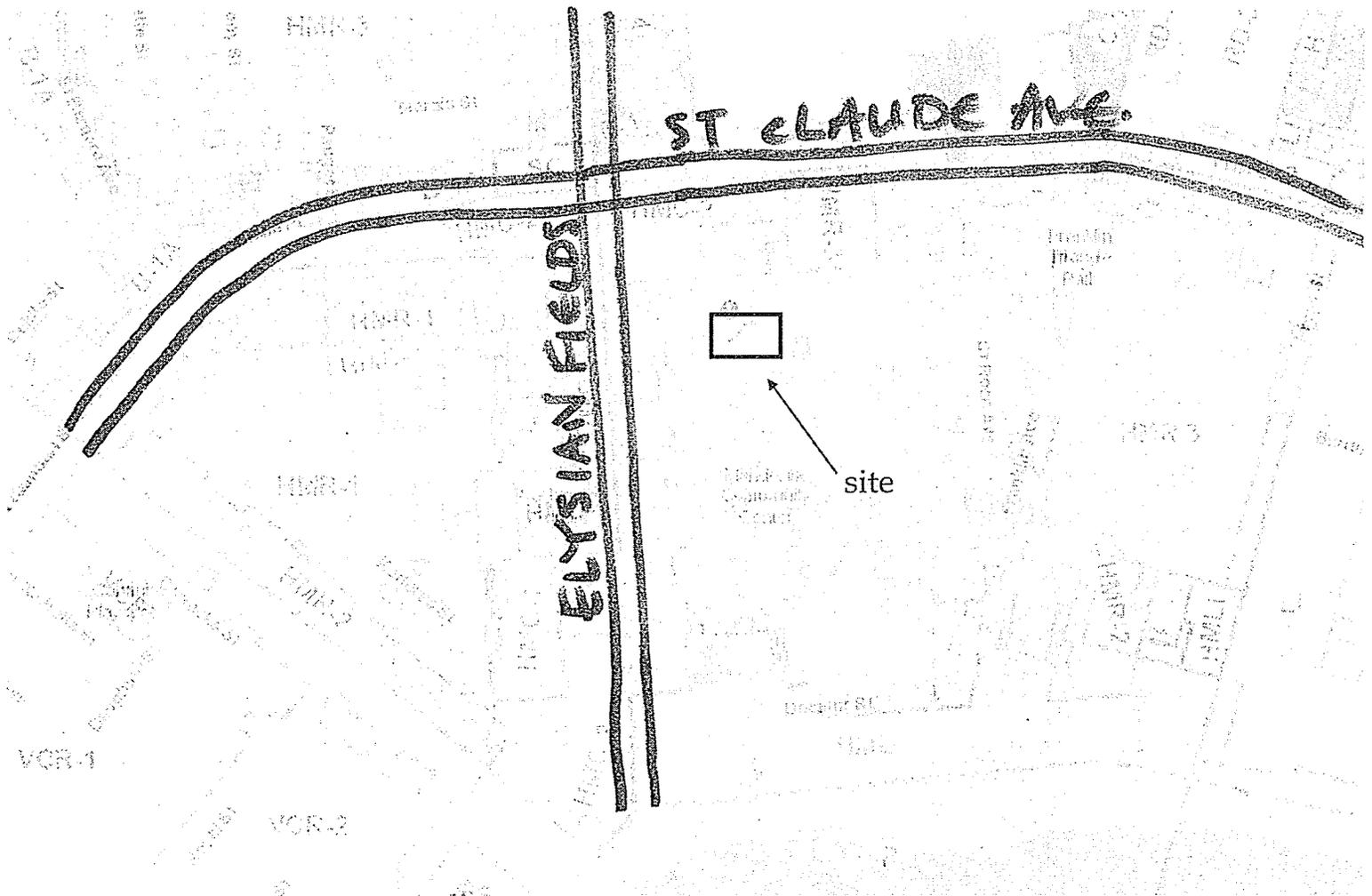
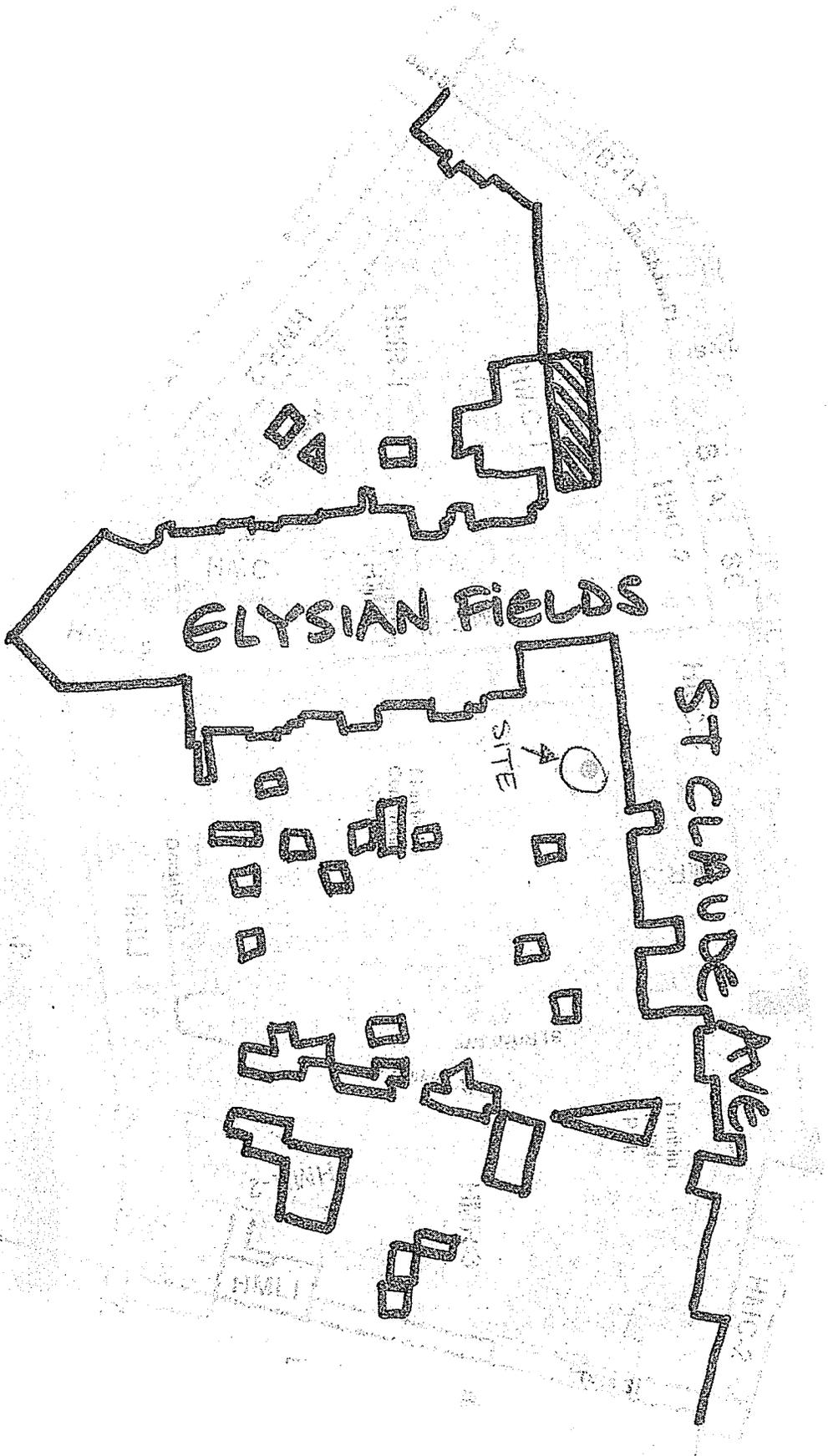


Although this site is currently zoned HMR-3 (single and two-family residential), it comprises a series of blighted institutional buildings one block away from two commercial corridors, Elysian Fields and St Claude



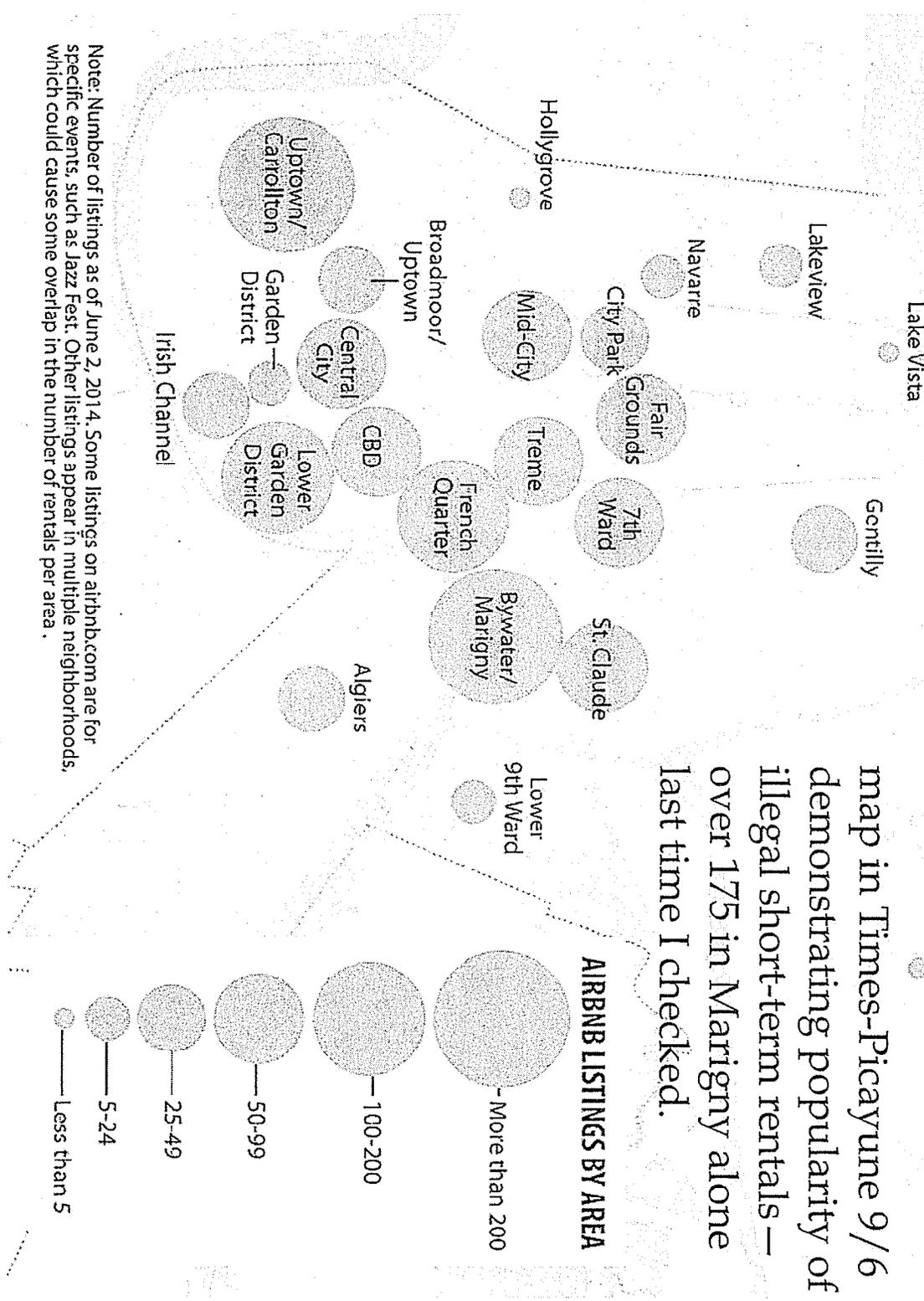
MAP OF EXISTING COMMERCIAL AND
NONCOMFORING USES IN MARGIGNY



SHORT-TERM RENTALS

Eastern New Orleans

map in Times-Picayune 9/6 demonstrating popularity of illegal short-term rentals — over 175 in Marigny alone last time I checked.



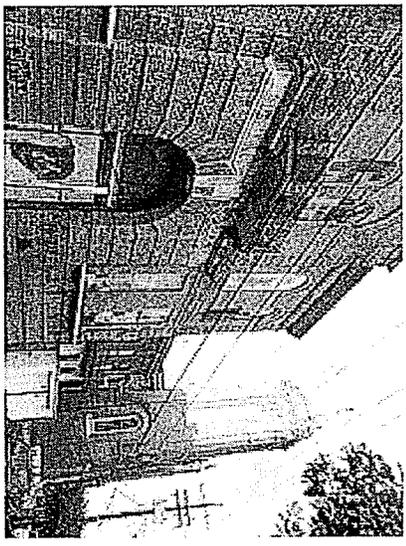
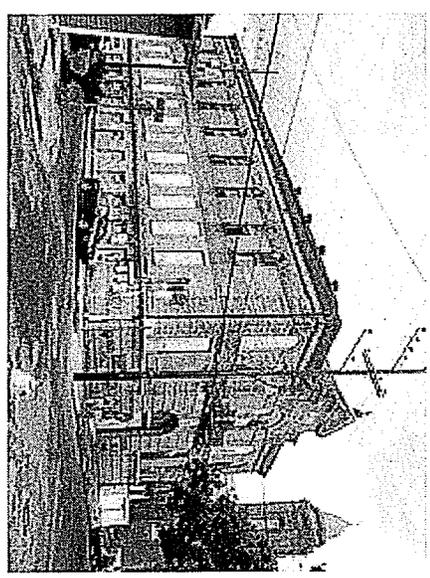
Note: Number of listings as of June 2, 2014. Some listings on airbnb.com are for specific events, such as Jazz Fest. Other listings appear in multiple neighborhoods, which could cause some overlap in the number of rentals per area.

WEBSITE CREATED 7/12

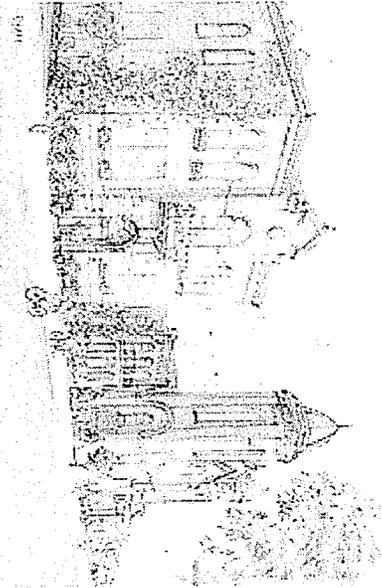
Welcome to the St. Peter and Paul Feedback page!

This website describes the vision of the hotel and community space we are trying to create at 2317 Burgundy Street, and seeks your input and support for the zoning change we need to realize it. We are seeking to put together a project that is welcome and beloved, so please give us your thoughts!

Now...

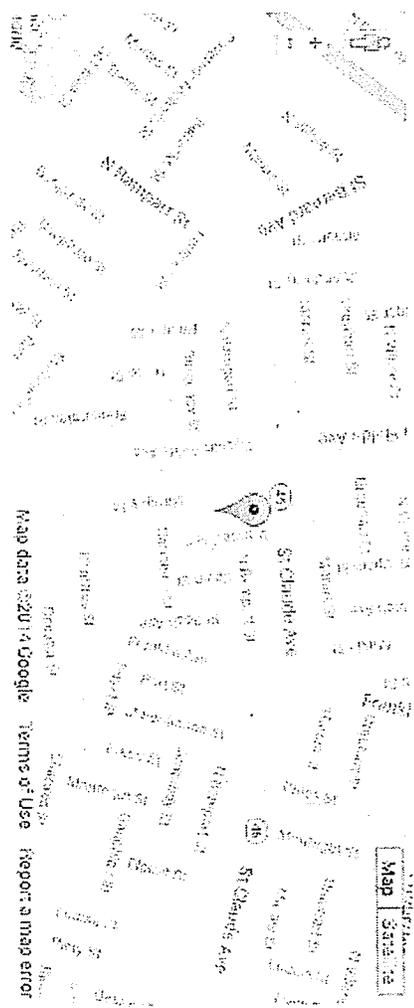


Future...?



WHERE

The school, church, rectory, nun's house and parking lot at 2317 Burgundy between Marigny and Mandeville. [Some history here.](#)



WHAT

- A completely contextual, sensitive restoration of historic property in accordance with local, state and federal standards, and using green building techniques.
- No existing historic buildings will be demolished
- No new buildings will be built
- 64 rooms in the school
- 6 rooms in the rectory
- Wide diversity in room pricing (\$100-200), including discounts for locals (no room sleeps more than four guests)
- All parking (1 spot per room) will be contained on the property and screened attractively from the street
- The church will not be subdivided, but rather restored to its former beauty for use as a community space (so-working space, neighborhood organization meetings, yoga, occasional free movie screenings, art installations, etc--ideas to be determined in conjunction with the community) and as an event space for the hotel.
- Employees will be paid a living wage
- All-local food & beverage operators
- As much locally made furniture and fixtures as possible
- Pro-active effort to minimize negative impacts and maximize positive impacts on you as our neighbor

www.stpeterandpaulfeedback.com

- Apps
- Hotels
- Real Estate
- Nathalie Jordi & Br
- My Drive - Google
- top : Curbed NOLA
- Other Bookmarks

- Support and new customers for existing neighborhood businesses
- Lush landscaping throughout the site, with public access to community gardens

WHY

- We believe that this is the most historically sensitive, low-impact way to bring these buildings back to their original glory and keep them available for neighborhood use; the alternative is continued blight, or high-end condos in a private community.
- This is a legal, safe, regulated, insured, and taxed alternative to Airbnb
- Added "eyes on the street" in the neighborhood will deter crime
- Significant positive economic impacts on neighboring businesses and residents

WHO



Nathalie Jordi



Ad Heckman

www.stpeterandpaulfeedback.com

Nathalie Jordi is a Marigny resident often seen biking down Burgundy St. She has spent the last year searching for the perfect site for a hotel in the Marigny and believes she has finally found it. She has a Tulane MBA and currently works at a hotel in the French Quarter.

Ari Heckman recently opened the 52-room The Dean Hotel in Providence, Rhode Island, in a renovated historic building most recently containing a strip club. The Dean offers average rates of \$99, free bikes, all locally made furniture, and was recently named one the best new hotels in the world by Condé Nast Traveler. Ari's work is dedicated to sensitively restoring historic buildings in city neighborhoods.

HOW

The St Peter & Paul church buildings are currently zoned HMR-3 (single-family residential), meaning nearly any reuse plan will require a zoning change. We are seeking a zoning change to HMC-2.

We would love your support and to make sure your concerns are heard, addressed and incorporated into our plan.

WHEN

In accordance with the Neighborhood Participation Process (NPP), informational meetings were held on:

Tuesday, August 12th at 7pm

Thursday, August 14th at 7pm

Please click this link for a summary of points discussed during the 2 NPP meetings.

Please click this link for a draft list of our commitments to the neighborhood to ensure a successful and much-loved project.

CONTACT

Nathalie's cell phone is 504-715-7142, or email stpeterandpaulfeedback@gmail.com

Updates to the plan as it evolves will be maintained on this website, www.stpeterandpaulfeedback.com

BLOG

We will soon be launching a blog with updates as we have them. Stay tuned to this space for more information!

Contact Us

Name:

Email:

Phone:

Message:

Please type this phrase:

SHZWST

Sans

BLOG WITH UPDATES

Blog Archive

2014 (1)

September (1)

Hi everyone! We have a few updates to announce. On ...

Hi everyone!

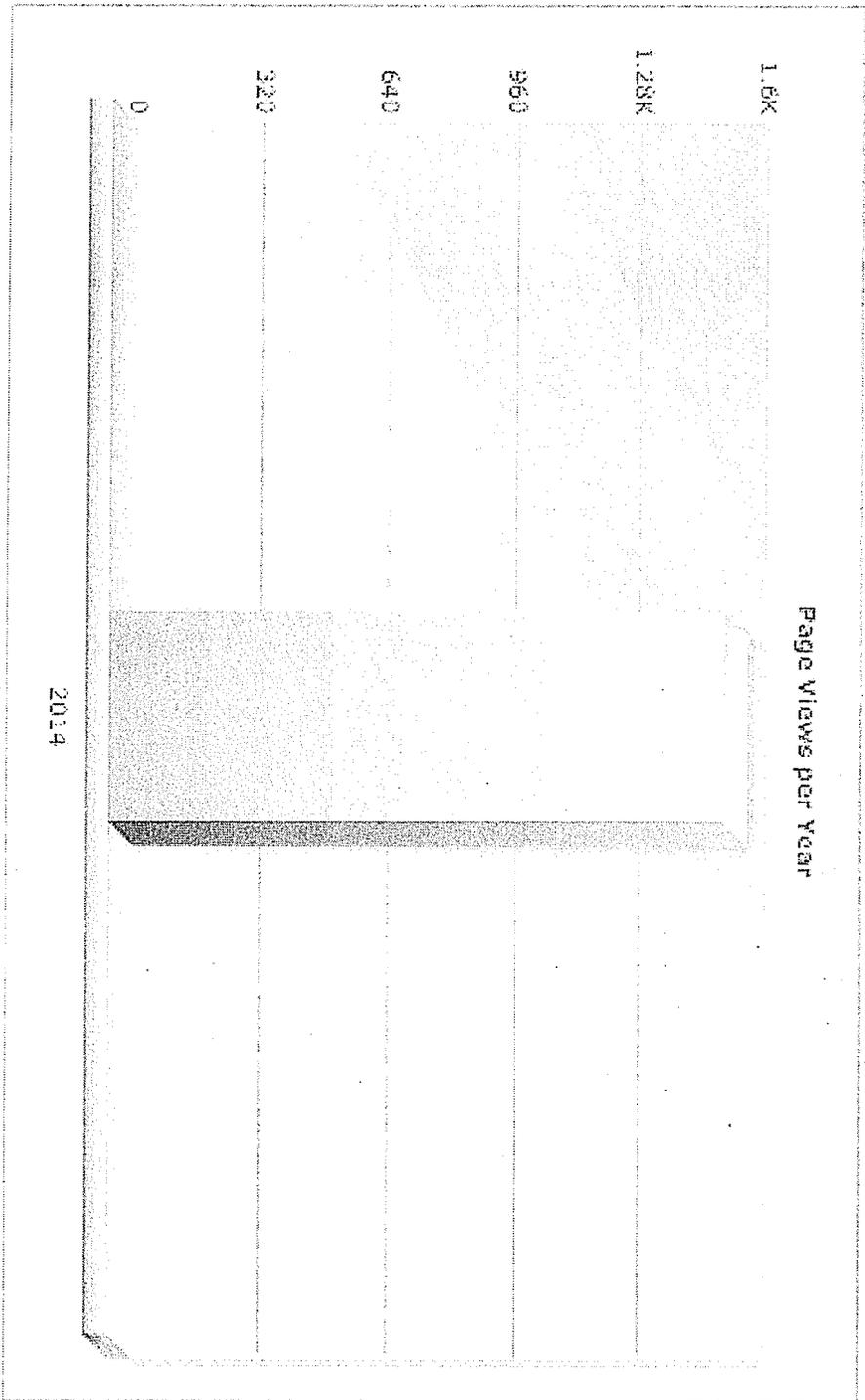
We have a few updates to announce:

1. On Sept 3, the board of the Faubourg Marigny Improvement Association (FMIA) voted unanimously in support of conceptual approval of our project as well as the zoning change we need in order to make it a reality! We are delighted and look forward to working with the FMIA to solidify a compact that ensures that appropriate safeguards are put in place to preserve the character of the historic church and school complex within the social fabric of our resident and business community.
2. We have made two additions to the draft list of commitments (which you can view in full by clicking on this link).
 - We commit publicly to having an overflow parking solution in place in case we host events where we expect more cars than can fit in our lot.
 - We commit publicly that the zoning change we are requesting is use-specific to the hotel project we are proposing. If we receive the zoning change, we will not move forward with a different type of project on this site.

Thank you to all of those who have participated in the feedback process so far, we have really appreciated your input and taken it into account.

We will continue to update the blog and website with any additional information or news.

If you have additional thoughts, it's not too late to get in touch—email stpetrandpaufedback@gmail.com or call Nathalie at 504.715.7142.



Page Views per Year

- Day
- Week
- Month
- All Years
- 2005 2006 2007 2008 2009
- 2010 2011 2012 2013 **2014**
- 2015 2016 2017 2018 2019
- 2020 2021 2022 2023 2024

Quick select:

Select a period... +

From: 1/1/2014 To: 9/11/2014

Chart Type:

Column 3D +

Page Views per Year

Year

2014



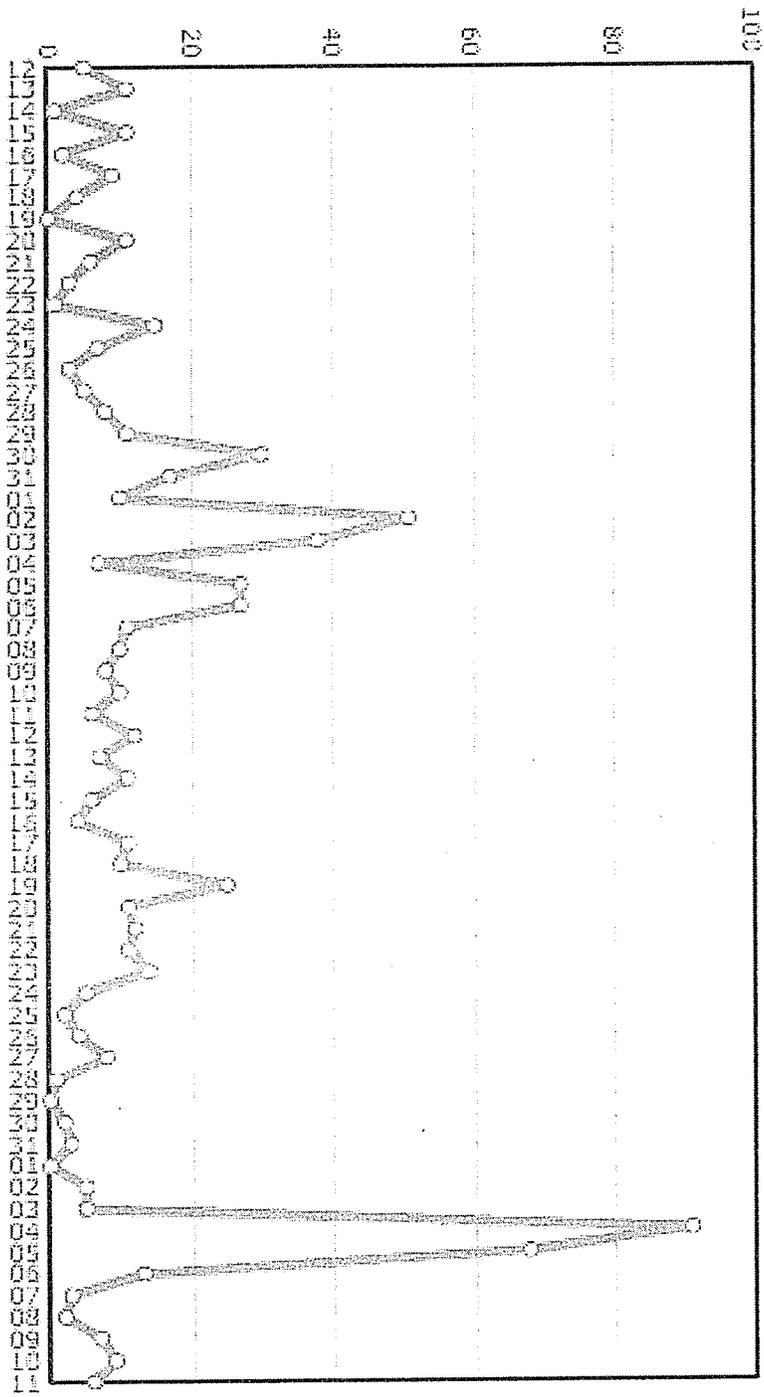
Page Views Change

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| Total | 1,554 |
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Average 1,554



Unique Visitors per Day



| Day | Week | Month |
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| 4 | 2014 | 4 |
| 11 | Jan | Feb |
| 18 | Apr | May |
| 25 | Jul | Aug |
| 1 | Oct | Nov |
| 8 | | Dec |

Quick select:

From: To:

Chart Type:

LETTER HAND-DELIVERED TO IMMEDIATE NEIGHBORS 7/12/14

July 10, 2014

My name is Nathalie Jordi, and I am one of your neighbors in the Marigny. For the past year I've been working on a plan to open a hotel and community facility in the neighborhood. Recently, the opportunity came up to acquire the St. Peter and Paul complex on Burgundy, between Marigny and Mandeville. Since your property is nearby, I wanted you to be one of the first people to hear about what we are thinking, so that your feedback can be incorporated into the planning process.

What my partners and I would like to do is the following:

- A completely contextual, sensitive restoration of historic property in accordance with local, state and Secretary of the Interior standards, and using green building techniques.
- No existing historic buildings will be demolished
- No new buildings will be built
- 64 rooms in the school
- 6 rooms in the rectory
- Wide diversity in room pricing (\$100-300), including discounts for locals
- All parking (1 spot per room) will be contained on the site and fenced off attractively
- The church will not be subdivided, but rather restored to its former beauty for use as a community space (co-working space, neighborhood organization meetings, yoga, free movies, art installations, etc.--ideas to be determined in conjunction with the community) and as an event space for the hotel.
- All trash will be screened, stored and removed in a minimally disruptive way. Hotels produce significantly more trash than residential buildings.
- Employees will be paid a living wage
- All-local food & beverage operators
- As much locally made furniture and fixtures as possible
- Pro-active effort to minimize negative impacts and maximize positive impacts on you as our neighbor

I believe this is the best way to bring these buildings back to their original glory and keep them available for neighborhood use; the alternatives are continued blight or high-end condos. I think the added human presence in the neighborhood will deter crime and that the restoration of these beautiful historic buildings will increase your property value.

As part of the zoning change process, I am required to hold a meeting to which everyone within a 600-foot radius of the property is invited; these will likely be held later this month, and you will receive another letter notifying you of the details. However, since your property is nearby the church complex and you are most obviously likely to be interested in our plans, I wanted to reach out to you first and offer to meet with you one-on-one to discuss any questions, concerns or thoughts you may have, so that your feedback could be taken into account before we reach out to the wider community.

Your opinion matters to me, and I would love to hear from you. My personal cell phone number is 504.715.7142 and my email is nathalie.jordi@gmail.com, or you can email stpeterandpaulfeedback@gmail.com.

Sincerely,
Nathalie Jordi

INVITATION TO NPP MEETINGS MAILED TO 430 ADDRESSES

July 31, 2014

Hello,

My name is Nathalie Jordi, and I am one of your neighbors in the Marigny. For the past year I've been working on a plan to open a hotel and community space in the neighborhood. Recently, the opportunity came up to acquire the vacant St. Peter and Paul complex at 2317 Burgundy St, between Marigny and Mandeville. Since your property is nearby, I wanted you to be one of the first people to hear about what we are thinking, so that your feedback can be incorporated into the planning process.

What we would like to do is the following:

- A sensitive restoration of historic property in accordance with local, state and federal standards, and using sustainable building technologies
- No existing historic buildings will be demolished
- No new buildings will be built
- 64 hotel rooms in the school
- 6 hotel rooms in the rectory
- Wide diversity in room pricing (\$100-300), including discounts for locals
- All parking (1 spot per room) will be contained on the site and fenced off attractively
- The church will **not** be subdivided into smaller units, but rather restored to its former beauty for use as a community space (co-working space, neighborhood organization meetings, yoga, occasional free movie screenings, art installations, etc.--ideas to be determined in conjunction with the community) and as an event space for the hotel
- All trash will be screened, stored and removed in a minimally disruptive way
- Hotel will dedicate staff to picking up trash around the neighborhood on a daily basis
- 24-hour security
- Employees will be paid a living wage
- All-local food & beverage operators
- Locally fabricated furniture and fixtures
- Lush landscaping throughout the site, with public access to community gardens
- Pro-active effort to minimize negative impacts and maximize positive impacts on you as our neighbor
- Renovation slated to occur during 2015, hopefully opening by the end of the year

I believe this is the best way to bring these buildings back to their original glory and keep them available for neighborhood use; the alternatives are continued blight or high-end condos in a gated community. I think the added human presence in the neighborhood will deter crime and that the restoration of these beautiful historic buildings will increase neighborhood property values.

The St. Peter & Paul church buildings are currently zoned HMR-3 (single- and two-family residential), meaning nearly any reuse plan will require a zoning change. As part of the zoning change process to HMC-2, I am required to hold a meeting to which

everyone within a 600-foot radius of the property is invited. We will be holding two meetings at the church (2317 Burgundy St) on the following dates:

Tuesday, Aug 12th at 7 pm
Thursday, Aug 14th at 7 pm

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans; updates will also be posted to www.stpeterandpaulfeedback.com. This letter is being delivered via U.S. Mail.

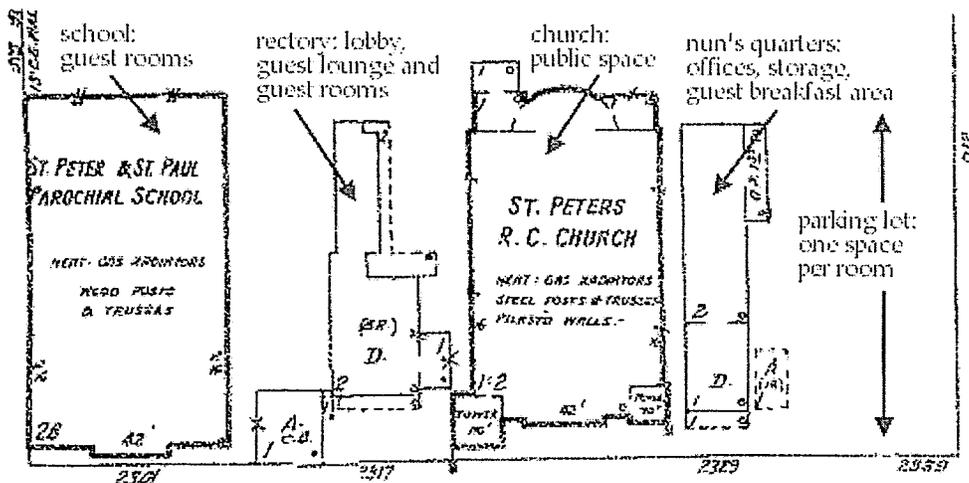
Feel free to reach out with any questions, concerns or thoughts you may have in advance of the meeting, as I really want to make this project as neighborhood-friendly as possible. My personal cell phone number is 504.715.7142 and my email is nathalie.jordi@gmail.com.

Sincerely,
 Nathalie Jordi

Now:



Future??



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2317 BURGUNDY NPP SIGN IN SHEET

| NAME | ADDRESS | TELEPHONE | EMAIL | SIGNATURE |
|--------------------------|----------------------|--------------|--|--------------------------|
| Valuable Grimes | 906 Margny | 504-888-0146 | Robby@windstream.net USGrimes@cox.net | Valuable Grimes |
| Robbye Dennis | 2458 Royal St. | 504-943-6818 | PLMUDA@ yahoo.com | Robbye Dennis |
| Phillip Lege | | | | Phillip Lege |
| David Gindin | 6030 Annunciation St | 917-324-5857 | dmg347@gmail.com | David Gindin |
| Sara Hauge & Tom Kleiman | 2463 Dupluis | 612-822-5052 | sarah@windesign.com | Sara Hauge & Tom Kleiman |
| Plisona Wells | 822 St. Reg | 504-949-9459 | plisona@cox.net | Plisona Wells |
| JEFF BECKER | 726 MANDUCHE | 669-2686 | jeffbecker@windesign.com | Jeff Becker |
| FRANK WENZ | 823 WINDUCHE | 504-202-8720 | W300@windesign.com | Frank Wenz |
| ALAN & HELEN | 936 MANDUCHE | 504-983-4575 | BATEY@windesign.com | Alan & Helen |

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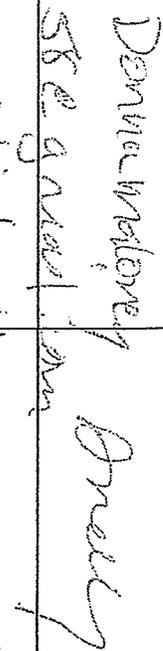
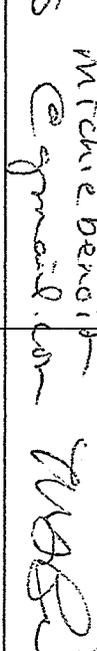
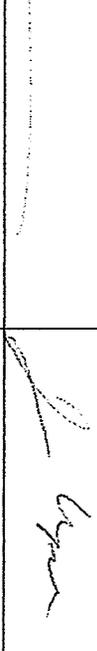
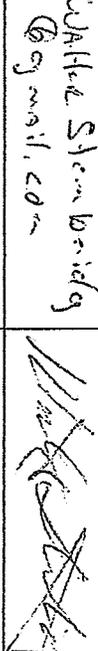
2317 BURGUNDY: NPP SIGN IN SHEET

| NAME | ADDRESS | TELEPHONE | EMAIL | SIGNATURE |
|-----------------------------------|-------------------------|-------------------------------------|-------------------------|---|
| JAMES PIEGER | 805 SPANU ST | 410.967.2091 | PIEGERSUN@ YAHOO.COM |  |
| MIGUEL REYES | 2317 DAPPLEHOLE ST | 504 812-2442 942-0815 | |  |
| Peter DORSETT, 2317 | 2619 CANTINAS | 874-1929 | Pdorsett@ AOL.COM |  |
| BECKY WASSON | 2310 BURGUNDY STREET | 601.865.6174 | beckyw@ YAHOO.COM |  |
| | | | | |
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2317 BURGUNDY: NPP SIGN IN SHEET

| NAME | ADDRESS | TELEPHONE | EMAIL | SIGNATURE |
|--------------------|------------------|--------------|----------------------------|---|
| DOMINA MALONEY | 7332 Burgundy | 2044823999 | DominaMaloney@gmail.com |  |
| Michelle Bessit | 72 1/2 Mendocino | 584-948-3635 | mtchriebessit@gmail.com |  |
| Jim | 819 Spair | | |  |
| WALTER STENBRIDGE | 2749 Sonoma | 504 388-2004 | WalterStenbridge@gmail.com |  |
| MICHAEL SCHACHTMAN | 1209 MARLOW | 421-6767 | MS23@gsdnet.com | |
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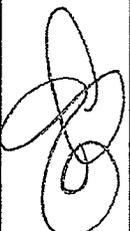
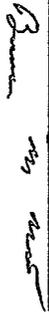
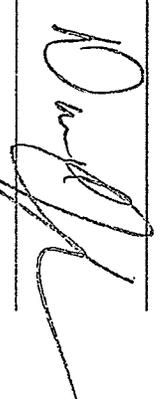
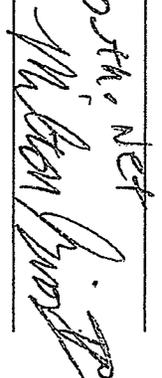
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2317 BURGUNDY: NPP SIGN IN SHEET

| NAME | ADDRESS | TELEPHONE | EMAIL | SIGNATURE |
|-------------------------------------|-------------------|--------------|----------------------------|-----------|
| Sean Knowlton Carolina Caballero | 2331 DAUPHINE ST | 616 9292 | Knowlton, Sean@gmail.com | |
| Scott Poirier CAROLINE CRAWLEY | 2502 DAUPHINE | 617-877-6595 | ScottPoirier2000@yahoo.com | |
| MARY HOLT | 924 Mendeville | 504-427-6919 | Maryholts@gmail.com | |
| Kash Schwiefer | 2326 DAUPHINE | 318-255-0629 | Mariette@yahoo.com | |
| WILLIAM SALISBIE | 934 MANDERLING ST | 504-281-5430 | NS922@hotmail.com | |
| BAITK IAN DENYS | 2340 KAMPARD | 985-859-5499 | CORAZONFX@gmail.com | |
| Brett Martin + Kira Heubach | 1129 Spain ST | 917-8374413 | bmr@brethmartin.org | |

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2317 BURGUNDY: NPP SIGN IN SHEET

| NAME | ADDRESS | TELEPHONE | EMAIL | SIGNATURE |
|--------------------------|-----------------------|--------------|----------------------------------|---|
| David M Smith | 124 SPAIN | 504 460 8630 | DMSNOLA@yahoo.com |  |
| R Morris | 328 MARIQUY | 504 947-6223 | MARIQUY823 AOL.COM |  |
| Gourthry Learner | 2410 LeBurgundy | 985 630 2873 | Kearney. Coatings @ yahoo.com |  |
| JAC SCAPT | 12328 BURGUNDY | 479-719-0297 | JAC@ LA-SPA.NET |  |
| BARRETT GAYLIE MARTIN | 915 MAWDRILL ST. | 504 220 3680 | ITSAACIA@Yahoo.com |  |
| Darrell Johnson | 819 Mandeville | 504 947 1799 | Sunbustian.net |  |
| Scott Norren | All Elysian Egrets | 705-210-0652 | NORREN2@windsping.com |  |
| MILTON GRIFFIN | 906 ARDEN | 504 859 3519 | MGRIFIN@BellSouth.net |  |

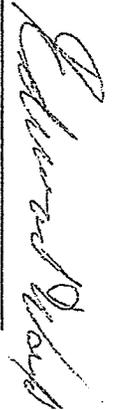
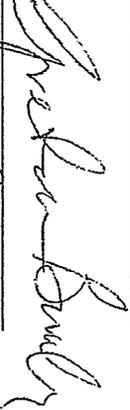
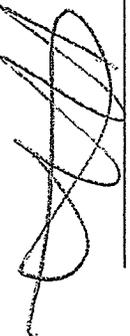
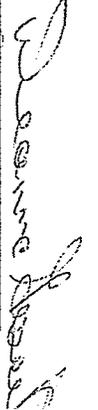
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2317 BURGUNDY: NPP SIGN IN SHEET

| NAME | ADDRESS | TELEPHONE | EMAIL | SIGNATURE |
|------------------|--------------------|----------------|-------------------------------|-------------|
| Jerry Hall | 834 Spain St. | (901) 229-6709 | jhallmempis@gmail.com | [Signature] |
| MONTI WALLER | 2321 DAVENPINE | (504) 304-1587 | mwaller@cox.net | [Signature] |
| Syl Powell | 2337 Davenport | 504-304-1587 | syll@comcast.net | [Signature] |
| Kelly Pratt | 2418 North Rampart | 504-717-6496 | Kellypratt@houseofyahoos.com | [Signature] |
| ALVIN RICE | 2318 DAVENPINE ST | 504 940 6150 | ARICE@BISBORGNET | [Signature] |
| Chuck Woodall | 2408 Davenport | 504.301.4353 | info@colinwoodallhouse.com | [Signature] |
| Mike Johnson | | | Mike Johnson 78795@yahoos.com | [Signature] |
| AnnMarie Roberts | | | ARTS4WORK@yahoos.com | [Signature] |

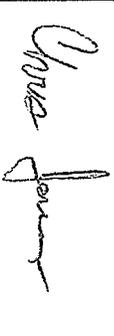
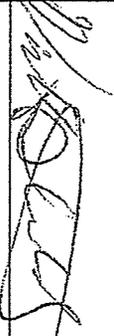
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2317 BURGUNDY: NPP SIGN IN SHEET

| NAME | ADDRESS | TELEPHONE | EMAIL | SIGNATURE |
|-------------------|------------------------------------|-----------------------------------|------------------------------|---|
| Edward Ward | 2416 N Broadway | Cell 504-577-0028 504-949-1080 | Edward.Ward5R@gmail.com |  |
| Richard Morris | 328 Margery | 504 (477-622) | | |
| Christina Barbara | 2505 Ruizquilda | 945-4786 | Seevstony@f-m-1.org |  |
| James McLaughly | 780 Independence St. 70117 NOLA | 504-940-6888 | Jamesmcloughly@gmail.com |  |
| MARGARET WALKER | 1526 PAULIER ST | 504-949-5292 | MARGARET WALKER219@igloo.com | |
| Sara Faneli | 2324 Daphne | 504-690-6864 | fcm@cox.net |  |
| Deanna Gessett | 715 Mandouille | 504-415-8725 | |  |
| Clare Bergoyne | 825 Mandeville | 504 194-432 | mandave@gmail.com |  |

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2317 BURGUNDY: NPP SIGN IN SHEET

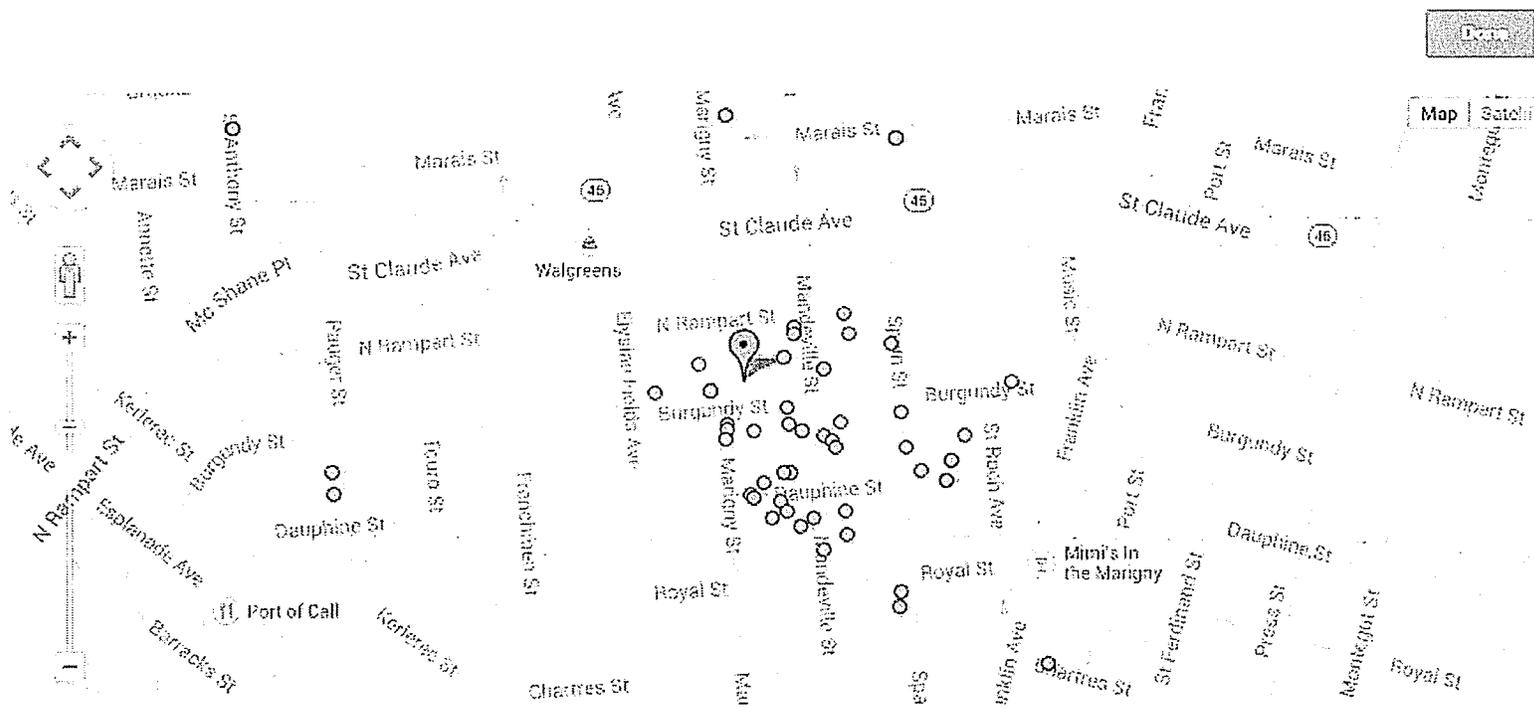
| NAME | ADDRESS | TELEPHONE | EMAIL | SIGNATURE |
|----------------------------|---------------------------------|------------------|--------------------------------|---|
| Jessica Walker | 1818 Chestnut - NOLA 70830 | 504-432-0447 | jessica.walker@ gmail.com |  |
| Chris Jones | 1918 Chestnut St, NOLA 70130 | 504-415-1672 | objones4@ gmail.com |  |
| Daniel Meyers Tou Toule | 2454 Thupine NOLA 70117 | 504 444 9529 | Daniel.Meyers@ gmail.com |  |
| Pat & Louis Weigel | 888-80 MADDEVILLE | 504- 467-5882 | no computer |  |
| William Walker | 1321 St Anthony | 312 213 3257 | bill@stfs.com |  |
| MaHee Stenbridge | 2749 Touganil | (504) 388-2629 | maHee.stenbridge@ gmail.com |  |
| Sean Zecherich | 730 Mandeville | 504 943-5799 | zecherni6@ hotmail.com |  |
| Judy Aymeris | 1510 Fausta ADOLF 20114 | 504 701 5137 | jdymms5@ yahoo.com |  |

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2317 BURGUNDY: NPP SIGN IN SHEET

| NAME | ADDRESS | TELEPHONE | EMAIL | SIGNATURE |
|-------------|--------------|--------------|------------------------------|---|
| TED Kaplan | 920 MADISON | 504 421 5773 | TIKLAPLON @BELL.SOUTH.NET |  |
| Rien Ferrel | 2715 Decatur | 504 415 9576 | rienferrel@ yahoo.com | |
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MAP OF NPP ATTENDEES (larger blue pin is site)



FOLLOW-UP EMAIL SENT TO ALL NPP ATTENDEES ON 8/19

From: **Nathalie Jordi** nathalie.jordi@gmail.com
Subject: follow-up from neighborhood meeting about St Peter & Paul
Date: August 19, 2014 at 11:48 AM
To:



Bcc: akw822@cox.net, aris4work@yahoo.com, beckywaz@yahoo.com, bill@sftsc.com, brtaye@aol.com, calrice@bellsouth.net, cbjones4@gmail.com, corazonfix@gmail.com, daniel.morvant@gmail.com, dimg397@gmail.com, dmsroia@yahoo.com, donnamaoney58@gmail.com, edward.ward.5r@gmail.com, fcom@cox.net, info@collinwoodhouse.com, itsagem@yahoo.com, jac@la-sPCA.org, jackie.schick@gmail.com, jclymens@yahoo.com, jeffybecker@yahoo.com, jessica.a.walker@gmail.com, jhallmemphis@gmail.com, jpmccarthy99@gmail.com, kearney.courtney@yahoo.com, kellynewhorse@yahoo.com, kira15@gmail.com, knowlton.sean@gmail.com, margeretwalker214@yahoo.com, marigny828@aol.com, maryholt5@gmail.com, michiebenoit@gmail.com, mikejohnson70795@yahoo.com, mmollere@cox.net, monclare62@gmail.com, mrgrimes@bellsouth.net, mw5123@gmail.com, neworleansapartment@bellsouth.net, noncnile@yahoo.com, noren2@mindspring.com, pdorsetmd@aol.com, pjlnola@yahoo.com, retiredjld@yahoo.com, robbye@windstream.net, Sara.ixiondesign@gmail.com, scottpointer@hotmail.com, secretary@faubourgmarigny.org, sns3000@gmail.com, sunburstinn@cox.net, sylvesterpawel@sbph.net, ikkaplon@bellsouth.net, tominneworleans@gmail.com, traveese@gmail.com, walterstembridge@gmail.com, walterstembridge@gmail.com, ws922@hotmail.com, wsgrimes@cox.net, zacharib@hotmail.com

Thank you so much for attending last week's meetings about the St Peter & Paul renovation at 2317 Burgundy St. I know it wasn't easy to sit through that heat but we really appreciated your making the effort to come out, listen with an open mind and share your thoughts.

If you would like to see a summary of the points discussed, please click [here](#).

If you would like to see the draft list of our commitments, please click [here](#). This is an evolving list based on conversations with neighbors and we welcome further input.

If you liked what you heard and support the project, please reply to this email and I will send more information about how you can help.

I remain extremely available for discussion; feel free to call me at 504.715.7142 or email nathalie.jordi@gmail.com. Updates or changes to the plan will be posted to the blog on our website at www.stpeterandpaulfeedback.com. Thank you for your interest in the project and the continued health of our neighborhood.

Best,

Nathalie

nathalie jordi
504.715.7142

SUMMARY OF QUESTIONS/CONCERNS RAISED AT NPP MEETINGS AND HOW WE PLAN TO ADDRESS THEM; EMAILED TO ALL NPP ATTENDEES

SUMMARY OF POINTS DISCUSSED AT NPP MEETINGS 8/12/14 AND 8/14/14

EVENTS:

Concern: Events at church space could attract traffic to neighborhood, especially if parking on-site is filled by hotel guests.

Solution: If parking that exceeds our capacity is anticipated, we will contract with a nearby parking lot that is not used during evening hours to accommodate parking for events. However, the hotel site currently has capacity for 70 spaces, which will rarely if ever be fully occupied by hotel guests as many guests do not arrive with cars; additionally, some events will probably be attended by people who are already staying at the hotel.

TRAFFIC:

Concern: Hotel guests may cause additional traffic in neighborhood.

Solution: Any reuse of the site will inevitably require bringing more people to the neighborhood. A hotel use is likely to attract fewer cars than a residential use, since most residents will have 1-2 cars and more units are required to be financially feasible. The hotel, unlike residential use, can accommodate all required parking on site. Furthermore, most guest cars will be arriving or exiting from 11am-3pm during check in and out, while a condo building's likely traffic would be at the morning and evening rush hours.

We plan on having an on-site taxi drop-off so that noise from car doors is reduced to a minimum. Additionally, we are currently reviewing traffic patterns to determine what is the most logical vehicle route to and from the site. Minimizing vehicle traffic in the neighborhood is definitely a planning priority.

SAFETY:

Concern: Our neighborhood has experienced a rash of crime. Will this development help or hurt?

Solution: It is highly likely that the new development will deter crime, especially compared to the vacant, dark, blighted site as it exists today. Sensitive lighting, security cameras and 24 hour on site security will keep immediate neighbors safer and will act as a deterrent against random crime. The hotel will explore locating an NOPD substation at the site of the convent, and will consider sharing in the cost of an NOPD off-duty patrol to serve as security for the site and neighborhood at night.

FUTURE OF NEIGHBORHOOD:

Concern: Will this development turn the Marigny into the French Quarter?

Solution: This site will be redeveloped, or remain vacant and be demolished by neglect. If developed into high-end condominiums, which have not proven to be financially viable, it is quite possible the residents will be part-time, out of town residents, or AirBnB users. A hotel will be a long-term steward of and participant in the neighborhood, and the community site developed at the church will be an asset to the neighborhood that would not otherwise exist. Furthermore, this large, vacant site is completely unique within the Marigny, and will not result in a change in use for other parts of the neighborhood. Therefore, there is little risk that any new use here will change the neighborhood because the characteristics that make the Marigny the Marigny (low scale, etc.) are fairly immutable at this point.

CONSTRUCTION:

Concern: The Colton School project was very disruptive. How can we prevent the same from happening here?

Solution: Any reuse of the site will require construction. The alternative plans have the potential to be highly disruptive, including new foundations, new buildings, demolition, etc. Our plan does not involve any demolition and does not propose new buildings. An adaptive reuse of an existing building is minimally disruptive compared to new construction. Furthermore, unlike the Colton School, we are willing to post a reasonable bond so that if neighbor's property is impacted at all, the bond would be in place. Construction will only occur at reasonable, acceptable hours and will be entirely contained to the site.

OWNERSHIP/FINANCING:

Concern: Who's behind this project and will they be able to finance it?

Answer: The people sponsoring this project are Nathalie Jordi and Ari Heckman. Nathalie lives in the Marigny and is a serial entrepreneur with a Tulane MBA. Ari recently opened the 52-room Dean Hotel in Providence and is an expert on adaptive reuse of historic buildings. The financing comes from a combination of historic tax credits, private investment and bank loans.

VISION FOR HOTEL:

Concern: What kind of a hotel will this be?

Answer: The vision for this hotel is one that is really reflective of New Orleans and the Marigny and

8/22/2014

NPP-Summary

shows the city in a beautiful light. This means locally fabricated furniture and art to showcase the talent we have among us and supporting the local businesses that make this neighborhood so great. It means pricing the hotel democratically—we really want this to be a place where you are excited to send your family and friends when they come to visit. It means accessory uses that are appropriate and in line with the feeling of the hotel we are trying to create, which is a quiet, classy place for people who are looking for an experience that's different from what you get in the French Quarter. And it means being a long-term participant in and steward of the neighborhood.

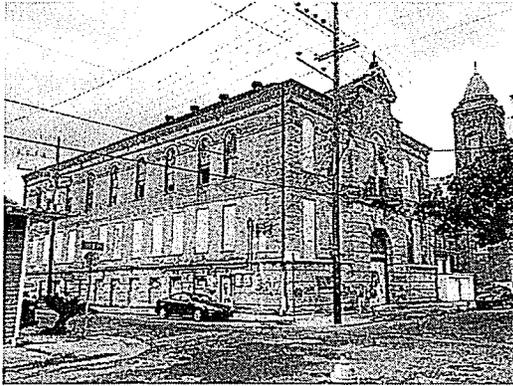
EMPLOYEES:

Concern: How many employees will you have and where will they park?

Answer: We anticipate 1-2 front desk staff, a general manager, an assistant manager/sales director, a maintenance manager, 3-4 housekeepers depending on volume, 1-2 lounge/breakfast employees, security guard, and valet/porter. This represents a total of 7-8 employees on weekdays and 9-11 employees at peak occupancy. They will park in our lot; the math done by City Planning to figure out how many parking spaces hotels should have takes employees and accessory uses into account, and we will be more than meeting their requirements.

If you have a concern that isn't addressed here, please email nathalie.jordis@gmail.com so we can add it to this list.

FLYER HANDED OUT AT FMIA GENERAL MEMBERSHIP MEETING 8/18 ST PETER & PAUL HOTEL & COMMUNITY SPACE



Now...



Future??

WHERE

2317 Burgundy St—vacant site of the St Peter & Paul church & school in the Marigny

WHAT

- Sensitive restoration of historic property in accordance with local, state and federal standards, and using green building techniques
- **No demolition of existing historic buildings, no construction of new buildings**
- **All required parking contained on site**
- **Church restored to its former beauty for use as a community and event space**
- Employees will be paid a living wage
- All-local food & beverage operators
- Locally fabricated furniture and fixtures
- Lush landscaping throughout the site

WHY

- This is the most preservation-friendly plan to remove threat of demolition of these historic buildings; alternative is continued blight or high-end condos in a gated community.
- This plan keeps the church un-subdivided and available for use by the community.
- Tax-paying, insured, regulated, safe alternative to AirBnB
- Fewer cars, traffic and trash than condo plan
- Increased footfall, 24-hour security, better lighting and crime cameras will deter crime
- Any re-use of the site will require a zoning change

CONTACT

Nathalie Jordi | 504.715.7142 | www.stpeterandpaulfeedback.com

Proposed Commitments for 2317 Burgundy Street — DRAFT

This list has been developed in conjunction with feedback from neighbors. It is an evolving document and you are welcome to contribute to it. Email comments to nathalie.jordi@gmail.com.

TRASH

- Hotel will dedicate staff to picking up trash around the neighborhood on a daily basis
- Trash cans on street corners
- Sensitive trash hauling by a waste service provider between agreed-upon hours (hotels generate much less waste than residential buildings)

PARKING

- Taxis will drop off away from street
- We are considering offering free parking for guests, and neighbors can park in lot if for some reason the street parking is full but the lot isn't
- Check-in is between 11-3 pm which is not normal rush hour
- Bikes available for rent to further disincentivize guests from renting cars
- Less than 1/3 of guests generally park at hotel. We offer parking for 100% of guests
- We will have an overflow parking solution in place in case we host events where we expect more cars than can fit in our lot

NOISE

- Events will not create noise that leaks out of any part of the property (why would we want to disturb our own guests?)

CONSTRUCTION

- Renovation will be much lighter and less disruptive than new construction.
- No construction between certain hours.
- Construction bond

FOOD & BEVERAGE

- We do not have the space to accommodate a large restaurant or bar. More a hotel bar like the Richelieu, maybe open to the public but mostly for guests.
- F&B service will be limited to guest-oriented services such as breakfast and snacks.
- Lobby will offer guests a place to relax with a cocktail in the evening.
- We will not have a separate bar other than what is in the lobby and required to provide guests with an expected level of service.

SAFETY

- 24-hour security
- Crime cameras and lighting

ZONING

- The zoning change we are requesting is use-specific to the hotel project we are proposing. If we receive the zoning change, we will not move forward with a different type of project on this site.

DIALOGUE ON NEXTDOOR MARIGNY (neighborhood informational website)

Post in General



New 70-room hotel coming to Marigny

Ray Ruiz from Marigny

1 Aug

1

Saints Peter and Paul Church, Burgundy Street @ Marigny St. will undergo complete renovation and become a boutique hotel. There will be no new building, only renovation of existing space. The parking lot is already there and will go with it.

Rates will be \$100-300 a night. This should provide a lot more people in the area, and should help to make it more secure and safe.

Shared with Marigny: 7 neighborhoods in General

THANK 5 REPLY 12

★ Alison, Franklin, Stephanie and 2 others thanked Ray

Phyll Jim from Marigny

I heard an event venue (wedding receptions etc and rooms to stay) Sounds nice who is doing it?

Thank Flag

Ray thanked Phyll

1 Aug

AM Friedman from Marigny

Is this a done deal? Don't they need a zoning variance? Or have they received it already?

1 Aug

1 Aug



Nathalie Jordi from Marigny

Hi everyone! Thanks Ray for posting about the project--I am actually the person behind it. My name is Nathalie Jordi and I live on Pauger St. You can find out more about what we are hoping to do at www.stpeterandpaulfeedback.com, but to answer the questions that have already come up, we would like to keep the church un-subdivided and open to the public for events and other community uses, and yes, we do need a zoning change, any project other than a single- or two-family dwellings on this site would require that. As Ray said, we won't be demolishing any existing historic buildings, constructing any new ones, and all parking will be contained on site. Feel free to call me or email me if you have any other questions. I'll be holding public meetings at the site on Aug 12 and 14th to talk about the project as well as presenting at the FMIA's general membership meeting on Aug. 18.

Edited on 1 Aug

Delete

Eileen, Carolyn, ross and 3 others thanked you

2 Aug



Glinda Mantie from Marigny

70 rooms seems a lot for the "boutique" designation...

Thanked! Flag

You thanked Glinda

2 Aug



Nathalie Jordi from Marigny

Hi Glinda,

Due to an architectural limitation in the school that I learned about yesterday, we may end up with fewer rooms. But, just for context, the plan that preceded ours called for 72 condos on the site. Because hotel rooms can be smaller than condos (since they don't need kitchens, etc), we are able to fit people

comfortably into just the school and the rectory without having to bleed into the other buildings, thus leaving the church un-subdivided and the parking lot available for cars--not that many people come to a hotel with a car anyway, but still, we want to keep the streets clear for resident parking, and since our plan does not involve constructing new buildings, we can.

Delete

Glinda and Ray thanked you



Glinda Mantie from Marigny

2 Aug

Hi Nathalie,

While your response doesn't address my statement about 70 rooms being to large for the "Boutique Hotel" designation, you would be surprised at the number of visitors that come through NOLA with a vehicle. I work at two boutique properties and can attest to this factor. One does not have any onsite parking and the other has a small lot that can accommodate up to 6 cars.

A very large portion of the international market, rent a car at their entry point into the US and will spend multiple weeks driving throughout the country. Many vacationers who do not have NOLA as not their final destination will drive through from, let's say, a point in FL on their way to TX and stop of in NOLA for a night or two. Having a parking lot will be a huge plus, especially if there isn't an additional charge to use the facility.

I wasn't being negative about a new business in the neighborhood, or that 70 rooms is to big for our neighborhood (I live on Royal by Marigny), unless it's going to be tied to a big corporate flag hotel instead of independent, local ownership and management.

Thank Flag

Ray thanked Glinda

2 Aug



Ray Ruiz from Marigny

Yes. As a B&B owner myself, I can second what Glinda says. I would guesstimate that anywhere from 7-20 cars will be parking for that number of rooms. Besides the situations described by Glinda, a significant amount (15% perhaps) of our B&B guests drive from Austin, Houston--and from Mississippi, Alabama, north Louisiana and Florida. They are happy we have free, on-street parking in our neighborhood. I only have two rooms, so the impact is minimal. But, undoubtedly there will definitely be some more cars with a 60+ room hotel added. On-site parking would be a big plus-- and I don't think they would mind paying say, \$10 a day-- or something reasonable.

Nevertheless, thinking of all the developments that we could wind up with there, this is one of the most attractive, and least disruptive that I can think of. And by the way, even though I am a realtor (as well as a B&B owner), I am not involved in this real estate transaction, and have nothing to gain from it personally, one way or the other-- other than as a neighbor. I have never met Nathalie, but welcome her to the neighborhood :-). She is already a resident here in Marigny too.

Thank Flag

Eileen and Matthew thanked Ray

2 Aug

Paul McMahon from St. Claude

This is a welcome bit of news on the real estate development front. Thank you Natalie for being sensitive to the historic character of the neighborhood and for putting a great property back into commerce.

Thank Flag

2 Aug

Phyll Jim from Marigny

Sounds great I would think the block school section would be the hotel rooms and the yellow Nursery ?? An Annex of the large venue, look forward to seeing the plans



Glinda Mantle from Marigny

2 Aug

I can now answer my own question as I did a little research. The "Boutique Hotel" designation is for 10 to 100 rms!..Bring it on and good luck with the project, I look forward to seeing it be successful.

Thank Flag



Nathalie Jordi from Marigny

2 Aug

Hi everyone--sorry, I was out buying boiled crabs :)

Glinda, the hotel will be independently owned and managed by me and my partner--no corporate flag. The idea is to create a place that makes you feel like you couldn't be anywhere but New Orleans; the idiosyncratic nature of these gorgeous buildings (church, school, rectory, nunnery) will certainly help create that atmosphere. We have not labeled ourselves anywhere as a boutique hotel, I think you might have picked that up in Ray's initial posting. Of course some guests will come to the hotel with a car, though many will not, but in accordance with the zoning regulations we'll have 70+ parking spaces anyway--thankfully, the existing parking lot can cover our needs. We are even considering making parking free so that guests aren't incentivized to park on the street, keeping the spots in the neighborhood free for existing residents.

Phyll Jim, our current plans are for the rooms to be limited to the school and the rectory. The church will remain open for events and public use, and the yellow nunnery will probably be a guest breakfast area, plus offices and storage. The idea is new enough that plans are still in flux, but you can see what we are currently thinking by going to www.stpeterandpaulfeedback.com; any changes will be posted to the website.

Ray and Paul, thank you! I am getting encouragement from nearly every corner of the neighborhood, it's great to see it here on Marigny Nextdoor too.

Keep the queries coming, everyone! I want to address as many questions and concerns as I can.

Best,
Nathalie

Edited on 2 Aug

Delete

Brooke, Suzy, Glinda and 1 other thanked you



Ray Ruiz from Marigny

2 Aug

Hi all, I got the idea about the "boutique hotel" from the initial project by Nathalie's partner, Ari Heckman. The website for that hotel, called the Dean, in Providence, Rhode Island, describes the hotel thusly: The Dean Hotel
<https://thedeanhotel.com/>

The Dean is a 52 room boutique hotel in historic Providence. Book a room online today! We can't wait to see you.

Although the Dean has a totally different personality than the proposed hotel here will have, I imagine it will be so individual, and personalized to our city, that it will also be known as a "boutique" hotel. BTW, I found the Hotel Modern at Lee Circle in New Orleans under "boutique hotels New Orleans" on the Net, and it has 135 rooms and is 10 stories tall!! So, I guess the definition can be pretty "expansive"-- so to speak. :-)

Here's another really good, very short piece from a Canadian newspaper on the Dean hotel in Providence. Have a look. Très cool, n'est-ce-pas?

<http://www.theglobeandmail.com/life/trav...>

Thank Flag

Jolie thanked Ray

ANOTHER POST ON NEXTDOOR MARIGNY

Post in General

Proposed Hotel at St Peter & Paul

AM Friedman from Marigny

21 Aug

I was out of town and unable to make the 2 NPP meetings along with the FMIA meeting which discussed the proposal for the church. What comes next? Will there be any more NPP meetings? Also, can someone please relay FMIA's position? Thanks in advance.

Shared with Marigny + 7 neighborhoods in General

THANK

REPLY

14



Gi Neworleans from Marigny

21 Aug

FMIA will most probably make a decision at their Board meeting on Sept. 3, held at the Healing Center, and you are always welcome to attend. I am on the Board, but it is probably improper for me to say, as I am not in charge. Can say there has been A LOT of positive feedback.

Also, there will be an emergency Zoning Meeting on Sunday at 5 p.m. I will post the location as soon as there is a confirmation.

Thank Flag

AM thanked Gi

AM Friedman from Marigny

21 Aug

The emergency Zoning Meeting is in regards to what? CZO?

Thank Flag



Gi Neworleans from Marigny

21 Aug

The Comprehensive Zoning Ordinance Final Public Hearings on Aug. 26, Sept. 2, and Sept. 9.

First new one in 40 years.

Comments due to City Planning Commission Staff by Sept. 1, Labor Day.

Thank Flag

AM thanked Gi

AM Friedman from Marigny

21 Aug

Thanks, James. I have viewed everything online but I still have quite a few questions and concerns. I'm wondering if there will be another chance to bring them up?

Edited on 21 Aug

Thank Flag

Bekah thanked AM



James McCarthy from Bywater

21 Aug

I Don't believe there will be anymore NPP meetings regarding the zoning change. I think they are required to do 1. Don't quote me though. :)

Thank Flag



Bekah Havens from Marigny

23 Aug

I think 1 NPP is standard, though folks do sometimes make the effort to go to all the different neighborhood orgs for an appearance at meetings. I, for one have lots of reservations about the project. Is it extremely dense.

Thank Flag



Kappa Horn from Marigny

24 Aug

This project is smart and thoughtful and will bring new vibrancy back to. Blighted property

Thank Flag

Phyll, Ric and James thanked Kappa

Steve Halpern from Marigny

24 Aug

Seems to be a most satisfactory plan to reopen the attractive property. There will be no change to external structure & project seems to have enough parking space to avoid an adverse impact on nearby street parking. There will be a favorable result for nearby businesses & more street & car traffic which is a safety plus.

Edited on 24 Aug

Thank Flag

Bekah, Phyll, Stephanie and 4 others thanked Steve



Bill Walker from South 7th Ward

24 Aug

There is a new neighborhood association called One Marigny. We will be holding a meeting at the Maison at 508 Frenchmen st. on Thursday at 7pm. Natahlie Jordi will be one of the presenters at that meeting. Feel free to come to the meeting. We will be discussing that project, some czo points that affect the Marigny, as well some exciting new business's that are planning on moving into some of the long vacant commercial spaces.

Thank Flag

Amy, Bekah, AM and 2 others thanked Bill



Ray Ruiz from Marigny

24 Aug

Wow, Bill. That all sounds like really good news! Thanks to you and everyone involved.
