

Final Notice and Public Explanation of a Proposed Activity in the 100-year Floodplain

To: All Interested Agencies, Groups and Individuals

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 has conducted an evaluation as required by Executive Orders 11988 and 11990 in accordance with HUD regulations at 24 CFR 55.20 to determine the potential affect that its activity in the floodplain will have on the environment.

The CNO-OCD is proposing to utilize United State Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for the future use of the former fire station site addressed at 2312-14 Louisiana Avenue for mixed use; childcare facility on the ground floor and residential occupancy on the second floor. The site will be redeveloped to serve the Central City community with a Type III early childhood education (ECE) center serving up to 65 students on the building's ground floor and ancillary structure. The ECE will include four classrooms, three restrooms, a food prep and storage area, the electrical and plumbing room, and two stairwells that serve the upstairs residential component (one of these stairwells will be for emergency egress only). The ancillary structure will be converted into two classrooms with a shared restroom in the existing tack room. The second floor of the former fire station will be redeveloped with seven permanently affordable apartments. The vacant parcel addressed at 2316 Louisiana Avenue is proposed for outdoor space to serve both the early childhood education facility, residents, and to create stormwater management infrastructure that will serve both lots. Approximate center coordinates for the site are Latitude 29° 56' 05.55" North (29.934875) and Longitude 90° 05' 42.24" West (90.095067).

The CNO-OCD has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural beneficial values: (1) Alternative site locations outside of the proposed floodplain were considered, (2) Elevation of the existing structure to applicable standards was considered, (3) Residential units will be constructed on the second floor of the existing structure, (4) Maintenance of flood insurance as needed and (5) All construction activities must conform to the local floodplain and building requirements.

The CNO-OCD has reevaluated the alternatives to building in the floodplain and has determined that is has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

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. 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 8, 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.

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