

## Early Notice and Public Review of a Proposed Activity in a 100-year Floodplain

This is to give notice of the City of New Orleans – Office of Community Development (CNO-OCD) proposed activity within a 100-year Floodplain. The CNO-OCD intends to carry out actions which may affect or be affected by the 100-year flood plain and seeks to involve the public in the decision-making process.

The CNO-OCD is proposing to utilize United State Department of Housing and Urban Development (HUD) Project Based Voucher funds for the proposed acquisition and development of three parcels consisting of approximately 0.3 acre of cleared, vacant land addressed at 2505 and 2517 Washington Avenue and 2723 Freret Street, New Orleans, Louisiana.

2505 Washington Avenue & 2723 Freret Street – These parcels, collectively addressed at 2723 Freret Street and will be owned by Wilcox Academy Way, LLC, are proposed for the construction of an Early Childhood Education (ECE) facility. The proposed facility will include an approximately 10,000 square foot (sf) learning center with 13 classrooms serving children from birth to age 4.

2517 Washington Avenue – This parcel is proposed for acquisition and construction of a multi-unit, residential rental property. The proposed residential construction will include a two-story, four-unit residential structure encompassing approximately 3,000 sf. Each unit will offer 2 bedrooms and 1 bathroom. Approximate center coordinates for the proposed project site are as follows: Latitude - 29° 56' 19.86" and Longitude - 90° 05' 29.62".

In accordance with the Executive Order 11988, the CNO-OCD has identified that the proposed project site will be within the Federal Flood Risk Management Standard (FFRMS) floodplain which is an expanded area both horizontally and vertically from the established 100-year floodplain based on future flood risk. The CNO-OCD will be identifying and evaluating practicable alternatives to locate the action within the floodplain, as required by EO 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

In accordance with the Executive Order 11990, the CNO-OCD has determined that the project is not likely to impact wetlands, as the activities will be restricted to the existing project site.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas.

Commenters are encouraged to offer alternative sites outside of the floodplains, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by CNO-OCD at the following address on or before August 6, 2024. City of New Orleans – Office of Community Development, 1340 Poydras Street – Suite 920, New Orleans, LA 70112 Attn: Craig Foundas – Director of Environmental Compliance. A full description of the project may also be reviewed from 8:00 am to 4:00 pm at 1340 Poydras

Street – Suite 920, New Orleans, LA 70112. Comments may also be submitted via email at [rachel.keane@terracon.com](mailto:rachel.keane@terracon.com).

Date of Publication: July 22, 2024