2015 from 5:30pm -7:30pm ON SITE 2001 Canal St., New Orleans**

Letter is being delivered through US Mail. At the meeting, I will provide a sign in sheet to obtain telephone nos., e-mail addresses, so that I can keep you updated if there are any changes. Architectural renditions of the proposed project will be available at the meeting. The construction is all interior and during daytime and will not affect quality of life or cause any parking problems. Construction will take place immediately upon approval of the plans. Project completion in nine to twelve months.

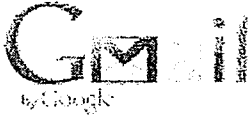
For any questions or comments, please feel free to reach us at the following email and telephone nos.

Narinder Gupta

120 Terry Pkwy

Terry Town, La. 70056

Cell 504-813-3647, Email nmgupta2@gmail.com



Narinder Gupta &lt;nmgupta2@gmail.com&gt;

---

**NPP**


---

Paul Cramer &lt;pcramer@nola.gov&gt;

Thu, Feb 19, 2015 at 5:14 PM

To: "Dr Narinda Gupta (nmgupta2@gmail.com)" &lt;nmgupta2@gmail.com&gt;

Dr. N –

Attached are the neighboring property owners. Don't forget that in cases where the property is not owner occupied, you should send an NPP meeting invitation to the tenant as well. Below are the neighborhood organizations. I'm surprised to realize that this site is outside of the Mid City Neighborhood Organization's boundaries. Be sure to also invite a representative from Cm. Cantrell's office.

- o **Organization Name:** Phoenix of New Orleans
- o **Point of Contact:** Paul Ikemire
- o **Phone Number:** 504-754-2541
- o **Email:** hq@pnola.org
- o **Street Address:** 2547 Palmyra Street Ste. 102
- o **City:** New Orleans
- o **Zip:** 70119
- o **Organization Name:** Bienville-Conti-Tulane Neighborhood Collaborative
- o **Point of Contact:** Hulen Brown
- o **Phone Number:** 504-948-9078
- o **Email:** mlhoeller@excite.com
- o **Street Address:** 2307 Bienville Avenue
- o **City:** New Orleans
- o **Zip:** 70112
- o **Organization Name:** Tulane-Canal Neighborhood Development Corporation
- o **Phone Number:** 504-666-2329
- o **City:** New Orleans
- o **Organization Name:** Friends of Laffite Corridor
- o **Point of Contact:** Annalisa Kelly

— Council member —  
 — Ms. Latoya Countsell —  
 — Julius Alst. —

- o **Phone Number:** 504-373-9191
- o **Email:** info@folc-nola.org
- o **City:** New Orleans
- o **Zip:** 70179
- o **Organization Name:** NEWCITY Neighborhood Partnership
- o **Point of Contact:** Gabrielle Alicino
- o **Phone Number:** 504-821-7236
- o **Email:** galicino@providencech.org
- o **Street Address:** 1050 S. Jefferson Davis Pkwy.
- o **City:** New Orleans
- o **Zip:** 70125

Paul Cramer

Planning Administrator

New Orleans City Planning Commission

1300 Perdido Street, # 7W03

New Orleans LA 70112



**2100 Canal - pc.xls**

175K



Narinder Gupta <nmgupta2@gmail.com>

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**NPP meeting for 2001 Canal st**

---

**Narinder Gupta** <nmgupta2@gmail.com>

Mon, Mar 9, 2015 at 7:47 AM

To: Latoya Cantrell <lcantrell@nola.gov>, hq@pnola.org, mlhoeller@excite.com, info@folc-nola.org, galicino@providencech.org, Narinder Gupta <nmgupta2@gmail.com>, Jason Streatly <jasonstreatly@gmail.com>, Mike Buisson <buisson@hms-pa.com>

Enclosed please find the NPP letter for 2001 Canal St. I am also sending this via U S mail and I will personally call you to make sure you have a copy or I will hand deliver

Please feel free to email and/or call if you have any questions.

Thank You

Narinder Gupta

504-813-3647 Cell

---

 **2001 Canal NPP letter.pdf**  
413K

Address Label	OwnerName
328 N Prieur St	Hassan Abdullah
2023 Iberville St	Lone Wulff Properties LLC A
2033 Iberville St	Tammy M Holmes
2123 Iberville St	Calvin Jr Lee
2139 Iberville St	Carl M Jr Braun
225 N Johnson St	Amanda Landry
221 N Prieur St	Tyronne J Porter
1929 Iberville St	Dinh Q Tran
115 N Prieur St	2025 Canal St, LLC
1908 Bienville Ave	Rommell Cordova
2018 Bienville Ave	Authority Of N O Housing
200 N Galvez St	Sandra Bolen
127 N Roman St	Walter J Pettigrew
1921 Iberville St	Maurice Sr Durio
219 N Johnson St	Warren Williams
2121 Iberville St	Earl S Gooden
118 S Prieur St	Lsu A&M Board Of Supervisors
201 N Roman St	Roman-Bienville Homes LLC
2032 Iberville St	Marylin O Watkins
214 N Johnson St	Greater Tulane Baptist Church
217 N Johnson St	Providence Community Housing
2108 Iberville St	Donald Burrell
1808 Iberville St	Dianne Muse
2100 Bienville Ave	Greater Tulane Baptist Church
318 N Prieur St	Gloria M Collins
2012 Bienville Ave	Invision Properties LLC
1935 Bienville Ave	Baptist Assoc Of Greater N O
2108 Bienville Ave	The Baldini Family Trust
2116 Bienville Ave	Julius Conerly
2101 Canal St	Bewajobe Corp
110 N Johnson St	James C Gulotta
1913 Bienville Ave	Earl H Johnson
1817 Canal St	Lupo Alvena Smith
2021 Canal St	2017 Development Inc
2201 Canal St	Canal Streetllc 2201

OwnerAddress	Deed	Lan	Bld	Tot	Legal	TaxSt
740 East Washington St Baton Rouge, LA 70802	Blk: 2	##	##	-1	SQ	24
2023 Iberville St New Orleans, LA 70112	Blk: 2	##	##	-1	SQ	24
2033 Iberville St New Orleans, LA 70112	Blk: 2	##	##	-1	SQ	24
P.O. Box 872082 New Orleans, LA 70187	Blk: 2	##	##	-1	SQ	27
200 N. Galvez Street New Orleans, LA 70119	Blk: 2	##	##	-1	SQ	27
225 N Johnson St New Orleans, LA 70112	Blk: 2	##	##	-1	SQ	27
Et Al 5514 Smita Place Lanham Seabrook, MD 20706	Blk: 2	##	##	-1	SQ	24
3006 Lawson Ct Pearland, TX 77584	Blk: 2	##	0	-1	SQ	24
C/O Ricky Rosenberg 700 Topaz St New Orleans, LA 70124	Blk: 2	##	0	-1	SQ	24
P O Box 190 Destrehan, LA 70047	Blk: 2	##	##	-1	SQ	24
4100 Touro St New Orleans, LA 70122	Blk: 2	##	0	-1	SQ	24
C/O William Sawicki 3110 Magazine St #325 New Orleans, LA 70115	Blk: 2	##	0	-1	SQ	27
127 N Roman St New Orleans, LA 70112	Blk: 2	##	##	-1	SQ	24
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2117 Iberville St New Orleans, LA 70112	Blk: 2	##	0	-1	SQ	27
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4	##	##	-1	SQ	46
222 N Roman St New Orleans, LA 70112	Blk: 2	##	##	-1	SQ	24
Et Als P O Box 55508 Metairie, LA 70055	Blk: 2	##	0	-1	SQ	24
214 N Johnson St New Orleans, LA 70112	Blk: 2	##	##	-1	SQ	24
1050 S Jefferson Davis Pkwy Suite 301 New Orleans, LA 70125	Blk: 2	##	##	-1	SQ	27
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2222 Lakeshore Dr New Orleans, LA 70122	Blk: 2	##	##	-1	SQ	24
20 Acorn Dr Burlingame, CA 94010	Blk: 2	##	##	-1	SQ	27
301 Hendee St New Orleans, LA 70112	Blk: 2	##	0	-1	SQ	27
P O Box 792029 New Orleans, LA 70179	Blk: 2	##	0	-1	SQ	27
Et Al 1750 St Charles Ave #519 New Orleans, LA 70130	Blk: 2	##	##	-1	SQ	24
1913 Bienville St New Orleans, LA 70112	Blk: 2	##	##	-1	SQ	24
Et Al 145 Robert E Lee Blvd New Orleans, LA 70124	Blk: 2	##	0	-1	SQ	21
5352 Bancroft Dr New Orleans, LA 70122	Blk: 2	##	##	-1	SQ	24
2201 Canal St New Orleans, LA 70019	Blk: 2	##	0	-1	SQ	27



124 N Galvez St	Bettie R Salles
209 N Johnson St	Integral Properties Inc
1820 Iberville St	Investmentsinc Conte
127 S Roman St	Lsu A&M Board Of Supervisors
2000 Iberville St	Mayfield, Jr Polk
2107 Iberville St	Dallas A Charles
126 N Galvez St	Templar Properties Inc
137 N Galvez St	Martynetta Taylor
2025 Canal St	Kenneth H Lobell
2010 Iberville St	Marylin O Watkins
117 N Johnson St	Bewajobe Corp
125 N Derbigny St	Edward Neely
214 N Galvez St	Sandra Bolen
218 N Galvez St	Sandra Bolen
2025 Iberville St	G.T.K. Properties, Inc
120 N Miro St	Templar Properties Inc
121 N Roman St	Robert S Lupo
2004 Iberville St	Marylin O Watkins
2020 Iberville St	Vincent A Marini
225 N Roman St	Roman-Bienville Homes LLC
141 N Galvez St	Martynetta Taylor
1816 Iberville St	Danielle M Beard
1902 Iberville St	Hedwig, Inc
2037 Iberville St	Woodrow Arnold
2111 Iberville St	Eve R Smith
1909 Cleveland Ave	Lsu A&M Board Of Supervisors
1919 Iberville St	James A M E Homes Of N O St
222 N Roman St	St. James African Methodist Episcopal
1836 Iberville St	Investmentsinc Conte
1915 Bienville Ave	John A Hamilton
1835 Canal St	Investmentsinc Conte
316 N Prieur St	N O Redevelopment Unlimited, Inc
2004 Bienville Ave	Norman L Sr Thomas
2036 Bienville Ave	Greater Tulane Baptist Church
122 N Roman St	Investmentsinc Conte
124 N Roman St	Investmentsinc Conte

800 Smith Dr Metairie, LA 70005	Blk: 2 ## ## -1 SQ 27
239 S Jefferson Davis Pkwy New Orleans, LA 70119	Blk: 2 ## ## -1 SQ 27
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## 0 -1 SQ 21
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16953 Billings Dr Carson, CA 90746	Blk: 2 ## ## -1 SQ 24
2107 Iberville St New Orleans, LA 70119	Blk: 2 ## ## -1 SQ 27
117 S Genois St New Orleans, LA 70119	Blk: 2 ## ## -1 SQ 27
P O Box 29762 New Orleans, LA 70129	Blk: 2 ## 0 -1 SQ 27
473 Walnut St New Orleans, LA 70118	Blk: 2 0 ## -1 SQ 24
P O Box 55508 Metairie, LA 70055	Blk: 2 ## 0 -1 SQ 24
P O Box 792029 New Orleans, LA 70179	Blk: 2 ## 0 -1 SQ 27
Et Al 344 St Joseph St #220 New Orleans, LA 70130	Blk: 2 ## ## -1 SQ 21
1337 Esplanade Ave New Orleans, LA 70116	Blk: 2 ## ## -1 SQ 27
1337 Esplanade Ave New Orleans, LA 70119	Blk: 2 ## ## -1 SQ 27
117 S Genois St New Orleans, LA 70119	Blk: 2 ## 0 -1 SQ 24
117 S Genois St New Orleans, LA 70119	Blk: 2 ## ## -1 SQ 27
Et Al 145 Robert E Lee Blvd New Orleans, LA 70124	Blk: 2 ## 0 -1 SQ 24
P O Box 55508 Metairie, LA 70055	Blk: 2 ## 0 -1 SQ 24
2020 Iberville St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
222 N Roman St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
P O Box 29762 New Orleans, LA 70129	Blk: 2 ## 0 -1 SQ 27
1810 Iberville St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 21
145 Robert E Lee Blvd New Orleans, LA 70124	Blk: 2 ## ## -1 SQ 24
Et Al 2229 St Roch Ave New Orleans, LA 70117	Blk: 2 ## 0 -1 SQ 24
Et Al 5378 Chamberlain Dr New Orleans, LA 70122	Blk: 2 ## 0 -1 SQ 27
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
222 N Roman St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
222 N. Roman St. New Orleans, LA 70112- 0	Blk: 2 ## ## -1 SQ 21
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## ## -1 SQ 21
5710 Elysian Fields Ave New Orleans, LA 70122	Blk: 2 ## 0 -1 SQ 24
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## 0 -1 SQ 21
1340 Poydras St #600 New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
2004 Bienville St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
214 N Johnson St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## 0 -1 SQ 21
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## 0 -1 SQ 21

2011 Canal St	2021 Development Inc
2131 Canal St	Nael Elabel
2010 Bienville Ave	Lafitte Tremé Oak Place LLC
2001 Canal St	2001 Canal Blvd LLC
2121 Canal St	M J Falgoust Inc
1912 Bienville Ave	Roy M Carubba
2028 Bienville Ave	Greater Tulane Baptist
219 N Roman St	Roman Bienville Homes LLC
1801 Canal St	Street Srollc Canal
2009 Iberville St	Christopher L Moore
1839 Canal St	Wondrell Smith
128 N Johnson St	Margarita P Lopez
120 N Roman St	Investmentsinc Conte
1815 Canal St	Investmentsinc Conte
119 N Derbigny St	Investmentsinc Conte
116 N Galvez St	Nael Elabed
120 N Galvez St	Rahim Ebrahimpour
1830 Iberville St	Investmentinc Conte
2001 Iberville St	Christopher L Moore
2028 Iberville St	Salvador Dema
1816 Iberville St	Summer M Calahan
2105 Iberville St	Allen J Collins
128 S Prieur St	Lsu A&M Board Of Supervisors
119 N Galvez St	Canal Streetllc 2201
1812 Iberville St	Ebony D Armstead
2036 Iberville St	Salvador Dema
1933 Cleveland Ave	Lsu A&M Board Of Supervisors
2034 Bienville Ave	Greater Tulane Baptist Church
2105 Canal St	Bewajobe Corp
1928 Conti St	Orleans Redevelopment Authority New
215 N Roman St	Lorien B Blakely
119 N Johnson St	Bewajobe Corp
211 N Roman St	Roman-Bienville Homes LLC
1904 Iberville St	Hilbert J Manning
2132 Iberville St	G.T.K. Properties, Inc
2222 Iberville St	Cc Futres LLC

5352 Bancroft Dr New Orleans, LA 70122	Blk: 2 ## ## -1 SQ 24
1025 Revere Lane Gretna, LA 70056	Blk: 2 ## ## -1 SQ 27
1050 S Jeff Davis Pkwy Ste 301 New Orleans, LA 70125	Blk: 2 ## 0 -1 SQ 24
120 Terry Parkway Gretna, LA 70056	Blk: 2 0 0 -1 SQ 24
337 Carondelet St New Orleans, LA 70130	Blk: 2 ## 0 -1 SQ 27
C/O Norma Kelleher Gatlin 6121 Stratford Pl New Orleans, LA 70131	Blk: 2 ## 0 -1 SQ 24
Church 214 N Johnson St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
812 Gravier St Suite 304 New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
4152 Canal St New Orleans, LA 70119	Blk: 2 ## ## -1 SQ 21
1553 Texas Ave Shreveport, LA 71103	Blk: 2 ## ## -1 SQ 24
4741 Lennox St New Orleans, LA 70131	Blk: 2 ## ## -1 SQ 21
9530 Palmetto St New Orleans, LA 70118	Blk: 2 ## ## -1 SQ 24
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## 0 -1 SQ 21
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## ## -1 SQ 21
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## 0 -1 SQ 21
1025 Revere Lane Gretna, LA 70056	Blk: 2 ## 0 -1 SQ 27
1809 Butternut Ave Metairie, LA 70001	Blk: 2 ## ## -1 SQ 27
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## 0 -1 SQ 21
1553 Texas Ave Shreveport, LA 71103	Blk: 2 ## ## -1 SQ 24
2001 Giuffrias Ave Metairie, LA 70001	Blk: 2 ## ## -1 SQ 24
1816 Iberville St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 21.
340 George St Westwego, LA 70094	Blk: 2 ## ## -1 SQ 27
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
2201 Canal St New Orleans, LA 70119	Blk: 2 ## 0 -1 SQ 27
1812 Iberville St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 21
2900 Red Gum Gap St Longview, TX 75605-2014	Blk: 2 ## ## -1 SQ 24
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
214 N Johnson St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
P O Box 792029 New Orleans, LA 70179	Blk: 2 ## 0 -1 SQ 27
1409 Oretha Castle Haley Bl New Orleans, LA 70113	Blk: 2 ## ## -1 SQ 24
4114 Maple Leaf New Orleans, LA 70131-7011	Blk: 2 ## ## -1 SQ 24
P O Box 792029 New Orleans, LA 70179	Blk: 2 ## 0 -1 SQ 27
222 N Roman St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
C/O T.C.Williams 1904 Iberville St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
117 S Genois St New Orleans, LA 70119	Blk: 2 ## 0 -1 SQ 27
6114 Bellaire Dr New Orleans, LA 70124	Blk: 2 ## ## -1 SQ 27

1917 Cleveland Ave	Lsu A&M Board Of Supervisors
1919 Cleveland Ave	Lsu A&M Board Of Supervisors
123 N Johnson St	Bewajobe Corp
1929 Bienville Ave	Baptist Assoc Of Greater N O
2000 Bienville Ave	Ronald P Sr Bailey
2114 Bienville Ave	Julienne Designs LLC
2115 Canal St	Vincent J Fertitta
129 N Galvez St	John N Kazmierczak
126 S Prieur St	Lsu A&M Board Of Supervisors
2101 Iberville St	Marjorie Boudreaux
2115 Iberville St	Earl S Jr Gooden
1923 Cleveland Ave	Lsu A&M Board Of Supervisors
2120 Iberville St	G.T.K. Properties, Inc
2129 Iberville St	Miriam G Brice
203 N Roman St	Roman-Bienville Homes LLC
1925 Iberville St	Constance E Blair
1839 Iberville St	Trustsu/W Mrb Babington
2112 Iberville St	Keisha L Keller
2118 Iberville St	Gregory A Sr Debose
2220 Iberville St	Cleveland J Jr Harris
2026 Iberville St	Erica F Jackson
1800 Canal St	Rkg Enterprises, LLC
1916 Bienville Ave	Roy M Carubba
1932 Conti St	Melvina W Allen
2022 Bienville Ave	Invision Properties LLC
1936 Conti St	Ronald G Williams
210 N Johnson St	Daniel Martin
1937 Cleveland Ave	Lsu A&M Board Of Supervisors
1932 Iberville St	Robert Kirton
2008 Iberville St	First Grace United Methodist Church
1905 Cleveland Ave	Lsu A&M Board Of Supervisors
324 N Prieur St	Patrick L Tassin
122 S Prieur St	Lsu A&M Board Of Supervisors
1901 Cleveland Ave	Lsu A&M Board Of Supervisors
128 N Roman St	Investmentsinc Conte
1933 Iberville St	Dinh Q Tran

3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
P O Box 792029 New Orleans, LA 70179	Blk: 2 ## 0 -1 SQ 27
2222 Lakeshore Dr New Orleans, LA 70122	Blk: 2 ## ## -1 SQ 24
3338 Roger Williams St New Orleans, LA 70119	Blk: 2 ## 0 -1 SQ 24
307 Iona St Metairie, LA 70005	Blk: 2 ## ## -1 SQ 27
1312 Helios Ave Metairie, LA 70005	Blk: 2 ## 0 -1 SQ 27
536 Deerfield Road Terrytown, LA 70056	Blk: 2 ## 0 -1 SQ 27
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
Etal 2101 Iberville St New Orleans, LA 70116	Blk: 2 ## ## -1 SQ 27
2117 1/2 Iberville St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 27
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
117 S Genois St New Orleans, LA 70119	Blk: 2 ## 0 -1 SQ 27
2127 Iberville St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 27
222 N Roman St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
1927 Iberville St New Orleans, LA 70112	Blk: 2 ## ## -1 SQ 24
451 Fairway Dr New Orleans, LA 70124-1022	Blk: 2 ## 0 -1 SQ 21
2112 Iberville St New Orleans, LA 70119	Blk: 2 ## ## -1 SQ 27
11120 S Parkwood Ct New Orleans, LA 70128	Blk: 2 ## ## -1 SQ 27
Etal C/O Flag Boy Properties LLC 5500 Prytania St Pmb #440 New Orleans, LA 70115	Blk: 2 ## ## -1 SQ 27
211 Liberty Terrace Dr New Orleans, LA 70126	Blk: 2 ## 0 -1 SQ 24
Etal 920 Martin Behrman Walk Metairie, LA 70005	Blk: 4 ## ## -1 SQ 43
3205 Cleary Suite 200 Metairie, LA 70002	Blk: 2 ## 0 -1 SQ 24
1835 Conti St New Orleans, LA 70112	Blk: 2 ## 0 -1 SQ 24
2434 Aubrey St New Orleans, LA 70119	Blk: 2 ## ## -1 SQ 24
1936 Conti St New Orleans, LA 70112	Blk: 2 ## 0 -1 SQ 24
1814 Ursulines Ave Lower New Orleans, LA 70116-2236	Blk: 2 ## ## -1 SQ 24
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
1932 Iberville St New Orleans, LA 70112- 701	Blk: 2 ## ## -1 SQ 24
C./O Ashley Herbert 6412 Bellaire Dr New Orleans, LA 70124	Blk: 2 ## ## -1 SQ 24
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
Etal 10500 Airline Hwy Saint Rose, LA 70087	Blk: 2 ## ## -1 SQ 24
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
3810 W Lakeshore Dr Baton Rouge, LA 70808	Blk: 4 ## ## -1 SQ 46
#1 Briarwood Ct Houston, TX 77019	Blk: 2 ## 0 -1 SQ 21
3006 Lawson Ct Pearland, TX 77584	Blk: 2 ## 0 -1 SQ 24



1806 Canal St	Lsu A&M Board Of Supervisors
2000 Canal St	Lsu A&M Board Of Supervisors
2000 Cleveland Ave	Lsu A&M Board Of Supervisors
2014 Canal St	Lsu A&M Board Of Supervisors
2020 Canal St	Lsu A&M Board Of Supervisors
2024 Canal St	Lsu A&M Board Of Supervisors
2029 Cleveland Av	Lsu A&M Board Of Supervisors
2030 Canal St	Lsu A&M Board Of Supervisors
2032 Canal St	Lsu A&M Board Of Supervisors
2035 Cleveland Av	Lsu A&M Board Of Supervisors
2037 Cleveland Av	Lsu A&M Board Of Supervisors
216 N Prieur St	Roman-Bienville Homes LLC
2201 Canal St	Canal Streetllc 2201
2201 Canal St A	Canal Streetllc 2201
117 N Derbigny St	Conte Investmentsinc
118 N Roman St	Conte Investmentsinc
1900 Canal St	Lsu A&M Board Of Supervisors
116 S Prieur St	The Board Of Supervisors Of Louisiana
1916 Canal St	Cox Communications N.O. Inc
1926 Canal St	Lsu A&M Board Of Supervisors
1912 Canal St	The Board Of Supervisors Of Louisiana
1936 Canal St	Lsu A&M Board Of Supervisors
127 N Johnson St	Rickey T Sr Chaney
2104 Iberville St	Michelle Jenkins
2100 Iberville St	Joalma Wiggins
1908 Iberville St	Robert S Lupo
1731 Canal St	
1928 Iberville St	
1934 Iberville St	
115 N Roman St	
1901 Canal St	
1938 Iberville St	
1927 Cleveland Ave	



3810 W Lakeshore Dr Baton Rouge, LA 70808  
3810 W Lakeshore Dr Baton Rouge, LA 70808  
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3810 W Lakeshore Dr Baton Rouge, LA 70808  
222 N Roman St New Orleans, LA 70112  
2201 Canal St New Orleans, LA 70119  
2201 Canal St New Orleans, LA 70119  
#1 Briarwood Ct, Houston, TX 77019  
#1 Briarwood Ct, Houston, TX 77019  
3810 W Lakeshore Dr Baton Rouge, LA 70808  
Po Box 94095 Baton Rouge, LA 70804  
338 Edwards Avenue Harahan, LA 70123  
3810 W Lakeshore Dr Baton Rouge, LA 70808  
Po Box 94095 Baton Rouge, LA 70804  
3810 W Lakeshore Dr Baton Rouge, LA 70808  
6038 Marigny St New Orleans, LA 70122  
2104 Iberville St New Orleans, LA 70112  
Etal 2620 Filmore Ave New Orleans, LA 70122  
Et Al 145 Robt E Lee Blvd New Orleans, LA 70124

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