

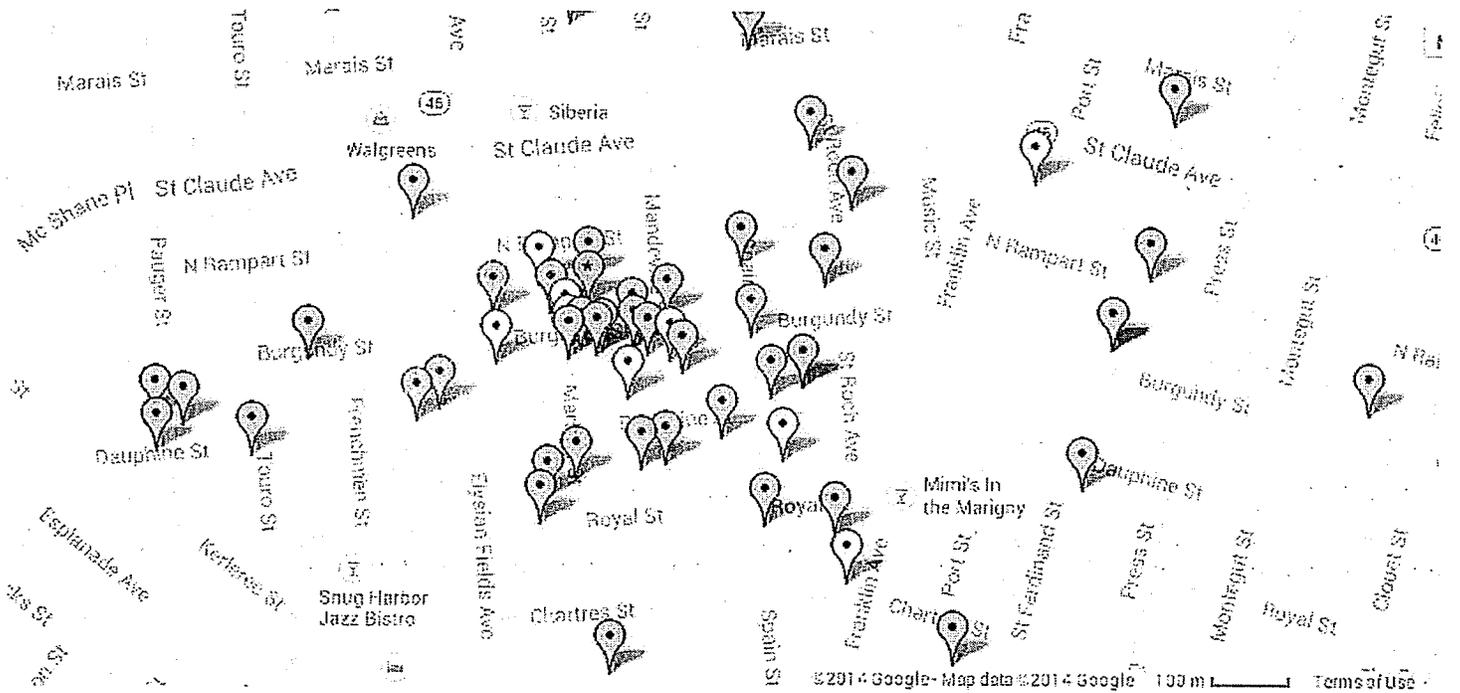
MAP OF ALL WRITTEN CORRESPONDENCE AS OF 9/12

1 blue pin: site

2 red pins: written opposition

2 yellow pins: written questions

48 green pins: written support (can be independently verified as every letter was sent to FMIA)



CORRESPONDENCE: QUESTIONS

	Initial Contact	Name	Address	Response
1	7/28/14	Bekah Havens	1028 Port St	7/29/14
2	7/14/14	Clare Bourgoyne	825 Mandeville St	7/14/14
3	8/13/14	Jackie Schick	839 Marigny St	8/14/14
4	8/17/14	Diane Maiwald	n/a	8/17/14
5	8/12/14	Michael Schachtman	1209 Marigny St	8/13/14
6	8/19/14	Monte Mollere	2327 Dapuhine	8/20/14
7	8/3/14	Nora Marsh	719 Spain St	8/6/14
8	7/31/14	Rick Fifield	600 St Roch	7/31/14
9	8/19/14	Ted Kaplon	920 Marigny	8/20/14
10	8/25/14	Bob Bergeron	831 Elysian Fields	8/26/14
11	9/10/14	Blake Bertuccelli	720 Mandeville St	9/10/14
12	8/22/14	AM Friedman	900 Marigny St	8/23/14

From: **B. Havens** formsubmission@homesteadsupport.com
Subject: A new customer has requested info from you.
Date: July 28, 2014 at 6:01 PM
To: speterandpaulfeedback@gmail.com



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Jul 28, 2014 at 4:01 PM

Name: B. Havens

Email address: bhavensrn@gmail.com

Phone:

Message: Hi, this is a really interesting project. When you say "70 rooms" do you mean 70 traditional hotel rooms that sleep two people each? That is A LOT of rooms for a residential neighborhood to take on...

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From: **St Peter and Paul** stpeterandpaulfeedback@gmail.com
Subject: st Peter and Paul project
Date: July 29, 2014 at 6:01 PM
To: bhavensrn@gmail.com

Hi there,

Thanks so much for reaching out. We do mean 70 traditional hotel rooms--64 in the school building and 6 in the rectory (this is contingent on an architect confirming that this is actually feasible, which will probably happen next week). The condo project that was planned for the site before we came along actually required for 72 condos to make the numbers work so I believe that any project on that site would likely be as dense. However, since hotel rooms require less space than condos (because you don't need a kitchen, etc), we would be able to fit people in just two of the buildings as opposed to the condo plans, which called for subdividing the church into units, tearing down the nun's quarters, and in its place building a parking structure with units on top.

By fitting all the rooms into the school and rectory (and they will still be pretty roomy, I think we are estimating an average of 350 square feet per room), we are able to preserve the architectural integrity of the church and nun's quarters AND fit all required parking (1 space per room) in the parking lot currently on the site, not even counting any spots on the street, which technically we are allowed to do. Many visitors to a hotel don't come in cars anyway, so there will probably be fewer cars in the neighborhood than there would be with a condo project.

We are projecting 70% occupancy (which is the New Orleans average) so on average we'd have less population density than traditional multi-family residential (unless the condos were bought by out-of-towners who rarely came, I guess). Hotels also produce a lot less trash than condos because people aren't cooking, ordering packages from Amazon, throwing out their junk mail, etc.

Obviously, bringing the site back into commerce (as opposed to keeping it blighted) is going to increase neighborhood density. However, I believe that our project is less intense than the alternatives that are likely to happen if we can't manage to see our project through. Keep in mind what would happen in the (highly unlikely) event it became a school and a church again--a crush of people and cars every weekday around 9 am and 3 pm as well as Sunday mornings.

We understand that any project here, including ours, will bring more people to the neighborhood, and that some neighbors are not going to be happy about that, and will prefer blight to any alternative. However, it's unlikely that this site will stay empty for much longer, and we feel that our plan is better for the neighborhood than some of the alternatives out there, from a perspective of historic preservation, parking containment, traffic mitigation, AirBnB alleviation ('cause clearly people want to stay in the Marigny), crime prevention, keeping the site open to people in the neighborhood, etc etc.

Whew! That was probably more than you wanted to hear, and certainly more than I was intending to write--sorry!!

Anyway, I'm really happy to discuss this with you further, and even to sit down with you in person if you'd like. I truly want to make sure that we have addressed everyone's concerns and that we do something that the neighborhood supports. Thanks again for getting in touch.

Best,
Nathalie

nathalie jordi
504.715.7142

(read up from the bottom)

From: **clare bourgoyne** monclare62@gmail.com
Subject: Re: Zoning Change Meeting
Date: July 14, 2014 at 5:46 PM
To: St Peter and Paul stpeterandpaulfeedback@gmail.com

You've really done your homework, Nathalie!

On Jul 14, 2014 5:06 PM, "St Peter and Paul" <stpeterandpaulfeedback@gmail.com> wrote:

Yes, Darrell and Glen are actually the only people besides the immediate neighbors that I reached out to on Saturday because I thought they might want to offer input. I left a letter at the Sunburst Inn but apparently they are on vacation for a few more days. My belief is that hotel folks and B&B folks are looking for pretty different experiences, so I don't think there should be too much conflict, however I am very interested to hear what they think, especially since they are the closest B&B to St Peter & Paul. I think one of the perks of our plan is that we offer a taxpaying, legal, insured, regulated and safe alternative that will relieve some of the pressure from AirBnB that a lot of folks in the neighborhood (including B&B owners) are unhappy about. I the high number of AirBnBs on offer in the Marigny right now--175 at last count--proves that there is enough demand to go around. But I really would like to sit down with them sometime, hopefully soon after they return.

Best
Nathalie

On Jul 14, 2014, at 3:19 PM, clare bourgoyne <monclare62@gmail.com> wrote:

I am guessing but you may hit some opposition from the Sunrise Inn B&B which is 2 doors down from us.

I'll think about this and-if any concerns pop up I will arrange for meeting you.

Thank you for getting back to me so quickly.

Clare

On Jul 14, 2014 2:28 PM, "St Peter and Paul" <stpeterandpaulfeedback@gmail.com> wrote:

Hi Clare,

Thank you so much for writing. You are our first "official" feedback and I am thrilled that you like the ideas so far.

Because you live so close to the church, you will definitely be included in the zoning change meeting--I will be sending out a letter soon with details about it. My initial outreach had been just to the people whose properties abutted the church, which means you missed the cutoff by one house! However, the zoning change process involves notifying everyone within a 600 foot radius, and your address is on the list.

Do you have any feedback that you would like us to consider while we are still shaping the plan (and before we present it publicly)? I would be happy to sit down with you this week and talk about any concerns and ideas you may have. I know that this plan is not going to work without the support of the neighborhood, so I really want to make sure that what we present is something people are going to find desirable.

Let me know, and thanks again for your email!

Best
Nathalie

On Jul 14, 2014, at 8:23 AM, clare bourgoyne <monclare62@gmail.com> wrote:

> Hi Nathalie,

>

> My neighbors passed on to me your flyer outlining the proposed changes to the church. My husband and I live one house behind our neighbors facing Burgundy Street.

>

> I like the ideas and would like to be included on when the zoning change meeting will be held later this month.

>

> --

> Clare Bourgoyne

> 825 Mandeville Street

> Faubourg Marigny

> "joy is the fuse that lights your faith"

From: Nathalie Jordi nathalie.jordi@gmail.com
Subject: Re: Development of St. Peter & Paul Parcel
Date: August 14, 2014 at 10:42 AM
To: Jackie Schick jackie.schick@gmail.com



Hi Jackie,

Thanks so much for writing, I really appreciate the opportunity to answer your concerns. Please see my responses to your questions in red below.

On Aug 13, 2014, at 11:03 AM, Jackie Schick <jackie.schick@gmail.com> wrote:

Hi Nathalie,

I'm the owner of the property at 839-841 Marigny St., which is directly across from the proposed development.

This is an income/investment property for me which is my primary income. While I welcome the development you propose I am concerned that it may impact my tenants and the ability to keep tenants. I believe that if it's done thoughtfully and respectfully to the surrounding neighbors, it can be a plus to the neighborhood, but an idealistic approach could delay development and/or leave it in limbo. I understand a zoning change is required which can be a difficult process. I have some concerns and list them below. I'm currently out of town so I'll be unable to attend the meeting today. My tenant Michael Galdi may be attending. The meeting is actually today at 7 pm at the church! We scheduled meetings for 8/12 and 8/14. I hope you're able to let Michael know.

1. Financing, does your group have sufficient financing to take this development through to completion? Yes. I would not want to take on the risk or hassle of a 4-6 month zoning change that has an uncertain chance of success if I did not feel absolutely confident about funding.
2. Impact, construction, noise, dirt, debris, rodents? What is your plan to handle this? My tenant in 841 will be directly across from the project? Will they get a decent night sleep with construction directly across the street. They work late and sleep late, how do I tell them that construction vehicles will be quiet in the morning? This is a very reasonable issue that many of your neighbors have also raised. We will be working with the FMIA to develop a Good Neighbor Agreement that stipulates strict starting and stopping hours for construction (the agreement will be posted to our website and you are welcome to offer feedback to help shape it). Our plan does not involve any demolition and does not propose new buildings, and an adaptive reuse of an existing building is minimally disruptive compared to new construction. Any reuse of this site will require construction, but we are really doing our best, with the help of feedback from neighborhood people and the neighborhood association, to come up with a program that is minimally disruptive.
3. My property, I had planned to paint the exterior this fall, do I spend \$5000 or more doing this knowing that there will certainly be construction debris, dirt etc.? Will the construction impact my property? It shouldn't. Since what we are proposing is an adaptive reuse rather than demolition and new construction, pretty much all of the renovation work we plan on doing to the school building that faces your property will be inside the school, with the addition of adding some dormer windows in the roof. Because it will take a while to figure out whether we can obtain the zoning change we need (minimum four months), construction will not begin before Spring 2015 at the earliest.

These are just a few of my concerns. Please distribute minutes from the meetings today via email to this address if the discussion addresses these concerns. After tomorrow's meeting I will be sending out an email to all attendees that sums up the discussion and how we plan to address the concerns that were raised. I will add you to the list of people who will receive this email. If you have any other concerns, I want to hear them and address them as well, so please feel free to reach out again. I live in the neighborhood too, and I want to make sure that this project is minimally disruptive during renovation and a real net positive once it's built. Thank you very much for writing-- Nathalie. 504 715 7142.

I'm on the road so I have spotty internet access. Thanks and best regards,

Jackie Schick
839-841 Marigny St.

nathalie jordi
504.715.7142

From: St Peter and Paul stpeterandpaulfeedback@gmail.com
Subject: Re: A new customer has requested info from you.
Date: August 17, 2014 at 10:27 AM
To: diane maiwald, m.d. formsubmission@homesteadsupport.com

Hi Diane,

Thanks for writing. I think the meetings went well. There will never be a plan that will please everybody, but I have certainly observed more support than opposition. I think most people came with an open mind were satisfied with our answers to their questions. I have yet to hear a concern (parking, noise) that we don't have a solution for.

In response to your other question, the funding for this project will be a mix of historic tax credits, private investor funding, and bank financing.

Feel free to reach out if you have any more questions!

Best
Nathalie

On Aug 17, 2014, at 10:14 AM, diane maiwald, m.d. <formsubmission@homesteadsupport.com> wrote:

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Aug 17, 2014 at 8:14 AM

Name: diane maiwald, m.d.
Email address: dai1@optonline.net
Phone: 15163816021
Message: How did the meetings go? You have no mention of funding. Do you have funding? D.M.

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From: Nathalie Jordi nathalie.jordi@gmail.com
Subject: Re: St. Peters
Date: August 13, 2014 at 11:27 AM
To: Michael Schachtman mws123@gmail.com



Hi Michael,

Thank you so much for writing. I'll try to answer your questions as thoroughly as possible--see my responses in red, below.

On Aug 12, 2014, at 3:20 PM, Michael Schachtman <mws123@gmail.com> wrote:

Dear Nathalie,

Thank you for the notification regarding your interest in developing a hotel in St. Peter's Church. As a property owner and neighbor, and someone who walks by the church twice every day, I am very hopeful to see the church returned to use in some fashion (especially if all existing structures can be retained). That said, I have a few follow-up questions after speaking with my neighbors.

1. You mentioned in your letter that the alternative uses for the property in addition to a hotel, are either "continued blight" or "high end condos in a gated community?" How are you so certain that there are no alternative uses? Are you aware of the Marigny Opera House just a few blocks away which is a converted church space? There is also Redemption Restaurant in mid-city and several private residences around town which were born from abandoned churches. I'm not suggesting that any of these models are necessarily a better fit for St. Peter's, but rather inquiring as to whether you have any information I don't know about that specifically precludes them as you imply in your letter. I am certainly aware of the wonderful Marigny Opera House--in fact, I got married there a few of years ago! I love that space. I've also enjoyed several meals at Redemption in Mid-City and do understand that some churches in town have been converted into single-family homes (which, incidentally, is the only thing the St Peter & Paul campus is currently zoned for). I think there are several reasons why St Peter & Paul probably has a different destiny. First of all, given that the church comes accompanied by the school, the rectory, the nun's house and the parking lot, it is actually much, much bigger than any of the other sites you mentioned, making it perhaps more difficult for someone to make a go of it with a single use like a restaurant, home or simple event space. The school alone is over 30,000 square feet over four floors! The parking lot fits 70 cars. This site is freaking enormous. Obviously, this kind of space comes at a price, making it more prohibitive for very low-intensity users to envision St Peter & Paul as a viable option. Of course a gazillionaire could certainly step in and offer a low-intensity plan that was entirely subsidized/underwritten, but short of that happening, that's why I believe that market forces dictate either condos or something like our idea (and the owners of the property have confirmed this). To delve into this a bit further, you should know that the plan that preceded us was for 72 condos. It involved demolishing the nun's house, building a 2-story parking garage with additional units on top, subdividing the church into units, and using street parking spots to fill quota (which involves a hard-to-get parking waiver). And even THEN the numbers barely made sense, which is why the owners of the property were willing to listen to our idea. One of the benefits of ours, I think, is that because hotel rooms require less square footage than condos (since you don't need kitchens, etc), we can actually come up with a business plan that works even though the guests are kept to the rooms in the school and rectory, the remains church un-subdivided and available for hotel and community use, we don't have to destroy any historic buildings, and we can contain all the parking on site. Unlike with a condo plan, it actually makes business sense for us to leave the church un-subdivided, because we can host events there that bring guests to the hotel. The for-profit events we host there (like weddings) can help subsidize the non-commercial events that we also want to host (art installations, Fringe festival theater, yoga classes, neighborhood association meetings, whatever). So, to sum up: is our proposal the only option? No, of course not. Is it or condos the most likely, given the size of the property or its corresponding price? I think so.

2. You mention that every room in the proposed hotel will have a designated parking space. Will you have extra private spaces allocated for employees? If so, how many, and how many employees do you anticipate hiring? We are required by the zoning ordinance currently in effect to offer 1 parking space per room (the draft zoning ordinance on its way into law actually has a lower threshold). As you can imagine, and as the city planners know, many people do not come to a hotel with a car (I currently work in a hotel and would say that in our case it's less than 30%, and we offer free parking so probably attract more car-driving guests than other places). The math the city planners have done to come up with this number is supposed to account for accessory uses and employee parking, so technically, we are covered. However, parking is the single most sensitive topic in the neighborhood, so I want to be MORE than covered, I want parking never to be an issue. A few ideas about that. We are considering making the parking lot free for guests, in order to disincentivize parking on the street. If, for whatever reason, the street is full but there is space in our lot, we'd welcome close-by neighbors parking in the lot for free. Additionally, we'll have bikes available for guest use, to further discourage people from thinking they need a car to explore NOLA (bike is my main mode of transport here, my husband and I share a car, though I will say that now that I am 8 months pregnant and it's hot as hell I'm starting to hassle him for the Honda a little more!). If, for instance, we hosted a wedding, I believe that many of the attendees would probably also be guests of the hotel, which means if they came in a car it would already be there. The fire marshal will limit the number of people who can fit in the church, so we can't have enormous amounts of people there anyway, but if we were hosting an event where we saw the potential for a parking problem, I would want to use a valet service to shuttle cars to nearby lots like Doerr Furniture or Robert's, who would most likely be closed during the times when we were holding events. It looks like we are headed towards hammering out a list of commitments and provisos with the FMIA (Good Neighbor Agreement) and these are the kinds of things that will be in there.

3. I see on your website that you and Ari Heckman are listed as points of contact for the project. Are there additional sources of funding and can you provide a bit of information on Mr. Heckman's connection to New Orleans. I am not looking for personal information by any means, just enough to know a bit about who is looking to invest in our neighborhood. So, the backstory on this is that I have been looking to open a hotel in the Marigny for the past year, and pursued four different sites, all smaller than SP&P, that never worked out, for various reasons. When the opportunity to acquire SP&P came up, I was really pumped, particularly because of the church/community space element which I thought could dovetail in so many ways with the guest rooms in the school and keep the church open to the public which would be so cool and would matter so much to a lot of neighborhood people, but I realized I would be totally out of my league if I tried to pursue this project alone. Ari has been in my orbit for a while--he used to work with my sister at an urban planning firm in Providence, his hometown, and his life partner went to college with me. He has a lot of experience with adaptive reuse of historic buildings and also owned and operates

the partner went to college with me. He has a lot of experience that adapts to the needs of historic buildings and also opened and operated a terrific hotel in Providence called The Dean. The Dean is hipper than what we would want to do in New Orleans (no one thinks a karaoke bar is appropriate for SP&P!) but some of the things I like about it is that he was really respectful and creative with regards to working within the constraints of the existing historic building, almost everything in it from the furniture to the fixtures to the art was locally fabricated, and the service is fantastic--they hire people who care, they pay them well, etc. We share a lot of the same ideas about hospitality, including a vision for a hotel the likes of which I don't believe currently exists in New Orleans, and I thought he could bring some things to the table that I couldn't, namely historic renovation and operational experience, whereas he was interested in working on another hotel, but didn't feel like he could do something in New Orleans without a plugged-in local partner like me. What I'm trying to say is that I think we complete each other pretty well and together could make this project a reality. I'm happy to offer more information if you'd like, but that's basically how he came into the picture.

4. In regards to employees being paid a "living wage," can you provide a specific number? This term is very subjective and I have seen it used to the detriment of employees in the past. Living wage is a slippery term indeed. We knew it was a goal we had for the project, so I got in touch with the economic development folks at GNO Inc to try to figure out what that is here. They pointed me to the MIT living wage calculator, which, somewhat unsatisfactorily, was last updated 2 years ago and determines what a living wage is based on how many dependents you have. While I understand the logic in this, it's doesn't seem exactly fair to offer salaries based on procreative skills or whether you have generously taken in your elderly parent! (That said, for what it's worth, our projections have us paying wages above what MIT claims a living wage for 1 adult is.) As a gut check, we also looked at data that GNO Inc shared with us about median hourly wages in Orleans parish for hospitality industry jobs (housekeeper, concierge, etc). For each type of job, they were all several dollars per hour lower than what we have projected in our pro forma. So I was (perhaps unfairly in retrospect) using "living wage" as a shortcut to say "we want to pay people well," which is something I believe in doing because besides being nice, I actually think it makes business sense. Once we figure out what a living wage is, I anticipate that we'll be paying wages that match it or are perhaps even higher, but in the absence of a better definition, it's been hard to pin down. Do you have any leads on this? I would love to get to the bottom of it.

5. Just as you suggest that added human presence in the neighborhood will deter crime, many of my neighbors take that one step further to argue that added neighbors (as opposed to transient/tourists) are what the neighborhood needs. How do you respond to this? Last time I checked AirBnB, there were 175 available rentals in the Marigny alone. Clearly the demand for visitors to the Marigny is here (there's a moratorium on rooms in the French Quarter + increasing numbers of visitors to New Orleans, which partly explains this, but I think it's also people just wanting to stay in the Marigny). I don't personally have a problem with AirBnB, but I do think that it is more responsible for depopulating the neighborhood of regular residents/neighbors than turning an enormous, blighted, currently empty site with limited applications into a tax-paying, insured, regulated, safe place that contains visitors on the edge of 2 commercial corridors. Given what it would take to renovate this site, I can pretty much guarantee that any condo project that goes here will be for luxury condos. How do you know whether the people buying those condos will actually become "real" neighbors as opposed to people looking for a weekend pied-a-terre or to make money via AirBnB? My point is, there's nothing that guarantees that putting residential units on SP&P will translate to neighbors. Although our plan does involve visitors rather than residents, I think that keeping the church un-subdivided and available for neighborhood use, offering amenities like a dry clean drop off/pick up point or a hair salon or a classy, quiet, small bar or a CSA pickup point or yoga classes or an AA meeting point or a spot for neighborhood meetings (all things we are currently considering) are in some ways more neighborhood friendly than a gated condo community. And by the way, this is not purely altruistic--we think the type of guests we will attract are people who will be excited about interfacing with local people and using these amenities too.

Thank you for your candor. Questions like this make me dig deep, will keep us honest, and will ultimately make the project stronger. Feel free to keep them coming, send your friends my way, and I'm happy to sit down over a coffee at the Who Dat if you'd like. I live here, I really want this to be a net positive for the neighborhood, there are a LOT of agendas to satisfy but I believe we can do a lot to mitigate most of the concerns people are having and turn this into a place that people are excited to send their family and friends to. That was the idea that sparked this whole thing and it is still my goal. Best, Nathalie

Sincerely,

Michael Schachtman

--
Michael W. Schachtman, Esq.
504.421.6767
mws123@gmail.com

www.NewOrleansBulldogs.com
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nathalie jordi
504.715.7142

(read up from the bottom)

From: **Nathalie Jordi** nathalie.jordi@gmail.com
Subject: Re: follow-up from neighborhood meeting about St Peter & Paul
Date: August 20, 2014 at 11:56 AM
To: Monte Mollere mmollere@cox.net



Hi Monte,

Thanks so much for writing. There is actually a reference to the discussion about traffic patterns in the summary of points discussed at the meeting--it's noted in the second paragraph in the "Traffic" section.

We have been spending a lot of time on this issue since it came up at Thursday's meeting and again on Monday. We looked at putting an entrance on Marigny St instead of that being an exit, but there are various safety reasons (parked cars backing out into entering cars, the tight turn at the school/rectory drive, danger to pedestrian/bike traffic to Burgundy if the school/rectory drive were an exit rather than an entrance) as well as neighbor nuisance reasons (headlights shining on Burgundy St homes if the school/rectory drive were an exit rather than an entrance) why this ceased to seem like a good idea.

Dauphine is one car path, but certainly not the only one. You avoid the Dauphine St traffic light by taking a left after St Claude onto North Rampart, down to Spain and back around to Burgundy. Other cars will U-turn back to St Claude to get to the site via Spain--with this option, cars spend only 3 blocks in the Marigny before arriving on site, the same as coming down Dauphine.

The traffic plan at this juncture is very preliminary, and it's worth noting that vehicular traffic to a hotel mostly occurs between 11 and 3pm, unlike a residential building which is likelier to see ingress and egress in the morning and evening rush hours. We are making a list of particular points of concern and are exploring an additional exit on Mandeville St., although we lose parking spots by doing so, and I know parking is really important to folks in the neighborhood.

Obviously, any reuse of the site will inevitably involve more vehicular traffic than what we see there now, but our goal really is to make traffic through the Marigny as minimal as possible. But you should know, it's not entirely up to us--at some point, Safety & Permits will be weighing in.

I hope this addresses your concern--I promise, we are definitely incorporating this input into our planning.

Best
Nathalie

On Aug 19, 2014, at 10:49 PM, Monte Mollere <mmollere@cox.net> wrote:

Nathalie,

Thanks for the email. I notice one item that was not reported from this weeks meeting is the traffic pattern chosen is more disruptive than a possible alternative. I understand this was also raised at the FMIA meeting. It would have great impact on my residence on Dauphine. I hope you plan to address this and that it gets on the commitment list as it appears to be an issue over which developers should have control. Such a commitment would be a significant demonstration that your plans are truly sensitive to reducing traffic and parking impact on the neighborhood. Please let me know how I can help. Thanks, MM

From: Nathalie Jordi

Sent: Tuesday, August 19, 2014 11:48 AM

Subject: follow-up from neighborhood meeting about St Peter & Paul

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.

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

nathalie jordi
504.715.7142

From: **St Peter and Paul** stpeterandpaulfeedback@gmail.com
Subject: **Re: A new customer has requested info from you.**
Date: August 6, 2014 at 6:43 PM
To: Nora Marsh formsubmission@homesteadsupport.com

Hi Nora,

Thanks so much for writing! It's great to hear from you, and I'm glad I can answer your question. The property does in fact have enough room for 70 cars--we will be presenting a site map at next week's meetings showing how the spots will be laid out (it's tight, but it fits!). Technically speaking, according to the zoning ordinance, we are allowed to count the street parking spots immediately in front of the building, but at the moment we're not even doing that.

Of course we need sufficient parking to satisfy the requirement, but I honestly think many people will not come to the hotel with a car--I currently work in a hotel, and fewer than half of our guests arrive with their own vehicle. Furthermore, I would imagine that in certain event instances, like weddings, many of the attendees will be people who are staying in the hotel, so their cars (if they had them) would already be on site.

Although we are not required to provide extra parking for events, I really don't want to make these a hassle for the neighborhood, so I have reached out to the folks at Robert's to see if they would be willing to occasionally rent out some of the spaces in their lot a block away to a valet service we would contract with (they haven't gotten back to me yet). The parking lot at Doerr's furniture a block away is also a possibility. Since any events attracting cars would probably occur during closing hours for Doerr's and Robert's, this could be a win-win for them and us.

I'd love to answer any other questions, if you have them. Thanks a lot for getting in touch.

Best
Nathalie

On Aug 3, 2014, at 10:46 AM, Nora Marsh formsubmission@homesteadsupport.com wrote:

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You've received a message from a visitor to your site.

Aug 03, 2014 at 8:46 AM

Name: Nora Marsh

Email address: nora.t.marsh@gmail.com

Phone:

Message: The corner lot doesn't seem large enough for 70 spaces, or am I wrong? And where will attendees of the events in the church park when the hotel guests fill those 70 spaces?

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From: Rick Fifield, AIA formsubmission@homesteadsupport.com
Subject: A new customer has requested info from you.
Date: July 31, 2014 at 9:49 AM
To: speterandpaulfeedback@gmail.com



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You've received a message from a visitor to your site.

Jul 31, 2014 at 7:49 AM

Name: Rick Fifield, AIA

Email address: rick.fifield@gmail.com

Phone: (504) 319-3221

Message: Nathalie I too am a Marigny resident with a real concern about the Sts Peter and Paul site. I am most intrigued by this proposal especially the idea of maintaining the historic worship space as a single volume. Please keep me informed of upcoming meetings. Thank you, Rick Fifield, AIA

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From: **Nathalie Jordi** nathalie.jordi@gmail.com
Subject: Re: follow-up from neighborhood meeting about St Peter & Paul
Date: August 20, 2014 at 11:50 AM
To: Ted Kaplon tkkaplon@bellsouth.net



Hi Ted,

Thanks for writing. I understand your concern, as the exit on Marigny St is very close to your house. After the issue came up at Thursday's meeting, we looked closely at making that an entrance instead of an exit, but here are some reasons giving us pause:

- If Marigny St is an entrance instead of an exit, the people parking on the site near that entrance will be backing out of their spaces with their visibility compromised, causing potential accident issues.
- Furthermore, people coming in through Marigny St would be traveling head-on into those that entered the property via the first Burgundy St entrance at the point of a pretty tight turn (at school/rectory drive)--also a potential safety issue.
- Since, as you pointed out, Burgundy is a thru street, there is more pedestrian and bike traffic on it than there is on Marigny. Having vehicles enter the site from Burgundy reduces the chances that a car exiting the site could compromise the safety of peds/bikes on Burgundy.
- We are trying to minimize the impact of headlights on neighbors, and making Marigny St an exit seems like the best way to accomplish this. Your house on Marigny is positioned northwest of the opening, meaning that the headlight path of cars exiting that way and necessarily turning left would not sweep your house.
- If Marigny St was an entrance rather than an exit, you'd actually experience more traffic, because of people trying to get to the site from St Claude or Elysian Fields. Because of where on Marigny your house is positioned, all traffic leaving the site will actually bypass you.

The traffic plan at this juncture is very preliminary. Any reuse of the site will inevitably involve more vehicular traffic than what we see there now, but we will be working with our architectural team and traffic experts to determine best possible ingress, egress and flow. We're also looking at the possibility of a second exit to Mandeville Street, which would have the effect of spreading the egress through two exits rather than one, but we lose parking spots by doing that, and I know parking is also very important to folks in the neighborhood. However, you should know that ultimately, the flow of traffic on the site is not entirely up to us--at some point, Safety & Permits will be weighing in.

Anyway, this is our current thinking on the issue, but perhaps there are more things we haven't considered, so feel free to respond. Your input is definitely being incorporated into our planning.

Best
Nathalie

On Aug 19, 2014, at 6:24 PM, Ted Kaplon <tkkaplon@bellsouth.net> wrote:

Nathalie:

My main concern is increased traffic on Marigny St. Burgundy is a thru street, but the only exit on you plan is Marigny. Thanks

Ted

On Tue, Aug 19, 2014 at 11:48 AM, Nathalie Jordi <nathalie.jordi@gmail.com> wrote:

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](tel: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,

ZD 104/14

From: St Peter and Paul stpeterandpaulfeedback@gmail.com
Subject: Re: A new customer has requested info from you.
Date: August 26, 2014 at 10:11 AM
To: Bob Bergeron formsubmission@homesteadsupport.com

Hi Bob,

Great to hear from you! Thanks for writing. Would you like to get together sometime this week to sit down and talk? I'd be happy to come to your office, or we can meet at the Who Dat. Let me know what/when works, I am pretty flexible.

Best
Nathalie

On Aug 26, 2014, at 12:04 AM, Bob Bergeron <formsubmission@homesteadsupport.com> wrote:

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You've received a message from a visitor to your site.

Aug 25, 2014 at 10:04 PM

Name: Bob Bergeron

Email address: Bob@crescenttitle.com

Phone: 504 866 3131

Message: I am sorry I was out of town for your meeting. Our office is next to the vacant lot at the corner of the Burgundy and Elysian Fields. Your development is very interesting and, at your convenience, would like to find out more information. Thank you, Bob

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From: **St Peter and Paul** speterandpaulfeedback@gmail.com
Subject: Re: St. Peter and Paul Development
Date: September 10, 2014 at 7:42 AM
To: Blake Bertuccelli blakebertuccelli@gmail.com

Hi Blake,

Thanks so much for writing. We are open to many uses in the church space, including occasional movie screenings. We want to be careful to support rather than compete with the new movie theater across the street on Elysian Fields (Indywood), and there have been concerns amongst neighbors about parking and noise so we want to make sure that whatever events we host in the church space are neighbor-friendly, but I definitely think it is a possibility. Happy to talk to you further about this whenever you want.

Best
Nathalie

On Sep 9, 2014, at 6:16 PM, Blake Bertuccelli <blakebertuccelli@gmail.com> wrote:

Hey Natalie-

I work on Mandeville Street and was just referred to your proposal on the St. Peter and Paul development. Great idea!

I am curious: does your plan have any room for Cinema presentation?

There has been a strong outcry for a screening space in the Bywater/Marigny. I work with a lot of New Orleans Cinema Presenters and would love to discuss the opportunity to present cinema.

Hope to chat soon!

Thanks!

-Blake B.

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Inbox (/message_inbox/inbox) / Questions re: St. Peter & Paul

Conversation between you and AM Friedman.

(/profile/1286848)

AM Friedman (/profile/1286848)

Hi Nathalie. Thanks very much for contacting me. I was so disappointed to find that I had missed the FMLA meeting (due to the announced date confusion) as well as your 2 meetings. Please forgive me if my questions have already been asked. (And thanks for your patience, if so). I'll try to be orderly with my questions:

22 Aug

1. Do you have plans online? I could not find any on the site.
2. What parking lots nearby are available for your overflow in the case of events? Have you contacted them and what is their response?
3. I understand that the plan is for cars to exit on Marigny St. With the arrival of Robert's market, that street will already be congested with their delivery trucks. (Marigny is their planned exit route for large trucks.) Is there another option for entrance and/or exit of vehicles (e.g. Mandeville, or Burgundy)?
4. One of my major concerns is the Event Space. I have heard of the frequent problems neighbors have had with the Healing Center and I would not wish to have that happen here. I know you said that you would not wish to disturb your own guests, but I have found that it is often those same guests who come to revel in our nightlife that disturb the peace. What are your specific plans for the Event Space and how will you prevent similar problems?

Thanks in advance for taking the time to address my concerns.

(/profile/2807177)

Nathalie Jordi



23 Aug

Hi AM! I'm very happy to answer your questions, and to speak with you further after that if you'd like.

1.) We are not proposing many changes to the existing buildings--most of the work will be done on the inside--which is why plans haven't been posted, but I can certainly share the uses currently slated for the different buildings. The idea is that the school (building on the corner of Burgundy and Marigny) would house most of the guest rooms. The bottom floor of the rectory (building between school and church) would be a guest lobby and lounge, with 4-5 more guest rooms on the 2nd floor. The church would remain un-subdivided and basically just sensitively restored. The yellow nun's quarters (building closest to Burgundy & Mandeville) would probably be a guest breakfast area with offices and storage in the back, and a suite of guest rooms on the 2nd floor. And then there's the huge parking lot, whose traffic flow we are still trying to figure out (more about this below).

2.) Two nearby parking lots that could be available for overflow in case of events are the Robert's parking lot a block away to the northwest and the Doerr Furniture parking lot a block away to the west. I have contacted both but have not gotten a response yet. However, since most events we might hold would likely be held during closing hours for those businesses, I can't imagine why they wouldn't want to rent out some of their spaces. We could either contract with a valet service to shuttle cars between the site and those lots; alternately, people could just park in those lots and walk over, since they are both so close. The number of people who can fit in the church will be limited by the fire marshal, so we should be able to calculate pretty well exactly how many cars to expect. Since many people don't come to a hotel with a car (I work in a hotel and it is less than 30%), some event guests will be able to park on site; additionally, I would imagine that for some events, like weddings, many of the guests will be people also staying at the hotel.

3) The traffic pattern is something we have spent a ton of time looking at ever since some alternatives we hadn't thought of were proposed at Thursday's NPP meeting and Monday's FMIA meeting. There are a number of safety reasons why exiting on Burgundy has ceased to look like a good idea (I can explain further if you'd like), but we are considering opening up another exit on Mandeville, to ease the burden on Marigny St. However, in terms of trucks coming to Robert's, correct me if I'm wrong, but my understanding was that since large trucks are prohibited in the Marigny, trucks pulling into Robert's for deliveries would probably exit the neighborhood by making a left on Rampart and another left on Mandeville to get back to St Claude.

4) The chronic problems that Cafe Istanbul has caused for neighboring residents are really dismaying. We will be working out a Good Neighbor Agreement with the FMIA, but I think they

have probably learned from the disastrous experience at the Healing Center and are motivated to make sure ours has teeth and can be really well enforced. The first people to be inconvenienced by noise will be our own guests so we have an additional incentive to make sure that noise is never a problem. Also, if the noise is coming from our guests themselves, I think we are better positioned to tamp down noise than someone who is living next door to an unsupervised AirBnB--we will have a security guard and staff that knows that disruptive guests make us look bad to both our own guests and the neighborhood. By the way, in terms of the church space, events are only one of the uses that are being considered. Other uses that have been suggested include art exhibitions, yoga classes, co-working space, neighborhood association meetings, occasional free moving screenings, etc. I don't want you to think that the church space is slated to turn into a discotheque every night, that's really not the point! The acoustics in there are not suited for amplified music anyway.

I hope this goes some way towards answering your questions. I am very happy to answer more, or if you'd like, to sit down face to face at the Who Dat or wherever to talk over other concerns you may have. I live in the neighborhood too, so I really care about making this a place that people embrace.

(/profile/1286848) 25 Aug

AM Friedman (/profile/1286848)

Thanks for the detailed response. I heard that you will be speaking at the One Marigny meeting on Thursday night so I will make it a point to be there. In the meantime, I do have a couple of questions/concerns re:

2. Robert's as overflow would likely not work since their stores stay open until 9pm (7 days a week), after what I imagine to be the starting time for your events.
3. Yes, please explain why entrance and exit is not feasible on Burgundy. It is not clear whether trucks exiting Robert's would make the turn on Rampart or not. In their NPP meeting, though, they specifically stated that the exit route along Marigny was in fact the route that Robert's large trucks used before the storm.

Thanks again!



(/profile/2807177)

Nathalie Jordi

Hi AM,

Great to hear from you. In terms of overflow parking, I think that although Robert's will stay open til 9 pm, the parking lot will not be super packed in the evening. According to a research paper I just found after an admittedly highly unscientific two minutes of Googling, the busiest time at grocery stores is late afternoon on weekdays (4-5 pm) and midday on weekends (11am-12pm). However, if there is an issue with us using their parking lot during their opening hours, the Doerl furniture store a block away from the site closes at 6 pm on weekdays and 5 pm on weekends. Given the occupancy constraints placed on the church by the fire marshal (no idea yet what those will be, but surely reasonable), I can't imagine that we would ever exceed even partial capacity of either, much less both lots.

Perhaps this wasn't made clear in my last email and if so I apologize, but we do actually anticipate having two openings on Burgundy--one where the current parking lot gate is, and one between the school and the rectory. What we're still figuring out is whether those should serve as exits or entrances, and this will depend partly on how the openings on Marigny and potentially also Mandeville are used. Some thoughts about entrance vs exit on Burgundy & Marigny, in response to the question in your email:

If Marigny St is an entrance instead of an exit, the people parking on the site near that entrance will be backing out of their spaces with their visibility compromised, causing potential accident issues.

Furthermore, people coming in through Marigny St would be traveling head-on into those that entered the property via the first Burgundy St entrance at the point of a pretty tight turn (at school/rectory drive)--also a potential safety issue.

Since Burgundy is a thru street, there is more pedestrian and bike traffic on it than there is on Marigny. Having vehicles enter the site from Burgundy reduces the chances that a car exiting the site could compromise the safety of peds/bikes on Burgundy.

We're looking at the possibility of an exit to Mandeville St on the northeast corner of the property, but we lose a couple of parking spots by doing that, and I know parking is very important to folks in the neighborhood.

As you can see, the traffic plan at this juncture is very preliminary and we are looking at ALL the different options. Any reuse of the site will inevitably involve more vehicular traffic than what we

see there now (though residential probably much more so than our plan), but our sincere goal is to determine least disruptive ingress, egress and flow. You should know, however, that ultimately the flow of traffic on the site isn't entirely up to us--at some point, Safety & Permits will weigh in.

ZD 104/14

When you were at the Robert's NPP meeting (which I did not attend), do you remember where on Marigny they said the trucks would turn to leave the neighborhood? I'd be interested to know as that information could help us adjust our traffic plan to relieve pressure.

Looking forward to meeting you on Thursday night, and if you want to sit down before or after that, I'm happy to.

(/profile/2807177)

Nathalie Jordi

Hi Ann Marie,

1 Sep



This is Nathalie--we met at last Thursday's One Marigny meeting. Hope you're having a great holiday weekend. Please let me know if you have any more questions about the St Peter & Paul renovation project. I know you're right there so I want to make sure your concerns are addressed.

(/profile/1286848)

AM Friedman (/profile/1286848)

1 Sep

Hi Nathalie. Thanks for contacting me. I hope you're having a good holiday, too.

My concerns are still what we discussed in our prior conversations:

- 1) The lack of parking for the Event Space and
- 2) I am opposed to giving blanket commercial zoning for the property instead of more project-specific zoning.

I believe that the neighborhood in general is not well informed about your project and its potential issues. I am walking around the neighborhood today talking with neighbors and collecting signatures requesting that the FMIA oppose any zoning change that is not project-

specific. I will present these along with my thoughts at the FMIA meeting on Wednesday night. Please let me know if you would like to discuss anything beforehand. Thanks.

ZD 104/14



(profile/2807177)

Nathalie Jordi

Hi Ann Marie,

1 Se

I think your concerns are entirely legitimate, both have been raised by other people in the neighborhood and we have solutions to them that we have proposed to the FMIA as well as in the public meetings.

1) Even though the zoning doesn't require it, we do not intend to have events until there is a parking solution for any overflow. We are willing to commit to this in writing.

2) We will not do a different project on this site, and we are willing to commit to that as well. If we don't get the zoning change we need for this project, we will step away and anyone with a future project idea has to start from scratch again. But you should know that there is no such thing as blanket commercial zoning in the Marigny--as you can see from the zoning ordinance, the only permitted uses for HMC-2 (the zoning we are applying for) are as follows:

Animal hospital, clinic, hotel/motel, parking garage, theater, funeral home, ice cream/yogurt shop, dog day care, health club, yoga studio, community center, bank, police substation.

Some of these would never be an option anyway, either legally or logically (for instance, the historic church would never get demolished to build a parking lot, and the buildings aren't really an obvious choice for a doggy day care.) But like I said, we don't want to do a project that isn't a hotel, so we will commit to stepping away from the project if we're not able to do it as proposed.

I don't think ours needs to be an adversarial relationship. You have certain things that are important to you, and I believe we can accommodate them satisfactorily. I think both of us will have a stronger position if we go to the FMIA together and figure out workable solutions.

If you want to get together later today or tomorrow to talk this out, let's do it.

Nathalie

(/profile/1286848)

AM Friedman (/profile/1286848)

Hi Nathalie,

Thank you for such a detailed response. I appreciate your willingness to try and work together. And I especially appreciate your willingness to commit, in writing, to hold off on having events until a parking solution is achieved. I realize that tone is often misconstrued in emails so I want you to know that I do not see our relationship as adversarial. In fact, I purposely chose not to bring up my issues in the One Marigny meeting because I felt it was your time to present your project and I was there seeking as much information as I could in order to make a judgement in favor of or against the project.

In regards to what the zoning change means and allows, I have heard differing statements. Since this is not my forté, I don't know who to believe. That's another reason, I feel, to bring it up during the FMIA meeting. My purpose is to open the discussion and get information from the community to the FMIA and vice-versa.

Just so you know, I am not asking for signatures against your project. I am asking for signatures against a zoning change that is not specific to your project.

If there's something more that you want to talk about, I'm happy to email back and forth but I don't believe that I will have the time to get together with you before the meeting on Wednesday. I'm sorry. Just let me know if you want to talk more before then.

(/profile/2807177)

Nathalie Jordi

Hi Ann Marie,



2 Sep

Thanks for your consideration. I understand that any reuse project on a site this close to your house (and many other people's houses) has the potential to stir up a lot of anxiety. I take that very seriously. My feeling is, this site has been empty and crumbling for almost ten years and

ZD 104/14
1 Sep

something is going to happen to it soon. I live four blocks away and care what that is and that from a perspective of historic preservation, parking containment, crime prevention, keep the site open to people in the neighborhood, etc., our idea is better than the alternatives out there. I really want to work with neighborhood people, especially involved neighbors such as yourself, to make sure that whatever happens to this site is a net positive for the neighborhood. I believe we can find solutions to the concerns you have and figure out a way to ensure that we follow through with the commitments we make.

I have found the folks at City Planning to be quite helpful and responsive to my questions about zoning and land use. They have a City Planner on duty to talk to the public every day and you can just go to the 7th floor of City Hall and sign up and when your name gets called you can ask them anything you want (I've availed myself of this service several times and there were never more than 2-3 people ahead of me). Via email, Paul Cramer (<pcramer@nola.gov (mailto:pcramer@nola.gov)>) in particular is usually super quick at responding with thorough answers. Talking to City Planning might help you understand what can or can't be done on our site--for example, the information in my last email about permitted uses for HMC-2 came from them.

Hope this helps and see you tomorrow,
Nathalie



(/profile/2807177)
Nathalie Jordi
Hi Ann Marie,

2 Sep

Thanks for your consideration. I understand that any reuse project on a site this close to your house (and many other people's houses) has the potential to stir up a lot of anxiety. I take that very seriously. My feeling is, this site has been empty and crumbling for almost ten years and something is going to happen to it soon. I live four blocks away and care what that is and think that from a perspective of historic preservation, parking containment, crime prevention, keeping the site open to people in the neighborhood, etc., our idea is better than the alternatives out there. I really want to work with neighborhood people, especially involved neighbors such as yourself, to make sure that whatever happens to this site is a net positive for the neighborhood. I believe we can find solutions to the concerns you have and figure out a way to ensure that we follow through with the commitments we make.

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Hope this helps and see you tomorrow,
Nathalie

(/profile/1286848)

3 Sep

AM Friedman (/profile/1286848)

thanks for this, nathalie. i sincerely appreciate it. i look forward to speaking with you this evening. :)



(/profile/2807177)

5 Sep

Nathalie Jordi

Hi Ann Marie,

I just wanted to check in with you--hope you are feeling better, both about your sinuses and the project! Are the commitments I made publicly to you and the F/MIA on ~~Wednesday~~ **Thursday** (Nathalie have an overflow parking solution in place and to walk away from the project if we don't get the zoning) sufficient, or do you want us to write something down? What if we put these declarations on the website?

I want you to be comfortable with this--let me know how we can get there.

Have a great weekend,
Nathalie

(/news_feed/)

Search

(/profile/1286848)

AMM Friedman (/profile/1286848)

Hi Nathalie,

ZD 104/14, Se

Thanks for checking in. I think if you put those up on your website it would be a great help. I can refer people who ask me to that (your website) and I think it would make it so that you have to repeat yourself less. I know you have a lot of other things to do. :)

Good luck with the process (with the city) and, if I don't see you before, I wish you and your family a swift and joyful birth.

Best,

AnnMarie

(/profile/2807177)

Nathalie Jordi

Hi Ann Marie,

13h ago



Sorry for the short delay, but I just wanted to let you know that I updated our website to reflect the additional commitments we discussed. They are referenced in this blog post I just wrote:

<http://stpeterandpaul.blogspot.com/> (<http://stpeterandpaul.blogspot.com/>)

as well as included in our list of commitments here:

<http://www.stpeterandpaulfeedback.com/List-of-Commitments-.html> (<http://www.stpeterandpaulfeedback.com/List-of-Commitments-.html>)

Feel free to share this with any of your neighbors who had similar concerns, and feel free also to direct them to me if they'd like to talk. By the way, the FMI's official letter, which just came in today and which I'll be turning in with our zoning change application, notes that their support is specifically tied to this project and not a zoning change for the site in general.

I feel that ours has been a very productive and respectful dialogue and I'm glad we've had it. Don't hesitate to reach out again.

CORRESPONDENCE: OPPOSITION

	Initial Contact	Name	Address	Response
1	8/5/14	Marshall Gries	624 St Roch	8/6/14
2	7/29/14	Darrell Johnson	819 Mandeville	7/30/14

From: **Nathalie Jordi** nathalie.jordi@gmail.com
Subject: Re: St Peter and Paul
Date: August 7, 2014 at 12:44 PM
To: Marshall Gries mggjcs@gmail.com

(read up from the bottom)



That is certainly my hope! Thanks for the conversation.

Nathalie

On Aug 7, 2014, at 7:04 AM, Marshall Gries mggjcs@gmail.com wrote:

Nathalie,

Thanks for your response. I get it. Hopefully the dialog will remain open and something very positive will come from it.

Bitchy Marshall

On Wed, Aug 6, 2014 at 10:12 PM, Nathalie Jordi nathalie.jordi@gmail.com wrote:

Hi Marshall,

Thanks so much for your thoughts, I really appreciate the time you took to set them down. If I may, I'd like to respond to some of the concerns you expressed.

--A 70-room hotel would be a huge increase in intensity of use for that neighborhood.

Yes. You're undeniably right. Any reuse project on a site as large as St Peter and Paul site will represent a huge increase in intensity of use: more people, noise and cars than the site experiences in its current dark and blighted state. However, consider the alternatives to our plan:

- A return to its original use as a church and school, with a snarl of traffic at 9 am and 3 pm on weekdays not to mention on Sundays, the happy but noisy sound of children, the potential loitering issue from kids who don't have anywhere to go after school, etc. I'm not saying this is worse or better, I'm just saying it's also intense.
- Condos--probably the most likely alternative, given market forces. The last plan for this site called for 72 condos and, to make the numbers work, involved demolishing the nun's quarters, building a two-story parking structure with additional condos on top, and subdividing the church into units as well. It also required counting street parking spots to fill quota, something we don't need to do at this point. In fact, because hotel rooms require so much less square footage (since people don't need kitchens, etc), we can fit all the rooms we need in just the school and rectory, leaving the church available for events and neighborhood use, the nun's quarters intact, and tons of parking on site without having to bleed into street parking. Furthermore, many people don't come to a hotel with a car, and we will have bikes available for guests to use to further discourage people from thinking they need a car to explore the city. On top of that, we are also considering making the parking lot free to provide a disincentive for people to use street parking. Finally, hotels produce a lot less trash than condos, because people aren't cooking, ordering from Amazon, throwing out their junk mail, etc., but even so, we are planning to dedicate staff to picking up trash they find on the streets around the hotel every morning. I realize that some people might still prefer condos for other reasons, but in terms of human density, I believe we are a reasonable alternative.
- The 68-unit retirement home currently under construction on Pauger and St. Claude right down the street from my house helps alleviate the pressing need for senior housing in the area--joining the Christopher Inn and the Annunciation Inn. Besides the numerous legal B&Bs in the neighborhood, however, the only legal option for tourist lodging is the 24-room Olde Town Inn. I think the 175 AirBnBs on offer in the Marigny alone (last time I checked) attest to the demand for lodging in this area, and that adding taxpaying, insured, regulated and safe accommodations tucked into one corner of the neighborhood (very close to the commercial corridors) might responsibly help address that demand.

--Neighbors already suspect that the bar and restaurant will be designed as a "destination" with the hotel as an adjunct - rather than the other way around.

That is absolutely not our design. We want to offer a comfortable, clean, quiet and beautiful place to stay with some amenities, but the "destination" is New Orleans. We want people patronizing neighborhood businesses and exploring the amazing places the city has to offer. I don't know what we need to do to convince people of this fact--strict hours of operation for all food/beverage, a certain number of bar seats, whatever--but we are prepared to demonstrably show that the bar/ restaurant will primarily be an amenity for guests rather than Commander's Palace Marigny.

--There have been nightmarish problems in other parts of the Marigny with business nowhere near as large as what you are proposing. That makes some residents even more nervous. And expressions like "...we just want to be good neighbors, we'll do whatever it takes, etc..." strike a raw nerve for many neighbors.

I understand that. I have lived in the neighborhood for five years and am married to a man who's been in the Marigny about fifteen years. It is an absolutely reasonable fear, a fear I might have myself if someone was proposing a large project very close to my house (we live four blocks away from the complex). However, given that most people would probably agree that keeping the site blighted is neither desirable nor realistic, what I'm asking people to do is consider our plan and the people behind it on their merits and decide whether they prefer it to continued blight or more condos. We are absolutely prepared to agree to a set of limitations in writing, such as strict hours of operation for the restaurant, bar, and noise restrictions. Do you really think my guests will be happy if we are playing loud music? They'll hear it before the neighbors even do, which will be at cross-purposes with my business. I'd love to use the church for some musica

events, but I have no intention or desire ever to hear music leaking out of any part of the property. Don't forget, neighbors who hate me are bad for my business too.

I totally respect your right to oppose the project. But it's important to me that you know that our vision truly is to do something respectful that honors the neighborhood and is better than the alternatives out there, from a perspective of historic preservation, parking containment, traffic mitigation, AirBnB alleviation, crime prevention, keeping the site open to people in the neighborhood, and so on.

By the way, I didn't think your email was bitchy, I actually thought it was reasonable. I understand where your concerns are coming from and why you have them, and you had some positive things to say that you didn't need to say, which I appreciated. The arguments I've made in this email may not have convinced you, but I hope I've at least shown that I care very much about discussions like these and want to have them with as many people as possible. I truly believe that neighborhood feedback like yours will make this project better. We were never planning to turn the church into a disco, but only people like you (and by extension, the FMIA) can make us absolutely commit not to, which I think is a good thing. I think negotiating an enforceable community benefits agreement or good neighbor agreement is a very good idea, it will keep us honest, and I look forward to doing so.

If you've read this far, I thank you for your time.

Best
Nathalie

On Aug 5, 2014, at 10:12 AM, Marshall Gries <mggries@gmail.com> wrote:

Nathalie,

Thanks for reaching out. In reality, your proposed project would have little impact on me since I don't live in that corner of the Marigny. Unfortunately, for my own sanity I have (almost) gotten to the point of not caring about what happens in the neighborhood any more.

If you want my observations, I'll try to be objective:

A 70 room hotel (boutique or otherwise - however you want to market it) would be a huge increase in intensity of use for that neighborhood. Activity, traffic, and noise on the streets surrounding a 70 room hotel/restaurant/bar will *explode exponentially*. Taxis, partying guests coming and going all night, delivery trucks, check-ins, restaurant and bar patrons circling the blocks looking for parking, doors slamming, etc.

Nobody sincerely believes otherwise.

Unfortunately, there have been nightmarish problems in other parts of the Marigny with businesses nowhere near as large as what you are proposing. That makes some residents even more nervous.

And expressions like "...we just want to be good neighbors, we'll do whatever it takes, etc..." strike a raw nerve for many neighbors. Marigny residents who have been here since Katrina have experienced entrepreneurs come into the Marigny, bend over backwards, grovel, plead, and promise anything and everything to get their business approved - only to turn around and do whatever they want, creating nightmares for the neighborhood, scoffing at city laws, and forcing lawsuits in order for neighbors to simply live in peace.

We know... the Marigny is a potential gold mine for business. It's not a secret. We get it.

It is unfortunate that your proposal is (a) very large in a small residential area and (b) coming on the heels of a string of toxic business experiences for the neighborhood, but it is what it is...

At the end of the day you're asking neighbors to live with what will be, without a doubt, added disruption in their lives. *For the sake of your profit*. Why should they? Most people would not like to live across from a 70 room hotel where the activity is literally 24/7. I'd prefer if the old school were used as a retirement home similar to Christopher Inn, or a school for a charter like Homer Plessy, but I understand - tourism is where the money is.

So, as it is, I don't care. But, if *I lived across the street* - I'd be down at city hall with my pitchfork and torch.

Now, that's my devil's advocate position. On the good side, I think your project would be a wonderful opportunity to address the church and put the property back into commerce. I think if you were willing to agree to the right set of restrictions (IN WRITING) you might get the support of most of the neighborhood. Like what? Strict hours of operation for the restaurant. Stricter hours of operation for any bar. No live music - period. Neighbors already suspect that the bar and restaurant will be designed as a "*destination*" with the hotel as an adjunct - rather than the other way around. So something in writing such as a community benefits agreement or good neighbor agreement might go a long way to allay their fears.

Sorry about the bitchy tone of this e-mail. Neighborhood issues make me morph from genuinely nice human being to ass-h#\$%^ in under 6 seconds.

Marshall

On Mon, Aug 4, 2014 at 4:02 PM, Nathalie Jordi <nathalie.jordi@gmail.com> wrote:
Hi Marshall,

I hope you're well--this is Nathalie Jordi, your Marigny neighbor; Ken Caron introduced us at the Bastille Day celebration.

I hope you don't mind my reaching out, but I understand that you have some concerns about the renovation of St Peter and Paul that I am working on and I just wanted to share my contact information with you in case you wanted to speak with me about those concerns. I really want this project to be neighborhood-friendly and I figure the best way to start is to really listen to what people are worried about and see if we can fix or address whatever those concerns are.

Anyway, forgive me for being forward, and don't feel obligated to respond, but in case you would like to speak, I am very much available.

Best
Nathalie

nathalie jordi
504.715.7142

nathalie jordi
504.715.7142

nathalie jordi
504.715.7142

(read up from bottom)

From: SBI Cox sunburstinn@cox.net
Subject: Re: st peter & paul
Date: July 30, 2014 at 1:25 PM
To: Nathalie Jordi nathalie.jordi@gmail.com
Cc: Swanson Miles miles@swanson.com

Nathalie,

You don't get it !

We rather it be a condo complex .It will still be a community and most people who live in a community take pride in where they live
You want to bring in 200 people a night who want to party or throw a party and stay up all night That's what people expect when they come to
New Orleans

And I see it with my guest and I tell them you party on Bourbon St and Frenchman St a leave it there because this is a neighborhood where
you are staying

Turning the church in to a hotel you are killing the Neighborhood and making it a (touristhood)

We live in a quant place that just so happens to be next to an adult playground and we LOVE it as is and that is what the visitors love about it
also

But we see it happing in front of our eyes that playground is slowly seeping in to our neighborhood and You want to extend it more and more
and you very well know once you get a hotel accepted it would be so easy to get a hotel bar a hotel restaurant and if it becomes profitable you
can buy the rest of that block and turn them into bungalows and that community center will be a night club in 3 years open 24 hours a day

You say you want to do something for the neighborhood make it a home for the elderly,turn it back in to a church (Tax Free)

make it a home for some Famous person (Brad Pitt); make it a gated pay parking

Or make it into a community center with a pool a workout area ,racket ball courts basketball court inside basically a country club with out the
golf and charge Membership Fees

Here is our rallying cry to you. KEEP The FAUBOURG MARIGNY A NEIGHBORHOOD

>BTW most of your reasonings are full of holes <

>The parking< for one if it is turned in 50 condos same parking as your hotel that you say you have

>And the trash< we have pickup twice a week and with my guest I just use it once a week

>Crime prevention < really you going to hire more Police officers

>enough demand to go around <You should talk to all the BandB owners that went out of business in the past 5 years

YOU ARE NOT HELPING OUR NEIGHBORHOOD WITH A HOTEL YOU ARE TRYING TO TURN IT INTO THE FRENCH QUARTER

Best

Darrell

On Jul 29, 2014, at 6:48 PM, Nathalie Jordi wrote:

Hi Darrell (and Glen),

This is Nathalie--I stopped by yesterday. You were pretty clear about not wanting to speak with me so if I don't hear from you after this email
I won't bother you again, but I felt like such an idiot standing there with no responses to your concerns (not your fault--I haven't encountered
opposition yet so I was unprepared) that I thought I would put a few thoughts down in an email, which you are absolutely entitled to ignore.

I totally respect your right to oppose the project. But it's important to me that you know that our vision is absolutely not to turn the Marigny
into another Frenchmen St (for the last five years I have lived close enough to Frenchmen to hear the music, so believe me, I understand
what kind of impact that has on a neighborhood). I want to do something really respectful that honors the neighborhood and is better than
the alternatives out there, from a perspective of historic preservation, parking containment, traffic mitigation, AirBnB alleviation, crime
prevention, keeping the site open to people in the neighborhood, and so on.

We both know that something is going to happen on the St Peter & Paul site--if not our project, then someone else's, probably condos. If
you are concerned about traffic going down your street, keep in mind that the last project for the site called for 72 condos, which would
probably translate to many more cars driving and parking (since many people do not come to a hotel with a car). Furthermore, the condo
plan, which involved some new construction on the existing parking lot, needed to use street parking spots to fill their quota, whereas since
we are not planning any new construction, we can contain all parking on-site, thereby keeping the neighborhood streets clear for resident
parking. We also anticipate producing a lot less trash than condos because people aren't cooking, ordering packages from Amazon,
throwing out their junk mail, etc.

It's possible that your greatest concern, which we didn't talk about, is probably related to competition for guests. I personally believe that
B&Bs and hotels do not attract the same type of traveler, and that our presence would not adversely impact your business (obviously this is
a matter of opinion, but I really believe this). Last I checked, there were 175 AirBnBs available in the Marigny, which clearly proves that
people want to stay in our neighborhood, so I think there is enough demand to go around. And unlike AirBnB, we would be on the same
playing field with regard to paying taxes and insurance.

Anyway, like I said earlier, I absolutely respect your right to oppose the project, and realize that I am never going to get everybody on board.
But I am really trying to put a project together that benefits the neighborhood more than some of the other possibilities out there. And I
wanted you to understand that I am a neighborhood person who wants to bring these beautiful buildings back their former grandeur, not
some evil developer who wants to turn the church into a disco. If you've read this far, I thank you for your time.

ZD 104/14

WRITTEN SUPPORT

(all letters were also sent by their authors to the FMIA so can be independently verified)

	Date	Name	Address
1	9/10/14	FMIA (neighborhood association)	2372 St Claude
2	8/18/14	Allison Luzader	837 Marigny St
3	9/9/14	Brett Anderson	1511 Pauger St
4	9/10/14	Blake Bertucelli	720 Mandeville St
5	8/21/14	Brian Begue	2127 Dauphine St
6	9/11/14	Catherine Markel	2805 St Claude
7	8/25/14	Craig Nero	2401 Burgundy
8	8/22/14	Dave Hurlbert	725 St Ferdinand St
9	8/13/14	David Hawkins	2328 Burgundy
10	9/9/14	Donna Maloney	2330 Burgundy
11	8/15/14	Donna Wakeman	2815 N Rampart
12	8/17/14	Francis Weaver	905 St Ferdinand St
13	8/5/14	Fred Bookhardt	829 Marigny
14	7/25/14	Gene Cizek	2018 Burgundy
15	9/6/14	Gene Lamothe	923 Marigny St
16	8/22/14	Glen Pitre	721 Marigny St
17	8/12/14	Glinda Mantle	2231 Royal St
18	9/9/14	Jonathan Rhodes	2424 Dauphine
19	8/13/14	Judy Clymens	1510 Pauger St
20	8/25/14	Kappa Horn	2433 Chartres
21	8/7/14	Karen Begue	2139 Dauphine St
22	8/29/14	Lisa Buurma	2318 Burgundy
23	8/2/14	Mary Caplinger	1001 St Roch
24	8/27/14	Matt Easley	1825 Dauphine
25	8/22/14	Michelle Benoit	718 Mandeville St
26	8/14/14	Neesa Peterson	905 St Ferdinand St
27	8/15/14	Paula Devlin	511 Marigny St
28	8/18/14	Rien Fertel	2715 Decatur St
29	7/24/14	Robin Barnes	2845 Annunciation st
30	8/22/14	Samuel Spencer	920 Spain St
31	8/5/14	Scott Graves	1012 Elysian Fields
32	8/19/14	Scott Noren	911 Elysian Fields
33	8/20/14	Stephen Halpern	633 Spain St
34	8/14/14	Susan Grazer	2224 Royal
35	9/9/14	Tess Monaghan	3043 Burgundy
36	8/12/14	Becky Wasden	2310 Burgundy

37	8/29/14	Carol Gniady	910 St Roch
38	8/12/14	Jac Start	2328 Burgundy
39	8/12/14	James Pierce	805 Spain St
40	8/14/14	Jerry Hall	834 Spain St
41	8/12/14	Kira Henehan & Brett Martin	1129 Spain St
42	8/12/14	Michael Galdi	835 Marigny
43	8/14/14	Pat Weigel	828 Mandeville
44	8/12/14	Robbye Dennis	906 Marigny
45	8/12/14	Sara Hauge	2463 Dauphine
46	8/12/14	Tom Herman	2465 Dauphine
47	8/14/14	Travis Bird	730 Moss
48	8/12/14	Wanda Grimes	906 Marigny St



September 10, 2014

City Planning Commission
Historic District Landmarks Commission
City Council

RE: St's Peter and Paul Church property

To whom it may concern,

At the September 3, 2014 Board Meeting, the FMIA Board voted unanimously in support of conceptual approval of the project to redevelop the St. Peter St. Paul complex as a Hotel. To that regard, the FMIA Board communicates to Ms. Nathalie Jordi of our conceptual approval and support of the zoning request change to the property from HMR-3 to HMC-2 to the City Planning Commission. A shared concern of many neighbors is that while the current applicant has been incredibly responsive and open to neighborhood concerns, future owners or tenants of the property might not be as responsible. The FMIA board feels that any zoning change should have provisos attached to address quality of life concerns in the event there is a change in ownership, use or intensity. The FMIA Board stresses that further dialogue between the applicant and the neighborhood community is needed so that appropriate safeguards such as a community benefits agreement, can be put in place as to preserve the character of the historic church and educational complex within the social fabric of our resident and business community.

Sincerely,

Miles Swanson
President, FMIA

From: Eugene 'Guy' LaMothe revguy68@gmail.com ¶
Subject: support of zoning change to HMC-2 for 2317 Burgundy St
Date: September 6, 2014 at 2:16 PM
To: Nathalie Jordi nathalie.jordi@gmail.com, president@faubourgmarigny.org

Rev. Eugene 'Guy' LaMothe

923 Marigny Street
New Orleans, LA 70117
315-405-0455
revguy68@gmail.com

September 6, 2014

Mr. Robert D. Rivers
Director of City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

Dear Mr. Rivers,

I am writing this letter in support of the zoning change to HMC-2 for 2317 Burgundy Street. I have lived near the old St. Peter & Paul Church since 1991 and have observed many changes in the neighborhood over this time. For the past 15 years I have owned the home at 923 Marigny Street and share an approximately 150 foot border with the church campus property. Sadly, since its closing in the late 90's, I have watched the church and school slowly succumb to vandalism and 'demolition by neglect'. I am obviously eager to see this decay halted and reversed; so I was excited to learn of the current re-development proposal.

Through my meetings and conversations with Nathalie Jordi I have gained confidence in the proposed plan. I was very impressed with her willingness to discuss with me issues such as lighting, security, trash removal, and parking that could have an effect on my quality of life. I have found the project's proponents to be earnest, forthright and willing to accommodate/alleviate community concerns. Their preservation-friendly approach is in keeping with the spirit of the neighborhood. I am especially pleased with their plan to preserve the church sanctuary; as I am unaware of any other suggested use that would accomplish that.

In short, I believe the proposed re-development of the St. Peter and Paul campus would bring major benefits to the larger Marigny neighborhood without unduly burdening our changing its community character. I urge you to support the zoning change to HMC-2 for 2317 Burgundy Street.

Sincerely & Respectfully Yours

Rev. Eugene 'Guy' LaMothe

September 2, 2014

To: City of New Orleans Zoning Committee

This letter is in reference to the renovation of St. Peter and St. Paul Church and other buildings on Burgundy St.

I live directly across the street from the church on Burgundy. I own my home and plan on living here the rest of my life. While I enjoy looking at the beautiful buildings, it is a concern to see it decay as well as having the block vacant and dark. I think I agree with most of the neighbors that something needs to be done.

I have sat down and talked with Nathalie Jordi on several occasions and have attended her neighborhood meeting to discuss details and hear neighbors questions and concerns. This is obviously a topic of discussion within the neighborhood and have talked in great lengths with them as well.

Ideally, I would like to see the buildings restored and renovated to reflect the charm of New Orleans, which was it's original intention, but there are so many things to take into consideration. The parking is a main concern as well as population. Nathalie and her partner's plan to turn it into a hotel seems to be a wonderful option and one that seems to address these concerns and give the best alternative.

Keeping the parking to a minimum, beautifully restoring the buildings, keeping the church intact and having access to it, being a source of employment and having security are all things that are included in Nathalie and her partner's plan. I support it and hope that they are able to move forward, get the zoning and start work. I am looking forward to watching the progress and seeing it unfold.

Sincerely,

Donna Maloney
2330 Burgundy St.
New Orleans, LA 70117
(504) 452-3999

David Hawkins
2328 Burgundy Ave
New Orleans LA 70117
August 12th 2014

Robert D. Rivers,
Director of City Planning Commission,
1300 Perdido St, 7th Floor,
New Orleans, LA, 70112

Dear Mr. Rivers,

I am writing this letter to inform you that I, and the rest of my family, support a zoning change to HMC-2 for the property, St. Peter and Paul campus, located at 2317 Burgundy Street.

My family and I live directly across the street from the property, and will be among the several households that stand to be most affected by the proposed renovations to the church and its surrounding buildings. After speaking at great length with Mrs. Natalie Jordi about her ideas regarding renovations of the church, and also being allowed the opportunity to offer our own input, my family and I have concluded that any improvement to the property is welcome. Of the many topics Mrs. Jordi and I covered, regarding plans for renovations for St. Peter and Paul campus, these few stand out as my reasons for supporting the zoning change.

- The property is currently falling apart, which is really sad, in my opinion, considering how beautiful the interior of the church is, and the also rich history associated with the property, which brings me to my next point.
- We have been assured that any and all reconstruction efforts will remain preservation and also neighborhood friendly.
- Increase in foot traffic, and an on site security guard, which would hopefully lead to less crime in the area.
- Giving back to the community by allowing usage of the church for a wide variety of events.

There are many other reasons, (ie: the creation of jobs, generating property taxes, stimulating local businesses, etc.), but mostly, I desire to see my neighborhood flourish. I plan on spending the rest of my life at my current residence, and I prefer to see the property across the street used in a positive way before it becomes further blighted with ruin.

Thank you for your time and consideration.

Sincerely, David Hawkins

Dear Interested Parties,

My name is Craig Nero and I am the owner of Who Dat Coffee Cafe at 2401 Burgundy, located across the street from the planned hotel development at the former St. Peter and St. Paul Church. I am also a resident of the neighborhood.

I would like to register my support for the zoning change and planned hotel development. I believe the creation of a hotel and maintaining the church as a community space benefits all residents and businesses in the neighborhood.

Preserving the historical structures on the site is paramount and this is the only development plan proposed that maintains the historical integrity of the entire site and the church.

The hotel development as proposed will have negligible parking impact and any increased pedestrian or vehicular traffic will actually be a positive impact on the neighborhood adding to the safety and vitality of the surrounding area.

While I fully support the hotel development as planned, I would ask that any zoning change be made project specific so that any future changes in use or intensity would require additional review by the City Planning Commission.

I encourage the City Planning Commission and the FMIA to support this project.

Sincerely,

Craig Nero
Owner, Who Dat Coffee Cafe
2401 Burgundy
New Orleans, LA
70117

From: **Gene** ecizek@tulane.edu
Subject: Re: Time for a chat?
Date: July 25, 2014 at 4:04 PM
To: Nathalie Jordi nathalie.jordi@gmail.com
Cc: ecizek@cox.net

Nathalie it was great speaking with you about your project this afternoon. I look forward to following its evolution. As we discussed it, I think that it sounds like a great proposal. Please feel free to call on me for another chat or to review the project. Gene Cizek

Eugene D. Cizek, Ph.D., F.A.I.A.

Professor of Architecture & Preservation Studies

Tulane School of Architecture

ecizek@tulane.edu / ecizek@cox.net

(504) 250-6630 (mobile)

I support a zoning change for 2317 Burgundy. My reasons are pretty simple. This property is in danger of eventual demolition by neglect if not improved now. The plan submitted by Nathalie Jordi is one that involves no demolition of existing structures, and one that will generate jobs and increase foot traffic in the area. As we all know, recent criminal activity in the area has us all shaken. Ms. Jordi's plan also includes 24 hour security and proper lighting. Ms. Jordi has been a neighbor of mine for several years and has shown herself to be very concerned with the Marigny. I applaud that, as there are now many who move in and seem to have little concern with the neighborhood. I am absolutely in favor of Ms. Jordi's plan.

Matt Easley
1825 Dauphine Street
New Orleans, LA 70116-1926
504-495-8970

Jonathan M. Rhodes
2424 Dauphine Street
New Orleans, LA 70117
504.444.3681 504.566.0930 fax
jonathanmrhodes@gmail.com

September 9, 2014

Robert D. Rivers
Director of City Planning Commission
1300 Perdido St, 7th Floor
New Orleans, LA 70112

RE: Support for zoning change to HMC-2 for 2317 Burgundy St.

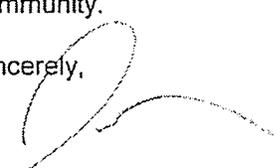
Dear Mr. Rivers,

I am writing in support of the zoning change to allow Nathalie Jordi to undertake the renovation and preservation of the historic church buildings on Burgundy Street in the Marigny. Over the past year, Ms. Jordi has sought me out numerous times to discuss her ideas for the project and to solicit community input. During this time I have gotten to know Ms. Jordi, her professional background and her proposed project and feel competent to write on her behalf.

I support her proposed project for a number of reasons, but will highlight just a few in this letter. First, the proposed redevelopment of the abandoned church property is a thoughtful preservation project, adapting the historic structures to a useful purpose that will increase commerce and provide a venue for community interaction. In doing so, the project will bring a currently blighted block back into service, increasing the momentum of community renewal, beautifying the streetscape and putting more eyes on the street to improve public safety. Most importantly, I believe that Ms. Jordi has gone to great lengths to genuinely consider her community and has included their input in her proposal. She has developed plans to contain parking, and I encourage her to continue working with the community to develop plans for noise, on-street parking and taxi stands, garbage pickup, and so on.

I am confident that the proposed zoning change will be in line with community needs, and that Ms. Jordi will continue to work closely with her neighbors to ensure a development that benefits their entire community.

Sincerely,



Jonathan Rhodes
Marigny Resident

Hello,

I am writing to express my full support of the hotel proposed at the St Peter and Paul Church by Nathalie Jordi. I am the homeowner at 837 Marigny St, very near to this location.

I moved to the city in June of 2010. In the past four years, I've been proud to see many blighted homes and businesses transformed in my neighborhood. Although, it is disappointing to see a gorgeous, historic structure like the St Peter and Paul Church remain underutilized. I sincerely hope to see the realization of the project that Nathalie Jordi has proposed.

Some neighbors have cited the construction at Colton as a possible reason to avoid this new project. However, I must respectfully disagree. The Colton building was almost completely demolished, with the exception of the front facade, and was rebuilt almost in its entirety. This will not be the case with the church's location. I believe the construction hassles from restoration and renovation of the church will be a small price to pay for a beautiful new hotel property.

I also believe this will have a positive impact on our community. I would much prefer a hotel to a gated apartment complex. My friends and family from all over the country love visiting our city, and having a nice, affordable hotel close by would be a huge benefit. In addition, I'm sure we will all see our property values increase as a boarded up church is turned into a profitable business.

Additionally, many of the businesses in the neighborhood will benefit from this new hotel. Visitors will likely patronize Who Dat Cafe and The Orange Couch cafe. This will have a positive effect on our neighborhood.

In recent months, there have been some violent crimes in the area. With this new hotel, security cameras and adequate lighting will likely lead to a decrease in crime in the area.

I am a proud Marigny homeowner, and I fully welcome this hotel project to transform the complex at St Peter and Paul Church. I hope you will lend your support as well.

Sincerely,
Allison Luzader
837 Marigny St

On Thursday, August 21, 2014 1:50 PM, Brian Begue <beguebrianatty@bellsouth.net> wrote:

Although I was sorry that the church closed (my younger child made her first communion there), for that closure left a void that has been shown to be difficult to fill, I am happy to report that the current hotel proposal comes along and it appears to be just what the proverbial doc ordered.

I live and work about 2.5 blocks from the site and I am very much in favor of it.

Brian Begue
2127 Dauphine St.

2718 Dauphine Street
New Orleans, LA 70117
(415) 385-3025

August 22, 2014

Mr. Robert Rivers
Director of City Planning Commission
1300 Perdido St, 7th Floor
New Orleans, LA 70112.

Dear Mr. Rivers,

I am writing in support of the proposed zoning change for the St. Peter and Paul Campus at 2317 Burgundy Street.

I am a nearby resident, as well as the Co-Founder and Executive Director of the Marigny Opera House at 725 St. Ferdinand Street. I have seen first-hand how a well-planned re-purposing of a church can dramatically enhance the quality of life in a community. I believe the plan for transforming St. Peter and Paul into a hotel will do the same.

I am familiar with two prior plans for developing/re-purposing the campus, by the owners as well as by a coalition of non-profits. Neither plan included the use of the church building itself. Ms. Jordi's plan calls for the building to be put to good use, and I expect this would include arts and community activities. I know, from the Marigny Opera House, that our neighborhood has a huge lack of spaces for these purposes.

It seems to me that Ms. Jordi's plan for a hotel is an entirely logical and reasonable solution for this space. It is difficult to imagine a better use for what is now a desolate magnet for crime.

Sincerely,

Dave Hurlbert