

City Planning Commission Meeting
Tuesday, February 10, 2015

CPC Deadline: 03/27/15
CC Deadline: 05/08/15
Council District: B - Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 019/15

Prepared by: Dubravka Gilic
Date: January 30, 2015

I. GENERAL INFORMATION:

Applicant: City Council Motion M-15-5

Request: This is a request for a conditional use to permit a neighborhood center in a B-1 Neighborhood Business District.

Location: The petitioned site is located on Square 373, Lot S, in the Fourth Municipal District, bounded by S. Robertson, Magnolia, St. Andrew and Felicity Streets. The municipal address is 1801 S. Robertson Street. (PD-2)

Description: The subject site is an irregular, "L" shaped parcel that occupies approximately two thirds of Square 373 and has frontages on all four surrounding streets. The site contains 24,087 square feet and is occupied by the a City of New Orleans' Keller Community Center. The Center contains a two story, vacant and dilapidated former fire house structure that frames the corner of Magnolia and St. Andrews Streets, a parking lot fronting on S. Roberson, St. Andrew and Felicity Streets, and a basketball court in the middle. The Center has been closed since Hurricane Katrina flooding.

The City is now proposing to demolish the existing structure and replace it with a new, single story multi-purpose community center building serving the adjacent neighborhoods. The new 1,770 square foot structure will contain a multipurpose meeting room, a kitchen, office and utility rooms and a set of restrooms. The new building will be built on the site of the existing one, but somewhat closer to the Magnolia Street property line. Due to the restricted project budget, no improvements to the existing basketball court and parking lot are being proposed at this time.

Why is City Planning Commission action required?

In accordance with **Article 5, Section 5.4.5** *Conditional Uses* (by reference to **Article 4, Section 4.1.5 (12)** *Conditional Uses*) of the Comprehensive Zoning Ordinance, neighborhood centers are conditional uses within the B-1 Neighborhood Business District.

The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4 Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

The subject property is located in a small B-1 Neighborhood Business district that covers properties within the four block area along Magnolia Street, from Josephine to Thalia Streets, developed with small scale neighborhood businesses including a corner convenience store, a barber and beauty shop, a tax filing office, and a pharmacy. Across Magnolia Street from the petitioned site is a multi-unit apartment complex zoned C-1A.

The majority of surrounding properties are zoned RM-4 Multiple-Family Residential District that spans much of the Central City neighborhood. This RM-4 District covers the area generally bounded by the Pontchartrain Expressway, Washington Avenue, Carondelet Street and South Claiborne Avenue. The area was developed in the late 19th and early 20th Centuries, with shotgun-style single- and two-family residences from that era predominating, with occasional newer multi-family structures interspersed among those older buildings. These structures are normally built to or near front property lines and are located beyond shallow side yards. This limited yard space prevents off-street parking spaces from being provided at most sites. There are also a relatively high number of vacant lots scattered throughout the surrounding neighborhood. The recently redeveloped Guste Housing Development is located along Martin Luther King Jr. Boulevard, two block distance from the petitioned site. Multiple churches are located throughout the area.

To the north from the petitioned site is a large C-1 General Commercial District generally covering all properties with frontage on both sides of South Claiborne Avenue between Thalia and Second Streets and extending for one block on the lake side of South Claiborne Avenue between Martin Luther King Jr. Boulevard and Fourth Street. Much of the property in this District has been included within the Inner-City Urban Corridor District overlay since 2006. It is predominantly occupied by automobile-oriented commercial uses, including fast food and drive-in restaurants, automobile service centers, and a variety of large and small general retail stores.

B. What is the zoning and land use history of the site?

Zoning:

1929 – “B” Multiple-Family Residential District
1953 – “D” Multiple-Family Residential District
1970 – B-1 Neighborhood Commercial District
Current – B-1 Neighborhood Commercial District

Land Use:

1929 –Two-Family residential
1949 –Two-Family residential
1999 – Institutional

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

In the past five (5) years, there have been the following zoning actions for properties within five (5) blocks of the site:

Zoning Docket 096/13 was a request by City Council Motion to rescind a Conditional Use Ordinance No. 11,884 M.C.S. (ZD083-86) which permitted a funeral home to permit a new Conditional Use authorizing a community center in an RM-4 Multi-Family Residential District. There are multiple municipal addresses. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is approximately five (5) blocks from the subject site.*

Zoning Docket 084/12 was a request by City Council Motion for an amendment to Ordinance No. 23,674 MCS (ZD 23/09, approving the gasoline service station) to modify certain provisos and to authorize a new conditional use to permit a fast food restaurant, in a C-1 General Commercial District and within the Inner-City Urban Corridor Overlay District. The municipal addresses are 2124 thru 2150 South Claiborne Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is approximately five (5) blocks from the subject site.*

Zoning Docket 050/11 was a request for a Conditional Use to permit a private club in an RM-4 Multiple-Family Residential District on Square 325, Lot 12, in the Fourth Municipal District, bounded by Jackson Avenue, South Liberty, Josephine and LaSalle Streets. The municipal address is 2101 South Liberty Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

Zoning Docket 126/09 was a request for 1) an amendment to the text of the Comprehensive Zoning Ordinance, number 4,264 M.C.S., as amended, to establish the

Claiborne Avenue Interim Zoning District, which is intended to augment the existing standards in the Inner-City Urban Corridor District regulations (where the ICUC is applied on South Claiborne Avenue), to prohibit the issuance of any permits within the above referenced corridor districts that are inconsistent with the regulations proposed in City Council Motion M-09-612 (Zoning Docket 125/09) and 2) a map change to establish the boundaries of the Claiborne Avenue Interim Zoning District in accordance with the corresponding proposed text amendment. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This request affected the South Claiborne Avenue Inner-City Urban Corridor District which is three (3) blocks from the subject site.*

These recent zoning actions are indicative of the Central City neighborhood mixed land use pattern, as developers have proposed to use properties for a variety of commercial purposes.

D. What are the comments from the design review staff?

Site Design

The petitioned site consists of an “L” shaped lot that takes about two thirds of the city square and that fronts on all four bounding streets, S. Robertson, Felicity, Magnolia and St. Andrew Streets. The site contains 24,087 square feet and is occupied with the City of New Orleans’ Keller Community Center. The Center occupies a two story, vacant and dilapidated former fire station structure that frames the corner of Magnolia and St. Andrews Streets, a parking lot fronting on S. Roberson, St. Andrew and Felicity Streets, and a basketball court in the middle. The Center has been closed since Hurricane Katrina flooding.

The City is now proposing to demolish the existing structure and replace it with a new, single story multi-purpose community center building serving the adjacent neighborhoods. The new 1,770 square foot structure will contain a multipurpose meeting room, a kitchen, office and utility rooms, and a set of restrooms. The new building will be built on the site of the existing one, but somewhat closer to the Magnolia Street property line, as recommended by the Design Advisory Committee. Due to the restricted project budget, except for the new chain link fence no improvements to the existing basketball court are being proposed at this time. The parking lot is proposed for restriping. No new curb cuts are proposed. According to the project architects, repairs to the adjacent sidewalks will be done on an as needed basis.

The staff notes that there are unused curb cuts and roll-over curbs adjacent to the site that should be brought into compliance with the standards of the Department of Public Works. These right-of-way improvements will encourage pedestrian activity and safety, and the provision of street trees along the perimeter will beautify the site and serve public benefit. Therefore, the staff recommends:

- The applicant shall remove and restore all un-utilized curb cuts along the perimeter of the site. Additionally, the applicant shall install six (6) inch vertical curbing, planting strips, sidewalks and street trees within the rights-of-way adjacent to the site, subject to the review and approval of the Department Public Works and the Department of Parks and Parkways.

Supplementary Use Standards

Article 11, Section 11.30 *Public and Governmental Buildings* of the Comprehensive Zoning Ordinance establishes the following supplemental standards for such community centers:

- a. Facilities must be located on a site of at least 15,000 square feet;
- b. Facilities shall be set back a minimum of fifty (50) feet from any property line abutting any residential district and not less than twenty-five (25) feet from all lot lines abutting streets, canals, or open public spaces;
- c. Off-street parking shall be provided at a minimum ratio of one (1) parking space for each 1,500 square feet of site area or one (1) space for each 1,000 square feet of gross area, whichever is the greater.
- d. On lots where the side or rear yard line abuts a residential district, a masonry fence or screening wall not less than six (6) feet in height shall be present along the side and rear lot lines.
- e. All employee and customer parking lots shall have interior as well as peripheral landscaping of not less than ten (10) percent of the total parking area.
- f. All plans for public buildings shall be submitted for design review to the Design Advisory Committee of the City Planning Commission prior to final approval.

The site meets the minimum site area requirement of fifteen thousand square feet (15,000 sq. ft.) for public and government buildings required in standard A. Standard B requires that structures provide twenty-five foot setbacks from all property lines abutting public streets. As noted above, the staff believes that reduced setbacks are desirable in this case, given the established development pattern of the surrounding neighborhood. At the recommendation of the Design Advisory Committee, the applicant has placed the structure closer to the St. Andrew and Magnolia Streets property line. Therefore,

- The applicant shall be granted a waiver of **Article 11, Section 11.30 (b) *Public and Governmental Buildings*** of the Comprehensive Zoning Ordinance, which requires a setback of no less than twenty-five feet from all lot lines abutting streets, to permit a setback no greater than three (3) feet from the Magnolia Street property line and no greater than eighteen (18) feet from St. Andrew Street property lines.

Standard C sets forth off-street parking requirements for the proposed use. These requirements are addressed in the parking section of this report. Because the development

does not abut the residential property, standard D is not applicable. Standard E requires that at least ten (10) percent of the total parking area be landscaped. According to the submitted site, no landscaping is proposed within the parking areas and the current project budget does not allow for any. While the lack of landscaping on the site can be considered as a grandfathered situation, the City should make efforts to add landscaping and other on-site improvements, including fencing, resurfacing and lighting, in future capital budget requests.

In addition, a number of parking spaces are located within the required front yard area along S. Robertson Street, which is not permitted, pursuant to **Article 15, Section 15.2.3 Parking in Front Yards**. Considering that the parking is an existing use of the site, no waiver of this requirement is warranted.

- The City should make efforts to add landscaping and other on-site improvements, including fencing, resurfacing and lighting, in future capital budget requests.

Standard F requires the proposal be reviewed by the Design Advisory Committee (DAC). The DAC reviewed and approved the proposal at its meeting on October 1st 2014. See discussion in Section F of this report.

Building Design

As noted above, the proposed structure is a small rectangular building to be located close to the corner of Magnolia and St. Andrew Streets, with the main entrance fronting these two streets. The entrance area is successfully pointed with variations in wall planes, color and materials, while the overall massing and “shotgun type” styling are responsive to the surrounding residential development. The exterior walls are a combination of fiber cement (cementitious) paneling and siding, surmounted by a standing seam metal roof. Simple doors and high parapet windows address safety concerns while creating a harmonious interplay of solid and glass surface on the building exterior.

The DAC reviewed multiple versions of the exterior colors schemes presented by the project architects. The Committee selected the combination of blue-green-brown color palette as their preferred option.

- The applicant shall use the proposed combination of blue-green-brown color palette for the building exterior.

Signage

The signage for the project has been presented in concept. It includes simple channel letters reading “Keller Community Center.” The location and the size of the sign appears appropriate, however, more detailed plans should be submitted for review and approval. The staff typically recommends that developments reviewed through a conditional use

process comply with the signage provisions set forth in the Comprehensive Zoning Ordinance.

- The applicant shall submit a signage plan that is compliant with **Article 5, Section 5.4.6 Permitted Signs** of the Comprehensive Zoning Ordinance, subject to the review and approval of the City Planning Commission.

Lighting

No site lighting is indicated on the plans submitted. Site lighting shall be included in all subsequent submissions.

- The applicant shall submit a lighting plan that indicates the exact location, type, make, and height of all proposed exterior lighting, for the review and approval of the staff of the City Planning Commission. All exterior lighting shall be limited in height to twelve (12) feet and shall not be directed toward any adjacent residential uses.

Trash Screening

The submitted site plan does not indicate the trash storage area. The trash storage area shall be screened from view from the adjacent public right-of-way by a minimum six foot high opaque fence; this area should be shown on the plan.

- The applicant shall submit revised plans indicating a location for the trash storage area, appropriately screened and set back from the adjacent rights-of-way.

Should the conditional use be approved, the staff recommends the following standard proviso to ensure that the development is permitted appropriately by the Department and Safety and Permits in accordance with the requirements of the conditional use.

- The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?

Traffic

The subject site is within the street network that extends through the Central City neighborhood and the surrounding neighborhoods. The site occupies almost the entire square and is bounded by four minor streets: Magnolia and St Andrew Streets are one-way two lane streets and Felicity and S. Robertson Streets are two lane two-way streets. Three major streets adjacent to the site are S. Claiborne Avenue, Simon Bolivar Avenue and Martin Luther King Junior Boulevard. S. Claiborne Avenue is a six-lane two-way street, while Simon Bolivar Avenue and Martin Luther King Junior Boulevard are four-lane, two-way streets all with neutral grounds running within the middle of the street. Martin Luther King Junior Boulevard carries traffic in river- and lake-bound directions. S. Claiborne and Simon Bolivar Avenues carry traffic in upriver- and downriver-bound direction.

Considering the small size of the development and its proximity to the major streets plus the likelihood that most people will walk or bike to the community center, the traffic generated should be easily absorbed by the existing streets.

Parking

As a community center, the facility is required to provide 1 parking space for each 1,500 square feet of site area or 1 parking space for each 1,000 square feet of floor area, whichever is greater, in accordance with **Article 11, Section 11.30** of the Comprehensive Zoning Ordinance. The site area is 24,087 square feet, resulting in a requirement of 16 spaces. The floor area is 1,770 square feet, resulting in a requirement of 2 spaces. As the 16 space requirement is greater, it is the one that is used.

The existing unimproved parking lot can accommodate at least twenty (20) parking spaces. This lot will be restriped as a part of the redevelopment project. The project should also contain bicycle parking as many area residents will be coming to the center on bikes. Other needed improvements including resurfacing, landscaping and screening are not proposed due to budgetary constraints. Any future improvements to the parking lot and the adjacent sidewalks will have to be reviewed and approved by the Department of Public Works as mentioned earlier within the report.

- The applicant shall provide a minimum of four (4) on-site bicycle parking spaces.

Off-Street Loading

The 1,770 square foot community center, considered a “place of public assembly” for the

purpose of calculating an off-street loading requirement, is not required to provide off-street loading spaces, in accordance with **Article 15, Section 15.3.2** and **Table 15.G** of the Comprehensive Zoning Ordinance. The project is not proposing the on-site loading.

F. Are there any comments from other agencies, departments or committees?

Planning Advisory Committee:

The request was considered by the Planning Advisory Committee at its meeting of January 21, 2015.

The representative of the Department of Public Works said that it would have to review any improvements to the parking lot and the adjacent public rights-of-way. The representative of the Department of Parks and Parkways said that any landscaping within the public rights-of-way will require approval by the department. The representative of the Sewerage and Water Board noted that all trees shall be set backed a minimum of six (6) feet distance from the utility lines.

The committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Parks and Parkways, the Department of Public Works, and Sewerage and Water Board.

Design Advisory Committee:

The Design Advisory Committee at its meetings of September 3, 2014 considered the proposed redevelopment plan. The revisions recommended by the Committee were considered on October 1, 2014. The revision included:

- The placement of the building closer to the Magnolia Street property line;
- Scaled back landscaping plan to reflect the budgetary constraints;
- Multiple versions of the exterior colors schemes for the committee to choose the preferred option.

The project architects also stated that the site will have new chain link fence and that sidewalks adjacent to the site will be repaired on an as needed basis. The committee supported all of the proposed revisions and selected the combination of blue-green-brown color palette as their preferred option. The CPC representative further informed the applicant that the project will require Conditional Use approval due to its B-1 zoning classification. The representative from the Capital Project Administration also provided a letter regarding the conditional approval of the project as a part of FEMA Advance Environmental and Historic Preservation review for construction and demolition related activities.

A motion for approval of the revised project design was made by the Mayor's Office, seconded by the PRC and adopted unanimously.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

Like most institutional uses including schools, day care centers, and others which normally operate within otherwise residential neighborhoods, the proposed community center and its new multi-purpose room should be inoffensive to the surrounding uses, which include a mix of residential, commercial, and institutional uses. The most noticeable impacts of the facility's operation may be the increases in traffic and demand for parking it generates, which should be experienced primarily during special events and meetings. However, because of the small building size (1,770 square feet) and the existing on-site parking, the potential increase in traffic generated by the facility should not be burdensome on the street system. The demand for parking produced by the facility can easily be accommodated on-site as the site accommodates twenty (20) parking spaces at minimum.

The other impacts usually associated with institutional uses, including the noise associated with the activity on the site, should be mostly unnoticeable by and inoffensive to surrounding properties. The facility's multi-purpose room will be used for community meetings and events occurring mostly indoors. The activity which would be noticeable to nearby properties will be the use of the basketball court for outdoor play. Despite the fact that the basketball court is an existing use on the site, its proximity to the residential properties along St. Andrew Street call for restrictions in the hours of operations of the basketball court and careful monitoring of its usage. Therefore:

- The applicant shall set the hours of operations of the proposed Community Center and its basketball court in accordance with standards of operations for facilities located in close proximity to residential neighborhoods.

Aside from these site design changes, the staff believes that the facility is appropriate in design and scale and highly compatible with the surrounding neighborhood and the surrounding urban context. Replacement of the dilapidated community center building should have a positive impact on the neighborhood.

III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21st Century*?

The proposal is **consistent with** the *Future Land Use Map* within the *Plan for the 21st Century: New Orleans 2030 (the Master Plan)*, which categorizes the land as **Parkland and Open Space**. The goal, range of uses and development character for this designation is copied below:

PARKLAND AND OPEN SPACE

Goal: Provide areas for parks, recreational facilities and open space networks owned by public or semipublic entities while offering the opportunity to utilize such spaces for stormwater management measures.

Range of Uses: Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces, rain gardens, bioswales and other stormwater management measures.

Development Character: Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater management measures.

The proposed conditional use is **consistent** with Parkland and Open Space future land use category. A public community center at this location will serve to meet the goal of providing recreational and civic opportunities to the surrounding neighborhood.

IV. SUMMARY

Zoning Docket 019/15 is a request for a conditional use to allow the redevelopment of the City of New Orleans' Keller Community Center. The Center contains a two story, vacant and dilapidated structure that frames the corner of Magnolia and St. Andrews Streets, a parking lot fronting on S. Roberson, St. Andrew and Felicity Streets, and a basketball court in the middle. The Center has been closed since Hurricane Katrina flooding.

The City is proposing to demolish the existing structure and replace it with a new, single story multi-purpose community center building serving the adjacent neighborhoods. The new 1,770 square foot structure will contain a multipurpose meeting room, a kitchen, office and utility rooms, and a set of restrooms. Due to the restricted project budget, the existing basketball court will only get new fencing and the parking lot will be restriped. Repairs to the adjacent sidewalks will be done on an as needed basis.

Like most institutional uses, the proposed community center and its new multi-purpose room should be inoffensive to the surrounding uses, which include a mix of residential, commercial, and institutional uses. The increases in traffic and demand for parking it generates, which should be experienced primarily during special events and meetings, can be accommodated on the site. The activity which would be noticeable to nearby properties will be the use of the basketball court for outdoor play. The staff proposes that the facility establish restrictions in the hours of operations and use of basketball court.

Aside from the minor site design recommendations and restrictions in hours of operations of the basketball court, the staff believes that the facility is appropriate in design and scale and highly compatible with the surrounding neighborhood and the surrounding urban context.

V. PRELIMINARY STAFF RECOMMENDATION¹

The staff recommends **APPROVAL** of Zoning Docket 019/15, subject to one (1) waiver and nine (9) provisos.

Waivers

1. The applicant shall be granted a waiver of **Article 11, Section 11.30 (b) *Public and Governmental Buildings*** of the Comprehensive Zoning Ordinance, which requires a setback of no less than twenty-five feet from all lot lines abutting streets, to permit a setback no greater than three (3) feet from the Magnolia Street property line and no greater than eighteen (18) feet from St. Andrew Street property lines.

Provisos

1. The applicant shall remove and restore all un-utilized curb cuts along the perimeter of the site. Additionally, the applicant shall install six (6) inch vertical curbing, planting strips, sidewalks and street trees within the rights-of-way adjacent to the site, subject to the review and approval of the Department Public Works and the Department of Parks and Parkways.
2. The City should make efforts to add landscaping and other on-site improvements, including fencing, resurfacing and lighting, in future capital budget requests.
3. The applicant shall use the proposed combination of blue-green-brown color palette for the building exterior.
4. The applicant shall submit a signage plan that is compliant with **Article 5, Section 5.4.6 *Permitted Signs*** of the Comprehensive Zoning Ordinance, subject to the review and approval of the City Planning Commission.
5. The applicant shall submit a lighting plan that indicates the exact location, type, make, and height of all proposed exterior lighting, for the review and approval of the staff of the City Planning Commission. All exterior lighting shall be limited in height to twelve (12) feet and shall not be directed toward any adjacent residential uses.
6. The applicant shall submit revised plans indicating a location for the trash storage area, appropriately screened and set back from the adjacent rights-of-way.

¹ Subject to modification by the City Planning Commission

7. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved. The applicant shall submit a signage plan that is compliant with **Article 5, Section 5.4.6 Permitted Signs** of the Comprehensive Zoning Ordinance, subject to the review of the City Planning Commission.
8. The applicant shall provide a minimum of four (4) on-site bicycle parking spaces.
9. The applicant shall set the hours of operations of the proposed Community Center and its basketball court in accordance with standards of operations for facilities located in close proximity to residential neighborhoods.

VI. REASONS FOR RECOMMENDATION

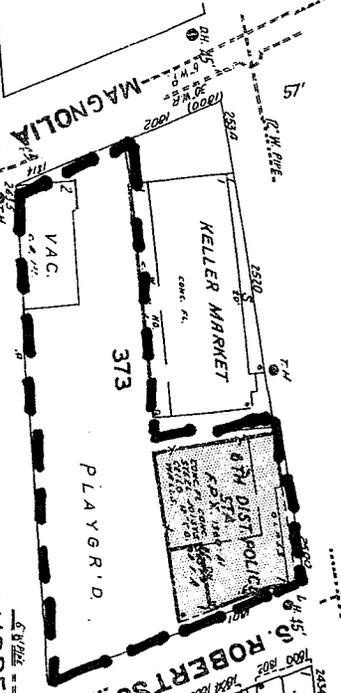
1. The proposed redevelopment will replace an existing community center that has been sitting vacant and blighted since Hurricane Katrina.
2. The proposed community center will provide needed services for the adjacent residential neighborhood.
3. The proposal is consistent with the future land use objectives of the *Plan for the 21st Century*.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

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416 TERPSICHORE

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ST. ANDREW

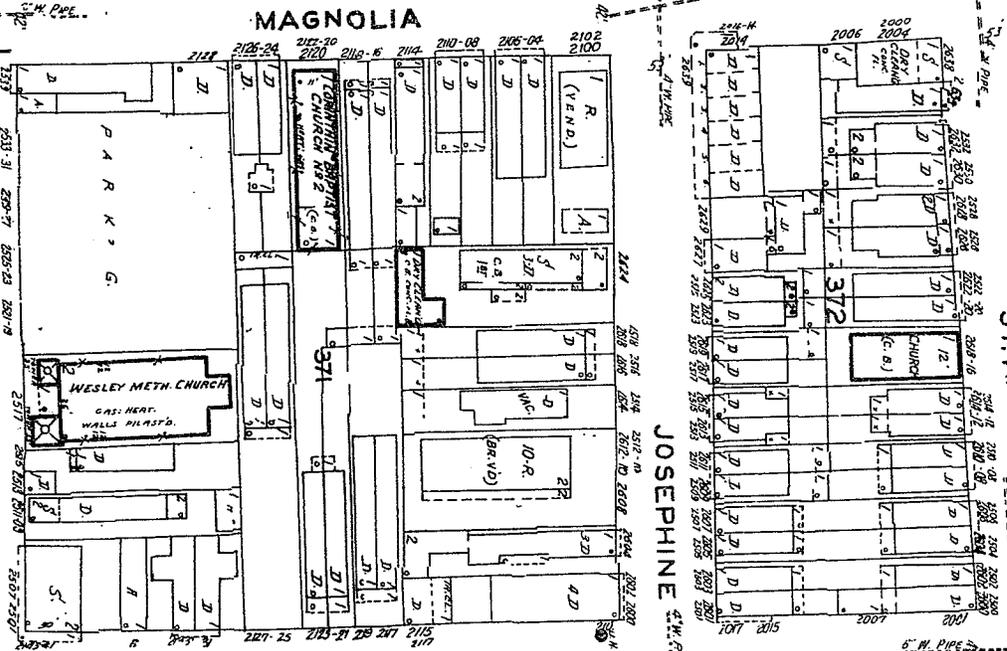
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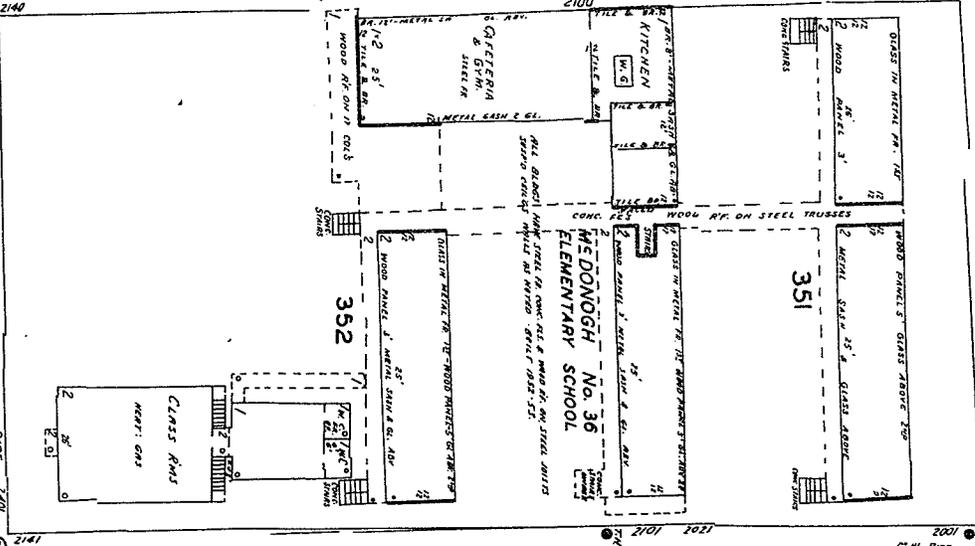
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MAGNOLIA

S. ROBERTSON

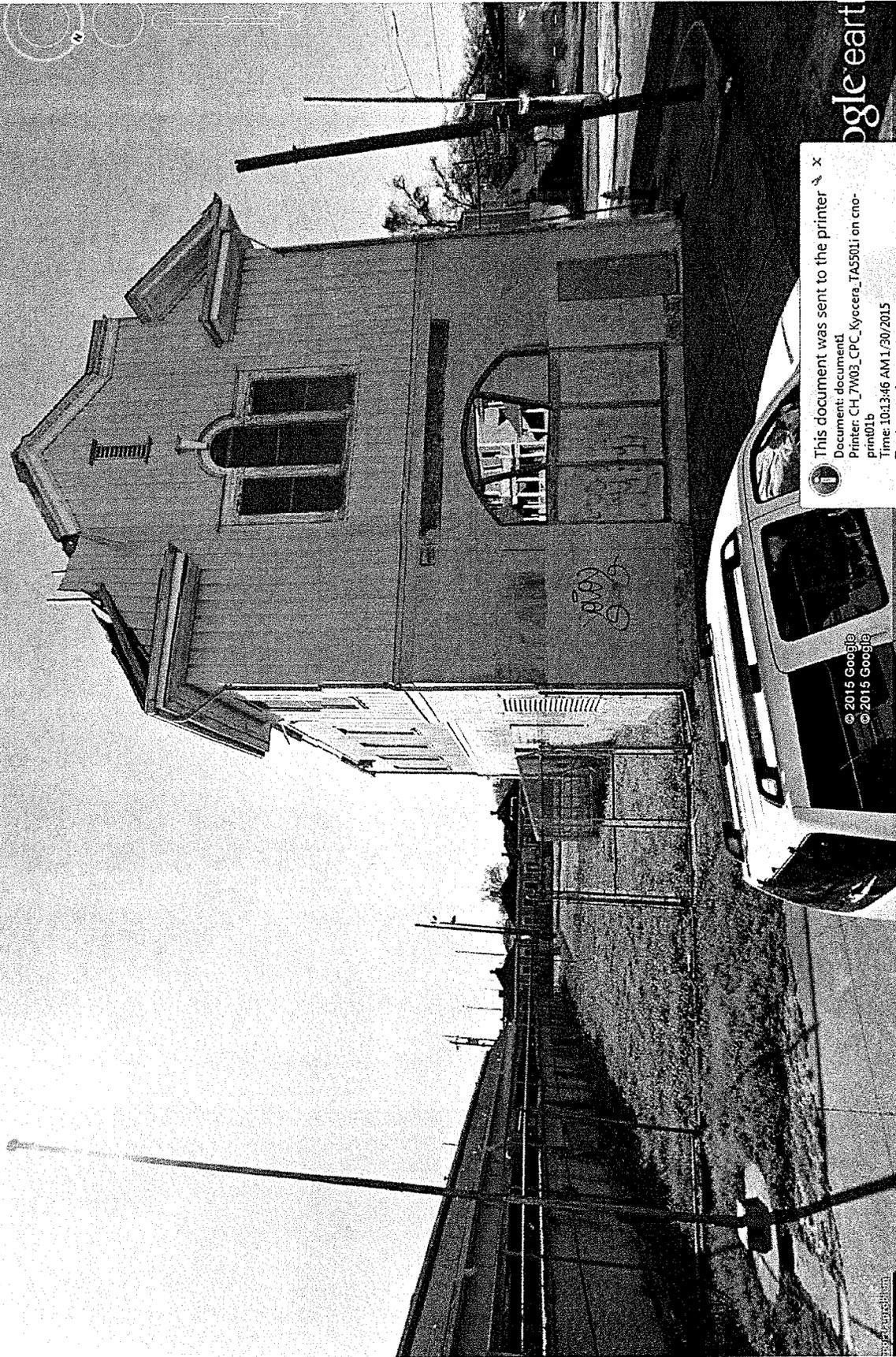


JOSEPHINE



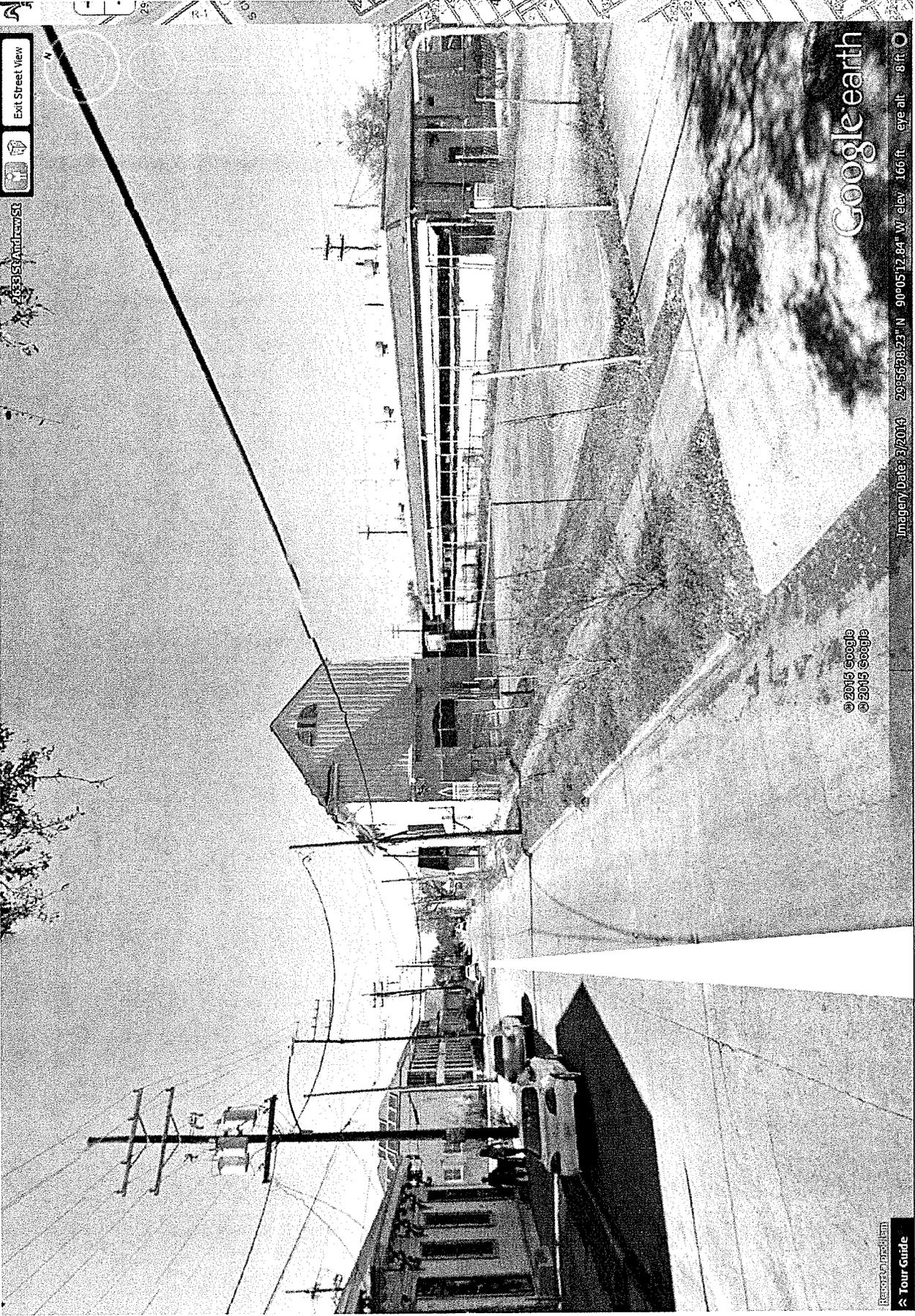
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6530 S Andrew St



Exit Street View

Google earth

© 2015 Google
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Imagery Date: 3/2014 29°55'58.23" N 90°05'12.84" W elev 166 ft eyes alt 8 ft

Reserve problem
Tour Guide

New Orleans Keller Community Center Corner of Magnolia & St. Andrew

Owner:
City of New Orleans
New Orleans Recreational Department

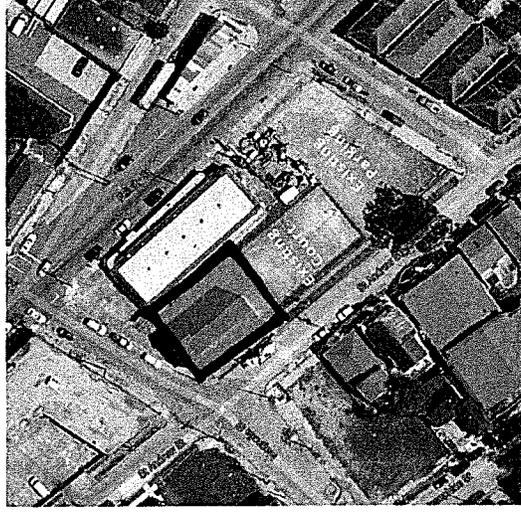
Architect:
Holly and Smith Architects, APAC
2302 Magazine Street
New Orleans, Louisiana 70130
www.hollyandsmith.com

Total Site Area: **24,087 sf**
Building Area: **1,770 sf**

Parking: Existing parking will be restriped to accommodate approx. 35 vehicles

Project Summary:

The project consists of a new building constructed as a multipurpose community center for the neighborhood. The building replaces an existing community center closed and in disrepair. The simple program is made up of a multipurpose room with attached concession kitchen, capable of serving the main room as well as visitors approaching from the corridor. There is also a directors office as well as mens and womens restrooms. The remainder of the rooms are for janitorial and mechanical.

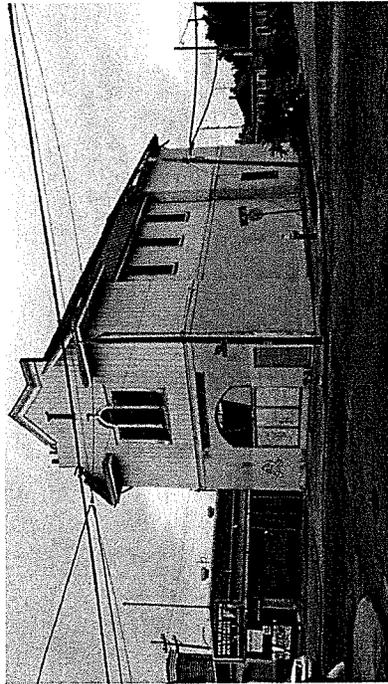


Existing Context:

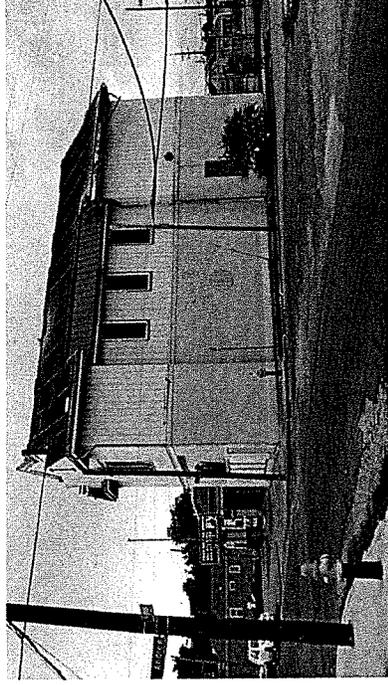
- 2 story building
- abandoned for some time
- The City of New Orleans is pursuing demolition outside of the scope of this project



South & East facades of the existing building



North & West facades of the existing building



West facade of the existing building



North & East facades of the existing building

Neighborhood Context:

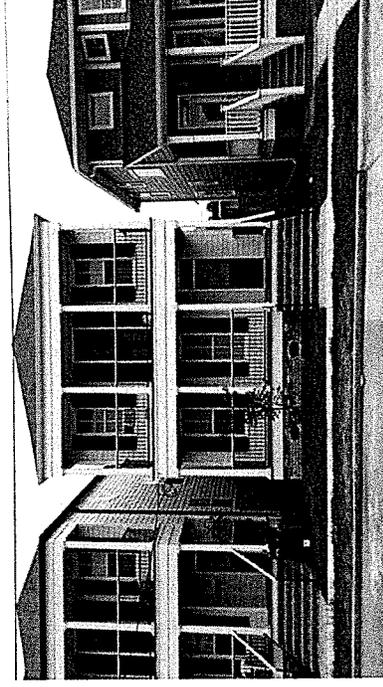
- Single family and multi family residential
- one and two story construction
- hipped and gabled asphalt shingle roof forms
- lapped siding cladding
- minimal overhangs



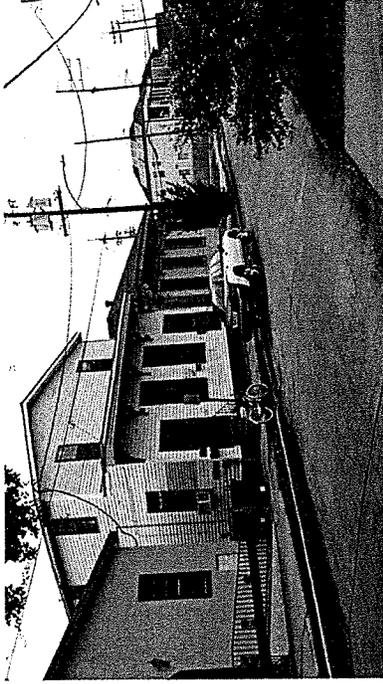
Residences West of site, across St. Andrew Street



Residences south of site, across S. Robertson Street



Residences one block north of site, across St. Andrew Street



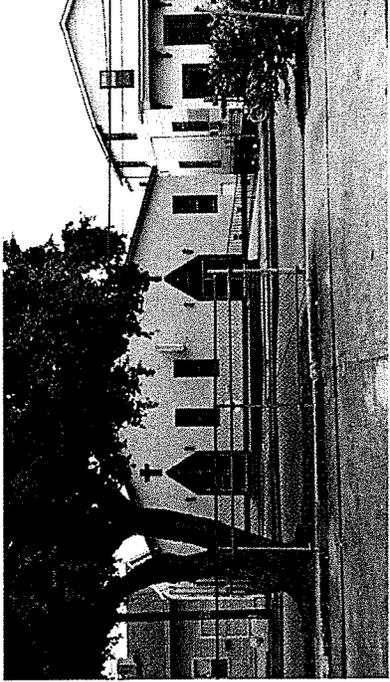
Residences west of site, across St. Andrew Street

Neighborhood Context:

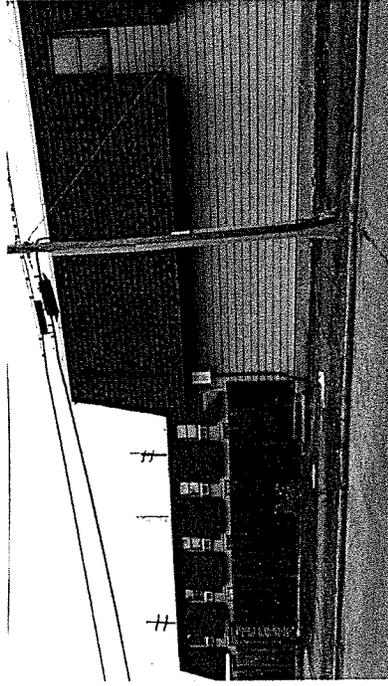
- neighborhood convenience store/restaurant
- neighborhood Church
- existing building slab used for parking
- existing parking lot used by Church and facility



Adjacent property east of site



Church, South of site across St. Andrew Street, shares parking lot with facility



North of site, across Magnolia Street



Existing building slab being used as parking, shared between facility and church

Keller Community Center
New Orleans, Louisiana

H/S

HOLLY & SMITH ARCHITECTS

KEYNOTES

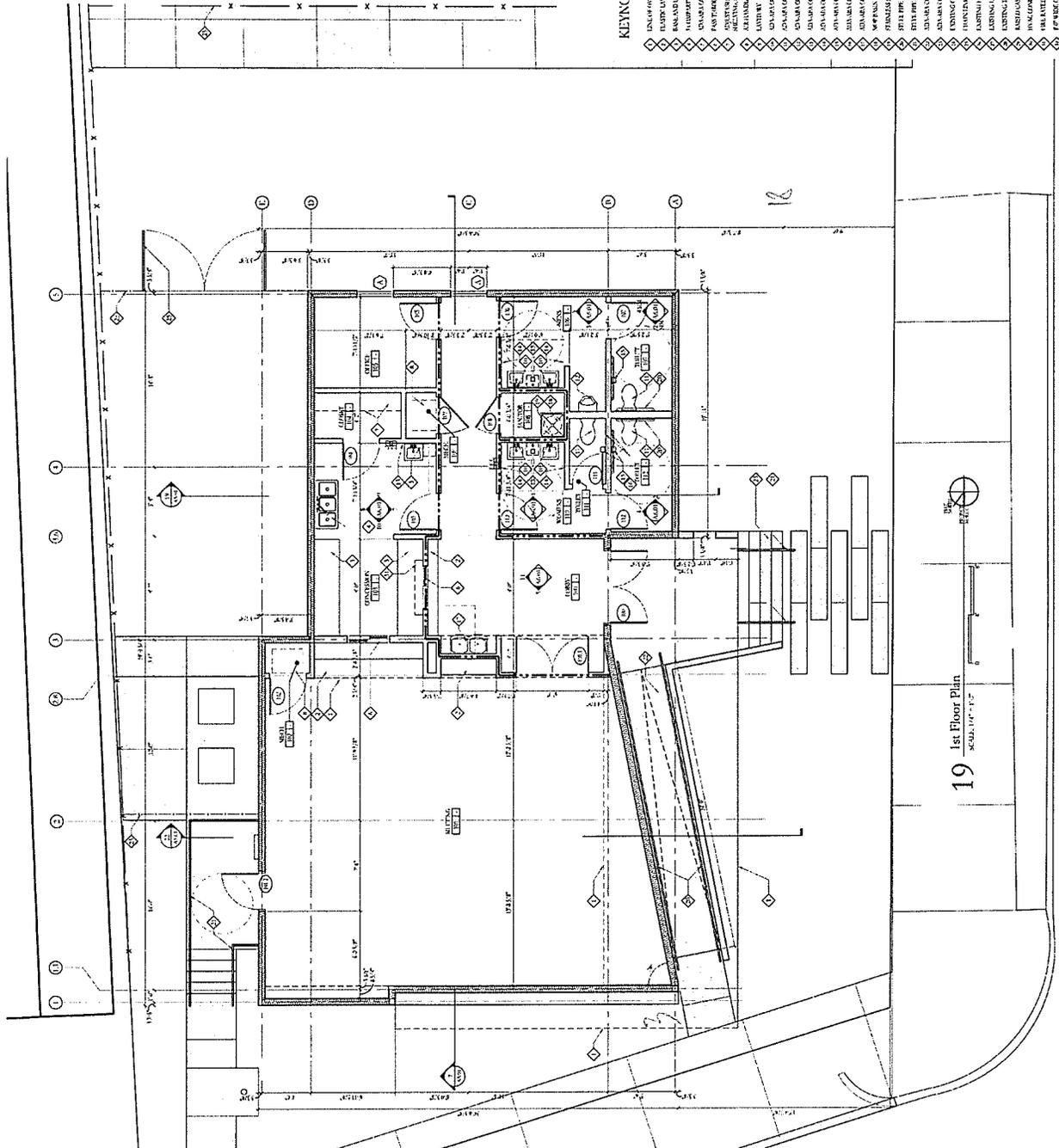
- 1 LINE OF OVERHANG ABOVE
- 2 PLASTIC LAMINATE COUNTER TOP AND GUSSETS
- 3 BASE AND UPPER PLASTIC LAMINATE CABINETS
- 4 3 COMPARTMENT SINK
- 5 ADA-ABA COMPLIANT HAND WASH SINK
- 6 PASS THROUGH WINDOW
- 7 ADJUSTABLE SHELF STANDARDS W/ PLASTIC LAMINATE CLAD MDF SHELVING, PROVIDE BLOCKING AS REQUIRED, RE: 20/A6.01
- 8 AIR HANDLING UNIT
- 9 LAVITORY
- 10 ADA-ABA COMPLIANT POLISHED STAINLESS STEEL MIRROR
- 11 ADA-ABA COMPLIANT FLOOR MOUNTED WATER CLOSET
- 12 ADA-ABA COMPLIANT WALL MOUNTED URINAL
- 13 ADA-ABA COMPLIANT SOAP DISPENSER
- 14 ADA-ABA COMPLIANT ELECTRIC HAND DRIER
- 15 ADA-ABA COMPLIANT TOILET PAPER DISPENSER
- 16 ADA-ABA COMPLIANT SANITARY NAPKIN DISPOSAL
- 17 ADA-ABA COMPLIANT DOUBLE ELECTRIC WATER COOLER
- 18 MOP BASIN
- 19 STAINLESS STEEL MOP RACK
- 20 STEEL PIPE HANDRAIL, PTD.
- 21 STEEL PIPE HANDRAIL AND GUARDRAIL, PTD.
- 22 ADA-ABA COMPLIANT CAST-IN-PLACE RAMP
- 23 ADA-ABA COMPLIANT CAST-IN-PLACE STAIRS
- 24 EXISTING CHAIN LINK FENCE
- 25 CHAIN LINK FENCE
- 26 EXISTING FLAG POLE
- 27 EXISTING UTILITY POLE
- 28 EXISTING TRAFFIC SIGN
- 29 RAISED CAST IN PLACE CONCRETE MECHANICAL PAD
- 30 HVAC CONDENSING UNITS
- 31 FIRE RATED COUNTER SHUTTER
- 32 8'-0" WIDE CHAIN LINK GATE

KEYNOTES

- 1 FIBER CEMENT LAP SIDING, PTER.
- 2 STAINLESS STEEL BRACING OVER LAP SIDING BELT ATTACHED TO 3/4" CDX PLYWOOD OR OSB.
- 3 FIBER CEMENT PANEL CLADDING
- 4 TREATED TIMBER PILE
- 5 FIBER CEMENT TRIM, FTD.
- 6 CANOPY WITH FIBER CEMENT FASCIA, FTD.
- 7 STEEL PIPE HANDRAIL, PTER.
- 8 BASE AS SCHEDULED
- 9 DOOR AND FRAME AS SCHEDULED
- 10 ADA-ABA COMPLIANT CAST-IN-PLACE CONCRETE RAMP
- 11 ADA-ABA COMPLIANT CAST-IN-PLACE CONCRETE STAIRS
- 12 CAST-IN-PLACE CONCRETE STAIRS AND LANDING
- 13 HYMC CONDENSER

Plan Summary:

The project consists of a new building constructed as a multipurpose community center for the neighborhood. The building replaces an existing community center closed and in disrepair. The simple program is made up of a multipurpose room with attached concession kitchen, capable of serving the main room as well as visitors approaching from the corridor. There is also a directors office as well as mens and womens restrooms. The remainder of the rooms are for janitorial and mechanical.



KEYNOTES

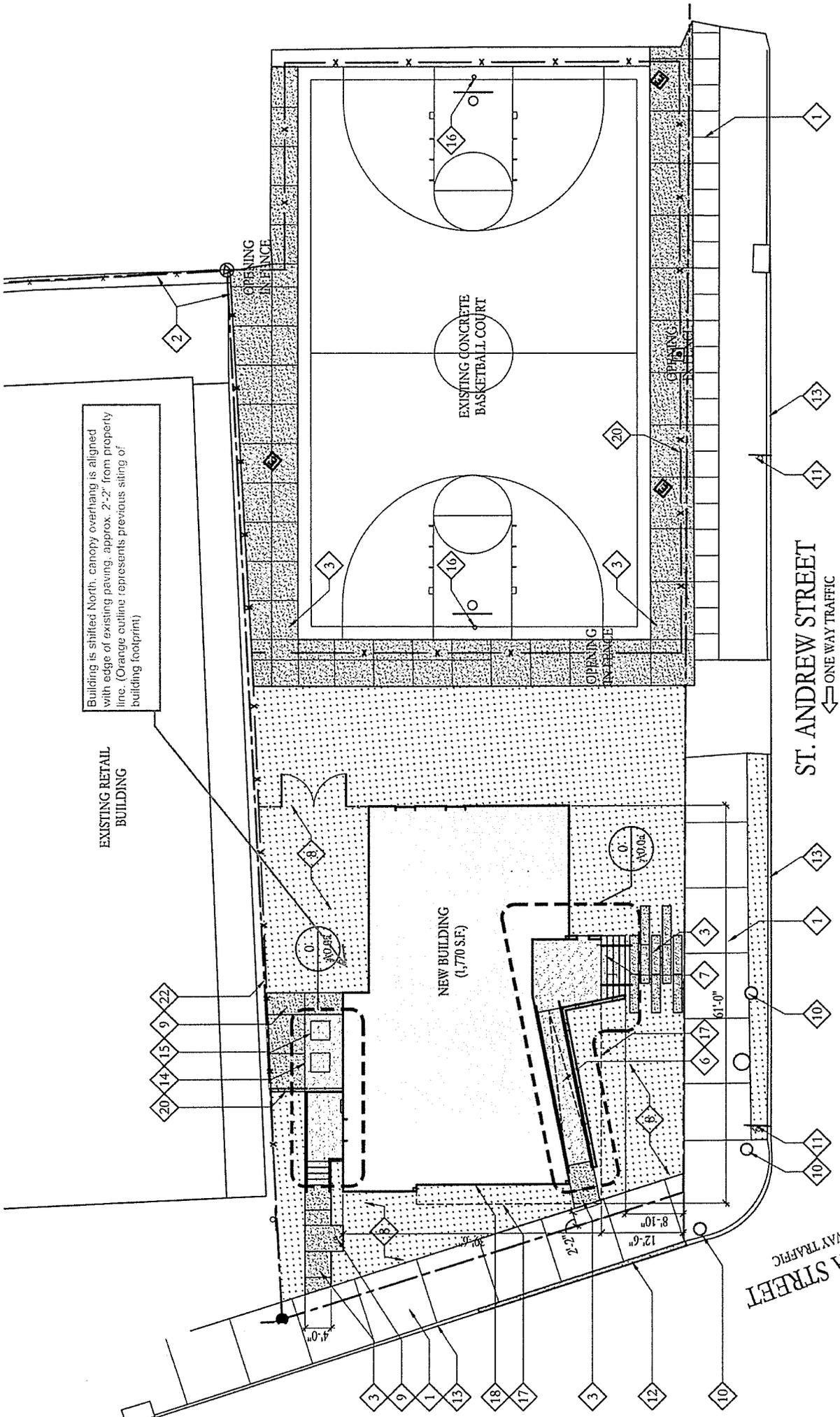
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19
1st Floor Plan
SCALE: 1/8" = 1'-0"

Keller Community Center
New Orleans, Louisiana



HOLLY & SMITH ARCHITECTS



Design Summary:

Materials:

- Cementitious lap siding and trim is utilized for it's durable properties as well as being visually consistent with the neighborhood.
- Cementitious paneling is utilized for it's durable properties while allowing for a textural transition.
- non-operable vinyl impact resistant windows are incorporated, utilizing standard, non-custom sizes
- standing seam metal roofing was selected for performance.

Maintenance:

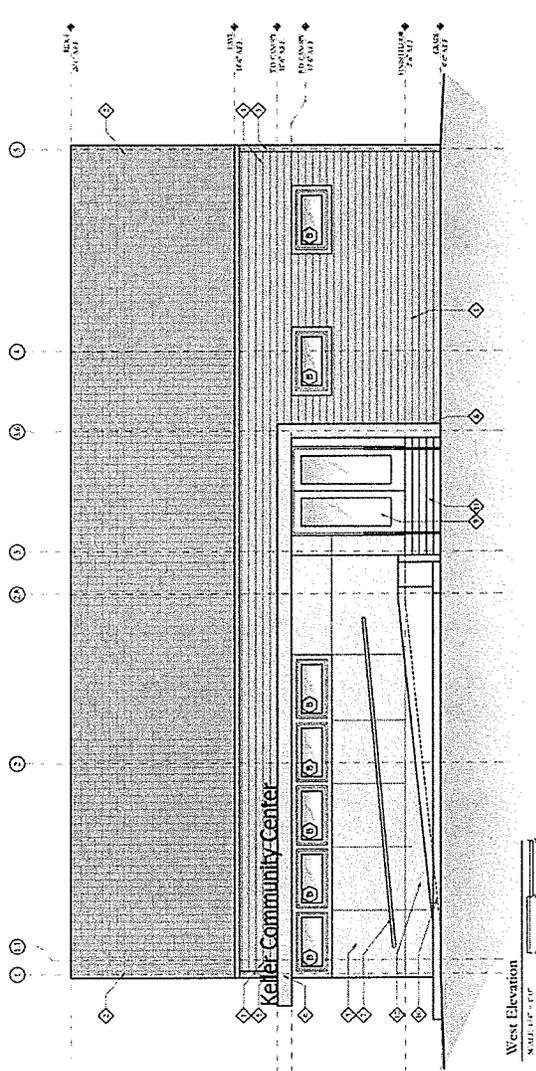
- All materials were chosen for their low maintenance attributes and warranty duration.

Climate Response & Energy Conservation:

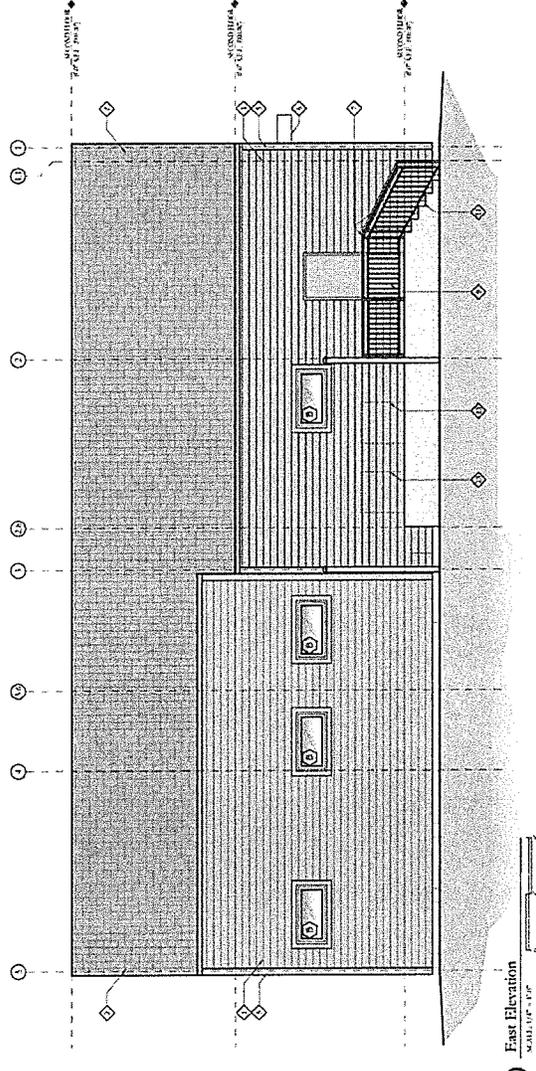
- Overhangs are provided at the entry and windows for rain and solar protection.
- Steep pitched roof will shed water quickly towards a gutter system.
- Insulation will be provided in the walls and at the roof line.

Regional Expression:

- Traditional local residential vernacular was used as inspiration in form and materials.
- Single gable form & scale relates to neighboring housing types.
- Texture and scale of materials relate to surrounding neighborhood.



7 West Elevation
SCALE: 1/8" = 1'-0"



19 East Elevation
SCALE: 1/8" = 1'-0"

KEYNOTES

- ◆ 1. 1/2\"/>

Keller Community Center
New Orleans, Louisiana



HOLLY & SMITH ARCHITECTS

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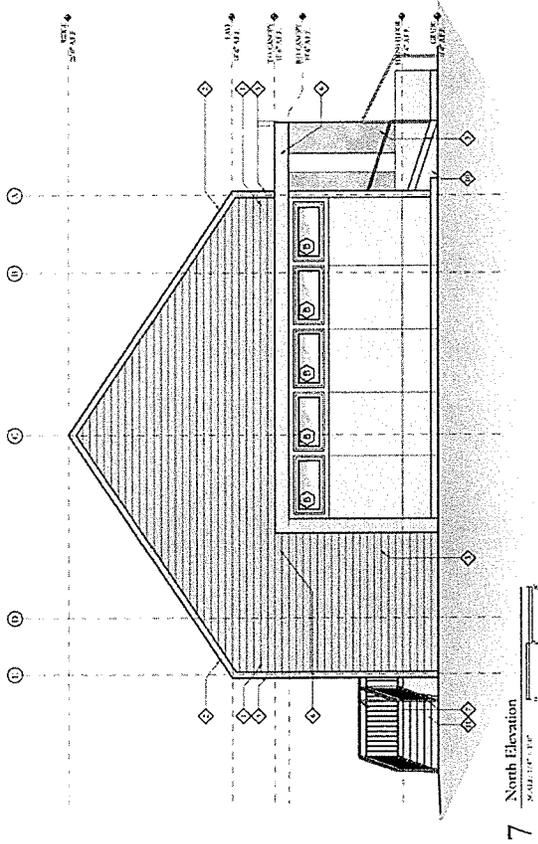
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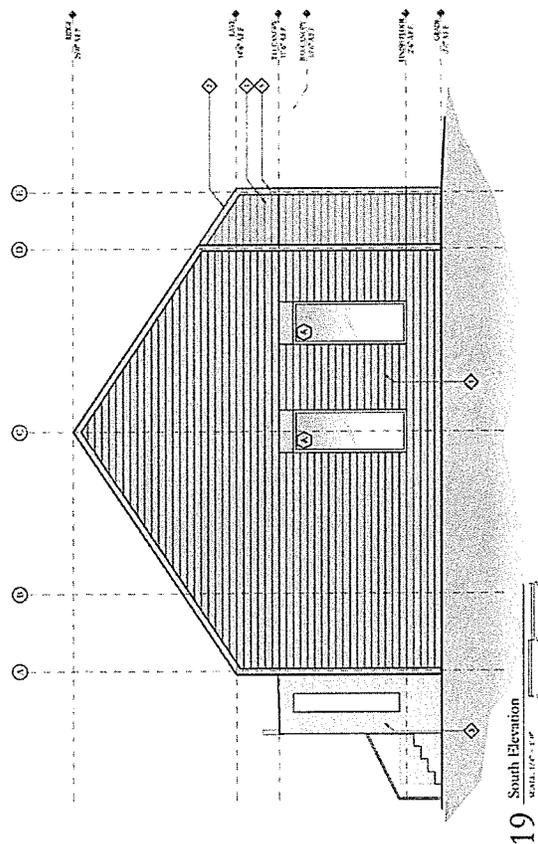
- Traditional local residential vernacular was used as inspiration in form a materials.
- Single gable form & scale relates to neighboring housing types.
- Texture and scale of materials relate to surrounding neighborhood.

KEYNOTES

- ◆ EXTERIOR FINISHES, PER
- ◆ INTERIOR FINISHES, PER
- ◆ CEILING FINISHES, PER
- ◆ FLOOR FINISHES, PER
- ◆ ROOF FINISHES, PER
- ◆ WINDOW FINISHES, PER
- ◆ DOOR FINISHES, PER
- ◆ PAINT FINISHES, PER
- ◆ LIGHT FIXTURES, PER
- ◆ MECHANICAL FINISHES, PER
- ◆ ELECTRICAL FINISHES, PER
- ◆ PLUMBING FINISHES, PER
- ◆ HVAC FINISHES, PER
- ◆ INSULATION FINISHES, PER
- ◆ GUTTER FINISHES, PER
- ◆ LANDSCAPE FINISHES, PER



7 North Elevation
SCALE: 1/8" = 1'-0"



19 South Elevation
SCALE: 1/8" = 1'-0"

Keller Community Center
New Orleans, Louisiana

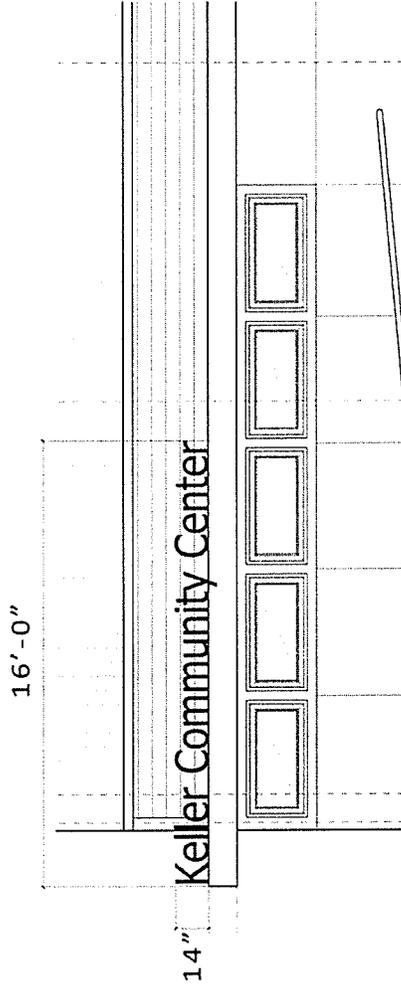


HOLLY & SMITH ARCHITECTS

Signage Summary:

Materials:

- 14" Metal dimensional letters mounted atop entry canopy.
- Signage element total length is 16'-0"

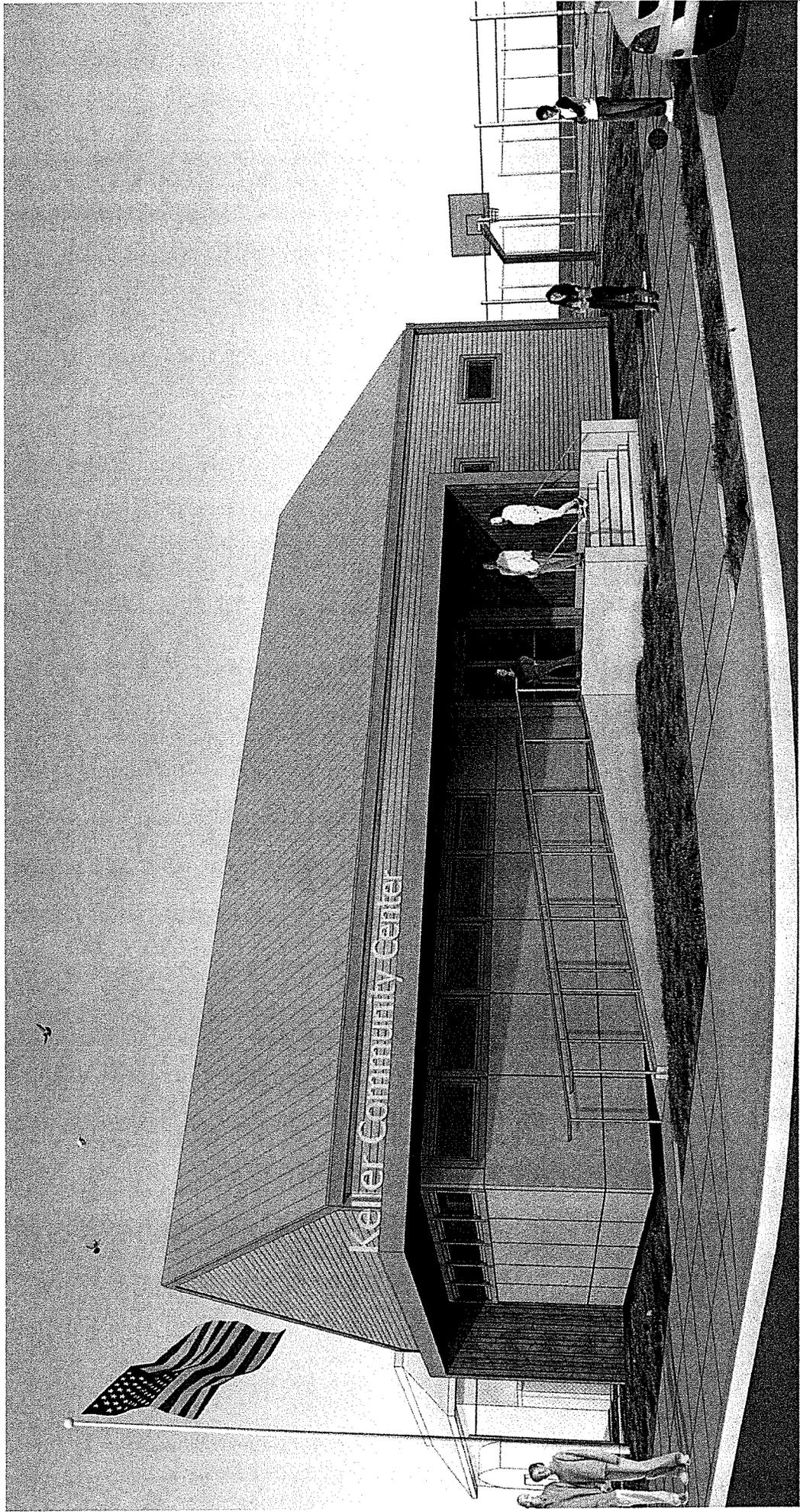


Keller Community Center
New Orleans, Louisiana

H/S

HOLLY & SMITH ARCHITECTS

View of Entry from sidewalk,
corner of St. Andrew & Magnolia

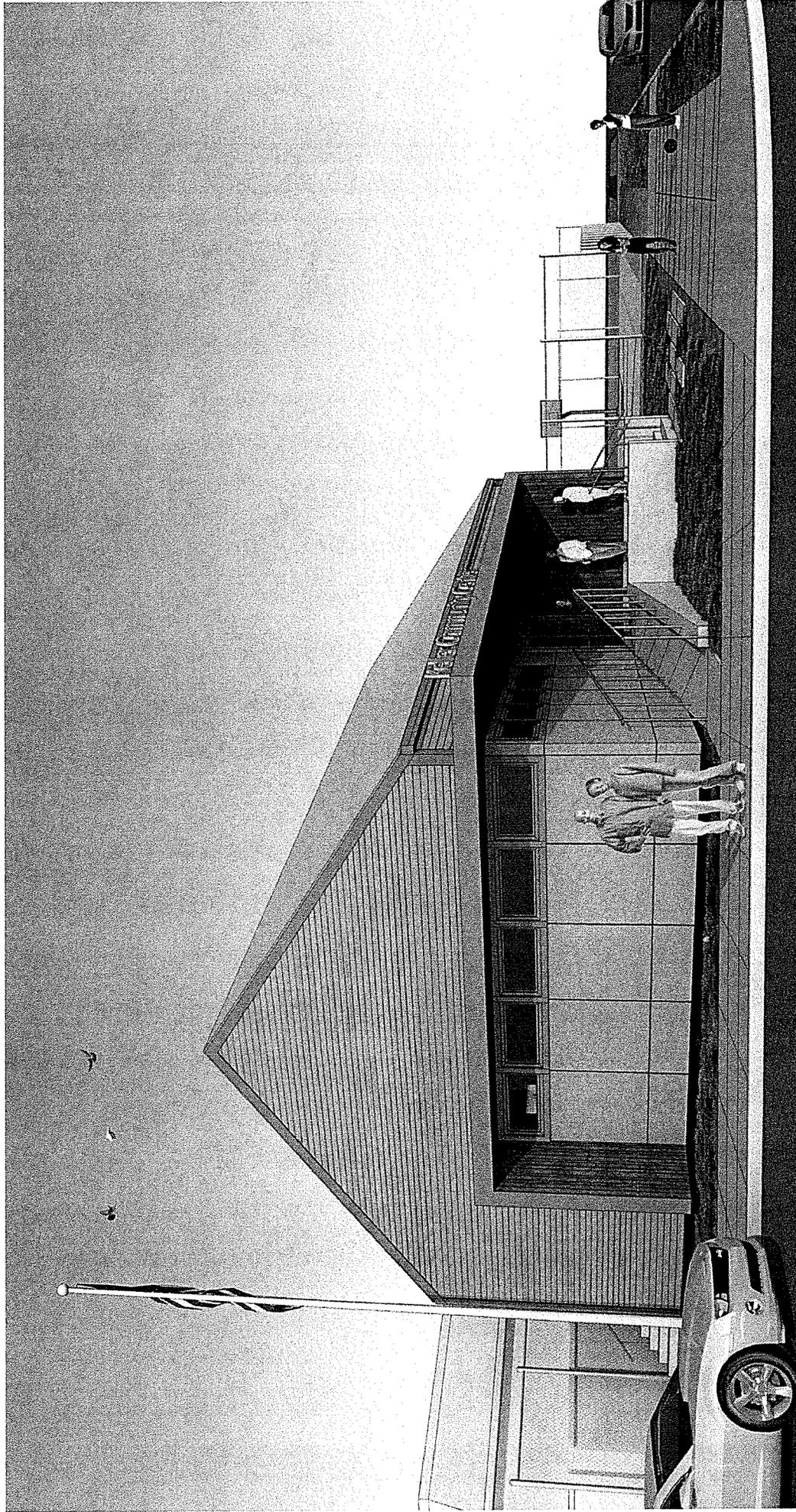


Keller Community Center
New Orleans, Louisiana

H/S

HOLLY & SMITH ARCHITECTS

View from North,
across Magnolia Street

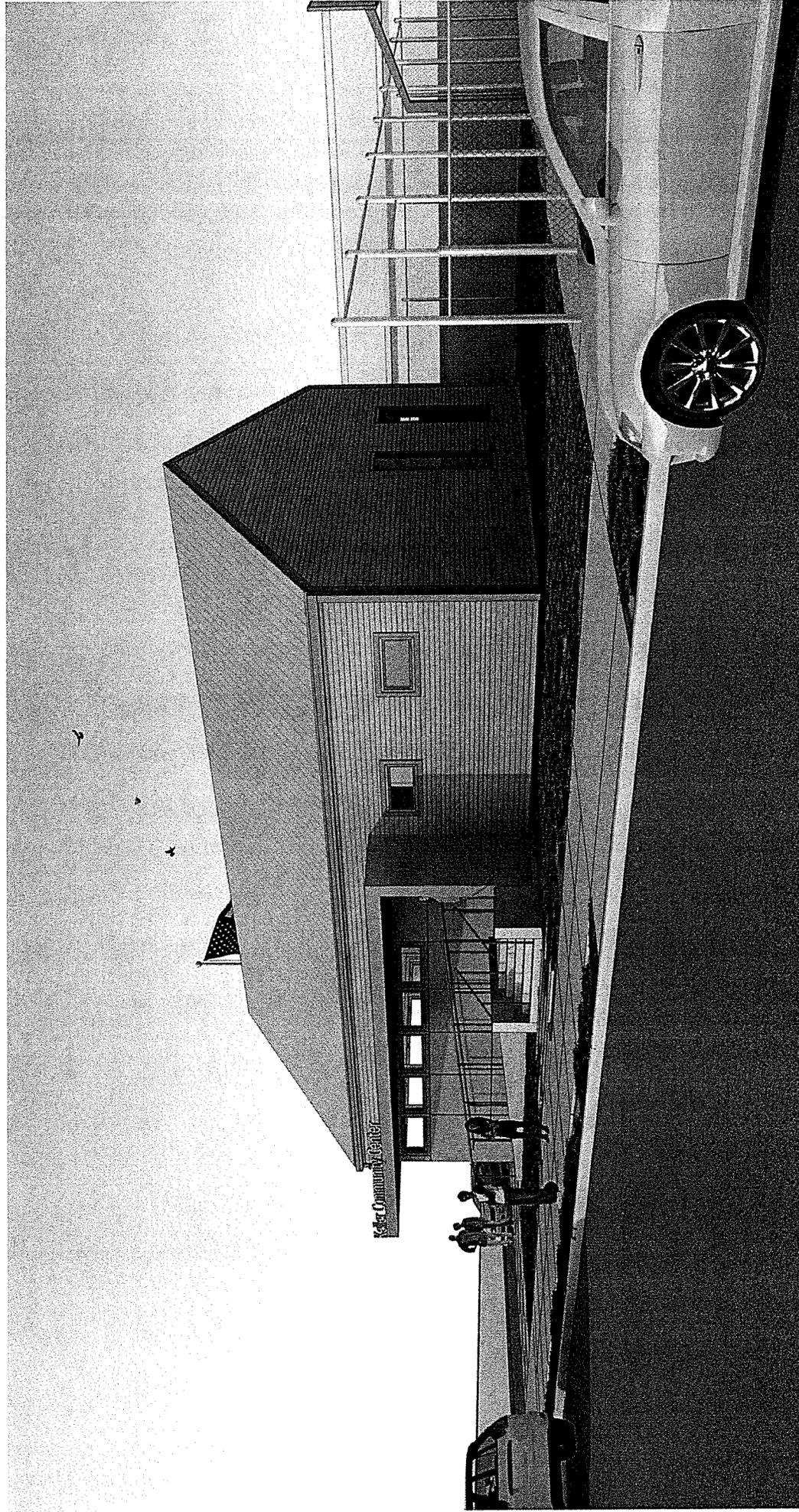


Keller Community Center
New Orleans, Louisiana

H/S

HOLLY & SMITH ARCHITECTS

View from Southwest,
across St. Andrew Street



Keller Community Center
New Orleans, Louisiana

H/S

HOLLY & SMITH ARCHITECTS



BOBBY JINDAL
GOVERNOR

State of Louisiana
Governor's Office of Homeland Security
and
Emergency Preparedness

KEVIN DAVIS
DIRECTOR

April 4, 2013

Kaylen Eckert, Federal and State Grant Manager
CITY OF NEW ORLEANS
1300 Perdido Street – Suite 6E15
New Orleans, Louisiana 70112

SUBJECT: ADVANCE ENVIRONMENTAL HISTORIC PRESERVATION REVIEW
CITY OF NEW ORLEANS; FIPS # 071-55000-00
FEMA LA-DR 1603, PW # 7769
KELLER COMMUNITY CENTER

Dear Mr. Eckert:

Please find the attached correspondence from FEMA dated 2/7/2013 transmitting Advance Environmental Historic Preservation assessment comments for the Keller Community Center demolition proposal, as requested.

Please be advised that the City of New Orleans, as sub-grantee, shall ensure that all aspects of this project are performed in compliance with restrictions and/or conditions stipulated in the enclosed FEMA letter and associated attachments.

If you have any questions or need additional information, please contact Cooper W. Norman at CWNorman.jlwa@gmail.com or telephone (228) 369-9444.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark DeBosier".

Mark DeBosier
State Coordinating Officer

MD: cwn
Enclosure

Cc: Evan Quintero, State Applicant Liaison, GOHSEP

U.S. Department of Homeland Security
Louisiana Recovery Office
One Seine Court, Suite 3062
New Orleans, LA 70114
(504) 762-2485 office
(504) 762-2899 fax



FEMA

February 7, 2013

Mark Riley
Deputy Director - Disaster Recovery Division
GOHSEP, State of Louisiana
1500 Main Street
Baton Rouge, LA 70802

RECEIVED

FEB 13 2013

Per _____

Re: Keller Community Center
Advance Environmental and Historic Preservation Review
City of New Orleans; FIPS# 071-55000-00
FEMA-1603-DR-LA; Project Worksheet 7769
FEMA Correspondence Log #5746-O; AIDB #1965

Dear Mr. Riley:

This is in reply to your request on behalf of the City of New Orleans (CNO, Applicant) for FEMA to perform an Advance Environmental and Historic Preservation (AEHP) review for construction and demolition related activities at the storm-damaged Keller Community Center, located at 1814 Magnolia Street in New Orleans. The proposed work includes demolition of the existing structure.

Upon review of the submitted documentation, the FEMA Environmental and Historic Preservation (EHP) staff has concluded that there are no historic buildings or structures, known archaeological sites, or endangered species that would be affected by the demolition activity. Further, there would be no adverse affects on coastal zones, groundwater, wildlife and fisheries, farmland, migratory birds, wild and scenic rivers, or on low income or minority populations. Other potential site-specific issues exist, however, as prerequisites to maintaining funding eligibility. Therefore, the Applicant's request is conditionally approved.

Approval of this request means the demolition site work has been cleared through the environmental and historic review process and is limited to the following:

- demolition of the pre-disaster structure;
- removal of the pre-disaster foundation;
- removal of associated utilities;
- removal of associated sidewalks, fencing and paved areas;
- backfill of voids created by removal of pre-disaster site features; and
- clearing and grubbing of the site perimeter.

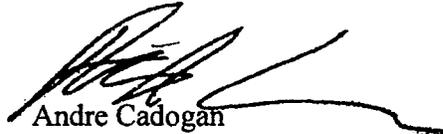
Mr. Riley
February 7, 2013
2 of 2

This approval, and any subsequent funding for this scope of work, is contingent upon the Applicant satisfying all of the FEMA EHP environmental conditions. These conditions stipulate that the work must be limited to the designated site and its facilities. Further, the work must be conducted in compliance with all federal, state, and local regulations regarding demolition, erosion control, management, permitting, notification requirements and disposal of hazardous materials, such as asbestos. The attached AEHP Evaluation contains the full conclusions and conditions for the proposed work.

FEMA funding does not accompany this AEHP approval, nor is this an authorization to proceed with site preparation or construction work associated with a potential redevelopment project. Should the Applicant elect to pursue an Alternate or Improved Project, they must submit a proposal to FEMA for approval. Proceeding without FEMA approval for the Alternate or Improved Project would risk eligibility and Federal funding for the project.

Please do not hesitate to contact me if you have questions about this determination or need additional information.

Sincerely,



Andre Cadogan
Deputy Director, Programs
Louisiana Recovery Office

Enclosure: FEMA Advance Environmental and Historic Preservation Evaluation

cc: Mark DeBosier, State Coordinating Officer, GOHSEP
Kaylen Eckert, Federal and State Grants Manager, City of New Orleans

Advanced Environmental and Historic Preservation Evaluation

Project Name/ Associated PWs: Keller Community Center, PW 7769, AI# 1965 (FEMA 1603-DR-LA)

Applicant Name: City of New Orleans

Project Location: 1814 Magnolia Street, New Orleans, LA
Latitude: 29.943931, Longitude: -90.086441

Project Description

On August 29, 2005, strong winds and blowing rains from Hurricane Katrina caused catastrophic damage throughout Orleans Parish. The Keller Community Center was severely damaged as a result of Hurricane Katrina.

Keller Community Center is funded as a repair project, however, the extent of damage to this structure is considered severe, making repair impractical and cost prohibitive. The City of New Orleans proposes an AEHP request to demolish the existing facility.

An Improved Project request for reconstruction of a new facility that will provide the same functions as the existing structure will be submitted as project description and scope is developed.

Approved AEHP Site Activity (select all that apply):

- Demolition of the pre-disaster structure
- Removal of pre-disaster foundation
- Removal of associated utilities
- Removal of associated sidewalks, fencing, and paved areas
- Backfill of voids created by removal of pre-disaster site features
- Clearing and grubbing of site perimeter, as described in the request

Historical Preservation Considerations

- No historic properties that are listed or 45/50 years or older in project area.
- Existing facility is listed or eligible for listing on the NRHP (See Project Conditions).
- Site is located within or adjacent to a National Register-listed or eligible historic district (See Project Conditions).

Archeological monitor required? Yes No

If yes, what activities need to be monitored?

Historical Preservation Comments: FEMA has determined that there will be "No Adverse Effect" to historic properties. SHPO concurrence with this determination was received, dated December 20, 2012. Consultation with affected tribes (Alabama-Coushatta Tribe of Texas, Choctaw Nation of Oklahoma, Coushatta Tribe of Louisiana, Jena Band of Choctaw Indians, Mississippi Band of Choctaw Indians, Muscogee Creek Nation, Quapaw Tribe of Oklahoma, Seminole Nation of Oklahoma, Tunica-Biloxi Tribe of Louisiana) was conducted per FEMA's Programmatic Agreement dated August 17, 2009 and amended on July 22, 2011 (PA) and 36 CFR part 800.2(c)(2)(i)(B). No Tribes objected within the regulatory timeframes; therefore, in accordance with Stipulation VIII.E(1) of the PA and 36 CFR part 800.5(c)1, FEMA may proceed with funding the undertaking assuming concurrence. The applicant must comply with the NHPA conditions set forth in this PW. Richard Williamson, Archaeologist/HP Specialist & Annette Carroll, Historic Preservation Specialist

Environmental Considerations:

Project is located within or close to a sensitive environmental area or sensitive receptor?

Yes No

Environmental Comments:

Project Conditions:

1. All work excluded from the list of approved AEHP site demolition activities is not permitted for review under the AEHP process. Any and all construction activities will be reviewed and evaluated by EHP as part of the Applicant's request for an Alternate or Improved Project.
2. If human bone or unmarked grave(s) are present with the project area, compliance with the Louisiana Unmarked Human Burial Sites Preservation Act (R.S. 8:671 et seq.) is required. The applicant shall notify the law enforcement agency of the jurisdiction where the remains are located within twenty-four hours of the discovery. The applicant shall also notify FEMA and the Louisiana Division of Archaeology at 225-342-8170 within seventy-two hours of the discovery.
3. If during the course of work, archaeological artifacts (prehistoric or historic) are discovered, the applicant shall stop work in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the finds. The applicant shall inform their Public Assistance (PA) contacts at FEMA, who will in turn contact FEMA Historic Preservation (HP) staff. The applicant will not proceed with work until FEMA HP completes consultation with the SHPO.
4. Unusable equipment, debris and material shall be disposed of in an approved manner and location. In the event significant items (or evidence thereof) are discovered during implementation of the project, applicant shall handle, manage, and dispose of petroleum products, hazardous materials (such as asbestos and lead based paint) and/or toxic waste in accordance to the requirements and to the satisfaction of the governing local, state and federal agencies.
5. Applicant must comply with all local state and federal requirements related to sediment control, disposal of solid waste, control and containment of spills, discharge of surface runoff and storm water from the site.

Informal Environmental/ Historic Evaluation of Anticipated Site Relocation

No proposed relocation at this time.

Proposed Project Location: 1814 Magnolia Street, New Orleans, LA
Latitude: 29.943931, Longitude: -90.086441

Proposed Project Description

An Improved Project request for reconstruction of Keller Community Center will be submitted as project description and scope is developed.

Proposed Project EHP Review Criteria

- Project meets criteria to utilize Alternative Arrangements.
If yes, additional information will be required.
- Project meets criteria to utilize Categorical Exclusions per 44 CFR 10.8.
- Project requires an Environmental Assessment (EA).

Environmental Considerations

Project is located within or in close proximity to a sensitive environmental area?

Yes No

Environmental Comments:

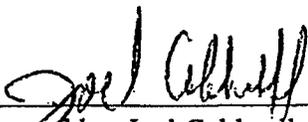
Historical Preservation Considerations

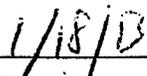
- No historic properties that are listed or 45/50 years or older in project area.
- Existing facility is listed or eligible for listing on the NRHP.
- Site is located within or adjacent to a National Register-listed or eligible historic district.

Archeological Considerations

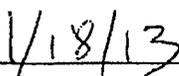
- Proposed project area is adjacent to or within a known archeology site.
- Proposed project is within an area with high potential for archeology.
- Proposed project is within an area with low potential for archeology.

Historical Preservation Comments: After demolition HP archaeologists will conduct a site inspection.


Prepared by: Joel Caldwell
Environmental Protection Specialist


Date: 1/18/13


Approved by: Tiffany Spann-Winfield
Deputy Environmental Liaison Officer


Date: 1/18/13

for

Design Advisory Committee Minutes

1. Further Consideration: Keller Community Center (October 1, 2014)

- a. Location: Magnolia @ St. Andrew Streets
- b. Submitted by: Brent Baumbach, Holly & Smith Architects; Jerry Harris, CPA

The project architect presented the revised plans which addressed comments received from the DAC at its September 3 meeting. The revision included:

- o The placement of the building closer to the Magnolia Street property line;
- o Scaled back landscaping plan to reflect the budgetary constraints;
- o Multiple versions of the exterior colors schemes for the committee to choose the preferred option.

The applicant also stated that the site will have new chain link fence and that sidewalks adjacent to the site will be repaired on the need basis.

The committee supported all of the proposed revisions and selected the combination of blue-green-brown color palette as their preferred option. The CPC representative further informed the applicant that the project will require Conditional Use approval due to its B-1 zoning classification.

A motion for approval was made by the Mayor's Office, seconded by the PRC and adopted.

2. Consideration: Keller Community Center (September 3, 2014)

- a. Location: Magnolia @ St. Andrew Streets
- b. Submitted by: Brent Baumbach, Holly & Smith Architects; Jerry Harris, CPA

The project architect presented the proposed plans for the Keller Community Center stating budgetary constraints that limited the size of the building and design elements (glazing, porches), landscaping and the percentage of the overall site to be redeveloped. The committee members considered the proposed building design successful but had questions regarding building placement, landscaping and the overall site improvements. Additional discussion ensued regarding the following issues:

- o The placement of the building on the site with rather big setbacks from the corner property lines. The committee members (HDLC, Mayor's Office, P&P, CPC) all believed that placing the structure closer to the corner property lines would be beneficial for several reasons:
 - will create better connections with the existing built environment and street geometry;
 - will minimize the need for front yard landscaping;

- will improve the ability to utilize rear and side yards in the future, if/when additional funds become available.
- o CPC inquired if the potential “end users” may commit to provide landscaping. CPA stated that landscaping improvements may be a part of the CEA between the City and the “end user”
- o Members stated that, short of having funds for landscaping or an agency committed to fund it, the architects should revise plans to show landscaping that will actually be installed; without the prominent landscaped features.
- o Members also wanted to see the actual building colors; the representation on the plans may have not been accurate.
- o P&PW inquired about the connections of the center and the basketball court and parking in the rear of the site. The architects responded that because of budget consideration, rear entrance and decking has been eliminated from the project.
- o PRC asked about the status of the FEMA demolition – 106 review process. The architects and the CPA responded that they will check and report back on it.

A motion for deferral to allow the applicant time to revise the plan to: (a) reduce the building setbacks from Magnolia Street, (b) show actual building colors, (c) revise landscaping plan to show what will actually be installed, (d) confirm the status of FEMA demolition review process; was made by the PRC, seconded by the HDLC and adopted.

NOTE: The confirmation of the completion of the 106 review has been submitted by the CPA. See attachment!