

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 LHC 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 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".

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) Construction of buildings will be located outside of the 100-year floodplain was considered, (3) Elevation of the proposed structures to the applicable flood elevation of 14 feet NAVD88 per current regulations, and (4) 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 15, 2024, to City of New Orleans Office of Community Development, 1340 Poydras 10th floor,

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 5:00 pm at 1340 Poydras Street, 10th floor, New Orleans, LA 70112. Comments may also be submitted via email at cafoundas@cityofno.com and/or rachel.keane@terracon.com.

Date of Publication: August 8-August 15, 2024